CAMPBELLTOWN

Local Housing Strategy 2041

Prepared for Campbelltown City Council

March 2023

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Quality Control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

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Image: Extract from *The Culling by Jay Weidner*

This land between two rivers is our meeting place. This always was and always will be Dharawal land.

For centuries, Dharawal people have walked in harmony with this land, treading lightly and paying respect to the Elders who went before them. They have welcomed people from many nations to gather and enjoy the sustenance of their fertile land, the land between two rivers. Today there are many cultures present in Campbelltown LGA, including one of the largest populations of Aboriginal and Torres Strait Islander people. Together we are creating a contemporary Campbelltown by honouring the past and its people, whilst looking towards the future.

We acknowledge the Dharawal people, the traditional custodians of this land and the future Aboriginal and Torres Strait Islander community of Campbelltown.

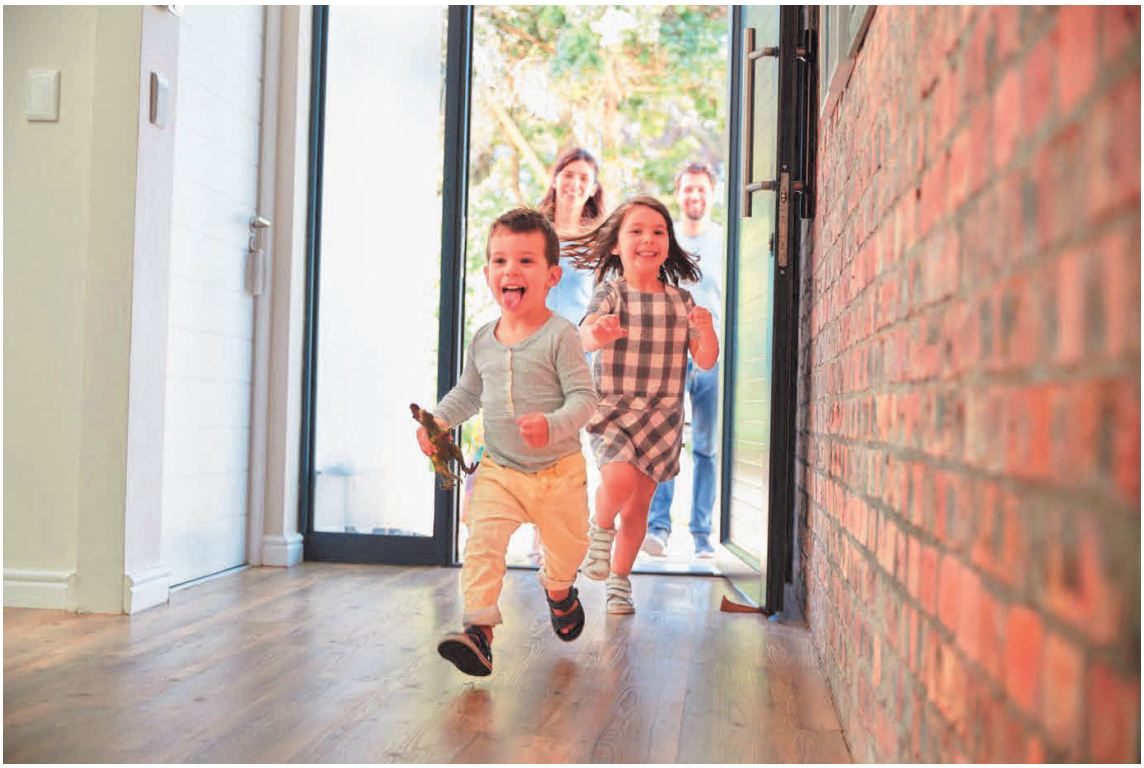
TERMS AND DEFINITIONS

Term	Explanation
Affordable rental housing / affordable housing	Housing that households on very low to moderate incomes can afford, as defined in the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes): • very low – 50 per cent of median income • low – 50 to 80 per cent of median income • moderate – 80 to 120 per cent of median income.
Low, medium and high density	This report follows the definitions of low, medium and high density used by Profile id. Low density includes detached houses. Medium density includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys. High density includes flats and apartments three storeys or greater.
Dwellings	All types of housing, from granny flats and studios to apartments, townhouses, terraces, semi-detached homes and standalone homes.
Home ownership	When people own where they live, either outright or with a mortgage.
Homelessness	The lack of a 'home', not the lack of a 'roof', where the space someone lives lacks security, stability, privacy and safety. Homeless people include people sleeping rough, living in improvised dwellings or tents, living in temporary shelters and couch-surfing.
Households	The ABS defines a household as one or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling. By definition this means that there may potentially be more than one household within the same private dwelling.
Housing affordability	Affordability is based on spending 30 per cent of gross income on rent, or a home buyer spending more than 30 per cent of gross income on a mortgage.
Housing pipeline	The amount of approved, but not yet completed housing supply for an area. The housing pipeline changes over time as new dwellings are approved, projects are amended or abandoned and dwellings are completed.
Housing spectrum	People's diverse housing experiences, including homelessness, home ownership, renting and housing needs for seniors or people with disability. People move back and forth along the spectrum depending on life events, aspirations and capacity.
Housing stress	A household is considered to be in housing stress when it has an income in the bottom 40 per cent of either Greater Sydney's or regional NSW's income distribution and is paying more than 30 per cent of its income in housing costs.[1]
Housing typologies	The shape and form of housing, including the varying scale, layout, number of bedrooms and whether housing is usable and accessible by all people. The availability of different typologies depends on an area's landscape, topography, controls and proximity to centres, services, facilities, and transport
Local character	What makes a neighbourhood distinctive and gives a place identity, including the way it looks and feels. A combination of land, people, the built environment, history, culture and tradition.
Local housing strategies	Long-term plans that establish the future housing needs for a local government area and the aspirations of the community.
Social housing	Housing for people on low incomes or people in housing crisis, which the government or community housing providers own or manage. Rents are based on income. Social housing was often traditionally referred to as public housing.
Specialist housing	Accommodation designed for unique needs such as housing for people with disability (including group homes) or older people (such as residential care units).
Universal design	The design of homes to meet residents' needs across their lifetime. A universally designed home should be easy to enter, easy to move around and easily and cost effectively adaptable. The *Liveable Housing Design Guidelines* (Liveable Housing Australia, 2017) outline design elements for liveable housing, such as access and fittings.

Source: *Adapted from Housing 2041 – NSW Housing Strategy*

[1] This definition is accepted by state and commonwealth governments – see Australian Institute of Health and Welfare at https://www.aihw.gov.au/reports-data/australias-welfare/australias-welfare-snapshots/glossary; NSW Department of Planning Industry and Environment, Housing 2041: NSW Housing Strategy, p44 at https://www.planning.nsw.gov.au/-/media/Files/DPE/Reports/Policy-and-legislation/NSW-Housing-Strategy-Report-2021-Mayv2.pdf

EXECUTIVE SUMMARY



Campbelltown is a fast-growing area located within South Western Sydney. It was the seventh fastest growing Local Government Area (LGA) in metropolitan Sydney between 2016 and 2021.

Campbelltown Council is leading the way to proactively plan for and capitalise on the opportunities that come with extensive growth while also conserving and enhancing the historic and natural assets that make our city unique.

Planning for housing is critical to meeting the future needs of the population in a sustainable, green and economical way. Delivering housing in neighbourhoods that offer public spaces where people can meet and participate in active lifestyle and community endeavours, making everyone feel connected and supported. This unique Campbelltown way of life needs to cater for a range of household types and budgets, ranging from family households on executive incomes to affordable dwellings for families, young people, older people and people with a disability.

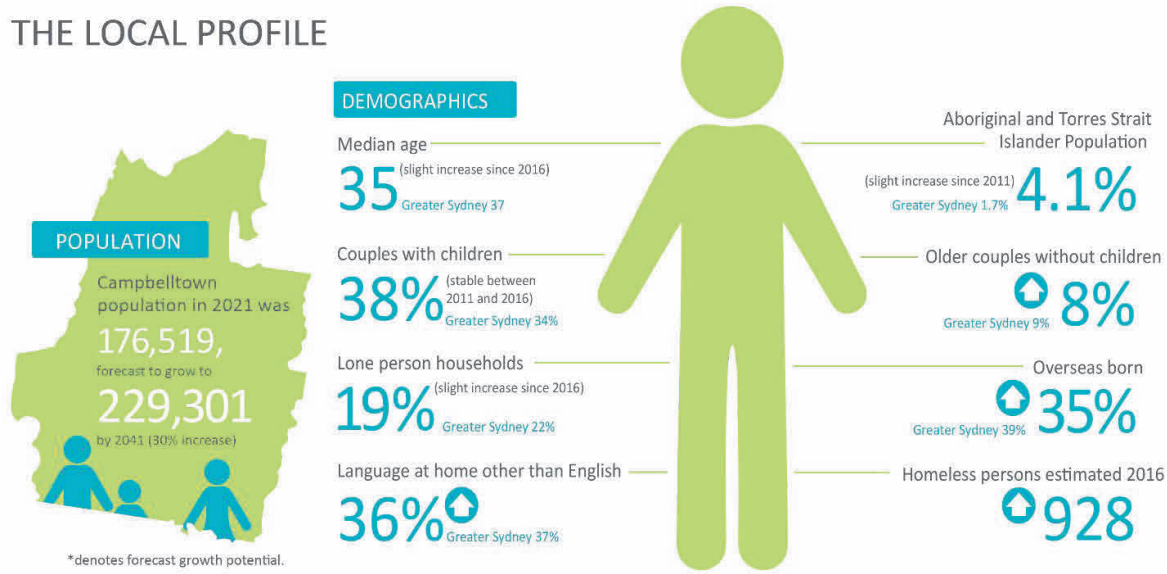
The Local Housing Strategy is one of a suite of documents prepared by Council which collectively form the strategic planning framework for future development in the LGA.

Campbelltown local government area

The Campbelltown LGA is located 53 kilometres southwest of the Sydney CBD. Covering an area of 312 square kilometres, the LGA extends from Glenfield in the north, Menangle Park in the south, the Scenic Hills in the west and the Holsworthy Military Reserve to the east. Campbelltown is seen as the gateway to the Hume Motorway that connects the area with the Southern Highlands, Macarthur and Wollongong.

The LGA is characterised by its historically low-density living lifestyle, regionally significant rail and road infrastructure and large tracts of protected environmental land. Evolution of the low-density residential landscape in the last decade has seen a focus on small lot sizes and medium and high-density dwellings.

Campbelltown-Macarthur has been identified by the NSW Government as a Metropolitan Cluster and major health and education precinct providing essential services, employment and education to the wider Macarthur region as well as an industrial, freight and manufacturing hub for the Greater Sydney. The LGA also contains by of the South West Growth Area.



Housing vision

The housing vision for Campbelltown LGA is:

> *Campbelltown LGA will provide sustainable, high quality housing options to meet the diverse accommodation needs of the local community and future population growth. New housing will support a self-reliant growing population and be strategically located to support businesses and employment in commercial centres. Housing will respond to environmental considerations and will be well-connected to community services, public transport, open space and recreation facilities. New housing will contribute to liveable neighbourhoods that encourage the community to interact in a walkable, high amenity and urban environment.*

Objectives and guiding principles

The following objectives will be used to guide future decisions around the location and form of housing development:

To plan for up to **24,000 additional dwellings** by 2041.

To focus new housing within the existing urban area and designated growth areas **to protect the important semi-rural character of the LGA and the Metropolitan Rural Area**.

To provide a **diversity of housing types, including affordable housing options, to meet the needs of all households** within the Campbelltown LGA community.

To encourage housing in **locations that support the 30 minute city principle,** the vitality of local centres and Campbelltown regional centre.

To encourage **place based planning** of urban renewal precincts to deliver high quality environments with accessible civic, open and community spaces.

Support housing growth in the Campbelltown City Centre consistent with *Reimagining – Campbelltown City Centre Master Plan.*

Facilitate housing growth at appropriate densities to promote **walkable catchments in the Glenfield to Macarthur Urban Renewal Corridor.**

Manage the development of greenfield release areas that are **supported by infrastructure** and provide a range of housing options.

Facilitate small scale infill housing opportunities through **incremental growth for existing low density suburbs.**

Promote **high quality and environmentally sustainable housing design.**

Housing targets

The Greater Cities Commission set a target for Campbelltown LGA to deliver 6,800 additional dwellings between 2016 and 2021.

Dwelling completions provided by the Department of Planning and Environment (DPE) suggests that 6,385 dwellings were completed from July 2016 to June 2021, indicating a shortfall of 415 dwellings. However, a comparison of dwellings counted in the 2016 and 2021 censuses indicates that the dwelling stock increased by 7,783 dwellings during the period, indicating the housing target has been met.

A new target has been set by DPE of 7,100 – 8,250 dwellings between 2021 and 2026.

Based on the latest projections of population and household size prepared by DPE in 2022[2], the likely demand for additional housing between 2021 and 2026 is between 2,000 to 5,000 dwellings, which is less than the target set by DPE. While Council accepts the target set by the Department, it is noted that the projections suggest that it is considerably more than may be needed.

The likely demand for additional housing between 2021 and 2041, based on the same projections is between 15,000 and 23,000 dwellings. This strategy plans for up to an additional 24,000 dwellings by 2041.

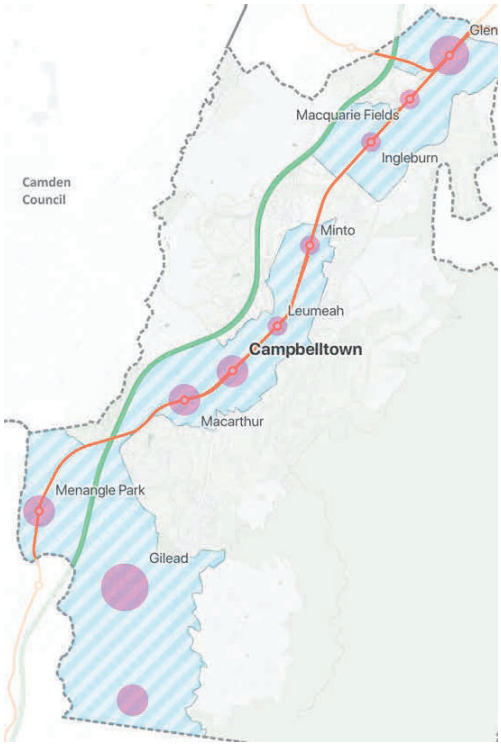
Capacity for housing growth

It is important to maintain a buffer and zoned and serviced residential land to avoid supply constraints. The LGA has the potential to accommodate more than 45,000 dwellings within the existing zoned and serviced land, allowing for the implementation of the Greater Macarthur 2040 plan and other planning proposals already in the pipeline. Planning proposals already in the pipeline have potential for around 24,000 dwellings. There are currently no capacity constraints in the LGA. Current planning is progressing appropriately to meet the future housing needs of the LGA in terms of land supply.

[2] DPE, NSW Common Planning Assumptions (2022)

Planned locations for housing growth

Most of the new housing required to accommodate the growing population will be accommodated in the Greater Macarthur Priority Growth Area, comprising the Glenfield to Macarthur Urban renewal Corridor, Menangle Park, Gilead and South Campbelltown areas. Additional housing stock is also to be provided within existing residential areas through infill and redevelopment opportunities. This will include proponent-led planning proposals that are currently in progress.



No additional areas for housing growth are required to 2041 given that there is adequate planned capacity within the existing urban area and areas already identified for urban growth.

In the short term, housing delivery will be focussed in the Campbelltown City Centre, consistent with the *Reimagining Campbelltown City Centre Master Plan* to support the revitalisation of the City Centre and increase the supply of smaller more affordable dwellings. To support this process, Council will prepare a business plan for the development of housing on a council owned site which is currently underutilised.

Strategic planning program

Council is progressing with the preparation of planning proposals to provide additional opportunities for housing growth in the medium to longer term. Any planning proposal seeking further residential uplift within the existing urban area, beyond that outlined above, would need to be considered by Council having regard for the alignment of the planning proposal with this strategy and the potential to impact on Council's infrastructure investments and planned investments. Any planning proposal seeking to rezone land located outside the existing urban area (the existing urban zoned area and the areas already identified for rezoning) to allow residential development is unlikely to be supportable when considered against the objectives of this strategy.

Planning control amendments

Planning controls are one of the main tools available to Council to influence housing outcomes. This strategy has identified a need to amend the planning controls in *Campbelltown Local Environmental Plan* (2015) (CLEP) and *Campbelltown (Sustainable City) Development Control Plan 2015* as follows:

Amendment	Rationale	Intended outcome
LEP		
Review of R3 Medium Density Residential zone	The R3 Zones are located close to centres and offer opportunities for addition housing with the 30 minute city principle	Allow three story apartments/low rise apartments Restrict retail development. Prevent further fragmentation of lots to preserve the long term housing potential.
DCP		
Introduce City Centre DCP Controls	Establish planning controls that reflect the intent of the Campbelltown City	Consider bonus provisions to incentivise high rise apartment development in the City Centre

Amendment	Rationale	Intended outcome
	Centre Master Plan and provide clarity for industry	Review design competition and design excellence processes.
Amend requirements for universal/adaptable housing	Increase the supply of universal housing	Increased proportion of dwellings in residential flat buildings to be adaptable dwellings (currently 10 per cent) Specify that where development does not provide for lifts, the adaptable dwellings are to be located on the ground floor. The design of the adaptable dwelling must be integrated into the development with the use of consistent materials and finishes.
Introduce urban heat and sustainable design principle	Improve the design of housing and neighbourhoods to reduce urban heat	Consider introducing specific planning provisions to target a reduction in urban heat through neighbourhood and dwelling design.
Review the minimum lot size for dual occupancies	Encourage dual occupancy development in the R2 low density residential in locations that are in walking distance of centres to increase the supply of smaller, more affordable dwellings	Reduce the minimum lot size in the R2 Low density Residential zones on lots within walking distance of a centre to 650 sqm.
Encourage secondary dwellings that are compatible with the built form	Encouraging secondary dwellings that are part of the built form of the main dwelling of a property	Amend the DCP to allow for larger dwellings that provide high quality internal and external design with additional floorspace permitted only for 'attached' or 'internal' secondary dwellings with dedicated parking. A suggested starting point of 75sqm for an attached or internal secondary dwelling of maximum two bedrooms would allow for a more comfortable home that could include adaptable features and better designed living areas.
Other instruments		
Review development control plans	Lot and dwelling yields have changed in some locations which will impact population projections and infrastructure needs	Effective funding for local infrastructure delivery.

Other strategies and actions

An overview of the Local Housing Strategy 2041 is provided below:

Strategy	Refine the planning framework	Support and monitor housing delivery	Encourage more affordable housing options	Advocate for positive housing outcomes
Intent	The planning framework enables increases to housing diversity and protects local values	An adequate supply of residential zoned land is available where and when it is needed	Council will encourage delivery of affordable housing options	To achieve a better alignment of state and local housing policy
Actions	• Council will review the R3 Medium Density Residential Zone to encourage a suitable mix of dwelling types and densities consistent with the objectives for development in that zone • Council will review the R2 Low Density Residential Zone to encourage a range of lower density living options • Council will identify suitable locations for executive housing and large lot environmental living • Council will update local infrastructure funding approaches including development contribution plans • Council will review DCP controls to deliver sustainable and liveable neighbourhoods which incorporate place based outcomes	• Council will continue to progress its program of planning proposals along the urban renewal corridor • Council will continue to progress the planning of greenfield areas to ensure appropriate housing diversity outcomes • Council will continue to refine the methodology for accurately monitoring residential land supply and housing delivery in collaboration with DPE	• Council will prepare an Affordable Housing Strategy • Council will prepare and consider the feasibility of an Affordable Housing Contribution Scheme	• Council will advocate for DPE to revise any State-led strategies or plans that are inconsistent with housing delivery objectives of the LHS • Council will advocate for a more collaborative approach with DPE to facilitate housing diversity outcomes in greenfield release areas • Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth

INTRODUCTION

1.0 INTRODUCTION

Campbelltown – the lifestyle capital

Campbelltown is a distinctive city nestled within a natural and historic cultural landscape. It is a place where city meets country and where people choose to live, work, play, invest and visit because of lifestyle opportunities. Campbelltown is the Southern Gateway to Sydney, with connectivity and accessibility to the Western Sydney the Illawarra, the Southern Highlands, Goulburn and Canberra, and the complementary metropolitan centres of Liverpool and Penrith. Connections are in the pipeline to the International Airport and the Aerotropolis.

Campbelltown's is a Regional city that offers of choice and diversity in well planned housing and lifestyle options. The range of opportunities to participate in the arts, culture, sport, learning, entertainment and both active and passive recreation pursuits is growing and Council is aiming to deliver opportunities at the highest levels. The Campbelltown City Centre is a focus of economic activity and employment. The City Centre is emerging as a leading higher order education, culture and arts, and health and sports hub, providing a platform for growth in knowledge jobs, tertiary level education and medical services for local, district and regional communities.

The population of the Campbelltown Local Government Area (LGA) is growing. Planned urban renewal and urban release areas are expected to accommodate the majority of this growth. Meeting the housing needs of the growing population requires considered long term strategic planning and effective management of resourcing, infrastructure delivery and future development. Providing housing near services, jobs and transport offers residents a lifestyle consistent with the 30 minute city vision outlined by the Greater Cities Commission, by increasing convenience and time available for recreation and leisure and providing environmental benefits from the reduced need to travel. The provision of housing in a range of sizes, types and price points is desirable to ensure that the supply of housing is suited to the needs of the community.

1.1 About this strategy

The Greater Cities Commission (GCC) required Councils in the Greater Sydney Region to prepare a Local Housing Strategy that responds to the District Plans. Campbelltown Local Housing Strategy (2020) was adopted by Council on 29 September 2020.

This Campbelltown Local Housing Strategy 2041 provides:

- A revised evidence base reflecting the most recent available data including the 2021 Census
- A refined, evidence-based policy position.

This LHS provides a framework to guide the delivery of housing in the LGA to 2041 by:

- Identifying anticipated housing needs of the current and future population
- Setting out statutory planning measures to help see those housing needs be delivered
- Identifying policy positions and non-statutory planning actions to support the delivery of housing
- Delivering housing in accordance with the targets determined by DPE for both the LGA and the broader Western City District.

The LHS has been informed by analysis of an evidence base including:

- The current policy context of the NSW Government and Council relating to housing provision
- Identifying natural and built form characteristics of the Campbelltown LGA that are to be retained and protected for the future
- Analysis of the demographic profile of the Campbelltown resident population, with insights into how that demographic profile influences housing demand

- Housing supply and demand in the Campbelltown LGA, examining trends in the type of housing being delivered, shortfalls in required housing types, the affordability of housing, potential need for special types of housing
- Analysis of the housing development pipeline under new Planning Proposals having regard to projected need and State Government housing targets
- Anticipated housing demand, based on population projections and a trend analysis
- Opportunities and constraints to the delivery of housing.

The LHS is one of a suite of documents prepared by Council which collectively form the strategic planning framework for future development in the LGA. The LHS, along with the Campbelltown Local Strategic Planning Statement (LSPS), the Employment Lands Strategy and *Reimagining – Campbelltown City Centre Master Plan* provide a blue-print for the urban future of the Campbelltown LGA. These documents will inform the ongoing review of the *Campbelltown Local Environmental Plan 2015* (CLEP 2015).

The LHS will be used as an evidence base to support future housing decisions and a framework to ensure development policies align. Future planning proposals and policy amendments would be required to deliver on the outcomes of the final Local Housing Strategy, with Council taking leadership in this space.

Any suggestions/recommendations regarding additional land for future residential purposes identified in this study, would need to be further considered by Council. Where Council endorses the rezoning of land to facilitate residential development, a separate process would need to be undertaken to amend CLEP 2015 or other environmental planning instruments. Any recommendations in the study are for consideration by Council and should not be taken to be Council policy or have statutory weight.

1.2 Background

In November 2018, the then Greater Sydney Commission (now Greater Cities Commission) *released A metropolis of three cities – Greater Sydney Region Plan* (Region Plan) and *Western City District Plan* (District Plan) which both apply to Campbelltown LGA. These plans set out a requirement for councils to prepare Local Housing Strategies and for these to be given effect through amendments to local environmental plans. This document has been prepared to fulfil that requirement.

The Region Plan sets a 20-year strategic housing target (2016 – 2036) for the Western City District of 184,500 dwellings, equating to an average annual supply of 9,225 dwellings over this period, or approximately one in four of all new homes in Greater Sydney. The ability to meet dwelling targets is influenced by population growth, the investment conditions and market trends. In particular, dwelling production is known to fluctuate with market trends. The Covid-19 pandemic also played a significant role in reducing overall dwelling construction activity in the LGA during 2020 – 2022.

The Greater Cities Commission has indicated that Campbelltown Local housing strategies should achieve a target of 6,800 dwellings in Campbelltown LGA in the 2016-2021 period, which has been achieved according to the relevant census data.

Dwellings completed in 2016 to 2021 compared to the target are outlined in Table 1. A review of data from the DPE Housing Monitor indicates there were 6,385 dwelling completions between July 2016 and June 2021, indicating a shortfall of 415 dwellings within the 0-5 year time period. However, a comparison of ABS Census data reveals that an additional 7,783 dwellings were recorded in the Campbelltown LGA between 2016 and 2021, indicating the target has been met by almost 1,000 dwellings.

Table 1: 2016-2021 dwelling completions compared to target

Source	Dwellings	Difference from target
GCC Housing Target 2016-2021	6,800	-
ABS Census (Dwellings 2016-2021)	7,783	+983
DPE Housing Monitor (Dwelling completions 2016-2021)	6,385	-415

Source: DPE Housing Monitor (2022)

The Campbelltown Local Housing Strategy (2020) was adopted by Council on 29 September 2020. The Department of Planning and Environment (DPE) granted amended approval to the LHS on 7 April 2022 subject to 17 conditions, including:

- Revising the housing delivery target for the 6-10 year (2021-2026) period to 7,100 – 8,250 dwellings
- Updating the delivery plan for timely completion of planning proposals relating to housing supply and targets
- Monitoring requirements for data collection on housing approvals and completion to deliver the revised targets
- Identifying actions to review and amend CLEP 2015 and CSCDCP 2015 to achieve LHS outcomes.

This review and update of the LHS has been undertaken in accordance with the requirements outlined by DPE. To recognise changes in the market, legislation and policy over time, future reviews of the adopted LHS should occur at least every five years.

1.3 Housing vision

Council has adopted the following vision for Campbelltown housing:

> *Campbelltown LGA will provide sustainable, high quality housing options to meet the diverse accommodation needs of the local community and future population growth. New housing will support a self-reliant growing population and be strategically located to support businesses and employment in commercial centres. Housing will respond to environmental considerations and will be well- connected to community services, public transport, open space and recreation facilities. New housing will contribute to liveable neighbourhoods that encourage the community to interact in a walkable, high amenity and urban environment.*

1.4 Document structure

This Strategy takes the following structure:

- **Part 1 – Context:**
  - Section 2 - Planning and Policy context: review of relevant strategic plans and guiding policy for the state, region and LGA.
  - Section 3 - Local context: snapshot of the physical and cultural character of the LGA.
- **Part 2 – Evidence:**
  - Section 4 - Demography: snapshot of the demographics of the LGA and surrounds including population growth, mobility, age structure, employment and social advantage and disadvantage.
  - Section 5 - Housing supply and demand: review of existing housing supply and demand for housing and projected need of future population. This section also details housing preferences and minority housing needs.

- Section 6 - Stakeholder views: findings from consultation with the general community and key stakeholders.

- **Part 3 - Planning Priorities:**
  - Section 7 – Housing delivery approach: outlines housing targets, housing objectives, locations for housing growth, and a plan for the delivery of housing.
  - Section 8 – Strategies and actions: outlines the objectives, approach and methods for managing growth into the future with the growing population of the Campbelltown LGA.
- **Part 4 – Implementation:**
  - Section 9 - Implementation plan: implementation and delivery plan for the key goals of the strategy.

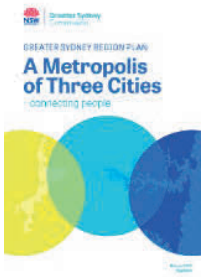
PART 1: CONTEXT

2.0 PLANNING POLICY AND CONTEXT

This section summarises relevant strategic and statutory planning policies and studies. This LHS aims to align with the established policy context.

2.1 NSW Government policies

2.1.1 A Metropolis of Three Cities - Greater Sydney Region Plan (2018)



The Region Plan sets the vision for the metropolis of three cities: Western Parkland City, Central River City and Eastern Harbour City. Campbelltown is located in the Western Parkland City. The population of the Western Parkland City is projected to grow from 740,000 in 2016 to 1.1 million by 2036.

The Region Plan states:

"*Councils are to investigate opportunities for supply and a diversity of housing particularly around centres to create more walkable neighbourhoods. For councils, the main tool for understanding the need and planning for housing and infrastructure delivery is housing strategies. Council housing strategies will need to address the 0–5 and 6–10 year local (when agreed) or district housing targets as well as 20-year strategic district targets outlined in this Plan*."

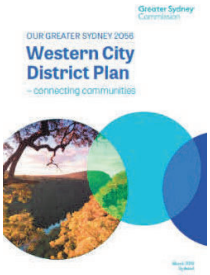
The Local Housing Strategy is required to align with the strategic intent of the Region Plan and assist in implementing the objectives. The vision for the Western Parkland City highlights the Campbelltown-Macarthur centre as a metropolitan cluster and the Glenfield to Macarthur corridor as an opportunity for urban renewal. The Western Sydney Airport is envisioned to be the primary driver of growth in the region. The Greater Macarthur Growth area is identified as a region to deliver new communities such as Menangle Park, Mount Gilead and Wilton.

Table 2: Relevant directions from the Greater Sydney Region Plan, 2018

Housing objective	Implications for Campbelltown
Objective 10: Greater housing supply	• A range of housing types, tenures and price points will be needed to meet demand • A range of housing types is needed to cater for different stages of life and a diversity of household types • New home delivery should be linked to local infrastructure, with areas with significant challenges avoided • Councils are to work with the Greater Sydney Commission and State agencies to establish agreed 6–10 year housing targets for their local government area • Councils are to identify specific attributes that make local areas suitable for housing supply beyond 10 years • Housing strategies are to be prepared by councils for a local government area or district and be given effect through amendments to local environmental plans.
Objective 11: Housing is more diverse and affordable	• A range of housing choice, including affordable rental housing, reduces the need for people to go into social housing and supports a pathway for people to move out of social housing • A diversity of housing types, sizes and price points can help improve affordability • Supply housing that is of universal design and adaptable to people's changing needs as they age • Social housing delivery needs to be accelerated to cope with the growing waiting list • More affordable rental dwellings are needed as a stepping stone for people in social housing who are capable of entering the private rental market, thereby freeing up housing for those most in need • Rental accommodation needs to be delivered close to public transport and centres, and offer the opportunity to include Affordable Rental Housing Schemes if viable • Explore innovative models to achieve more affordable homes.

Source: Greater Sydney Commission, 2018

2.1.2 Western City District Plan



The Western City District Plan (District Plan) is a 20-year plan to manage change at district level prepared by the Greater Sydney Commission. The District Plan is a guide for implementing the Metropolis of Three Cities – Greater Sydney Region Plan, acting as a bridge between regional and local planning. The Local Housing Strategy is a requirement of the Western City District Plan, as detailed in Action 17 of the District Plan, to ensure the practical application of the actions in each LGA.

Action 17 states: "*prepare local or district housing strategies that address the following:*

a) *The delivery of five-year housing supply targets for each local government area*

b) *The delivery of 6-10 year (when agreed) housing supply targets for each local government area*

c) *Capacity to contribute to the longer term 10-year strategic housing target for the District*

d) *The housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include:*

   i. *Creating capacity for more housing in the right locations*

   ii. *Supporting planning and delivery of growth areas and planned precincts as relevant to each local government area*

   iii. *Supporting investigation of opportunities for alignment for alignment with investment in regional and district infrastructure*

   iv. *Supporting the role of centres*

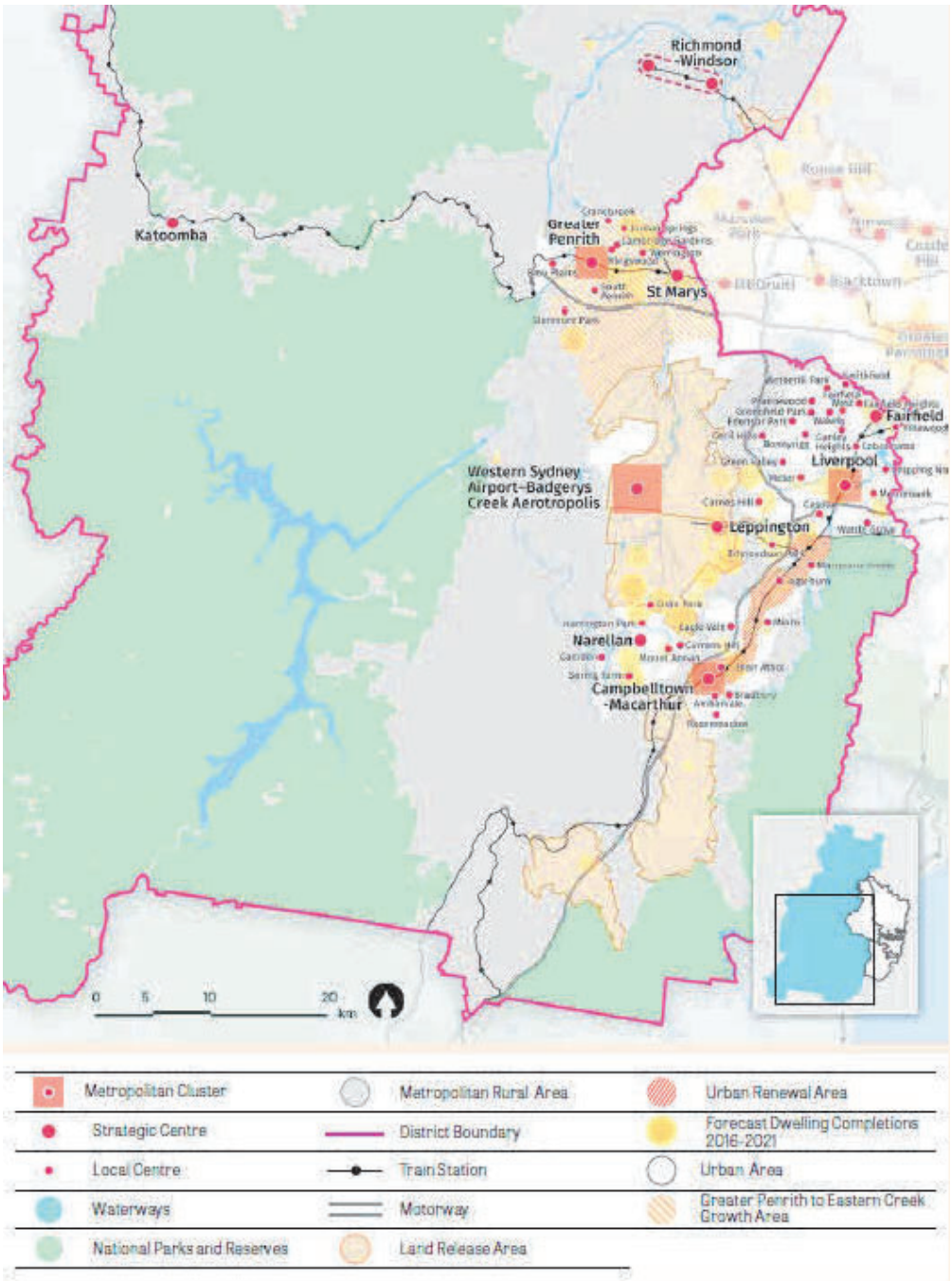
Campbelltown is one of the three established metropolitan centres of the Western City District along with Penrith and Liverpool. The Western Sydney Aerotropolis expected to be a fourth metropolitan cluster upon its completion. The Glenfield to Macarthur urban renewal corridor is the largest urban renewal corridor in the region and will be significant in accommodating up to 664,000 additional homes and 689,000 additional jobs projected in the SW Region by 2036.

According to the Western City District Plan, Campbelltown LGA is expected to see a significant growth in school aged children with an additional 13,541 student residents by 2036. The Plan also projects 18 per cent of the District population will be aged 65 or over in 2036, up from 13 per cent in 2016. As such, there will be greater demand for services and infrastructure to cater for an increase in the numbers of both school-aged and elderly residents.

Other relevant items for Campbelltown include the redevelopment of older public housing estates, connectivity with Aerotropolis, development of health and education precinct, and protection of Scenic Hills (MRA).

The District Plan set a 0-5 year housing target of 6,800 additional dwellings for Campbelltown LGA by 2021. It also reiterates the intent for additional housing in the urban renewal corridor between Glenfield and Macarthur as noted in the Region Plan. Figure 1 identifies the locations of future housing supply in the Western City District. Table 3 highlights the relevant planning priorities from the Western City District Plan for the LHS, which were considered in the preparation of this LHS.

Figure 1: Western City District future housing supply



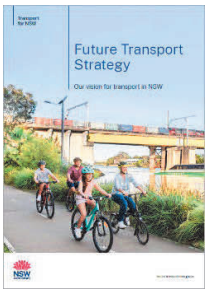
Source: Greater Sydney Commission, March 2018

Table 3: Relevant directions for the LHS from the Western City District Plan, 2018

Planning priority	Implications for Campbelltown
Planning Priority W3: Providing services and social infrastructure to meet people's changing needs	• Highest growth anticipated in 0-4, 5-19 and 20 to 24 age brackets, requiring accommodating social infrastructure (e.g. open space, child care and schools) • Higher than average proportional growth anticipated in 85+ age brackets, requiring more diverse housing types, medium density housing and walkable neighbourhoods, in addition to health, social and aged care services • Couples with children is expected to remain the dominant household type, however the number of single person households is expected to grow by 72 per cent.
Planning Priority W4: Fostering healthy creative, culturally rich and socially connected communities	• Campbelltown represents strong linguistic diversity, where 40.2 per cent of households used a language other than English in 2021 • Diverse neighbourhoods represent a range of social, cultural, ethnic, linguistic and economic backgrounds • Addressing spatial socioeconomic disadvantage requires targeted responses to help make social, private and affordable housing part of the same urban fabric.
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.	• Housing is to be in the right places to meet demand for different housing types, tenure, price points, preferred locations and design • Housing should be coordinated with local infrastructure to promote liveable, walkable neighbourhoods • Urban renewal is promoted along regional transport corridors and near strategic centres, particularly the Glenfield to Macarthur corridor • Councils are in the best position to investigate and confirm which areas are suited to additional medium density infill opportunities, considering transitional areas, residential areas surrounding centres, access to regional transport where high density is not suitable, older housing stock redevelopment, social housing suited for urban renewal • Local housing strategies are to be prepared addressing housing supply, aligning with community strategic planning and informing local strategic planning statements and local environmental plans • Campbelltown's 0-5 year housing supply target (2016 to 2021) is 6,800 dwellings, 17 per cent of the District's 39,850 dwelling target.

Source: Greater Sydney Commission, March 2018

2.1.3 Future Transport Strategy: Our vision for transport in NSW



The Future Transport Strategy (2022) replaces *Future Transport 2056: Shaping the Future*, which was published in 2018. The strategy aims to connect customers and communities with a safe, reliable, sustainable and integrated transport system, and to help guide the allocation of transport funding. It considers local and global trends such as shifts in population, climate change and the rapid acceleration of technology.

The strategy sets 14 strategic directions for Transport for NSW based on the following three outcomes: Connecting our customers' whole lives, successful places for communities, and enabling economic activity. Each direction contains a set of responses and actions that are required to be achieved by Transport for NSW, forming the basis of future work programs.

The following two outcomes and associated strategies are of particular importance to housing delivery:

- Connecting our customers' whole lives
  - C1. Connectivity is improved across NSW
  - C2. Multimodal mobility supports end-to-end journeys
  - C3. Equitable, accessible and secure transport for all
  - C4. Out transport networks are safe.
- Successful places for communities

- P1. Supporting growth through smarter planning
- P2. Transport infrastructure makes a tangible improvement to places
- P3. Transition to net zero greenhouse gas emissions
- P4. Transport minimises environmental impacts
- P5. Transport is resilient and adaptable to shocks and stresses.

The *Future Transport Strategy* also identifies Fast Rail opportunities that will improve connections between the Western Parkland City, Central River City, and Eastern Harbour City. The Strategy proposes a key interchange at Campbelltown-Macarthur between new Fast Rail lines and the Greater Sydney transport network, which will provide improved links between Sydney and regional NSW. Council has prepared this LHS to align with the *Future Transport Strategy* and facilitate residential growth with appropriate local employment options.

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 Strategy 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 4: Compliance with Local Housing Strategy Guideline

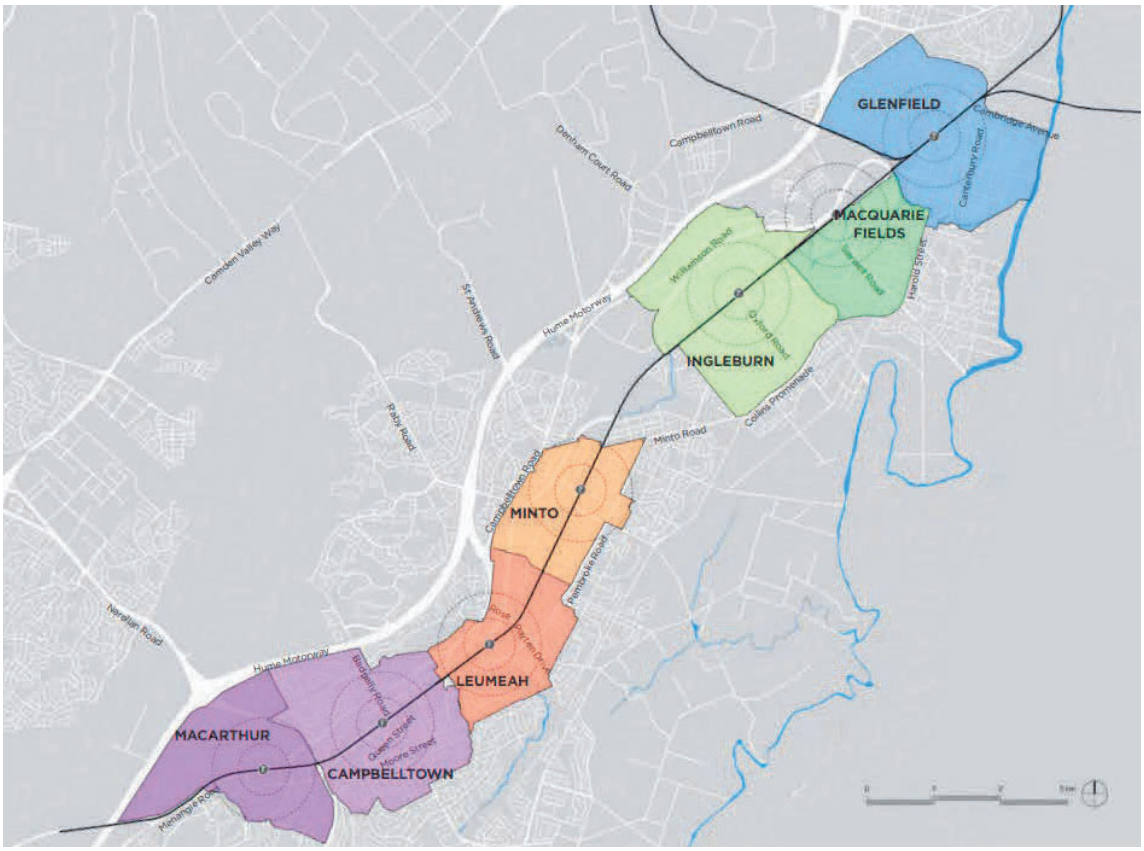
Guideline reference	Required information	Location in this document
	Executive summary	Executive summary
1.1	Planning and Policy context (Provided in a separate section due to the length of content)	Section 2
1.2	LGA snapshot	Section 3
1.4	Housing Vision	Section 1.3
2.1	Demographic overview	Section 4.0
2.2	Housing demand	Section 5.2
2.3	Housing supply	Section 5.1
2.4	Land use opportunities and constraints	Section 3.4
2.5	Housing supply gaps	Section 5.2.12
2.5	Identifying areas with development capacity	Appendix C
3.1	Housing strategy objectives	Section 7.3
3.2	Land Use planning approach	Section 8.2-8.5
3.3	Mechanisms to deliver the options	Section 8.2-8.5
3.4	Evaluation of the options	Section 8.2-8.5
4.1	Implementation and delivery plan	Section 9
4.2	Planning proposal	Section 5.1.6
4.3	Monitoring and review	Section 9

Source: NSW Department of Planning and Environment (2018), Local Housing Strategy Guideline

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. The Corridor Strategy aims to deliver outcomes in seven 'station precincts' – Glenfield, Macquarie Fields, Ingleburn, Minto, Leumeah, Campbelltown and Macarthur (Figure 2). 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'.

Figure 2: Glenfield to Macarthur Urban Renewal corridor



Source: Department of Planning and Environment, 2015

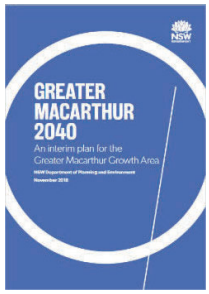
The Corridor Strategy establishes a strategic planning framework to guide future development and infrastructure delivery throughout the corridor over the next 20 years. The Corridor will provide a projected 15,000 additional dwellings to 2036 largely through increased building heights in areas within close proximity to train stations. Generally, areas within 800m of the station are identified for gradual increases in building heights, with three-six storeys proposed for smaller centres, over 7 storeys for areas surrounding larger centres, and up to 12 storeys in the Campbelltown/Macarthur regional city centre.

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.*

The Section 9.1 Planning Direction requires amendments to CLEP 2015 to support the planned delivery of an additional 15,000 dwellings along the corridor. A planning proposal is currently being advanced by the NSW Government that proposes up to 7,000 new dwellings in Glenfield. Council is also currently pursuing planning proposals for Minto and Ingleburn, which would deliver up to 3,000 and 3,250 dwellings respectively.

2.1.6 Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area (2018)



The Department of Planning and Environment has prepared *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area* (Greater Macarthur 2040), which sets out the strategic planning framework for the Growth Area, incorporating Glenfield to Macarthur urban renewal precincts and the land release precincts to the south of Campbelltown. The Plan provides a framework for the future.

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 two elements of the Greater Macarthur Growth Area, including the urban renewal of the rail corridor from Glenfield to Macarthur in the north, and the development of land release areas from Menangle Park to Appin in the south.

The structure plan (Figure 3) is shaped around:

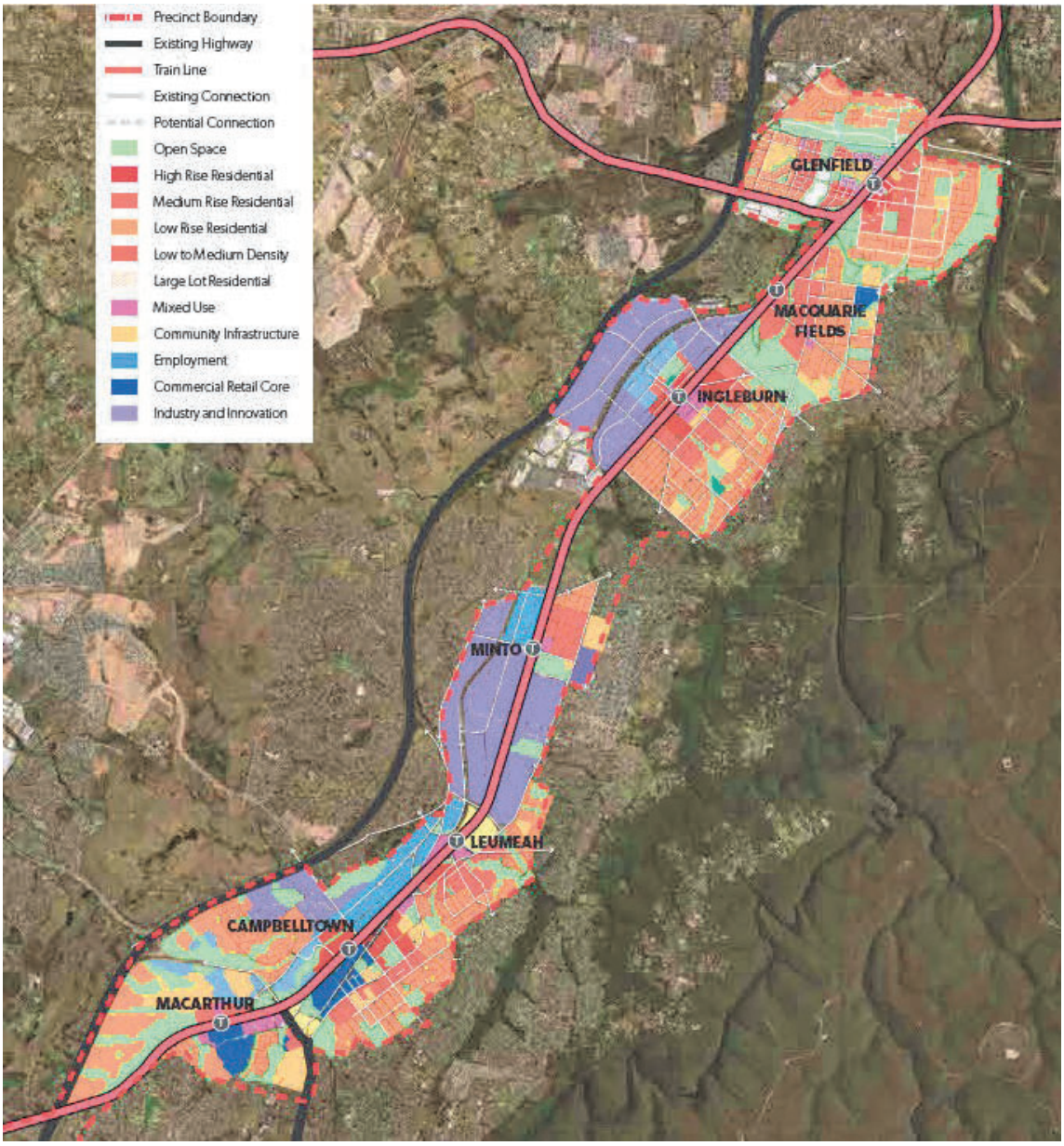
- Establishing a koala reserve by using public land for koala park and securing green corridors for other species
- Designing new infrastructure to protect koalas by using koala proof fences to prevent the risks of roadkill
- Transport-oriented development in both urban renewal and land release precincts
- 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).

The Plan indicates the desired character and development capability of each of the Growth Area's 12 precincts. Seven precincts are located along the rail corridor with the vision that they will be renewed to provide medium to high density homes and employment, while five land release precincts south of Campbelltown-Macarthur will deliver low to medium density homes and employment. The plan highlights the potential for Menangle Park to deliver 4,000 new homes and Gilead to deliver 15,000 new homes within the Campbelltown LGA.

The plan recognises the region's natural landscape as a great asset and attractor. 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.

Figure 3: Greater Macarthur 2040 Structure Plan (urban renewal areas)



Source: Department of Planning and Environment, 2018

2.2 Campbelltown City Council policies

2.2.1 Campbelltown Community Strategic Plan 2032

The Campbelltown Community Strategic Plan 2032 (CSP) was prepared in 2022 and identifies the community's priorities for the future and details strategies to achieve these priorities. It outlines the aspirations of the Campbelltown community for the future, summarised through 5 key outcomes and underlying focus areas. The

CSP is headlined by the vision statement 'A city of opportunity for all', which captures what the community wants Campbelltown to provide in 10 years' time. Table 5 identifies three focus areas and their associated strategies that are relevant to this LHS, which are listed under *Outcome 2: Places for People.*

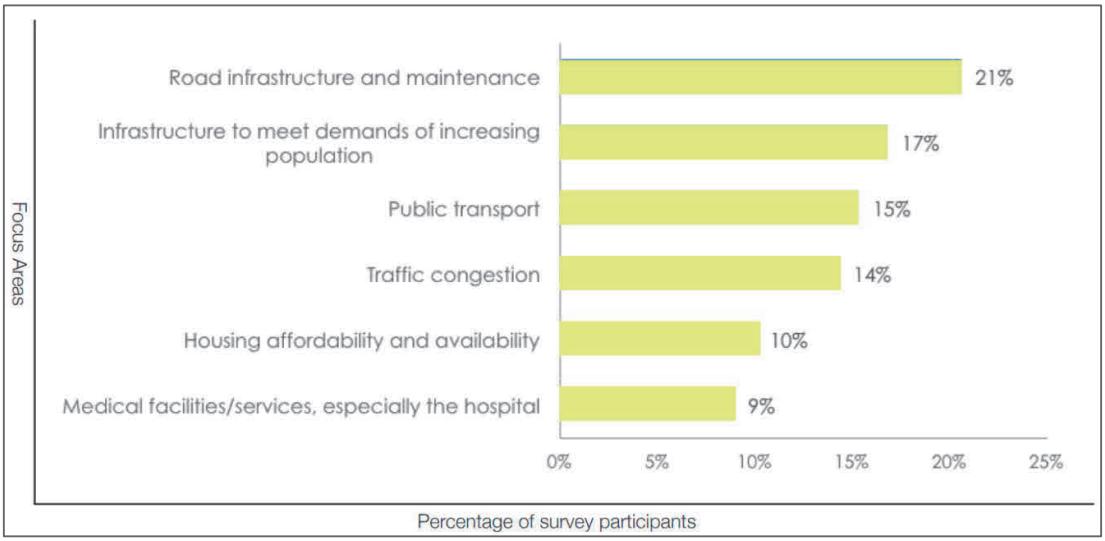
Table 5: Relevant focus area and strategy in the CSP

Focus Area	Indicators	Strategies
2.1 Public spaces and facilities	▪ Proximity to open places ▪ Community satisfaction ▪ Provision of community facilities	2.1.1 Provide public spaces and facilities that are accessible, safe, shaded and attractive 2.1.2 Provide public spaces and facilities that encourage leisure, recreation, and physical activity
2.2 Accessibility and connectivity	▪ Public transport utilisation ▪ Average travel time ▪ Motor vehicle accidents ▪ Percentage of residents within 2km of town centres ▪ Community satisfaction ▪ Internet Connectivity	2.2.1 Ensure transport networks are integrated, safe, and meet the needs of all people. 2.2.2 Improve transport options and networks so that Campbelltown is an accessible and connected city for all. 2.2.3 Utilise communication technologies to better connect people and foster an inclusive community.
2.3 Housing a growing city	▪ Housing stress ▪ Homeless or in marginal housing ▪ Community satisfaction	2.3.1 Ensure all people in Campbelltown have access to safe, secure and affordable housing

Source: Campbelltown City Council (2032), Community Strategic Plan – Campbelltown 2032

Community engagement undertaken during the preparation of *Campbelltown 2027 – Community Strategic Plan* is relevant to understanding the needs and wants of the community regarding housing. The key findings of the community and stakeholder engagement for the CSP are extracted in Figure 4. Housing affordability and availability are the most prominent item of focus directly related to housing, however infrastructure to meet demands of the increasing population and public transport are also important considerations for the LHS.

Figure 4: Top priority ideas according to respondents



Source: Campbelltown 2027 (2017)

2.2.2 Campbelltown Local Strategic Planning Statement

The *Campbelltown 2040: Local Strategic Planning Statement* (LSPS) was endorsed by Council on 18 February 2020 and came into effect 31 March 2020 following approval from the Greater Sydney Commission. The LSPS sets out the Council's plan for social, environmental and land use needs over this time period. It established four clear goals for a future Campbelltown LGA (Figure 5).

Figure 5: Goals for Campbelltown LGA

A vibrant liveable city

- Creating a great place to live, work, play and visit
- Creating high quality, diverse housing
- Embracing our heritage and cultural identity
- Celebrating the arts and culture

A respected and protected natural environment

- Embracing our unique landscape setting
- Respecting and protecting our natural assets
- Managing or use of finite resources
- Adapting to climate change and building resistance

A thriving attractive city

- Building an internationally recognised local economy
- Creating strong and vibrant centres
- Striving for increased local employment
- Creating a smart, protected, productive city

A successful city

- Connecting our city via strategic links
- Ensuring infrastructure aligns with growth
- Strengthening relationships with key stakeholders
- Involving our community

The LSPS identifies key actions across four themes (liveability, sustainability, productivity, and infrastructure and collaboration) and 16 planning priorities (Table 6).

Table 6: Relevant priorities from the Campbelltown LSPS

Planning priority	Actions and Implications for Campbelltown
Planning priority 1: Creating a great place to live, work, play and visit	• 1.11: Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas • 1.12: Implement Council's adopted social infrastructure strategies, ensuring the planning or greenfield and infill development areas considers the locational imperatives for these facilities and explores opportunities for co-location and joint use.
Planning priority 2: Creating high quality, diverse housing	• 2.1: Develop a comprehensive Local Housing Strategy for the Campbelltown LGA that identifies and prioritises the areas for growth having regard to housing demand, growth trends and the existing and likely future housing stock • 2.2: Use the Local Housing Strategy to provide the evidence base for Campbelltown City's 10 and 20 year housing targets and dwelling mix, and to determine infrastructure capacity constraints and potential sequencing of housing delivery across the Campbelltown LGA • 2.3: Determine principles for a Local Affordable Housing Strategy considering need, current supply, and other shortfalls in various housing types and tenures and, if relevant in Council's housing strategy, preferred locations where new affordable housing initiatives will be encouraged

Planning priority	Actions and Implications for Campbelltown
	• 2.4: Support the NSW Government in the implementation of the State Infrastructure Contributions Levies for the planned precincts. • 2.5: Contain urban development to existing urban areas and within identified growth and urban investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area • 2.6: Continue to work with the NSW Land and Housing Corporation to support the renewal of social housing within the LGA, consistent with the Communities Plus Program • 2.7: Develop urban design principles and standards to guide new subdivisions, development and redevelopment • 2.8: Work with the NSW Government to refine and implement Greater Macarthur 2040 to achieve required growth and respect local needs and priorities, and the environmental context • 2.9: Work with the NSW Government to facilitate the strategic rezoning of land and the provision of associated infrastructure for identified urban growth and renewal areas, including identification of appropriate staging and alignment of infrastructure provision with anticipated growth • 2.10: Collaborate with Government to explore the possibility of re-establishing a Metropolitan Development Program to assist in aligning growth and infrastructure • 2.11: Complete and adopt Council's Health Impact Assessment in collaboration with SWSLHD with regard to developing health based criteria for locating high density housing • 2.12: Promote housing diversity through local planning controls and initiatives • 2.13: Plan and implement infrastructure that improves community access to key service centres, recreation and employment nodes • 2.14: Prepare master plans for the town centres identified within the Glenfield to Macarthur Urban Renewal Corridor that incorporate opportunities for in-centre living • 2.15: Ensure that sufficient, quality and accessible open space is provided for new urban areas • 2.16: Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas • 2.17: Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments • 2.18: Develop and implement a Social Strategy to chart a path forward for Council and the community sector to deliver stronger positive and equitable social outcomes and consider the land use implications of these in terms of service and housing provision • 2.19: Encourage arts to be used as a mechanism of linking and integrating new communities, including new migrant communities, and connecting them to the Campbelltown City Centre.
Planning priority 6: Respecting and protecting our natural assets	• 6.5: Advocate for the implementation of Council's Natural Asset Corridor Principles which consider best-practice standards for determining corridor widths within developments with the Greater Macarthur Urban Release Areas.
Planning priority 8: Adapting to climate change and building resilience	• 8.7: Advocate for the delivery of guidelines, including the use of Green Star, to deliver sustainability and resilience outcomes within urban release and urban renewal precincts.
Planning priority 10: Creating strong and vibrant centres	• 10.3: Develop and deliver masterplans for the renewal precincts identified along the Glenfield to Macarthur Rail Corridor – Macquarie Fields, Ingleburn, Minto (noting Leumeah is part of the Campbelltown City Centre) • 10.4: Work with the State Government in the strategic and master planning processes for the Glenfield Urban Renewal Precinct.

Source: Campbelltown City Council (2020), Campbelltown 2040 Local Strategic Planning Statement

The LSPS established the following strategic policy positions which are central to this strategy:

- Contain urban growth within the existing urban area or within the identified priority growth and urban investigation areas
- Housing supply, diversity, choice and quality respond to community needs and contribute to housing requirements at the District level.

2.2.3 Campbelltown Local Environmental Plan (2015)

CLEP 2015 is the primary environmental planning instrument for the Campbelltown LGA and commenced on 11 March 2016. The Plan provides the legal framework for the way most land in the LGA can be developed and used. CLEP 2015 is subject to the provisions of State Environmental Planning Policies which provide alternative approval pathways for housing development in the LGA, including 'Complying Development' and land zoned within the South West Growth Area (Edmondson Park South and East Leppington).

The CLEP 2015 land use table identifies the zones that are applied throughout the LGA and includes the land use objectives and permissible uses within each those zones. Of the 24 zones identified in the LEP, 15 permit at least one type of housing. Table 7 summarises the land use table of CLEP 2015 and identifies the zones where housing is permitted with consent, the objectives of the zone, and the setting where the zone is typically found. It also identifies land use zones where secondary dwellings and seniors housing are permissible under *State Environmental Planning Policy (Housing) 2021.*

Table 7: Housing types permitted in relevant land use zones – CLEP 2015

Zone	Objectives	Setting	Permissible dwelling types
RU2 Rural Landscape	• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base • To maintain the rural landscape character of the land • To provide for a range of compatible land uses, including extensive agriculture • To preserve and enhance bushland, wildlife corridors, natural habitat and water resources, including waterways, ground water and riparian land • To protect and enhance areas of scenic value, and the visual amenity of prominent ridgelines, by minimising development and providing visual contrast to nearby urban development.	Primarily located in the southern hills at Gilead to the west of Appin Road and Menangle to the east of the Hume Motorway	• Dual occupancies (attached) • Dwelling houses • Rural workers' dwellings
RU5 Village	• To provide for a range of land uses, services and facilities that are associated with a rural village • To minimise adverse environmental impacts on adjoining land uses and the natural environment • To maintain environmental and visual amenity.	Small area in Wedderburn	• Dwelling houses • Shop top housing • Seniors housing*
RU6 Transition	• To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities • To minimise conflict between land uses within this zone and land uses within adjoining zones • To enable the orderly and productive use of land within this zone • To ensure that development does not have a detrimental visual impact when viewed from surrounding land and roads.	Small area in Menangle Park	• Dual occupancies (attached) • Dwelling houses
R2 Low Density Residential	• To provide for the housing needs of the community within a low density residential environment • To enable other land uses that provide facilities or services to meet the day to day needs of residents • To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale • To minimise overshadowing and ensure a desired level of solar access to all properties • To facilitate diverse and sustainable means of access and movement.	Primarily based around the urban settlement corridor from Glenfield to northern areas of Gilead	• Attached dwellings • Dual occupancies • Dwelling houses • Exhibition homes • Exhibition villages • Group homes • Semi-detached dwellings • Secondary dwellings* • Seniors housing*

Zone	Objectives	Setting	Permissible dwelling types
R3 Medium Density Residential	• To provide for the housing needs of the community within a medium density residential environment • To provide a variety of housing types within a medium density residential environment • To enable other land uses that provide facilities or services to meet the day to day needs of residents • To provide for a wide range of housing choices in close proximity to commercial centres, transport hubs and routes • To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area • To minimise overshadowing and ensure a desired level of solar access to all properties.	Primarily located between high density and low density zones around urban and local centres.	• Attached dwellings • Boarding houses • Dual occupancies • Dwelling houses • Exhibition homes • Exhibition villages • Group homes • Multi dwelling housing • Semi-detached dwellings • Seniors housing • Shop top housing • Secondary dwellings* • Seniors housing*
R4 High Density Residential	• To provide for the housing needs of the community within a high density residential environment • To provide a variety of housing types within a high density residential environment • To enable other land uses that provide facilities or services to meet the day to day needs of residents • To encourage high density residential development in close proximity to centres and public transport hubs • To maximise redevelopment and infill opportunities for high density housing within walking distance of centres • To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area • To minimise overshadowing and ensure a desired level of solar access to all properties.	Campbelltown, Macarthur, Ingleburn and Glenfield town centres	• Boarding houses • Exhibition homes • Exhibition villages • Residential flat buildings • Serviced apartments • Shop top housing • Secondary dwellings* • Seniors housing**
R5 Large Lot Residential	• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities • To minimise conflict between land uses within this zone and land uses within adjoining zones • To enable development for certain purposes other than residential only if that development is compatible with the character and scale of the living area • To minimise overshadowing and ensure a desired level of solar access to all properties.	Small areas of Menangle Park and Glenfield	• Dual occupancies (attached) • Dwelling houses • Exhibition homes • Exhibition villages • Secondary dwellings*

Zone	Objectives	Setting	Permissible dwelling types
B1 Neighbourhood Centre	• To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood • To support public transport patronage and encourage walking and cycling • To achieve an accessible, attractive and safe public domain • To allow small-scale residential development in conjunction with retail, business and commercial uses in a manner that increases the vitality of the surrounding neighbourhood.	Scattered throughout the LGA at small centres such as Saywell Road, Macquarie Fields, Minto rail station and Bradbury shops	• Boarding houses • Shop top housing • Seniors housing*
B2 Local Centre	• To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area • To encourage employment opportunities in accessible locations • To maximise public transport patronage and encourage walking and cycling • To achieve an accessible, attractive and safe public domain • To provide for appropriate residential development in the form of shop top housing to support the vitality of the local area.	Scattered throughout the LGA including in Menangle Park, Leumeah, Minto, Macquarie Fields and Eagle Vale	• Boarding houses • Shop top housing • Seniors housing*
B3 Commercial Core	• To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community • To encourage appropriate employment opportunities in accessible locations • To maximise public transport patronage and encourage walking and cycling • To accommodate the redevelopment, enhancement and vitality of centres by facilitating mixed use development.	Campbelltown, Macarthur and Glenfield town centres	• Shop top housing • Seniors housing*
B4 Mixed Use	• To provide a mixture of compatible land uses • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling • To encourage the timely renewal and revitalisation of centres that are undergoing growth or change • To create vibrant, active and safe communities and economically sustainable employment centres • To provide a focal point for commercial investment, employment opportunities and centre-based living • To encourage the development of mixed-use buildings that accommodate a range of uses, including residential uses, and that have high residential amenity and active street frontages • To facilitate diverse and vibrant centres and neighbourhoods • To achieve an accessible, attractive and safe public domain.	Campbelltown, Macarthur, Ingleburn and Glenfield town centres	• Boarding houses • Residential flat buildings • Seniors housing • Serviced apartments • Shop top housing • Seniors housing*
C3 Environmental Management	• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values • To provide for a limited range of development that does not have an adverse effect on those values • To enable development for purposes other than rural-residential only if that development is compatible and complementary, in terms of design, size and scale, with the character of land in the zone • To allow cellar door premises, restaurants and cafes only where they are directly associated with the agricultural use of the land • To protect, and maintain the environmental, ecological and visual amenity of, the Scenic Hills, the Wedderburn Plateau and environmentally sensitive lands in the vicinity of the Georges River from inappropriate development • To preserve the rural heritage landscape character of the Scenic Hills	Provided in areas of environmental protection such as at elevation or near waterways e.g. Minto Heights and Kentlyn	• Dual occupancies (attached) • Dwelling houses • Rural workers dwellings

Zone	Objectives	Setting	Permissible dwelling types
	• To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines • To protect bushland, wildlife corridors and natural habitat, including waterways and riparian lands • To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.		
C4 Environmental Living	• To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values • To ensure that residential development does not have an adverse effect on those values • To conserve the rural and bushland character of land that forms the scenic eastern edge of Campbelltown's urban area • To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines • To maintain significant stands of native vegetation and wildlife and riparian corridors • To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.	Provided adjacent to areas of environmental protection (Colo Rive, Upper Colo, Upper, Central & Lower Macdonald, Vineyard) often adjacent to RU1.	• Dual occupancies (attached) • Dwelling houses

*permissible under State Environmental Planning Policy (Housing) 2021.

Source: Campbelltown Local Environmental Plan 2015; State Environmental Planning Policy (Housing) 2021

2.2.4 Campbelltown (Sustainable City) Developmental Control Plan (2015)

The Campbelltown (Sustainable City) Development Control Plan (CSCDCP 2015) is the principal DCP applying to the Campbelltown LGA and provides the framework for development of land in the Campbelltown LGA. CSCDCP 2015 provides detailed development guidelines that must be considered for land use types permitted under CLEP 2015, including site-specific provisions for nominated areas of the Campbelltown LGA.

The CSCDCP 2015 includes site specific DCPs for the following precincts:

- Glenfield Road Urban Area
- Campbelltown Link site
- Certain heritage items / precinct
- University of Western Sydney (excluding residential areas)
- Edmondson Park Smart Growth
- Mount Gilead
- Menangle Park
- Urban Renewal Areas – Airds, Bradbury, Claymore, Minto
- Blairmount and Badgally Road
- Caledonia
- Glenlee Precinct
- Maryfields
- 22-32 Queen Street.

Each site specific DCP has its own objectives and controls that must be considered for development in each of the nominated areas. CSCDCP 2015 includes some controls for certain housing types permitted outside of the CLEP 2015 provisions, such as secondary dwellings that are permissible under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), which is discussed further in Section 2.4.

2.2.5 Reimagining – Campbelltown City Centre Master Plan

Reimagining – Campbelltown City Centre Master Plan (2020) sets out Council's vision as part of its commitment to Campbelltown's position in the Western Parkland City, as planned in the Region Plan and District Plan. The Plan has been prepared to support the *Campbelltown-Macarthur Place Strategy* (2020) published by the Greater Sydney Commission, which identifies a future vision for the Campbelltown-Macarthur Collaboration Area.

The document outlines a new vision for Campbelltown City Centre, Macarthur health and innovation district and Leumeah. The implementation of the plan is based around five key council led priority projects and three transformative partnerships between Council and key stakeholders including:

- Redesign Queen Street
- Build a new city library
- Amplify the sports and entertainment precinct
- Transform Bow Bowing Creek
- Deliver Campbelltown Billabong parklands
- Create South West Sydney community and justice precinct
- Create CBD vertical education campuses
- Deliver the Macarthur health, knowledge and innovation district.

These will support the future community of the Campbelltown LGA. The Campbelltown City Centre and Macarthur health and innovation district are highlighted to have mixed use high density living, while Leumeah is noted for mixed-use neighbourhoods with a green parkland setting.

2.3 Other relevant policies

Table 8: Overview of other relevant policies

Policy / document	Summary
Western Sydney City Deal (2018) NSW Government	The Western Sydney City Deal is an agreement between the Australian Government, NSW Government and local governments in Western Sydney. It was founded to further the aim of creating the Western Parkland City. The Deal was signed by all levels of government and is intended to lay the investment and resource foundation necessary to deliver the Western Parkland City. Campbelltown LGA is viewed as "Western Sydney's southern gateway" and described as **"a well-connected and true lifestyle city, transforming opportunity into reality"**. Council commits to delivering "a strong economy, creating better community outcomes through increased job diversity, improving health and wellbeing, enhancing learning choices, and providing widely accessible sport, recreation, cultural and natural experiences." The Western City Deal is based on commitments for: • Connectivity • Jobs for the future • Skills and education • Liveability and environment • Planning and housing • Implementation and governance.
Campbelltown Macarthur Place Strategy	The Campbelltown-Macarthur Collaboration Area Place Strategy was co-designed by the Greater Sydney Commission and the Campbelltown-Macarthur Collaboration Area Stakeholder Group between April 2019 and February 2020. The Strategy was adopted by the Greater Sydney Commission in March 2020. The Place Strategy identifies a vision and shared objectives for the place and sets out priorities and actions to realise this vision. Some actions are identified as immediate imperatives in order to focus the efforts of the local partners. The actions and immediate imperatives are dynamic and are subject to change as the Governance Group for each area is established and work is completed. The Strategy identifies the following complex city making issues: • Improving public transport, walking and cycling connections, reducing reliance on car travel and commuter car parking, and managing flows of freight and through traffic impacts. • Reducing urban heat, and expanding blue-green infrastructure, tree canopy and vegetation cover – including restoring Bow Bowing Creek. • Planning for and building regional-scale social infrastructure that reflects the centre's metropolitan role. • Boosting existing and attracting new businesses to provide a greater diversity of jobs, matching the skills of residents to local employment needs, and further developing health and education networks. • Improving how employment and commercial activities interact to foster innovation and improving the attractiveness, quality and level of activity in the centre. Increasing the diversity of housing types, sizes, tenures and affordability. • Supporting the transition to a low carbon, low waste and low resource future.
Staying Ahead: State Infrastructure Strategy 2022-2042 (2022) Infrastructure NSW	Staying Ahead: State Infrastructure Strategy 2022-2042 sets out Infrastructure NSW's advice on infrastructure needs and priorities of the State for the next 20 years and beyond. The Strategy identifies 57 recommendations across the following 9 key objectives: • Boost economy-wide productivity and competitiveness • Service growing communities • Embed reliability and resilience • Achieve an orderly and efficient transition to Net Zero • Enhance long-term water security • Protect our natural endowments • Harness the power of data and digital technology • Integrate infrastructure, land use and service planning • Design the investment program to endure The following recommendations are relevant to Campbelltown and the Western Parkland City:

Policy / document	Summary
	• Progressively deliver the Western Parkland City Transport Program to meet emerging and long-term demand from Western Sydney International (Nancy-Bird Walton) Airport and the Aerotropolis: – Deliver a rapid bus network (including new fleet, services, technologies and infrastructure) between the Western Sydney International (Nancy-Bird Walton) Airport and key metropolitan centres of Liverpool, Campbelltown and Penrith • Preserve corridors to protect long-term options for a future mass transit network to and within the Western Parkland City: – Sydney Metro Western Sydney International Airport extension to Campbelltown-Macarthur.

Source: Campbelltown City Council (2020), Reimagining – Campbelltown City Centre Master Plan

2.4 Overview of State Environmental Planning Policies

Table 9: Overview of relevant State Environmental Planning Policies

Legislation	Overview
State Environmental Planning Policy (Precincts – Western Parkland City) 2021 – Chapter 3	The key aim of Chapter 3 of SEPP (Precincts – Western Parkland City) 2021 is to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area. Of particular note to Campbelltown is the South West Growth Area. Chapter 3 of the SEPP outlines key development controls for all growth centres and specific controls for each growth centre area. As noted above, the SEPP takes precedence should a conflict arise between CLEP 2015 and the SEPP. Any alterations to the SEPP would require a planning proposal.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 3B Low Rise Medium Density Housing Code	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) allows for complying development assessment of many forms of development, including detached dwellings. Proposed development must meet specific performance and numeric criteria in order to use the complying development pathway instead of the development assessment pathway. The Low Rise Medium Density Housing Code is contained within Part 3B of the Codes SEPP. It allows well designed dual occupancies, manor houses and terraces (up to two storeys) to be carried out under a fast track complying development approval. A complying development approval can be issued within 20 days if the proposal complies with all the relevant requirements in the Codes SEPP. Dual occupancies, manor houses and terraces built as complying development are only allowed in R1, R2, R3 and RU5 zones where this type of housing are already permitted under CLEP 2015. A development proposal must meet all of the development standards in the Low Rise Medium Density Housing Code and associated design criterial to be permitted as complying development.
State Environmental Planning Policy (Housing) 2021	Chapter 1 of State Environmental Planning Policy (Housing) 2021 aims to increase the supply and diversity of affordable rental and social housing throughout NSW. Under this SEPP, affordable rental housing is defined as housing for very low, low and moderate income earning households (i.e. households earning less than 120 per cent of the Greater Sydney average). Infill affordable rental housing is provided for under this SEPP and is intended to promote affordable rental housing in existing residential areas that are accessible by public transport. The policy allows additional floor space to a private proponent to develop dual occupancies, multi dwelling housing or residential flat buildings where a component is built to be affordable housing for a period of 10 years, managed by a community housing provider. The SEPP also allows development of secondary dwellings (e.g. granny flats) and boarding housing (e.g. market rate bed sits or similar). These types of dwellings are permissible in certain zones with specific built form requirements, limiting local government ability to restrict their development.

Legislation	Overview
	Chapter 2 of the Housing SEPP allows councils to prepare an affordable housing contribution scheme for certain precincts, areas or developments within their LGA. Councils may levy contributions for affordable housing once an LGA is listed under this SEPP. If named, a council can seek to amend its LEP to reference an affordable rental housing contribution scheme and to levy affordable housing contributions. In February 2019, the SEPP and relevant guidelines were amended to include all councils across the State. The aim is to make it easier for councils to prepare affordable housing contribution schemes and increase affordable housing across NSW. *Guideline for Development an Affordable Housing Contribution Scheme* (2019) contains the processes and procedures for developing a scheme, including identifying demand, delivery mechanisms, management measures, and feasibility testing. Once a scheme is finalised, the council may begin collecting contributions where the scheme applies.
State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development and Apartment Design Guide	State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development (SEPP 65) and the accompanying Apartment Design Guide (ADG) aim to deliver a better living environment for residents who choose to live in residential apartments, while also enhancing streetscapes and neighbourhoods. Planning provisions for designing development of residential flat buildings and mixed use development are contained in the ADG, with SEPP 65 raising the ADG as a statutory consideration. The ADG specifies both specific and generalised design requirements for apartments and apartment buildings, which influences the number of and type of dwellings that can be delivered. This includes minimum apartment sizes, apartment mix, balconies and other amenity considerations. SEPP 65 also allows for the relevant Minister to constitute design review panels for local government areas, such as the Campbelltown LGA who are to review development applications to which SEPP 65 applies. The panels provide independent design advice to the consent authority to consider when determining development applications but may not make determinations on their own. On 6 August 2019, Council resolved to establish the Campbelltown Design Excellence Panel (CDEP), which commenced operation in March 2020. The CDEP aims to increase focus on quality urban and building design outcomes that meet Council's vision and create places for people who live and work in or visit Campbelltown.

2.5 Key findings

The key findings for the LHS resulting from the review of the relevant strategic and statutory planning policies and studies are:

- The preparation of the LHS is a key action of the LSPS and is required to comply with the DPE and GCC requirements as outlined in the "guideline"
- This strategy must align with the Western City District Plan and Greater Sydney Region Plan
- 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 supporting infrastructure and services delivery
- 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, including in school aged children and families, which will increase demand on education and social infrastructure
- The 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

  - 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.

3.0 LOCAL CONTEXT

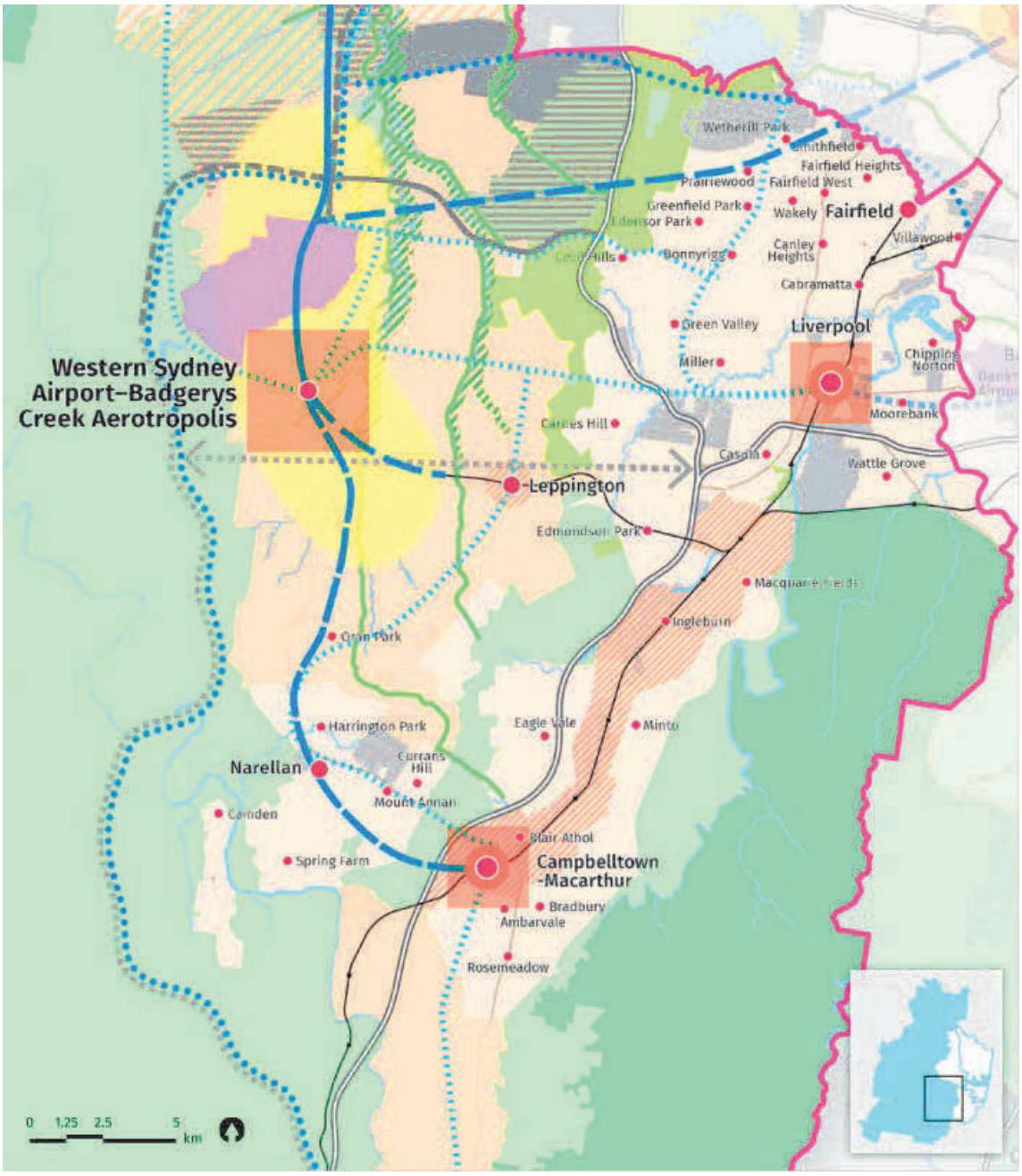
This chapter provides a snapshot of the Campbelltown LGA. It provides context for the discussion of housing that follows in the subsequent chapters by providing key information about employment, transport, infrastructure and environmental constraints. A detailed analysis of the population and housing is provided in Section 4.0.

CAMPBELLTOWN LGA SNAPSHOT[3]

176,519 people 2021		**229,301 people** 2041
40.5% born overseas		Main birthplace other than Australia India, Bangladesh & Philippines
44 Primary schools 21 Secondary schools 11 Combined schools	2 TAFE campuses 1 University	4% Residents currently enrolled in university
78% Separate houses	15% Semi-detached, row or terrace	6% flat, unit or apartment
6.4% unemployment	34.6% of employed residents work in Campbelltown	11.0% travel to Liverpool 10.9% travel to Sydney CBD
15.8% of workers from Camden	47.9% of workers live in Campbelltown	Largest employer is healthcare & social assistance (15.6% of the workforce)
10,653 businesses with 19% in the construction industry		

[3] Source: ABS Census (2021)

Figure 6: Campbelltown LGA in the broader context



Source: Western City Region Plan 2018

Employment in Campbelltown LGA is described in detail in the Draft Campbelltown Strategic Review of Employment Land Strategy (2020). The location of Campbelltown at the southern gateway to Sydney and the convergence of several major transport links has supported significant growth in warehouse and distribution activities. Other key employers in the LGA include:

- Western Sydney University – Campbelltown Campus
- TAFE NSW Campbelltown

- Campbelltown Public Hospital
- Campbelltown Private Hospital.

The Campbelltown employment landscape comprises:

- 6.4 per cent unemployment compared with 5.1 per cent for Greater Sydney in 2021, decreasing from 7.9 per cent and 6.0 per cent respectively in 2016
- 34.6 per cent of employed residents live and work in the LGA, the next most popular destinations for employment are:
  - Liverpool (11.0 per cent)
  - Sydney CBD (10.9 per cent)
  - Camden (6.9 per cent)
- 47.9 per cent of Campbelltown LGA workers also live in the LGA
- Workers in the Campbelltown LGA include residents from:
  - Camden (15.8 per cent)
  - Liverpool (8.2 per cent)
  - Wollondilly (5.9 per cent)
- There are 0.77 jobs per 1 employed resident (83,719 employed residents and 64,675 local jobs) (2021) and 10,653 businesses.[4]

3.1 Transport

Campbelltown LGA is well-connected by major roadways to Sydney CBD and Parramatta CBD via the Hume Motorway/M5 and M7, and the Western Sydney Aerotropolis via The Northern Road. It is regionally connected to Wollongong via Appin Road, and the Southern Highlands and ACT along the Hume Highway/M5. It is also well-connected by heavy rail and roads supporting industrial uses as a hub in the network of industrial lands.

Located on the Main Southern railway line with connections to the South West Rail Link and the Camden Line, Campbelltown is well located for passenger and freight movements both within the Greater Sydney area and regional NSW.

Active transport is, in part, delivered via *Campbelltown LGA Bicycle Plan* (2010) (Bicycle Plan). The Bicycle Plan outlines the priorities and opportunities for delivery of a bicycle path network that covers the LGA. It is complemented by a cycleway plan that shows existing and proposed cycleways and was last updated in April 2019. As shown on the cycleway plan, the LGA is currently well services by cycleway infrastructure, with plans to improve regional connections.

Key transport attributes are:

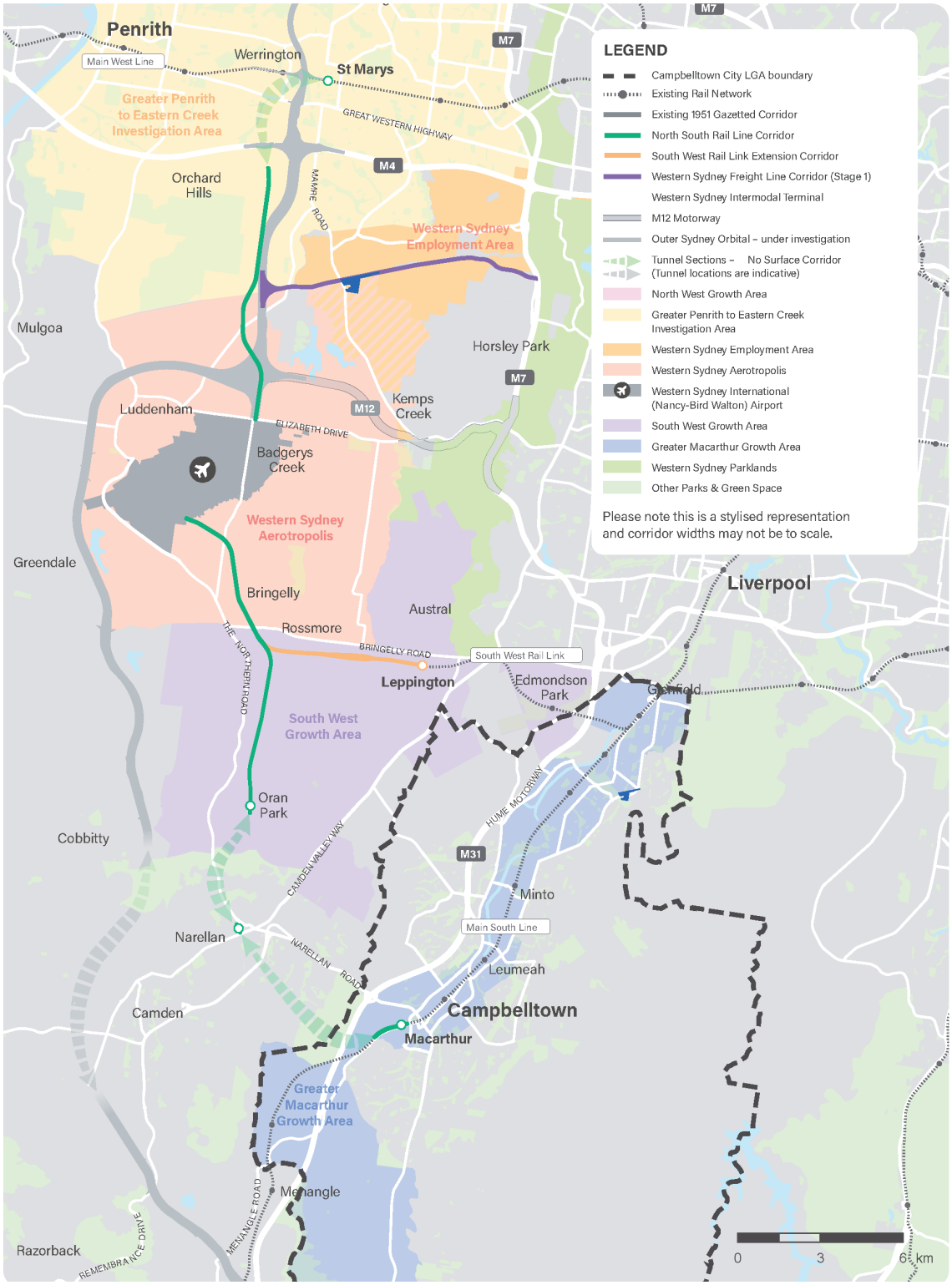
- The Hume Motorway and the Main Southern Railway Line generally dissects the LGA running north/southwest connecting the LGA with the wider south west region via road and rail. The Campbelltown LGA is the gateway to the South West Region, connecting Sydney with the Southern Highlands, Canberra and Wollongong.
- Eight railway stations on the Main Southern Railway Line while, Glenfield is a junction for the East Hills line and the South West Rail Link.
- Active transport networks service the established residential and commercial areas, with plans to improve connections.

[4] .id community, Campbelltown Economic Profile (2021)

Future transport connections and improvements in the Campbelltown LGA include:

- Proposed rail and road connections to the Western Sydney Airport and the future employment area.
- A new east-west link between Appin Road and Menangle Road to support future growth in the Greater Macarthur Growth Area.
- An upgrade of Appin Road between Rosemeadow and Mt Gilead is proposed, involving the duplication of approximately four kilometres of road and improvements at several intersections. The upgrade would unlock future housing at Mt Gilead and improve access and safety for local residents and through traffic.
- The use of Glenfield railway station as a major rail hub, providing a direct line to Western Sydney Airport at Badgerys Creek and adding to existing connections on the Sydney Trains network to locations including the Campbelltown CBD, Parramatta and Sydney CBD.

Figure 7: Planned transport connections



Source: Campbelltown City Council

3.2 Social infrastructure

Key social infrastructure in the Campbelltown LGA includes:

- Campbelltown Public and Private Hospitals
- Western Sydney University, Campbelltown
- Education facilities:
  - 44 primary schools, 21 secondary schools and 11 combined schools
  - 2 TAFE campuses and 1 university campus
  - Glenfield hosts three special purpose schools as a hub for special education in the region
- Campbelltown Stadium
- Campbelltown Arts Centre
- Several leisure centres and pools.

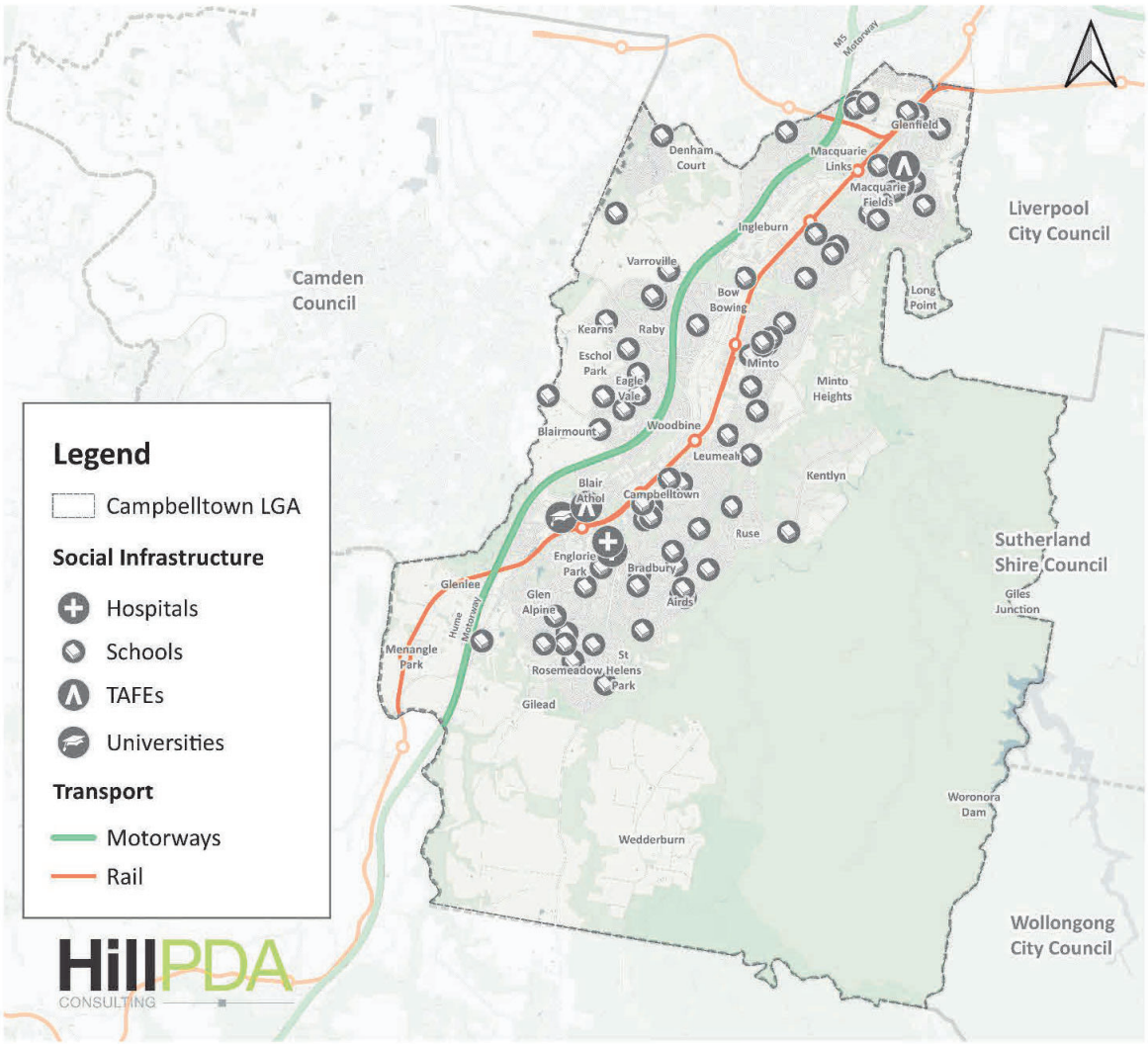
Local facilities are generally dispersed throughout the LGA (Figure 8). Western Sydney University, Campbelltown Hospital and Campbelltown Stadium are regional facilities located within the LGA, providing significant benefits for the local social environment.

The Western City District Plan[5] notes that Western Sydney University has a strong health focus linked to the hospitals and centred around its School of Medicine and Nursing and Midwifery. Programs of note include:

- 7,000 students enrolled at the Campbelltown campus with 632 studying medicine
- Almost 3,000 students enrolled in nursing and midwifery programs and approximately 12,000 enrolled in allied health programs
- The new NSW Government-University funded Macarthur Clinical School at Campbelltown Hospital.

[5] Greater Sydney Commission (2016), Western City District Plan

Figure 8: Location of social infrastructure



Source: HillPDA, 2022

3.3 Environmental constraints

This section summarises key environmental constraints that are relevant to the location of housing growth.

Some key constraints are:

- Small areas of flood planning area are located in Denham Court and Bardia, with additional flood studies being undertaken to better inform flood risk
- Much of the LGA is subject to bushfire prone land mapping (Figure 12):
  - Eastern bushland areas including Holsworthy Military Reserve
  - Southern rural landscape and environmental management zoned land in Wedderburn and some areas of Gilead
  - Smith's Creek Reserve
  - Small areas of Denham Court

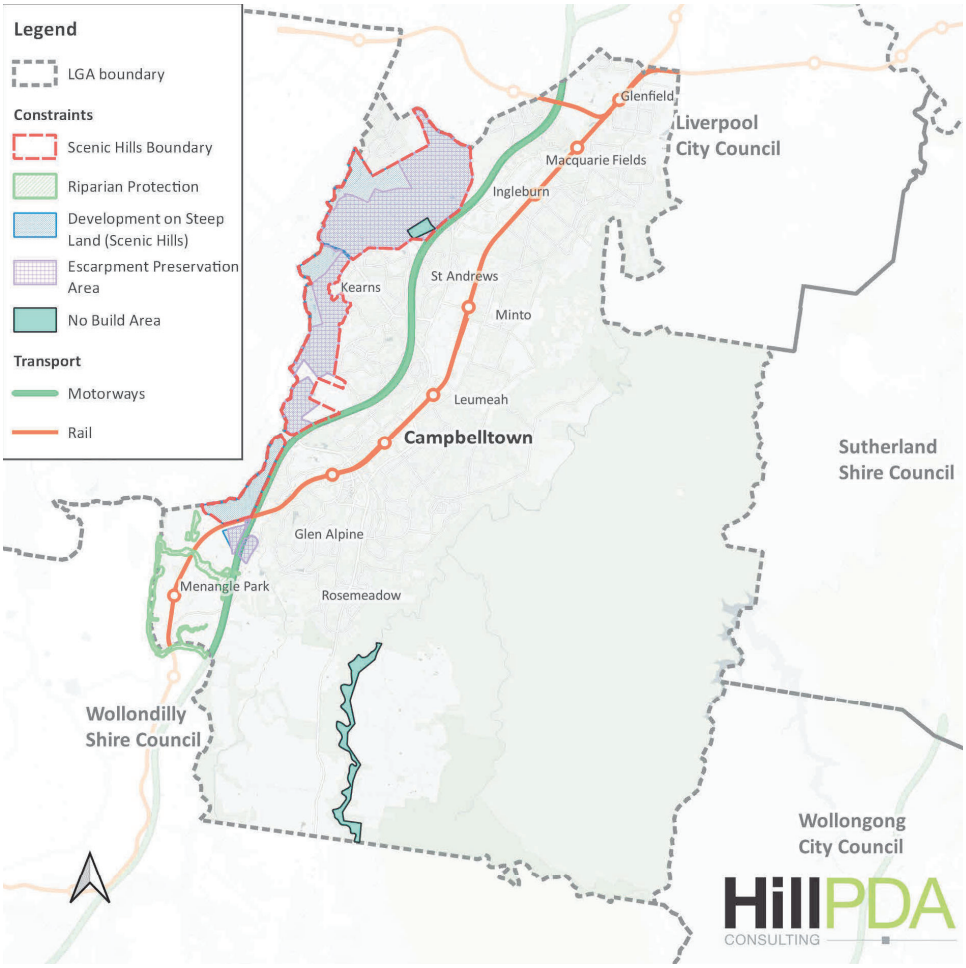
- Blairmount
- Western portion of Eschol Park
- Northern area of Bardia
- Much of Gilead.

- The Australian Defence force base at Holsworthy and the Dharawal National Park on the eastern edgelands provide a significant access barrier between Campbelltown LGA and the Sutherland Shire and Wollongong City Council
- Steep hills and undeveloped bushland on the periphery of the Campbelltown LGA are identified as Metropolitan Rural Areas under the Western City District Plan. These areas provide distinctive scenic views and a natural environment that is characteristic of a semi-rural and suburban character, which is supported by their *C3 Environmental Management* zoning under CLEP 2015.
- The National Park provides invaluable recreation opportunities for the wider community.

3.3.1 Character

The rural frame of the Campbelltown LGA, with the natural characteristics of land bordering LGAs to the west and east, is an important feature of the area and should be maintained in the future. The Scenic Hills to the west form part of the Metropolitan Rural Area as identified in the Western City District Plan (Figure 9).

Figure 9: Scenic Hills



Source; HillPDA and Campbelltown Local Environmental Plan 2015

A key requirement of this LHS is to ensure that housing growth does not compromise this rural character element of the LGA, in part represented by its picturesque setting and high value heritage and natural environments. Of key importance are:

- The scenic hills between Campbelltown and Camden are to be protected in alignment with the Western City District Plan and are zoned C3 Environmental Management to retain the scenic character of the region (Scenic hills are discussed further in Section 3.3.3).
- Heritage items are located in Glenfield (school, Macquarie Field House), Ingleburn (Odyssey House), Denham Court (Ottimo House), and Gilead (Sugarloaf Farm), and a heritage conservation area (Queen Street Conservation Area) is located in Campbelltown.
- Smaller lots of heritage are scattered throughout the LGA, and one block of heritage conservation is located on the southern end of Queen Street in the Campbelltown City Centre.
- Aboriginal cultural heritage is important to the area with a state significant item the 'Bull Cave'.

The scenic hills between the Campbelltown and Camden LGA's are mapped as an ecological constraint in CLEP 2015, identified as Scenic Hills, with certain areas also identified as an Escarpment preservation area.

3.3.2 Heritage

Campbelltown has a rich history and several large parcels of heritage that add to the character of the LGA, as represented in the CLEP 2015 heritage map. This heritage map shows listed heritage items, and does not identify Aboriginal landscapes and cultural heritage, which will be preserved through the development assessment process under relevant legislation including the *National Parks and Wildlife Act 1974* and the environmental zonings of CLEP 2015. Preserving scenic, Aboriginal and non-Aboriginal heritage into the future will be critical to maintaining the character of the Campbelltown LGA.

3.3.3 Natural bushland

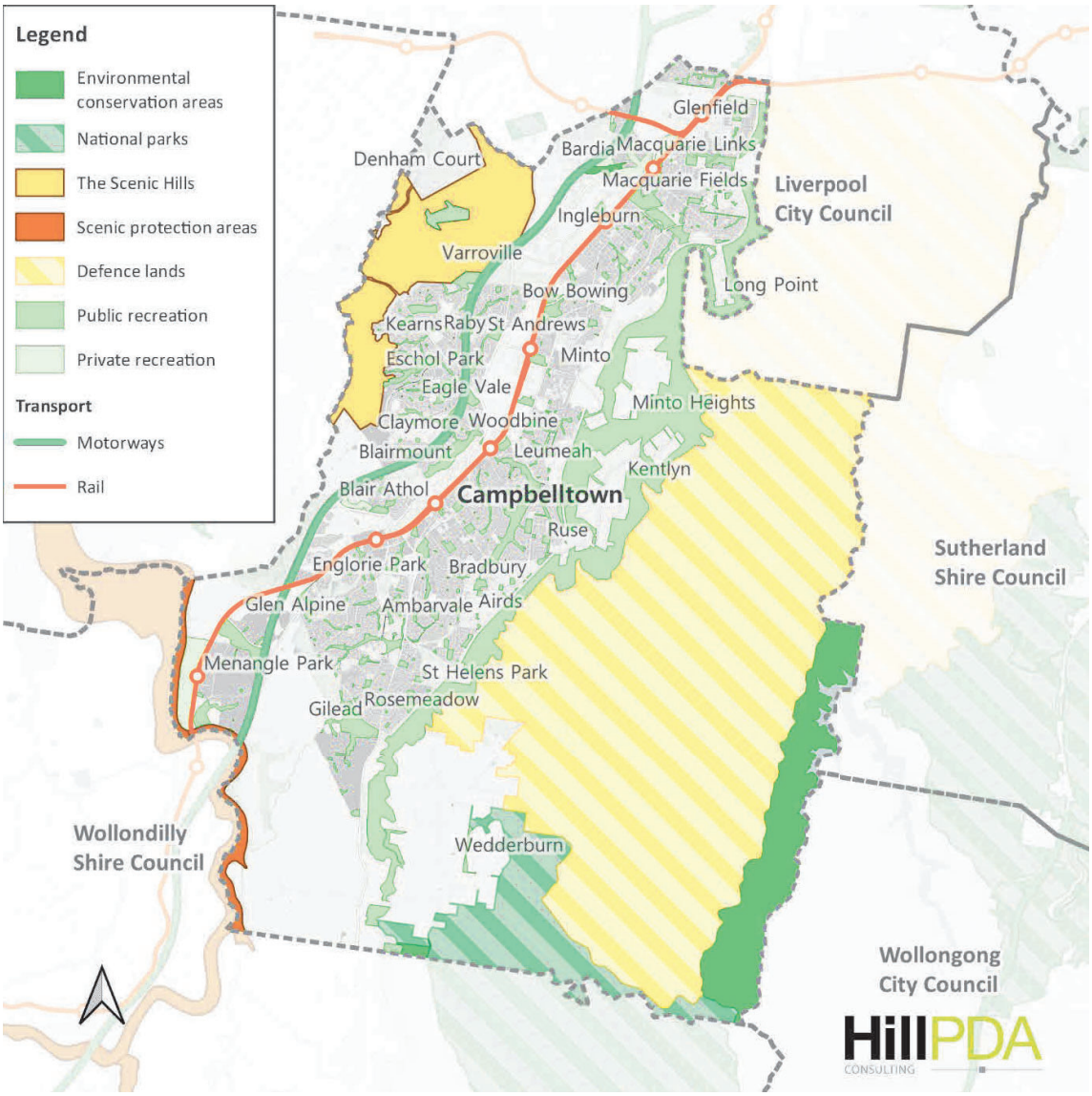
As shown in Figure 10, the Campbelltown LGA contains extensive areas where natural bushland has been preserved outside of urbanised areas and public open space has been provided in developed areas. As noted in Section 3.3.1, the natural environment is a key component of the Campbelltown LGA character.

To the east, the Australian Defence force base at Holsworthy and the Dharawal National Park provides a significant access barrier between Campbelltown LGA and the Sutherland Shire and Wollongong City Council. These lands also provide distinctive scenic views and greenery for the semi-rural and suburban character. The National Park also provides invaluable recreation opportunities for the wider community. The Woronora Special Area occurs in the east of the LGA.

To the west, the hills between the Campbelltown and Camden LGA's are protected through CLEP provisions which limit development to low impact design that does not conflict with the scenic values to and from the land. The value of preserving the scenic quality of natural areas is also reflected to the south west, along the Nepean River between the Campbelltown and Wollondilly LGAs. These lands are identified in Chapter 9 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* as areas where scenic qualities are to be protected or improved.

Combined, these above lands represent significant features that contribute to the natural environment of the Campbelltown LGA. It should be recognised that they are important not only in their intrinsic value to biodiversity, but also as an element of the Campbelltown LGA's character.

Figure 10: Vegetation and ecology



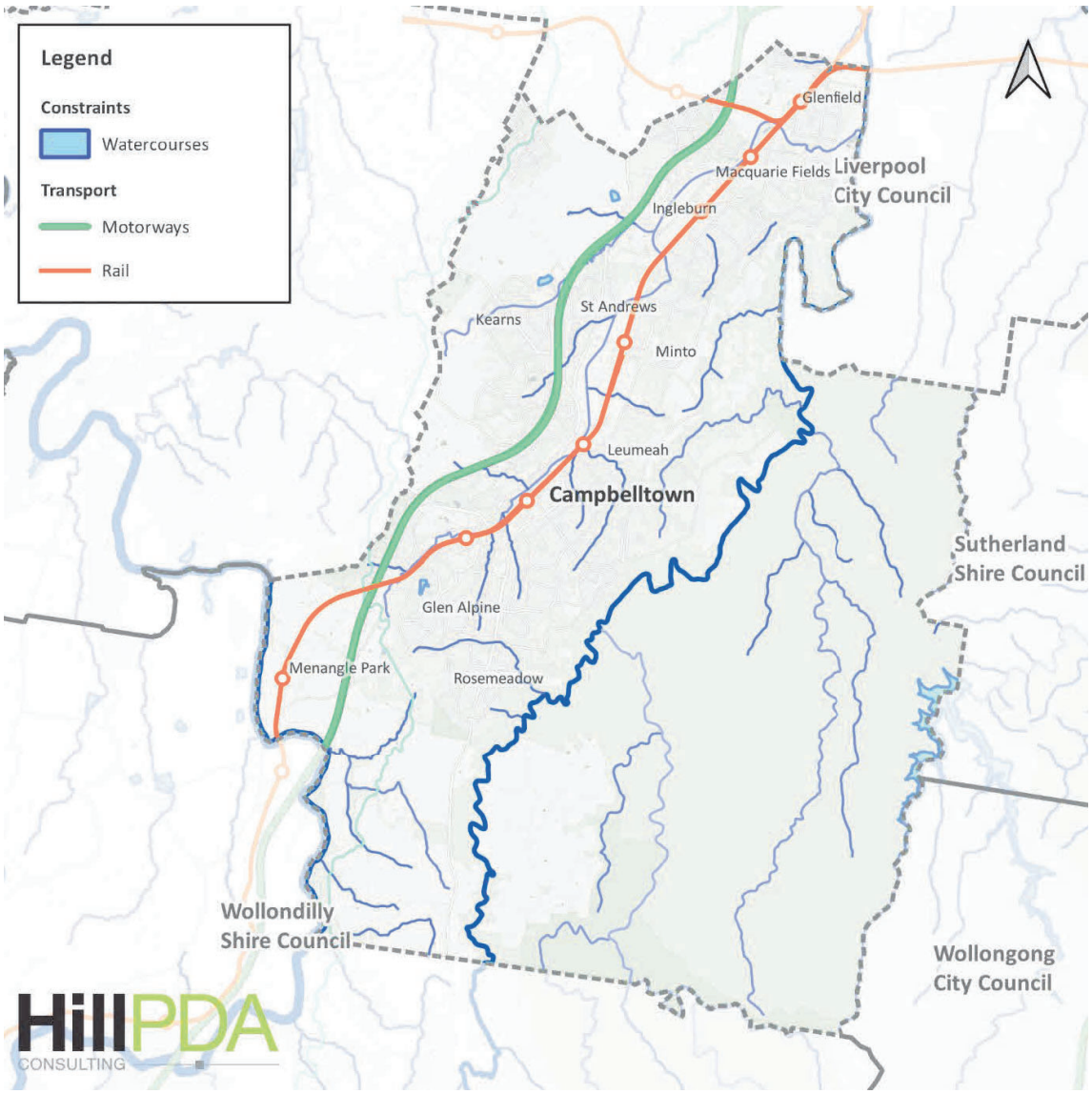
Source: HillPDA,2020

3.3.4 Flood risk

Council prepared a Floodplain Risk Management Plan (FRMP) for the Bow Bowing / Bunbury Curran Catchment to identify areas subject to flooding. The catchment encompasses most of the urban areas of Campbelltown. The FRMP and supporting study are being used to manage flood risk and inform future planning. Development of land within the precinct will need to consider whether the land is flood prone and address any relevant flooding controls.

As shown in Figure 11, Campbelltown LGA is constrained by significant watercourses. Flood risk should continually be reviewed as density increases and flood studies are completed. Drainage culverts and detention basins are important infrastructure assets that play a significant role in mitigating flood impacts to the urban developed land in the LGA and are to be maintained.

Figure 11: Watercourses in Campbelltown LGA



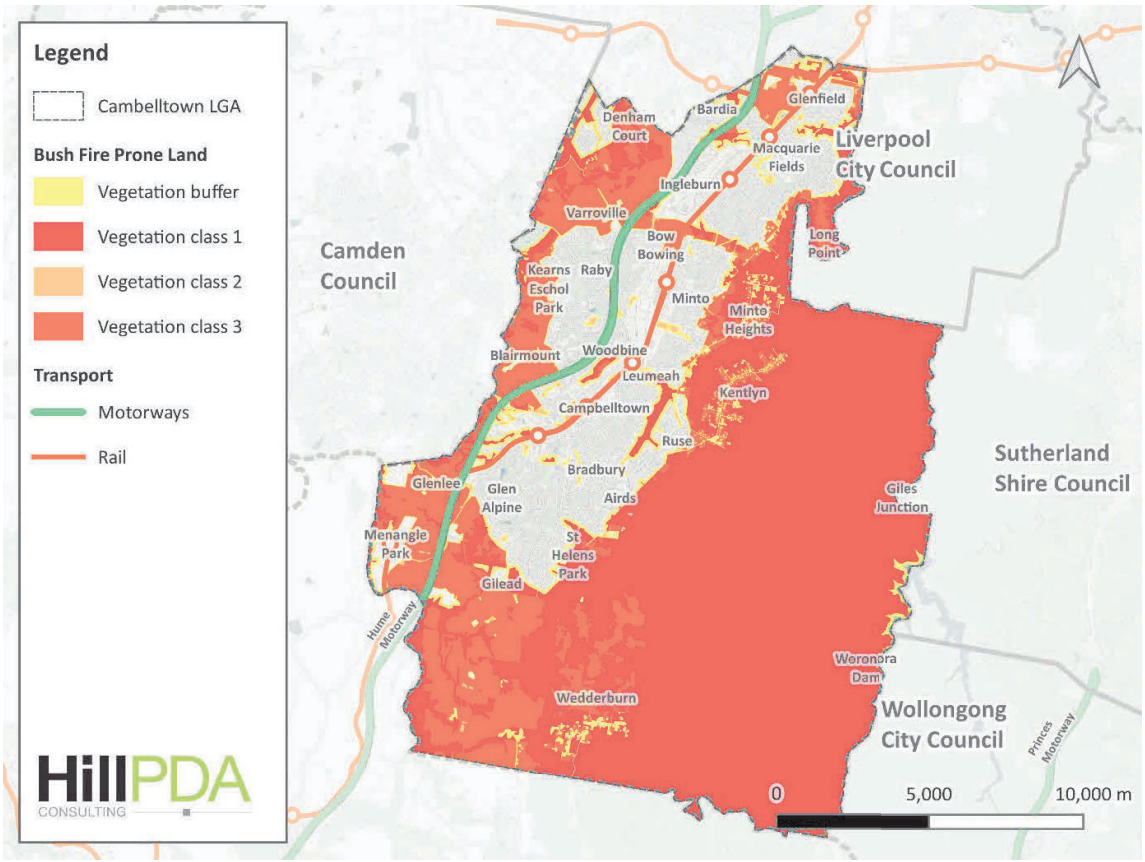
Source: HillPDA,2020

3.3.5 Bushfire risk

The Bush Fire Prone Land Map applying to the Campbelltown LGA (Figure 12) was prepared following Rural Fire Service (RFS) guidelines in accordance with the *Environmental Planning and Assessment Act 1979*. The map shows all land considered at risk from bushfire within the Campbelltown LGA, including buffers adjoining the mapped bushfire prone lands. The Scenic Hills, East Edge Environmental Protection Lands and Holsworthy Army Base present a significant bushfire risk due to the expansive vegetation in the area and potential difficulty accessing the area. The existing urban areas of Campbelltown are generally clear of the mapped bushfire risk category areas.

Bush fire risk must be taken into account when designing new residential developments and subdivisions with the mapped bushfire prone land areas. These considerations would include greater setbacks for housing to vegetated areas, road layouts to provide for the safe movement of people and emergency services during a bushfire event, and more stringent construction techniques for new buildings to reduce the impacts of bushfire risk.

Figure 12: Bushfire prone land (CLEP 2015)



Source: HillPDA, 2022

3.4 Opportunities and constraints

A review of land use opportunities and constraints in Campbelltown LGA has been undertaken based on an analysis of existing planning documents and assessment of the available information regarding the environmental and spatial characteristics of the locality. Relevant mapping of environmental constraints is shown in Figures 9 to 12. A summary of the most relevant opportunities and constraints to housing in the Campbelltown LGA is provided in Table 10 below.

Table 10: Campbelltown LGA housing opportunities and constraints

Opportunities	
	Existing residential development • Protect and enhance the diverse options for housing in Campbelltown LGA • Protect suburban character of areas outside of the rail corridor
	Transport infrastructure • Connected to Sydney CBD and Parramatta CBD via the Hume Motorway, M5 and M7 • Future connections to Western Sydney Aerotropolis via The Northern Road • Regional connections to Wollongong, the Southern Highlands and ACT • Developed active transport network and strategy to allow for additional future expansion • Passenger rail connections to Greater Sydney and regional NSW • Freight rail connections via the Minto and Moorebank Intermodal Terminals
	Urban form and liveability • Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas • Maximise urban shade by protecting existing trees, ensuring new developments incorporate appropriate landscaping, and increasing planting in open space areas • Support the health and wellbeing through healthy urban design and inclusive design • Ensure open space is well connected for pedestrians and cyclists
	Employment centres • Aligning residential development with employment centres to support local employment and the 30-minute city
	Social infrastructure • Work with NSW Government agencies to provide social infrastructure in a timely manner and identify opportunities for school infrastructure to be shared with local communities • Complete and implement the public domain plans for each of the precincts along the Glenfield to Macarthur corridor and plan for social infrastructure to meet the needs of the current and future population • Protect and enhance the 2,000 ha of National Parks across the LGA which include the northern areas of Dharawal National Park, and provide greater open space benefits to the community

Constraints

Environmental factors

- Topography can be a challenge for residential development with sites generally greater than 16 per cent slope requiring specific engineering design
- The railway line, Hume Motorway and Bow Bowing Creek are significant physical barriers to east – west connectivity in the LGA.
- Challenges with the urban heat island effect and access to appropriate materials and design.

Natural hazards

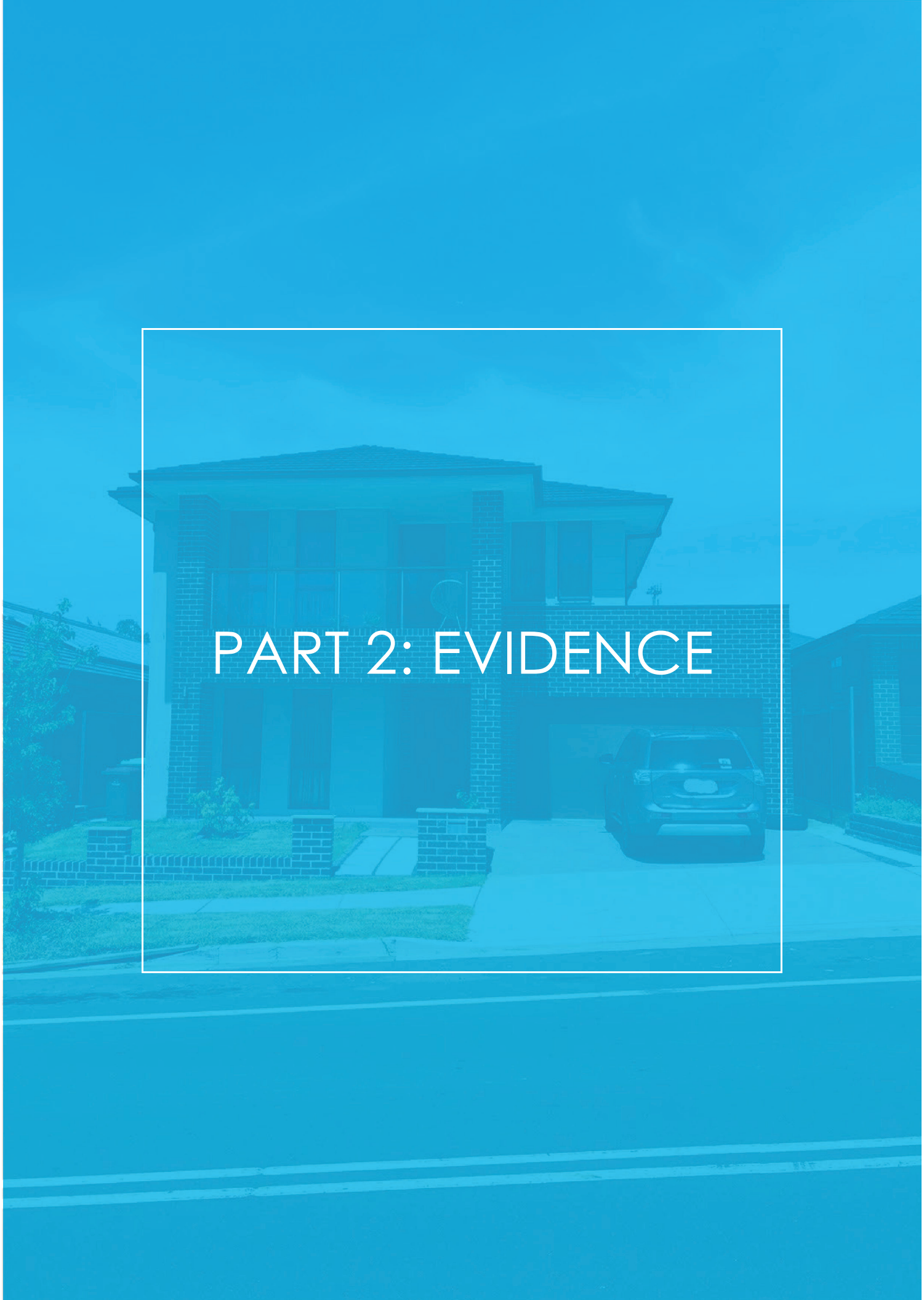
- Small areas of flood planning area are located in Denham Court and Bardia with additional areas likely to be mapped in the near future subject to future flood plain modelling
- A significant portion of the LGA is subject to the CLEP 2015 bushfire risk rating (Figure 12), with the higher risk areas including:
  - Eastern bushland areas along the Georges River and adjacent Holsworthy Military Reserve
  - Southern rural landscape and environmental management zoned land including Wedderburn and some areas of Gilead, Smiths Creek Reserve and small areas of Denham Court.

Incompatible uses

- Some of the land directly adjacent to the railway corridor is dominated by industrial uses, which are generally incompatible for residential land uses due to operational and amenity impacts. These industrial lands are to be generally retained given their employment and economic benefits to the LGA.
- The railway line can limit residential uses due to adverse noise impacts. Residential development should be avoided in locations where noise and vibration impacts exceed relevant standards for building design and layout.
- The Upper Sydney Water Canal traverses the western perimeter of the Campbelltown LGA. This is a State heritage listed water supply corridor and is a constraint for residential development, requiring open space offsets and buffers to urban development.

Conservation resources

- Natural lands on the borders of the Campbelltown LGA have high conservation values and contribute to the environmental character of the Campbelltown LGA
- Scenic Hills and Eastern Edge lands to the east as identified in the Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands, zoned *C3 Environmental Management* under CLEP 2015
- Protection of Aboriginal cultural landscape is important to the local community
- Heritage items are located throughout Campbelltown LGA as listed under CLEP 2015, including Glenfield (school, Macquarie Field House), Ingleburn (Odyssey House), Denham Court (Ottimo House) and Gilead (Sugarloaf Farm). The Queen Street Heritage Conservation Area includes a cluster of State heritage listed items located in the Campbelltown City Centre.
- The Woronora Special Area, Australian Defence force land at Holsworthy and Dharawal National Park in the east of the LGA.



PART 2: EVIDENCE

4.0 DEMOGRAPHY

This section undertakes a review of the current and historic population trends within Campbelltown LGA. Information in this Chapter has been sourced from the Australian Bureau of Statistics (ABS) and other demographic and building data sources, including consultants Population id and Cordell Connect.

Where relevant, demographic indicators have been benchmarked against Greater Sydney to identify relative trends for the Campbelltown LGA.

This section covers the following key areas:

- Population and its distribution in the LGA
- Birthplace and culture of the resident population
- Education and employment of the resident population.

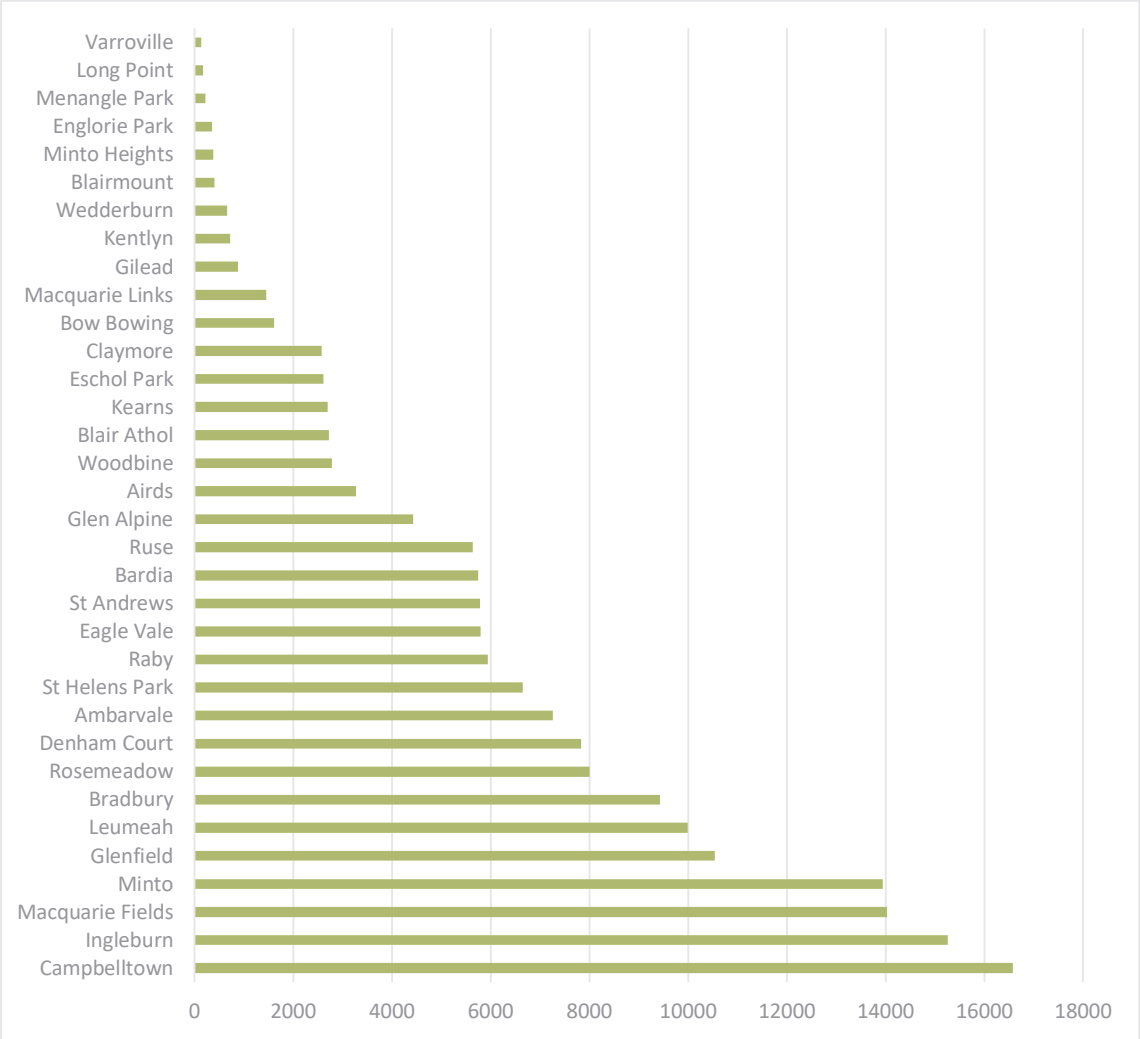
The resident population refers to persons living within the Campbelltown LGA. This section details the key characteristics of the resident population and the implications for such in the context of this LHS.

4.1 Population

The Campbelltown LGA comprised 176,519 residents at the 2021 Census.[6] The largest suburbs by residential population were Campbelltown (16,577 residents), Ingleburn (15,264 residents), Macquarie Fields (14,023 residents), Minto (13,940 residents) and Glenfield (10,536 residents). The suburbs with the greatest population are in areas with established centres, typically around the railway line and older transport hubs.

[6] ABS Census, 2021

Figure 13: Campbelltown LGA population by suburb (2021)

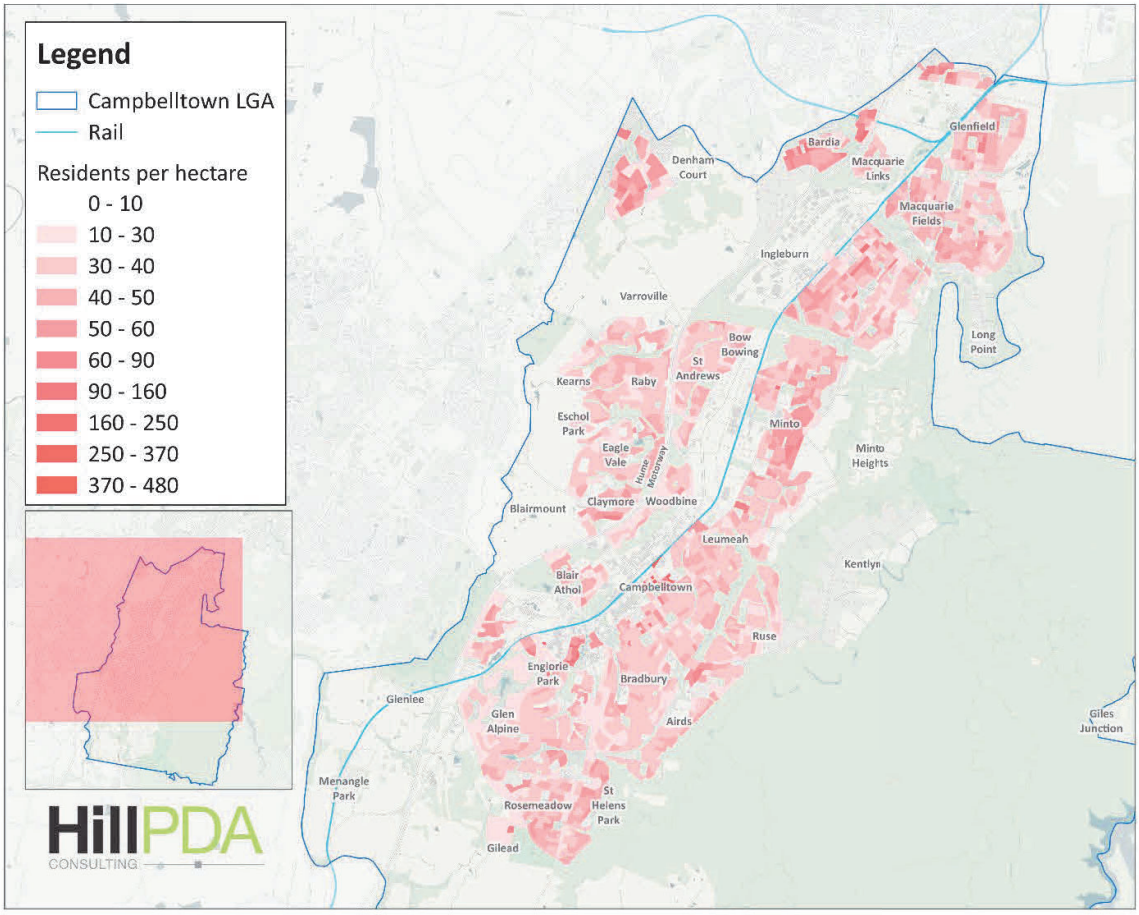


Source: Census of Population and Housing, 2021, TableBuilder

Population density per hectare for each mesh block is shown in Figure 14. Mesh blocks are the smallest geographical area defined by the ABS. The distribution of residents is relatively evenly spread within the existing urban areas, with comparatively very few residents in the south or east of the LGA. These areas constitute rural and greenfield growth areas between Campbelltown and Appin to the south, and the Holsworthy Military base and East Edge lands along the Georges River to the east.

Areas with relatively higher densities of residents are located in the rail corridor centres as described above. Residential areas are typically situated on the eastern side of the rail corridor, given the location of employment lands including Campbelltown, Leumeah, Ingleburn and Minto on the western side of the rail corridor. Residential development to the west is also restricted by the drainage corridor in Macquarie Fields and the site of Hurlstone Agricultural High School in Glenfield.

Figure 14: Residential density (residents per hectare) by meshblock (2021)



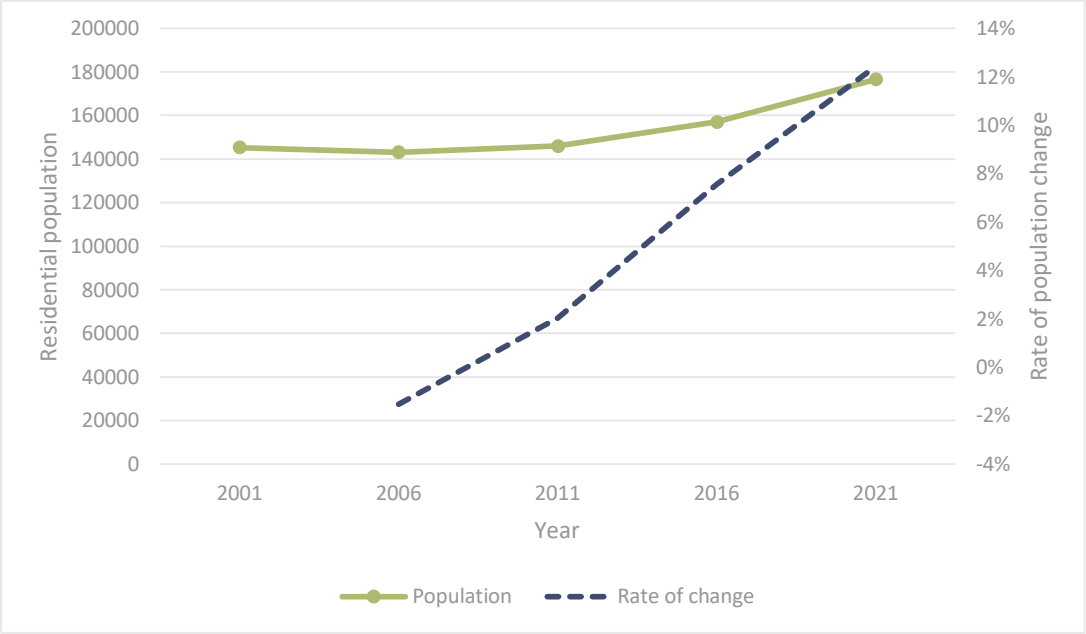
Source: Census of Population and Housing (2021), TableBuilder

4.2 Population growth

The LGA is positioned within Sydney's rapidly growing South West and has been experiencing a high rate of growth since 2006. The rate of population growth has been accelerating since experiencing a 1.5 per cent decline between 2001 and 2006.

Over the decade prior to 2021, the residential population in Campbelltown LGA increased by approximately 30,550 from 145,969 in 2011 to 176,519 in 2021. This represents a 20.9 per cent increase over that period, the vast majority of which was concentrated within the five years from 2016, as shown in Figure 15. The population of the Campbelltown LGA increased by 12.4 per cent between 2016 and 2021, despite the impacts of the Covid-19 pandemic which likely reduced rates of migration into the LGA.

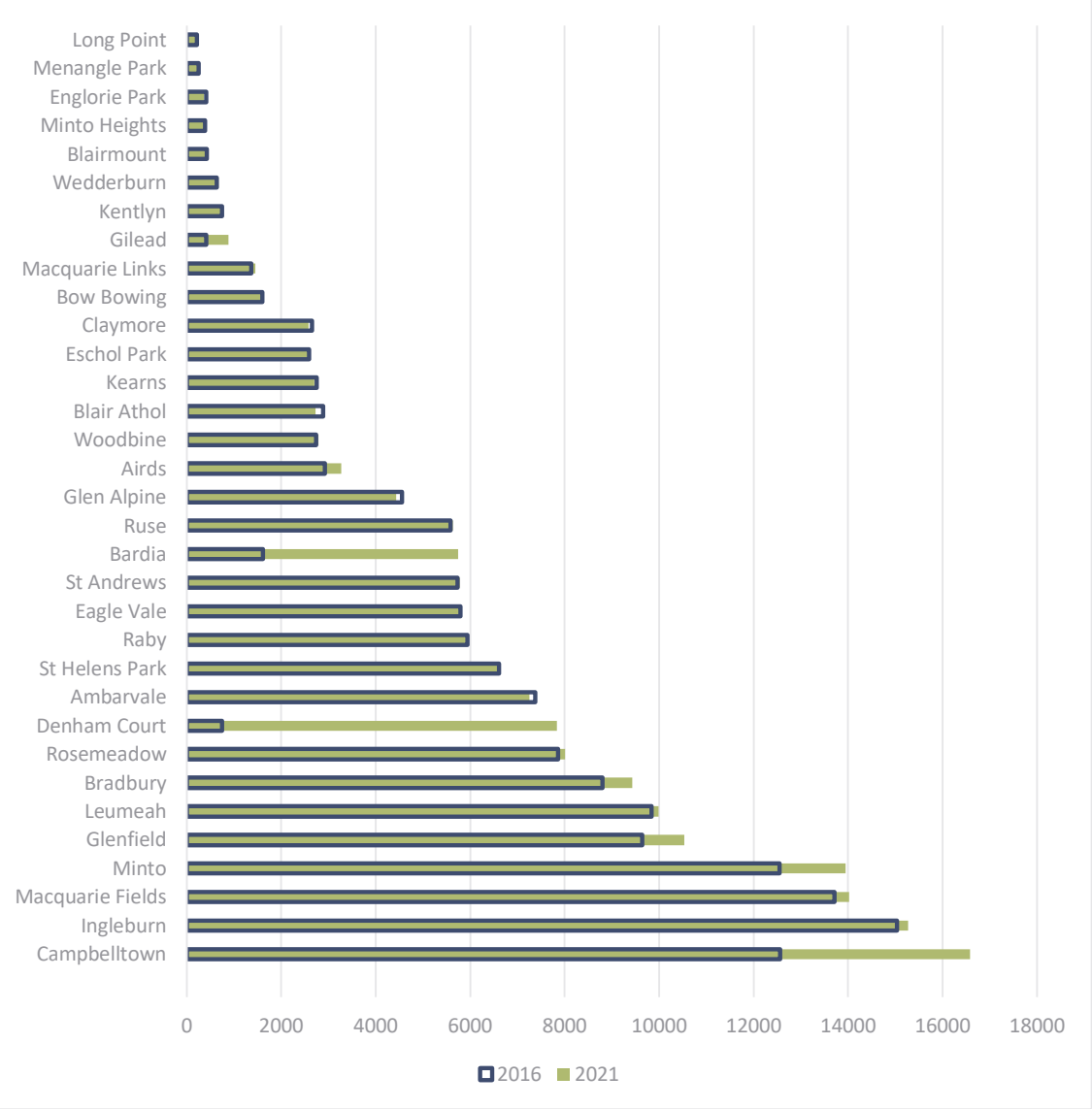
Figure 15: Population in Campbelltown LGA and percentage change 2001-2021



Source: Census of Population and Housing (2001, 2006, 2011, 2016, 2021), QuickStats

Population growth over the previous five years (shown below in Figure 16) has been highly concentrated. The most significant increases in population were in Denham Court (7,086 additional residents), Bardia (4,142 additional residents), Campbelltown (4,013 additional residents) and Minto (1,393 additional residents). These is attributed to the construction of new housing developments within these suburbs over this time period. An additional 19 suburbs experienced smaller increases in population, while 11 suburbs experienced a small decline in population. Whilst being relatively insignificant, the greatest declines were seen in Blair Athol (156 fewer residents), Glen Alpine (129 fewer residents), and Ambarvale (124 fewer residents).

Figure 16: Population of Campbelltown LGA suburbs in 2016 and 2021



Source: Census of Population and Housing (2021), TableBuilder

4.3 Population mobility

Approximately 55.6 per cent of the resident population in Campbelltown LGA did not move address between 2016 and 2021. This represents a lower proportion of population growth sourced from migration from outside of the LGA. Of the residents who migrated to the Campbelltown LGA from locations within Australia, only 3.9 per cent were from interstate locations. In addition, the proportion of the population emigrating from overseas was at almost half of Greater Sydney (see Table 11).

The four most common LGAs from which residents migrated from between 2016 and 2021 were all adjacent to Campbelltown: Liverpool, Canterbury-Bankstown, Camden and Fairfield.

Table 11: Migration profile comparison 2016-2021

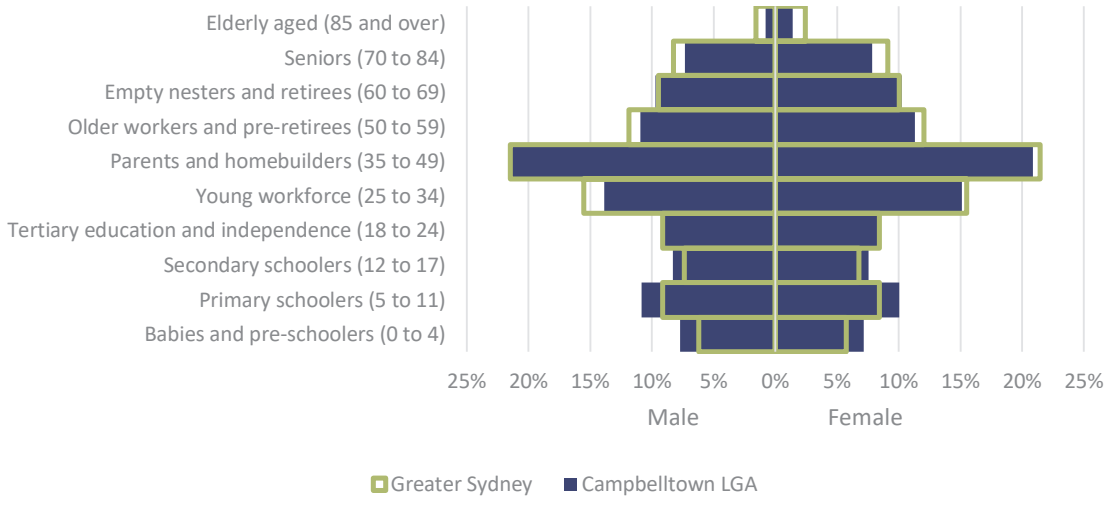
	Campbelltown (LGA)		Greater Sydney (GCCSA)	
Usual address five years ago (2016)	**Total**	**Proportion**	**Total**	**Proportion**
Same as in 2016	90,699	55.5%	2,635,497	53.6%
Elsewhere in Australia	54,596	33.4%	1,600,060	32.5%
Overseas in 2016	6,612	4.0%	383,124	7.8%
Not applicable	11,515	7.0%	300,110	6.1%
Total	**163,422**		**4,918,791**	

Source: Census of Population and Housing (2021), TableBuilder

4.4 Age structure

Campbelltown LGA has a younger population than Greater Sydney, with a median age of 35 compared to 37 in Greater Sydney. The comparative age breakdown by service age group (Figure 17) also shows higher proportions in all service age groups under the age of 18, particularly under 11 years of age. This higher proportion of school age children and younger people indicates a higher proportion of younger families in the area. Conversely, Campbelltown LGA also has a lower proportion of residents aged 70 and above relative to Greater Sydney.

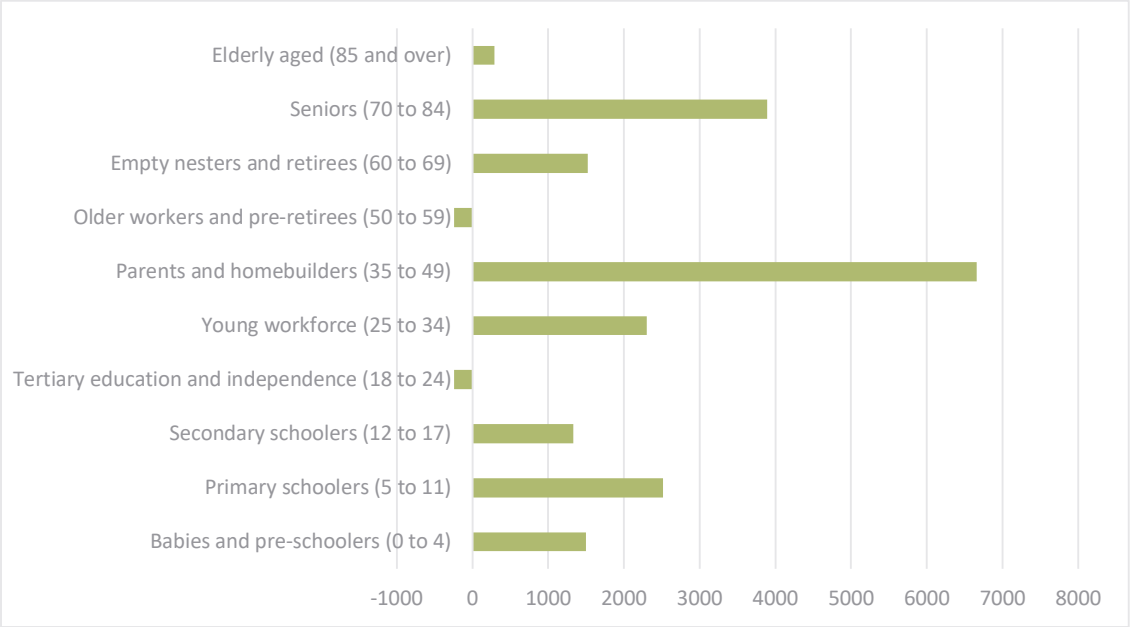
Figure 17: Population of the Campbelltown LGA by service age group, 2021



Source: Census of Population and Housing (2021), TableBuilder

Population growth (shown in Figure 18) has occurred across all service groups, except tertiary education and independence (aged 18 to 24) and older workers and pre-retirees (aged 50 to 59), which recorded declines of 1.6 per cent (245 residents) and 1.2 per cent (242 residents) respectively since 2016. The most significant growth was in seniors (aged 70 to 84) with an increase of 40.9 per cent (3,888 residents), followed by parents and homebuilders (aged 35-49) with a 21.7 per cent increase (6,656 residents), and elderly aged (aged 85 and over) with a 17.2 per cent increase (287 residents).

Figure 18: Campbelltown LGA: Population change by service age group 2016-2021



Source: population.id (2021), Campbelltown City Community Profile

4.5 Indigenous Australians

Campbelltown LGA was home to approximately 7,205 Aboriginal and Torres Strait Islander residents at the time of the 2021 Census, representing 4.1 per cent of the total residential population, significantly higher than the proportion across Greater Sydney (1.7 per cent) and New South Wales (3.4 per cent).[7] Suburbs with the most significant Indigenous populations were Campbelltown (suburb) with 740 residents (4.5 per cent of all residents), Macquarie Fields with 694 residents (5 per cent of all residents), Bradbury with 536 residents (5.7 per cent of all residents), Rosemeadow with 530 residents (6.6 per cent of all residents) and Ambarvale with 511 residents (7 per cent of all residents).

The concentration of Indigenous Australian residents was the largest in Airds, where 503 Indigenous Australian residents comprised 15.4 per cent of total residents in the suburb. It is also noted that between 2016 and 2021, the proportion of Indigenous Australian residents in Claymore declined from 10.1 per cent to 6.1 per cent of the total residents. On the ABS Socio-Economic Indexes for Areas (SEIFA) Index of Relative Social Disadvantage (IRSD), Airds was ranked as the fifth most socio-economically disadvantaged suburb in NSW and Claymore was ranked as the most socio-economically disadvantaged suburb in NSW.[8] According to the ABS, low ranking on the IRSD can indicate many households with low income, many people with no qualifications, or many people in low skill occupations.[9]

Both suburbs had median household incomes significantly lower than any other suburb in the LGA. At the 2021 Census, the median household income for Campbelltown was $1,700, while in Claymore it was $1,020 per week and in Airds it was $944 per week. They are also the suburbs with the highest rates of dwelling overcrowding,

[7] Census of Population and Housing (2021), INGP Indigenous Status
[8] Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2016
[9] ABS (2018), "*Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2016*", www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2033.0.55.001~2016~Main%20Features~IRSD~19

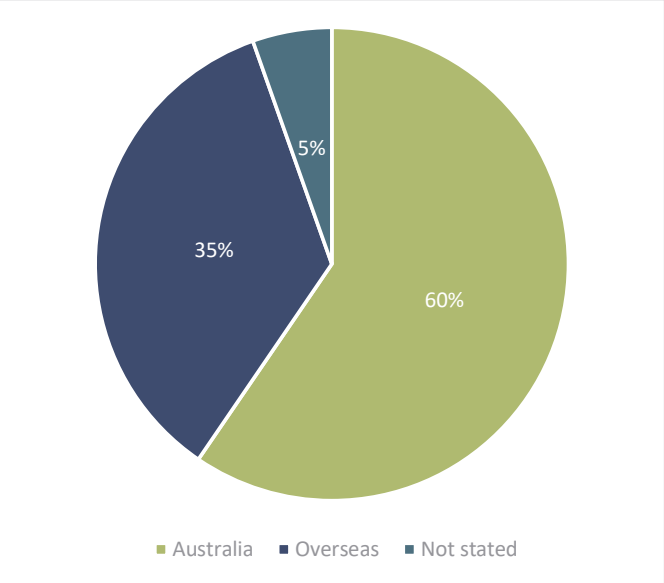
with 8.9 per cent of dwellings in Airds and 7.9 per cent of dwellings in Claymore requiring at least one additional bedroom at the time of the Census in 2021.[10]

4.6 Place of birth

According to the 2021 Census, 59.5 per cent of residents in the Campbelltown LGA stated that they were born in Australia, a higher proportion than Greater Sydney overall. There were 35 per cent of residents that stated they were born overseas, with the remainder not stating their place of birth.

The top five other countries of birth in the LGA (shown in Table 12) were India, Bangladesh, the Philippines, New Zealand and Nepal, all in higher proportions than Greater Sydney.

Figure 19: Country of birth in Campbelltown (LGA)



Source: ABS, 2021

Table 12: Top six countries of birth in Campbelltown (LGA) compared with Greater Sydney (GCCSA) in 2021

	Campbelltown (LGA)		Greater Sydney (GCCSA)	
Country of birth	**Population**	**Proportion**	**Population**	**Proportion**
Australia	105,084	59.5%	2,970,737	59.5%
India	6,833	3.9%	187,810	3.6%
Bangladesh	5,504	3.1%	27,864	0.5%
Philippines	5,006	2.8%	91,339	1.7%
New Zealand	4,299	2.4%	85,493	1.6%
Nepal	3,667	2.1%	59,055	1.1%

Source: Census of Population and Housing (2021)

Note: Excludes "not stated"

[10] Census of Population and Housing (2016), TableBuilder, HOSD Housing Suitability

At the 2021 Census, English was the most widely spoken language at home with 57.8 per cent of the resident population of the Campbelltown LGA, slightly higher than 57.3 per cent across Greater Sydney. Amongst languages other than English, Bengali was the most spoken with 4.2 per cent of the population showing a much higher concentration than in Greater Sydney, followed by Arabic also at 4.2 per cent, with the same concentration as in Greater Sydney.

Table 13: Comparison of top six languages spoken at home in Campbelltown LGA (2021)

	Campbelltown LGA		Greater Sydney	
Language	**Population**	**Proportion**	**Population**	**Proportion**
English	102,037	57.8%	2,995,240	57.3%
Bengali	7,475	4.2%	37,534	0.7%
Arabic	7,381	4.2%	219,483	4.2%
Nepali	4,391	2.5%	61,643	1.2%
Hindi	3,772	2.1%	76,308	1.5%
Samoan	3,208	1.8%	15,954	0.3%

Source: Census of Population and Housing (2021)

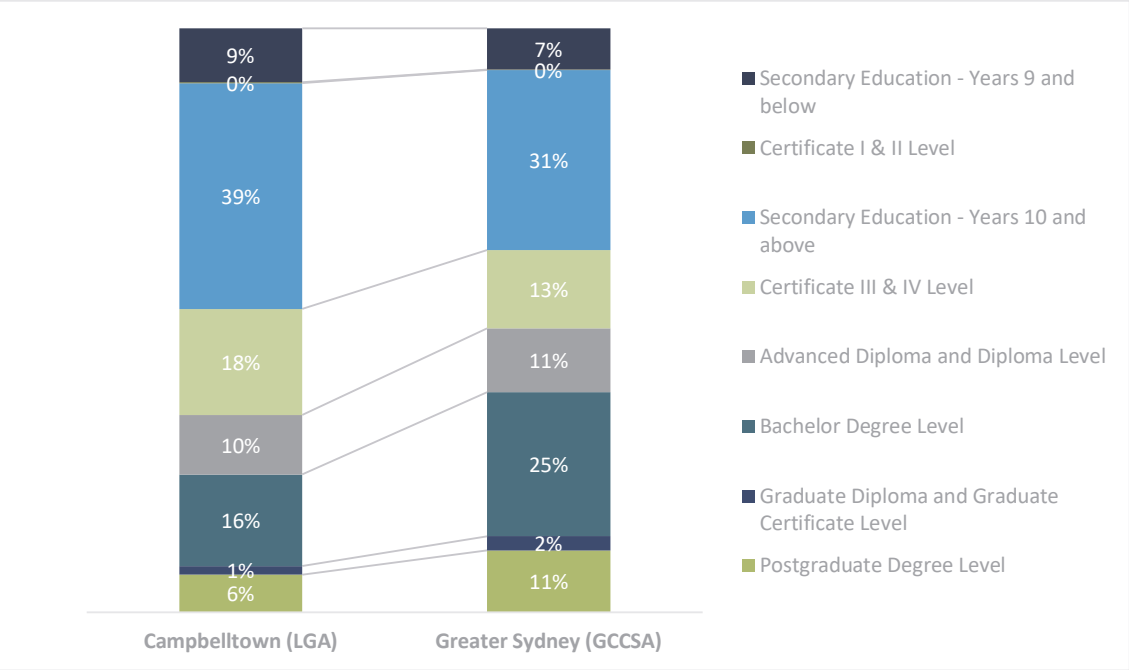
Note: Excludes "not stated"

4.7 Education

A breakdown of the highest level of educational attainment among residents of the Campbelltown LGA and Greater Sydney (GCCSA) is shown below in Figure 20.

Almost half (approximately 48 per cent) of the population of the Campbelltown LGA have completed education to some level in secondary education or below (either Years 9 and below or Years 10 and above), compared to approximately 38 per cent across Greater Sydney. A higher proportion of the population in Campbelltown LGA have completed education to the Certificate III and IV level compared to Greater Sydney, while fewer Campbelltown LGA residents have completed a university qualification (Bachelor Degree, Graduate Diploma or higher), with 24 per cent of residents, compared to 38 per cent across Greater Sydney.

Figure 20: Highest level of educational attainment (2021)

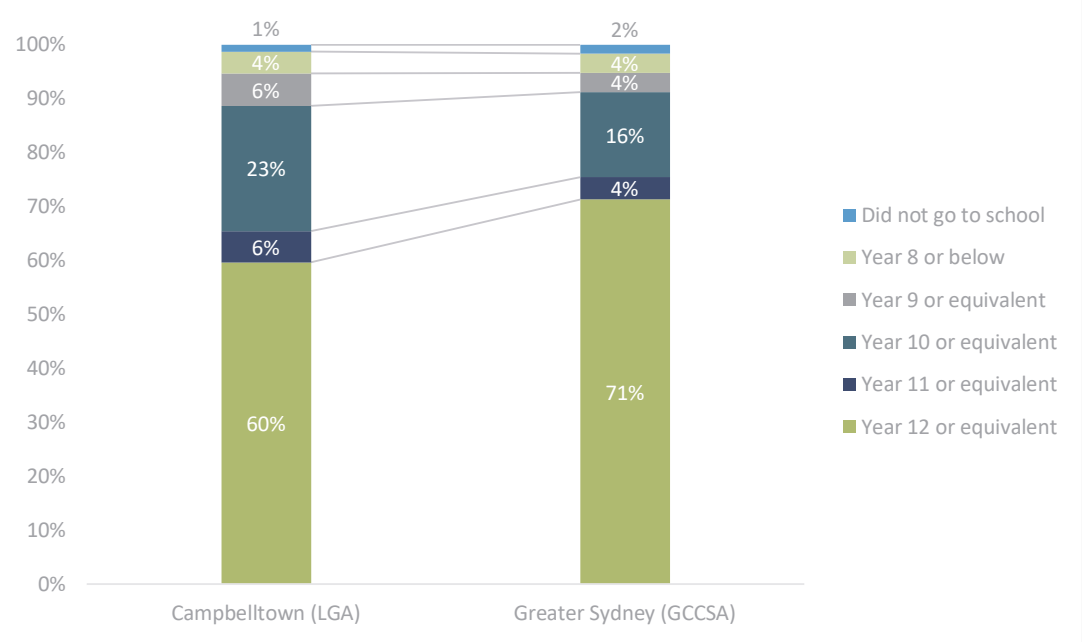


Source: Census of Population and Housing (2021), TableBuilder, HEAP – 1 digit.

A more detailed breakdown of highest school level completion is shown in Figure 21. This shows that a significantly lower proportion of residents have completed schooling to the Year 12 level, with the rate amongst Campbelltown LGA residents being 60 per cent, compared to 71 per cent across Greater Sydney.

Amongst Campbelltown LGA residents, 89 per cent have completed schooling to a minimum Year 10 (School Certificate/Leaving Certificate) level, which is more consistent with Greater Sydney, across which the same rate is recorded at 91 per cent. The remaining 11 per cent of residents in Campbelltown LGA did not complete schooling to the Year 10 level or did not attend school, compared to 9 per cent across Greater Sydney.

Figure 21: Highest year of school completed (2021)



Source: Census of Population and Housing (2021)

While Campbelltown LGA has a lower proportion of residents who have completed university level qualifications and High School Certificate (HSC) level schooling when compared to Greater Sydney, the proportion who have obtained a Year 10 (School/Leaving Certificate) level qualification is comparable to the Greater Sydney average. This, combined with the higher rate of residents with Certificate III and IV level qualifications, indicates there is likely to be a different makeup of skills and employment types, which will be explored further in Section 4.8 below.

4.8 Employment

In 2021, approximately 93.7 per cent (or 72,788 residents) of the Campbelltown LGA resident labour force was employed. The labour force includes the population over 15 years of age that are employed or actively seeking work. Comparatively, 6.4 per cent of the labour force was unemployed, a 1.5 per cent decrease from the 2016 unemployment rate (7.9 per cent) and 1.3 per cent higher than that of Greater Sydney (5.1 per cent).

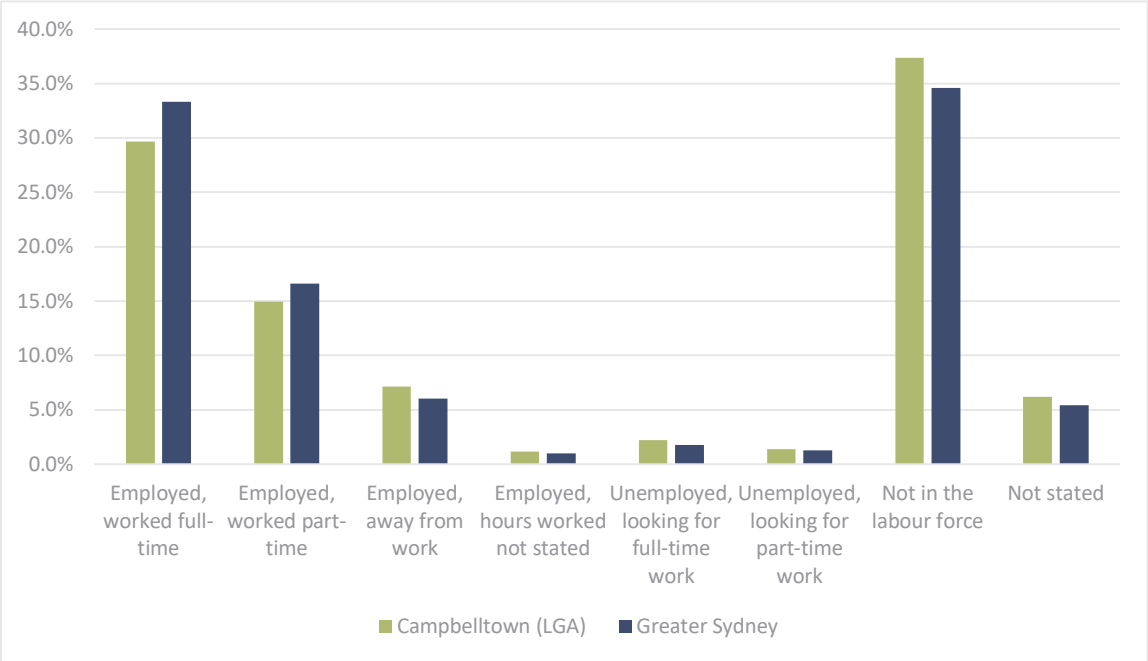
Of those employed Campbelltown LGA residents in the labour force in 2021, 64.9 per cent worked full-time and 32.6 per cent worked part-time, with 2.5 per cent having not stated their hours worked. The statistics for Greater Sydney at the same period were split 65.4 per cent full-time and 32.6 per cent part-time, and 1.9 per cent having not stated their hours worked. It is also important to acknowledge that the 2021 Census was undertaken during the Covid-19 pandemic, which was characterised by changed working patterns, including a higher proportion of residents working from home.

Since the 2016 census, Campbelltown saw an increase in part time employment and a small decrease in full time employment. The increase in part-time employment could be indicative of the trend toward flexible workplaces and hours, co-working spaces, work from home, and home based businesses.

The figure below puts the labour force and employment statistics in the context of the broader Campbelltown LGA population. Compared to Greater Sydney, the Campbelltown LGA has a lower percentage of people employed (full-time or part-time) and a higher percentage of people that are not in the labour force (i.e. not looking for work).

It is notable that the relative proportion of the unemployed population of Campbelltown LGA seeking full time work is higher than Greater Sydney (2.2 per cent vs 1.7 per cent), though low in absolute terms. This may represent fewer full-time opportunities in the Campbelltown LGA.

Figure 22: Labour force status for persons aged 15 years and over (2021)



Source: Census of Population and Housing, 2021, Community Profiles

Campbelltown LGA's transport connections afford residents access to employment centres across Greater Sydney. In 2021, 34.6 per cent of working residents of Campbelltown LGA were employed within the LGA and 62.1 per cent were employed outside of the LGA, with 3.3 per cent having no fixed place of work. Outside of Campbelltown, the LGAs where most residents worked were Liverpool (11.0 per cent), Sydney (10.9 per cent), Camden (6.9 per cent) and Canterbury-Bankstown (5.1 per cent). Overall 95.1 per cent of Campbelltown LGA residents were employed within Greater Sydney.

Future employment opportunities are anticipated in industries which Campbelltown LGA residents are increasingly seeking employment, including in Health Care and Social Assistance and Education and Training. If this occurred and Campbelltown LGA residents were employed in these industries, the containment rate would increase. In turn, this would increase the demand for additional services in its centres/precincts and help Greater Sydney achieve its 30-minute city aspiration by providing local alternatives to employment.

The industries of employment amongst residents of the Campbelltown LGA are shown in Table 14.

The top five industries of employment in the Campbelltown LGA were health care and social assistance (11,389 or 15.6 per cent), retail trade (7,532 or 10.3 per cent) and manufacturing (6,251 or 8.6 per cent). There has been a significant increase in the number of residents employed in the health care and social assistance sector in the Campbelltown LGA, with an additional 2,846 residents employed in this industry in 2021 compared to in 2016.

The most significant differences between Campbelltown and Greater Sydney were Health Care and Social Assistance, in which residents in Campbelltown were significantly more likely to be employed (16.6 per cent, compared to 6.6 per cent) and Professional, Scientific and Technical Services, in which residents of Campbelltown were less than half as likely to be employed that in Greater Sydney (5.6 per cent, compared to 12.3 per cent).

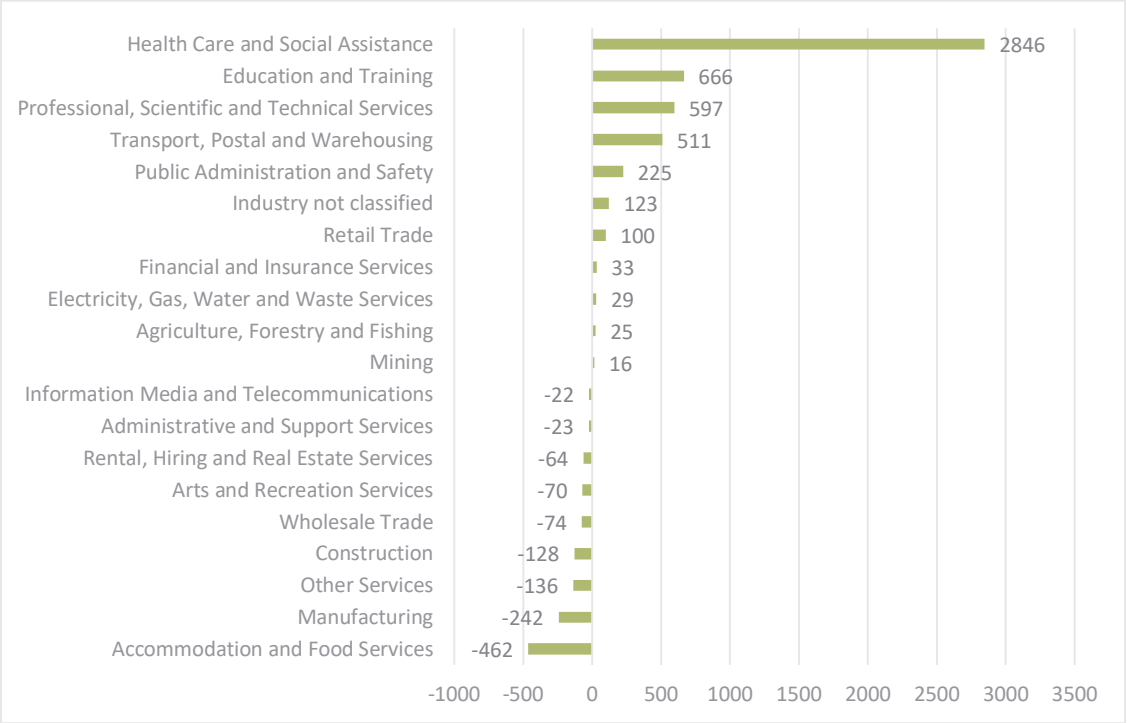
Table 14: Employment in Campbelltown (LGA) and Greater Sydney (GCCSA) by industry

	Campbelltown (LGA)		Greater Sydney (GCCSA)	
Industry	**Total**	**Proportion**	**Total**	**Proportion**
Health Care and Social Assistance	11,389	15.6%	79,018	6.3%
Retail Trade	7,532	10.3%	100,002	7.9%
Manufacturing	6,251	8.6%	87,497	6.9%
Transport, Postal and Warehousing	6,116	8.4%	92,254	7.3%
Construction	5,683	7.8%	164,734	13.1%
Education and Training	5,489	7.5%	58,508	4.6%
Public Administration and Safety	4,487	6.2%	71,364	5.7%
Professional, Scientific and Technical Services	3,876	5.3%	146,473	11.6%
Accommodation and Food Services	3,865	5.3%	67,200	5.3%
Financial and Insurance Services	3,095	4.3%	89,381	7.1%
Administrative and Support Services	2,483	3.4%	39,128	3.1%
Wholesale Trade	2,390	3.3%	47,578	3.8%
Other Services	2,278	3.1%	42,250	3.4%
Information Media and Telecommunications	966	1.3%	35,120	2.8%
Rental, Hiring and Real Estate Services	915	1.3%	24,315	1.9%
Electricity, Gas, Water and Waste Services	719	1.0%	14,875	1.2%
Arts and Recreation Services	701	1.0%	18,862	1.5%
Agriculture, Forestry and Fishing	244	0.3%	6,369	0.5%
Mining	150	0.2%	3,849	0.3%
Total	**72,788**		**1,259,257**	

Source: Census of Population and Housing (2021), Community Profiles

Campbelltown LGA's employment composition between 2016 and 2021 shows a trend away from employment that has been traditionally significant. In particular, industrial jobs are decreasing, while education and health care jobs are increasing. The resulting composition is generally comparable with that of Greater Sydney.

Figure 23: Change in total employed persons aged +15 years

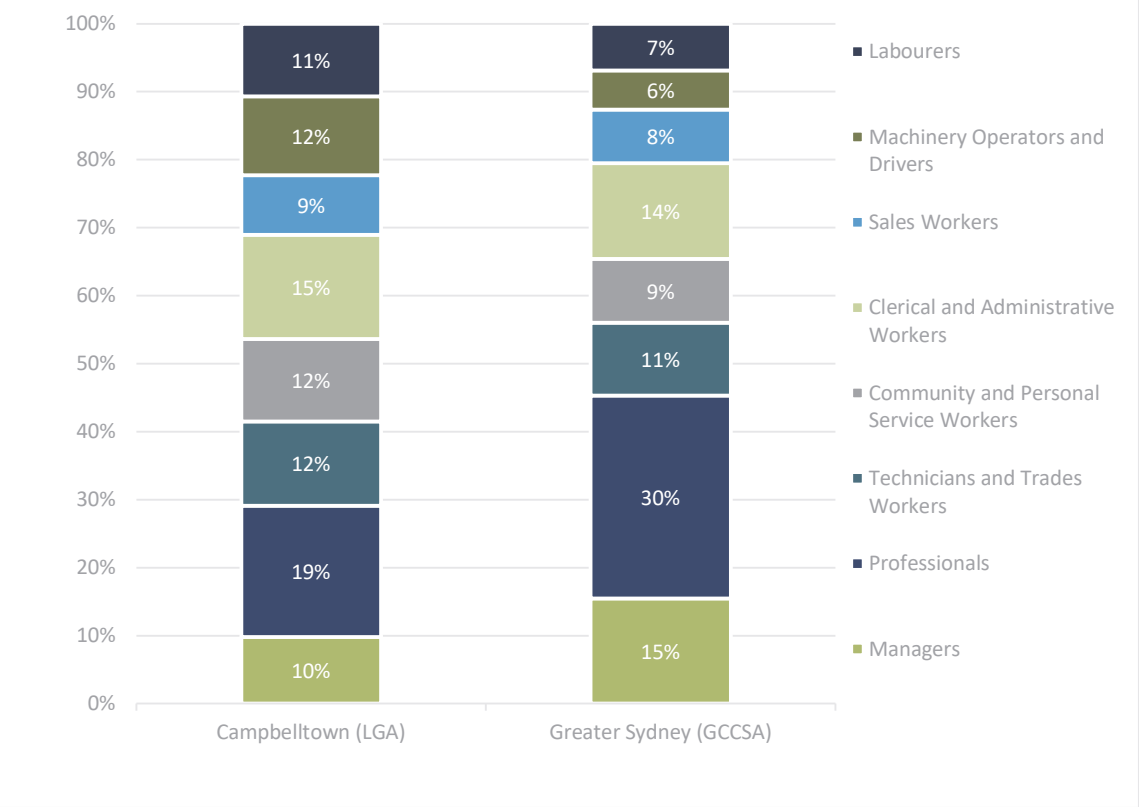


Source: ABS, Census of Population and Housing 2016 and 2021

As shown in Figure 23, there has been a significant increase in residents working in Health Care and Social Assistance. In addition, more residents are working in Education and Training, Professional, Scientific and Technical Services, and Transport, Postal and Warehousing. Meanwhile, there was a significant decrease in the number of residents working in Accommodation and Food Services, which could be attributed to the impacts of the Covid-19 pandemic on the industry sector. There were also fewer residents working in Construction and Manufacturing, following a long term trend surrounding a decline of residents working across these industry sectors.

In 2021, residents of the Campbelltown LGA were 50 per cent more likely to be working in roles as machinery operators and drivers compared to Greater Sydney. There was also a relatively higher proportion of residents employed as labourers, sales workers, clerical and administrative workers, community and personal service workers, and technicians and trades workers. Conversely, Campbelltown LGA residents were significantly less likely to be in occupations as managers or professionals (29 per cent) compared to Greater Sydney (45 per cent).

Figure 24: Occupations in Campbelltown (LGA) and Greater Sydney (GCCSA) in 2021



Source: Census of Population and Housing, 2021, TableBuilder, OCCP-1

4.9 Social advantage and disadvantage

The Socio-Economic Indices for Areas (SEIFA) has been developed by the ABS to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. The SEIFA measures the relative level of socio-economic advantage and disadvantage based on various census characteristics, such as income, education, unemployment and occupations. In the context of this Index, a lower score indicates an area that is relatively disadvantaged compared to an area with a higher score. Table 15 identifies the index rankings and quantiles.

Table 15: SEIFA rankings and quantiles

Measure	
Rank	To determine the rank of an area, all the areas are ordered from lowest score to highest score. The area with the lowest score is given a rank of 1; the area with the second-lowest score is given a rank of 2 and so on, up to the area with the highest score which is given the highest rank.
Decile	Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal groups. The lowest scoring 10 per cent of areas are given a decile number of 1, the second-lowest 10 per cent of areas are given a decile number of 2 and so on, up to the highest 10 per cent of areas which are given a decile number of 10.

Measure	
Percentile	Percentiles divide a distribution into 100 equal groups. In the case of SEIFA, the distribution of scores is divided into 100 equal groups. The lowest scoring 1 per cent of areas are given a percentile number of 1, the second-lowest 1 per cent of areas are given a percentile number of 2 and so on, up to the highest 1 per cent of areas which are given a percentile number of 100.

Source: Australian Bureau of Statistics, 2016

The SEIFA index for Campbelltown LGA is shown in Table 16. The ranking applies to all LGAs in NSW from least disadvantaged to most disadvantaged. Out of 132 LGAs in NSW, Campbelltown was ranked 55th for advantage and disadvantage.

Table 16: Study area (POA 2032) SEIFA scores and deciles

	NSW		
	Rank	Decile	Percentile
Advantage and disadvantage	55	5	42
Disadvantage	39	3	30
Economic resources	58	5	45
Education and occupation	33	3	26

Source: Australian Bureau of Statistics, 2016

The area was ranked within the lower half of all LGAs both in NSW and nationally on SEIFA indicators of advantage and disadvantage. This indicates that the LGA is likely to have more households with lower incomes, or more people in unskilled occupations; and fewer households with high incomes, or fewer people in skilled occupations.

On the scale of disadvantage, the Campbelltown LGA ranked within the lower half of all LGAs in NSW and nationally. This indicates a higher proportion of low income households, lower tertiary qualification attainment as well as a lower skilled workforce.

Economic resources are the factors used in producing goods or providing services. In other words, they are the inputs that are used to create things or help you provide services. The economic resources index analyses 15 variables to measure a wide range of concepts, such as: household income, housing expenditures (e.g. rent) and wealth (e.g. home ownership). The Study area ranked in the fifth decile, representing low 'economic resources' when compared with other LGAs across NSW and nationally.

4.10 Implications

- Campbelltown LGA has grown rapidly, particularly from 2011 to 2021, led by both natural and immigration based changes
- Campbelltown has a relatively young population compared to Greater Sydney, with a notably higher number of residents under the age of 18. This, combined with the greater proportion of family households in the area when compared with Greater Sydney, indicates that there are more families raising children and teenagers in the area
- Aboriginal and Torres Strait Islanders represent a larger proportion of the Campbelltown LGA population relative to Greater Sydney, making up a significant proportion of the local population in some of the LGA's most socially and economically disadvantaged areas

- First generation migrants are fewer in Campbelltown LGA when compared to Greater Sydney. However, the LGA does possess a distinct multicultural profile, with significant pockets of specific culturally and linguistically diverse communities, particularly from South Asian countries and Arabic speaking countries.
- The unemployment rate in the Campbelltown LGA declined from 7.9 per cent in 2016 to 6.4 per cent in 2021, though remains higher than in Greater Sydney (5.1 per cent).
- Nearly two thirds (62.1 per cent) of working residents travel outside of the Campbelltown LGA for employment, while approximately one third (34.6 per cent) work within the LGA. The creation of future employment opportunities within the Campbelltown LGA would encourage more residents to seek employment within the LGA and support the 30 minute city principle established by the Greater Cities Commission.
- More residents were employed in health care and social assistance and retail roles. When compared with Greater Sydney, a higher proportion of residents in the Campbelltown LGA were employed in industrial sector jobs, particularly manufacturing and transport, postal and warehousing, while a smaller proportion of residents were employed in professional, scientific and technical roles.

5.0 HOUSING

This section provides an analysis of current housing supply and proposed housing that is currently under construction or in the development approval process. Information in this Chapter has been sourced from the ABS, Population id, Campbelltown City Council, Cordell Connect and DPE (Common Planning Assumptions).

Where relevant, demographic indicators have been benchmarked against Greater Sydney to identify relative trends Campbelltown LGA.

5.1 Housing supply

This assessment of housing supply considers:

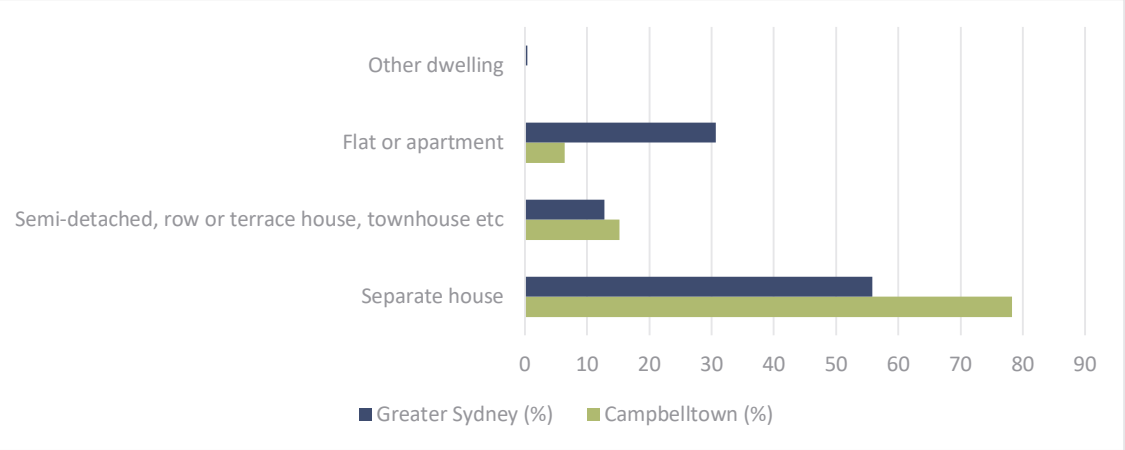
- Available dwelling types and sizes in the LGA
- The suitability of the housing stock relative to the demography above
- Housing in the development pipeline.

The development pipeline includes dwellings that have been approved whether they are under-construction or yet to be constructed.

5.1.1 Dwelling type

At the 2021 Census, there were 63,062 private dwellings in the Campbelltown LGA, increasing by 14 per cent (7,783 dwellings) since the 2016 Census when the 55,279 dwellings were recorded. [11] The Campbelltown area shows a significantly larger representation of separate houses, and an under representation of flats and apartment style dwellings in comparison to Greater Sydney.

Figure 25: Percentage of housing types across Campbelltown and Greater Sydney, 2021



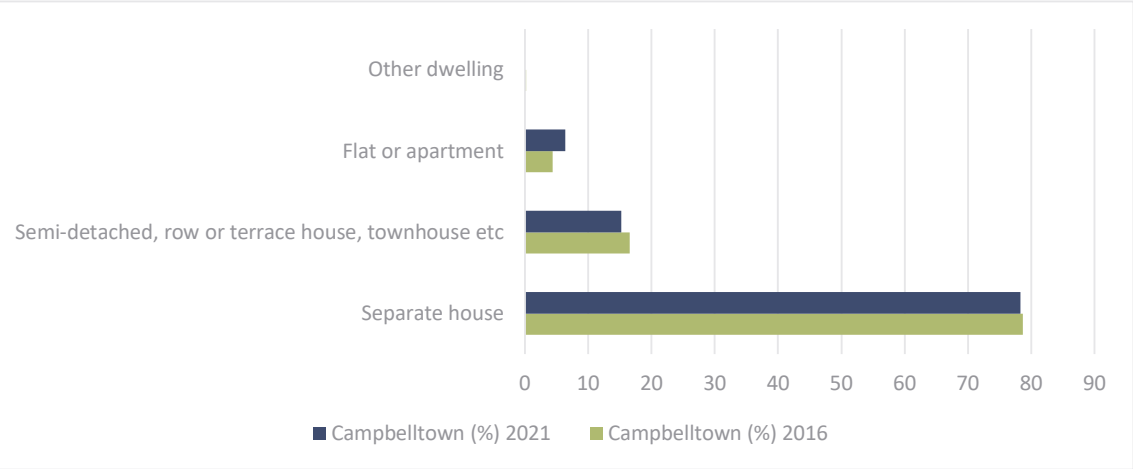
Source: ABS, 2021

The housing mix of the Campbelltown LGA has changed slightly since 2016, with a slight decrease in separate houses and semi-detached, row or terrace house and townhouses, and an increase in flats or apartments.[12] Figure 26 shows this slight shift. It is expected that a trend towards more medium-density housing will continue

[11] ABS, 2021 Census QuickStats, Campbelltown
[12] ABS, 2016-21 Census QuickStats, Campbelltown

to occur as the Glenfield to Macarthur Urban Renewal Corridor continues to develop. However, a significant degree of greenfield development of separate homes continues to take place across the LGA, in some cases replacing attached social housing.

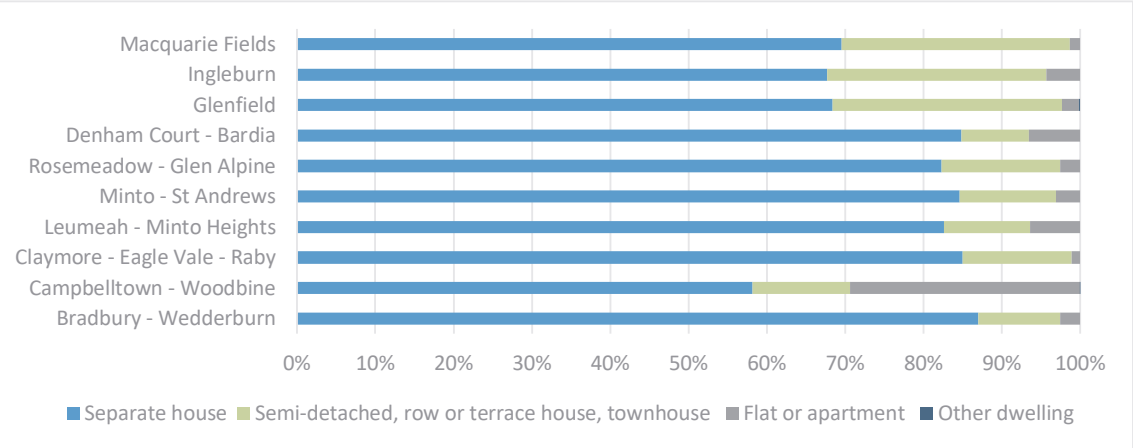
Figure 26: Percentage of housing types across Campbelltown comparing 2016 and 2021



Source: ABS, 2021

The local distribution of housing by statistical area (SA2) is provided below at Figure 27. All suburbs in Campbelltown are dominated by separate detached housing. In Campbelltown-Woodbine, a much larger proportion of flats and apartments are represented at 29.4 per cent of all dwellings. This is consistent with the higher densities and the concentration of economic activity that can be found around Campbelltown Station. Macquarie Fields, Ingleburn, and Glenfield contain larger amounts of semi-detached, row or terrace houses and townhouses than the other statistical areas.[13] This may reflect the fact that Council has encouraged medium density housing construction in R3 Medium Density Residential zones in the past.

Figure 27: Percentage of Dwellings by Suburb (SA2), 2021



Source: ABS 2021

Note: excludes "not stated" and "not applicable"

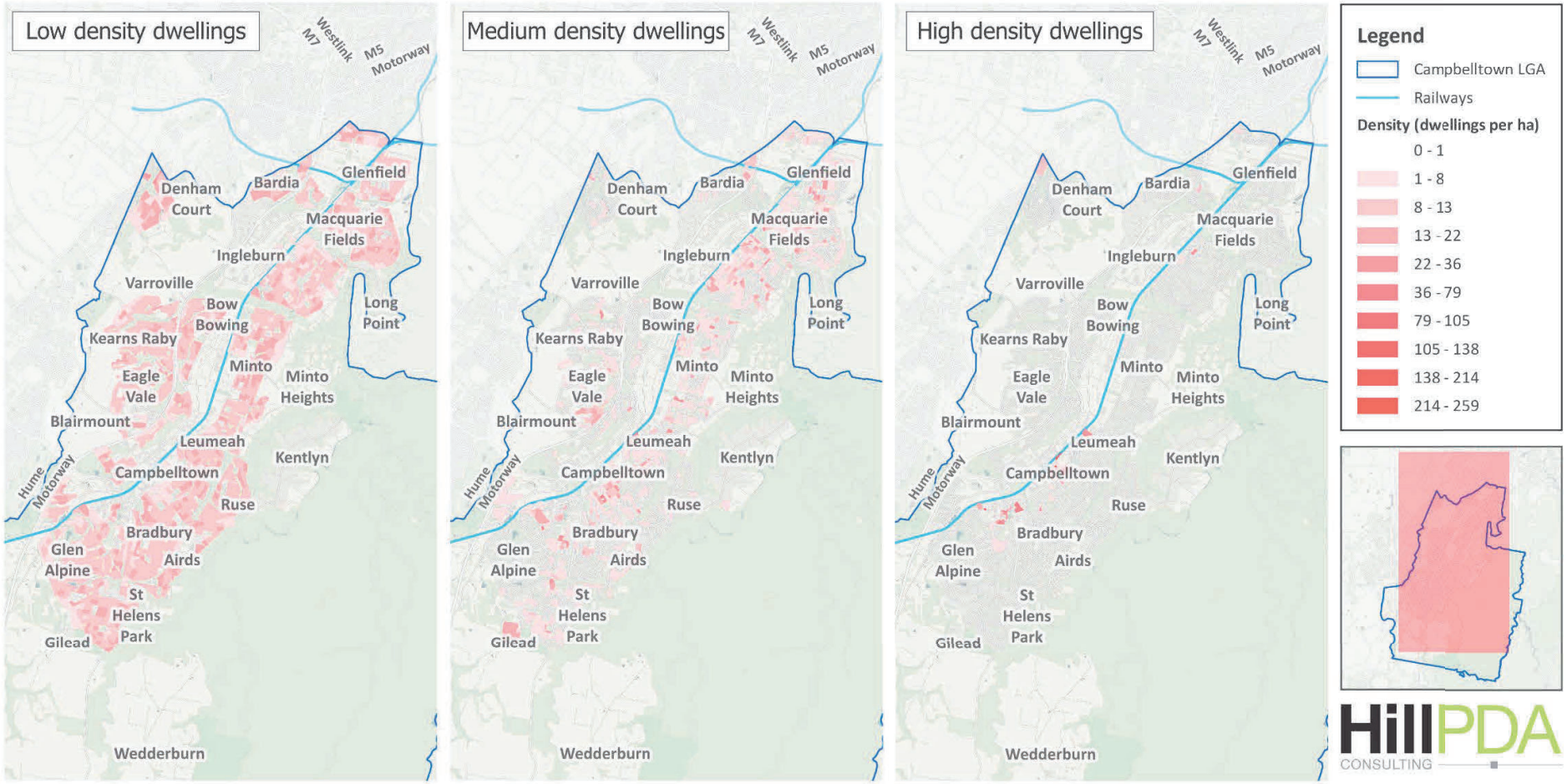
[13] ABS, Census of Population and Housing, 2021, TableBuilder (October 2022)

A closer examination of dwelling density by typology at the 2021 Census provides a deeper understanding to the even spread of dwellings. Figure 28 shows the distribution of low density dwelling (detached houses), medium density dwellings (e.g. attached dwellings, terraces, townhouses and low-rise units up to two storeys) and high density dwellings (residential flats or apartments three storeys or greater) LGA-wide.

It can be seen that the distribution of medium density dwellings is more concentrated than low density dwellings, but still scattered in pockets throughout the LGA. While a significant portion of medium density dwellings are in proximity to railway stations, many are outside of railway station catchments which would provide the best access to public transport. High density dwellings are considerably less in number, but those that exist are concentrated around mass transport connections or certain suburban centres (e.g. around Ambarvale).

The reduced number and distribution of medium and higher density dwellings indicates that typologies in the LGA more typically favour private vehicle usage. The increased presence of younger families is likely also a product of the increased number of larger detached dwellings available.

Figure 28: Dwellings by type per hectare (2021)

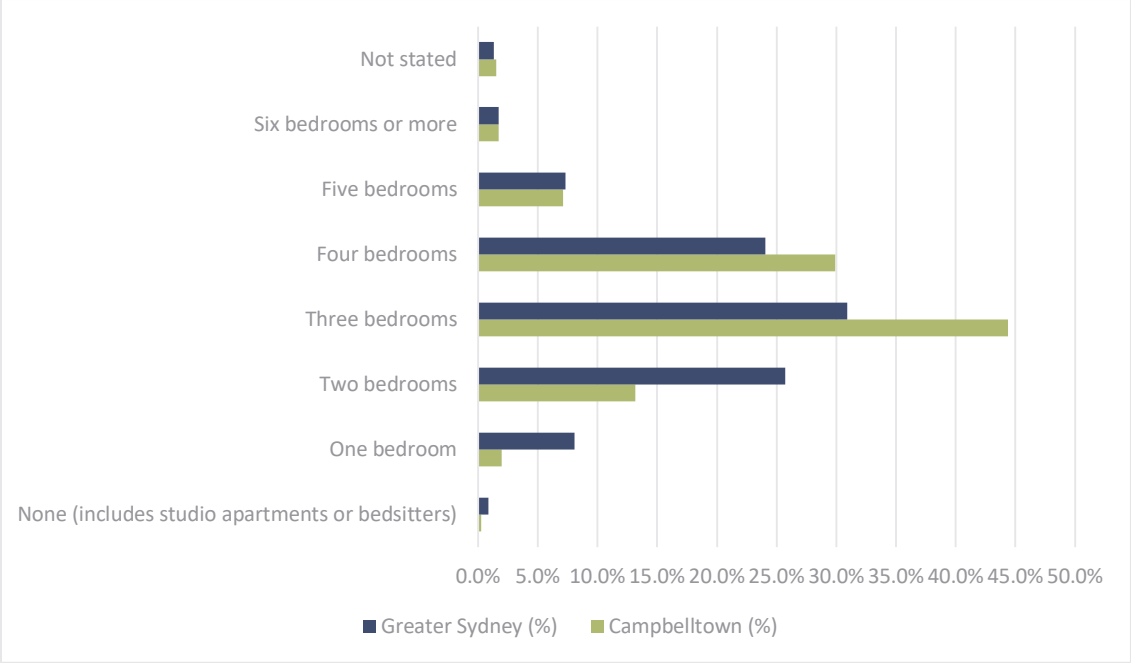


Source: Census of Population and Housing (2021), TableBuilder

5.1.2 Number of bedrooms

As shown in Figure 29, Campbelltown has a greater proportion of three and four bedroom dwellings and a significantly smaller proportion of one and two bedroom dwellings, when compared to Greater Sydney. This reflects the larger household sizes in the Campbelltown LGA (2.9) in comparison to Greater Sydney (2.7). Higher density apartment living is also much more common in Greater Sydney, with flats or apartments comprising 30.7 per cent of all dwellings compared to only 6.4 per cent of dwellings in the Campbelltown LGA.

Figure 29: Number of bedrooms in Campbelltown compared with Greater Sydney, 2021

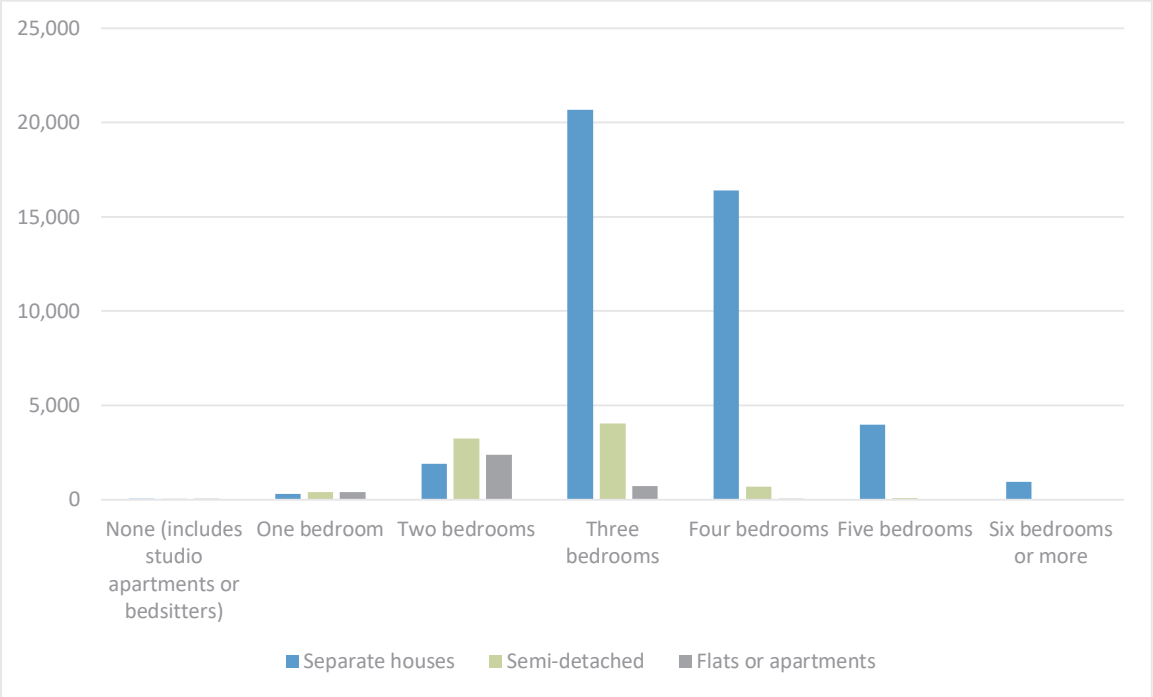


Source: ABS, 2021

Figure 30 and Figure 31 examine the number of bedrooms associated with each dwelling type, both in absolute terms (i.e. number of dwellings) and relative terms (i.e. the proportion of each dwelling type), respectively. This provides context for the high representation of separate houses in the Campbelltown LGA, which are also more likely to be larger than other dwelling types (84 per cent are three or four bedroom). It also shows that two thirds (66 per cent) of flats or apartments in the Campbelltown LGA had two bedrooms, compared to 38.1 per cent of semi-detached dwellings and 4.3 per cent of separate houses with two bedrooms.

This distribution allows for larger households and families to access low density residential areas. However, it would also likely mean that smaller households (lone persons, couple families without children) could face difficulties in sourcing housing close to centres, due to the overall underrepresentation of denser housing types. The low occurrence of three or more bedroom flats would also limit the availability of that housing type for larger households, which are discussed in Section 5.2.2, or families that would value a room like a dedicated home office. This latter category of households may increase, given the growing prevalence of working from home arrangements as a product of the Covid-19 pandemic.

Figure 30: Campbelltown LGA: Comparison of dwelling types and sizes (absolute value)



Source: ABS 2021

Figure 31: Campbelltown LGA: Comparison of dwelling types and sizes (relative value)

Source: ABS 2021

5.1.3 Housing suitability

The ABS produces 'housing suitability' data that relates to the number of residents, their relationships and the number of bedrooms in a dwelling. This data is compared to provide a general estimate of how many spare bedrooms or how many extra bedrooms are required in a dwelling. The data provides a metric for understanding overcrowding, however it is limited by the assumptions made to determine when a bedroom is required. The assumptions are:

- There should be no more than two persons per bedroom
- Children less than five years of age of different sexes may reasonably share a bedroom
- Children less than 18 years of age and of the same sex may reasonably share a bedroom
- Single household members 18 years and over should have a separate bedroom, as should parents or couples, and
- A lone person household may reasonably occupy a bed sitter or one-bedroom dwelling.

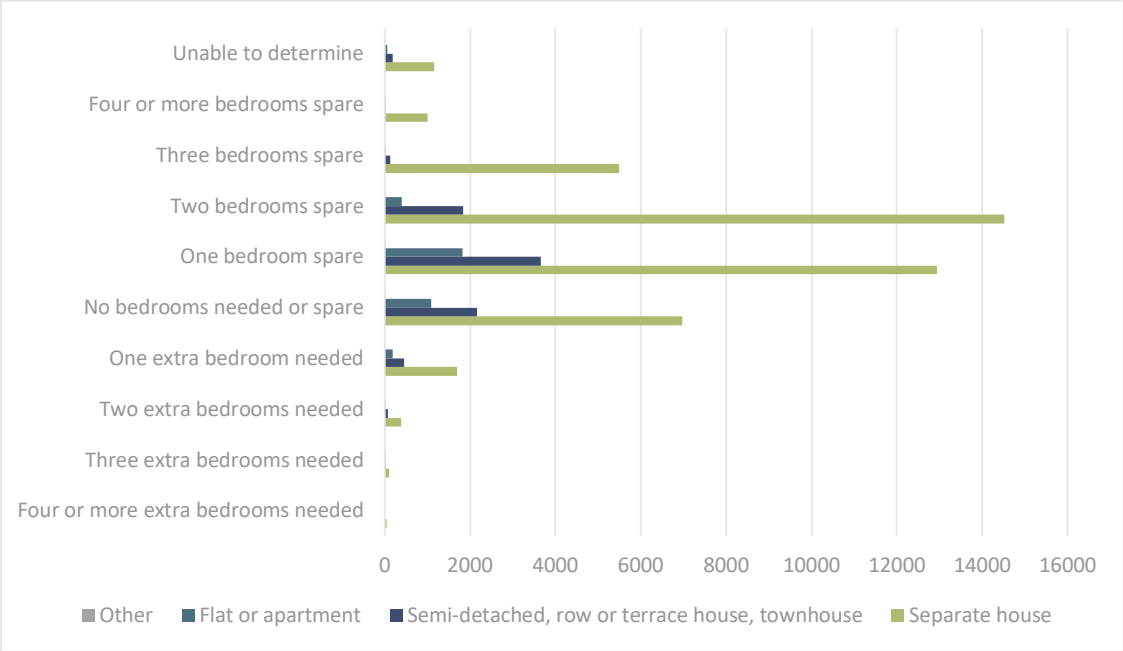
In the Campbelltown LGA, spare bedrooms can be found most frequently in separate home style dwellings, with it likely for these types of dwellings to have one to two bedrooms spare. There is unlikely to be a large degree of surplus bedrooms in semi-detached, row or terrace houses, or townhouses which likely is due to the smaller form these medium density housing types take.

Only a small portion of housing stock appears to not have suitable capacity of bedrooms for Campbelltown's current population, which may be due to the conservative assumptions listed below (e.g. some 18 year olds share a bedroom with a younger sibling). While Figure 32 suggests that overcrowding is not a major issue in the LGA, there may be families that have children sharing bedrooms due to high housing costs amongst other socioeconomic factors, rather than choice.

It is likely that the stock of large separate houses (two or more spare bedrooms) is less suitable for couples in retirement or younger couples and singles seeking compact housing. It is noted that an extra bedroom may be very useful for some households as a home office, gym or other specialised room.

A summary of the housing suitability findings for Campbelltown is shown in Figure 32. It demonstrates the substantial number of dwellings in the LGA that have of one, two or three bedrooms spare. This suggests a greater need for suitable and appropriate housing potential downsizers throughout the LGA, including smaller dwellings with fewer bedrooms.

Figure 32: Number of needed or spare bedrooms by dwelling type in Campbelltown, 2021

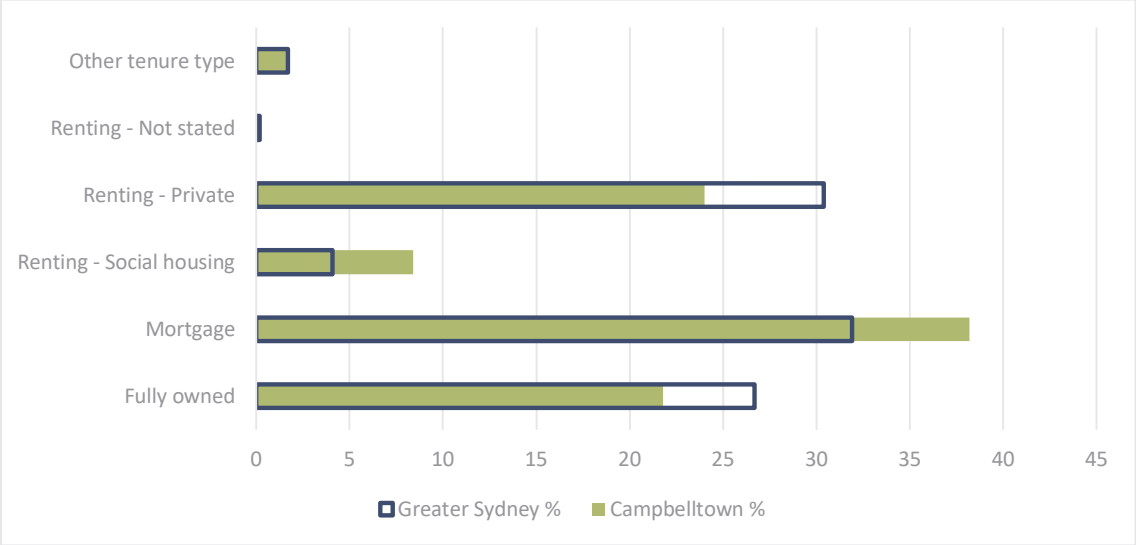


Source: ABS 2021

5.1.4 Housing tenure

In Campbelltown, those who owned their home outright or with a mortgage accounted for 60.0 per cent of households, with a greater proportion holding mortgages than in Greater Sydney. The private rental market is a less popular form of housing tenure for households in the Campbelltown LGA (24.0 per cent) compared to Greater Sydney (30.4 per cent). However, this form of tenure rose by 3 per cent in the Campbelltown LGA between 2016 and 2021, consistent with declining rates of home ownership across Greater Sydney and NSW.

Figure 33: Housing Tenure in Campbelltown LGA and Greater Sydney, 2021



Source: idcommunity, 2021

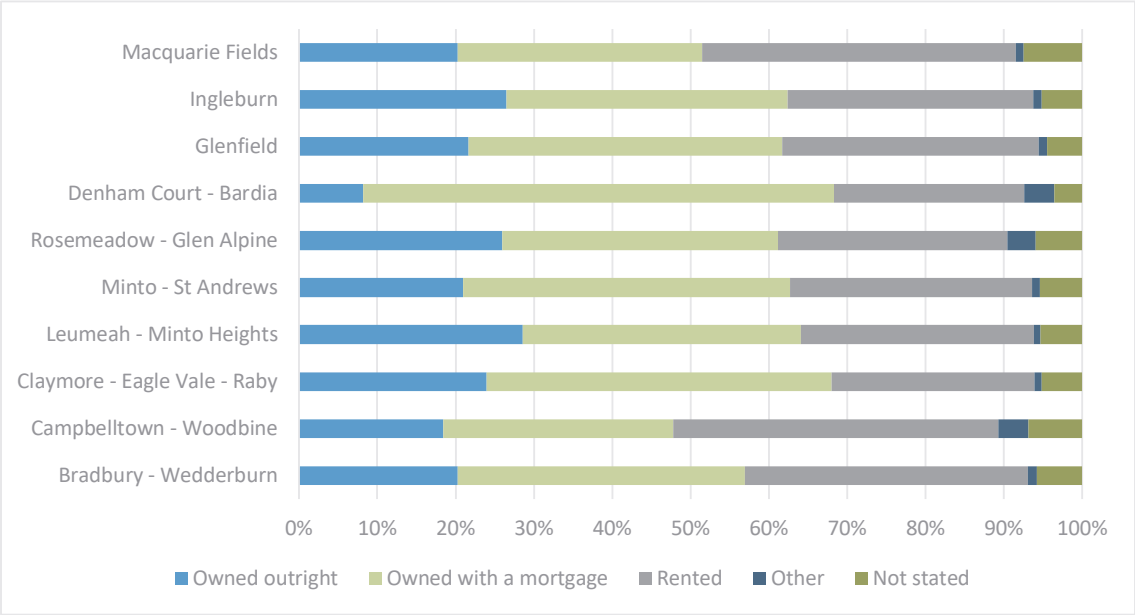
Social housing is a well-recognised form of housing tenure in the Campbelltown LGA, accounting for 8.4 per cent of households, reflecting the strong presence of the NSW Government and Affordable Housing Providers in the area.[14] When examining the areas where social housing is located, the following suburbs were found to have the highest proportion of rental housing owned by a State housing authority or community housing provider:

- Macquarie Fields: 963 dwellings (19.8 per cent of dwellings)
- Airds: 607 dwellings (55.3 per cent of dwellings)
- Claymore: 437 dwellings (53.9 per cent of dwellings)
- Ambarvale: 425 dwellings (17.0 per cent of dwellings)
- Minto: 595 dwellings (13.5 per cent of dwellings)
- Leumeah: 383 dwellings (10.3 per cent of dwellings).

The remaining suburbs contained less than 10 per cent of total dwellings that were rented by a State housing authority or community housing provider. Notably, the two suburbs with the most dwellings, Campbelltown and Ingleburn, contained 7.2 per cent and 5.7 per cent of the dwelling type as social housing, less than the Campbelltown LGA average (8.4 per cent), but still above the Greater Sydney average (4.1 per cent). It is also worth noting that the Airds Bradbury Renewal Project and Claymore Renewal Project have reduced the total proportion of social housing dwellings in Airds and Claymore since the 2016 Census. Further information on these urban renewal projects is provided below.

The tenure mix within each statistical area (SA2) is shown in Figure 34. Rented dwellings in Claymore - Eagle Vale – Raby represented only 25.9 per cent of the local tenure mix in comparison with Campbelltown – Woodbine at 41.5 per cent of dwellings. Dwellings in Denham Court – Bardia were most likely to be owned with a mortgage at 60.2 per cent while dwellings were most likely to be owned outright in Leumeah – Minto Heights at 28.6 per cent.

Figure 34: Housing Tenure by Suburb (SA2), 2021



Source: ABS 2021

Note: excludes "not applicable"

[14] .idcommunity, Campbelltown Community Profile (2022)

As part of the NSW Government's commitments under the Communities Plus program, the following projects are underway in Campbelltown LGA:

- The **Airds Bradbury Renewal Project**[15] is delivering improved quality residential areas and public open spaces to create a sense of place and belonging in a clean, safe and modern environment. Under the Concept Plan approved by the NSW Government in 2012, Airds Bradbury will become a contemporary, mixed community of around 2,100 modern and adaptable homes, surrounded by 38ha of regenerated bushland. Up to 30 per cent of these homes will be new and retained social housing. The project will see delivery of the new Kevin Wheatley VC Memorial Playing Fields, a revitalised Pond area, new community facilities, renewed local parks for residents as well as a new town centre located in the heart of Airds. Seniors housing is also a priority with at least 52 units to be built close to parks, community facilities and public transport. The remaining new social homes will be a mix of 2, 3 and 4 bedroom detached homes to meet the increasing demand for this type of housing within the wider Campbelltown region. These homes are indistinguishable from the new private housing being built.
- The **Claymore Renewal Project**[16] aims to create an integrated, mixed community of private and social housing close to transport, services, shops, community facilities, parks and open spaces. The plan approved by the NSW Government in 2013, will see the total number of houses in Claymore slightly increase to around 1,500 homes including up to 30 per cent new and retained social housing. New community facilities, upgraded open space areas, and major infrastructure worth around $21 million will be delivered as part of the project. The open space areas include the completed Badgally Reserve as well as the future upgrading of Dimeny Park, Davis Park and Fullwood Reserve. New local roads, pedestrian and cycle paths are also being built. Modern and adaptable housing for seniors is a priority with around 150 units to be built close to future community facilities, parks and public transport. The first 55 seniors living units are under construction and will be ready for residents in 2020. The first two stages have delivered 250 new private homes which are now occupied. The new social homes will be 2, 3 and 4 bedroom homes to meet the increasing demand for this type of housing within the wider Campbelltown district. These homes will be indistinguishable from the private homes being built and will be mixed throughout.
- The **Rosemeadow Renewal**[17] project is a small-scale neighbourhood redevelopment, transforming around 165 social housing properties into a contemporary mixed community including private and social housing. The project will deliver around 240 new lots and housing of which up to 30 per cent will be social housing homes, including 45 new seniors units. The redevelopment of Stages 1 and 2 was completed in 2016, with planning approval for Stage 3 obtained in late 2018. Stage 3 is the final stage of the project, which was underway in 2022 and involves civil subdivision works for 104 private lots and planning for 45 new seniors housing dwellings. Rosemeadow residents have easy access to the existing Rosemeadow Marketplace, local schools and childcare as well as the nearby sporting complex.

5.1.5 Boarding houses

According to data from NSW Fair Trading, there are currently 16 registered boarding houses operating within Campbelltown, all of which are classed as General Registerable Boarding Houses. Typically, these are situated close to centres or transport nodes.

[15] https://www.communitiesplus.com.au/other-projects/airds-bradbury
[16] https://www.communitiesplus.com.au/other-projects/rosemeadow
[17] https://www.communitiesplus.com.au/other-projects/rosemeadow

Table 17: Boarding houses in Campbelltown

Location/Address	Trading name	Name of boarding house proprietor	Bedrooms (if known)
53 Warby Street Campbelltown NSW 2560	n/a	Michael Formosa	15
30 Bradbury Avenue Campbelltown NSW 2560	n/a	Palmier Pty Ltd	14
23 Turimetta Ave Leumeah, NSW 2560	Leumeah Boarding House	Manjit Dhillon, Jespal Dhillon	Unknown
34 Anembo Street Bradbury NSW 2560	n/a	Kent Jensen	Unknown
19 King Street Campbelltown NSW 2560	n/a	Goltz Holdings Pty Ltd	Unknown
3 Bradbury Avenue Bradbury NSW 2560	n/a	R B Robinson Family Superannuation Fund	Unknown
141 Lindesay Street Campbelltown NSW 2560	Inci & Nusret Kobra	Inci & Nusret Kobra	Unknown
20 Albert Street Ingleburn NSW 2565	n/a	ESLMS Group P/L	12
18 Rudd Road Leumeah NSW 2560	SEGCON	Seagon Pty Ltd	13
27 Saywell Street Macquarie Fields NSW 2564	n/a	MICLIA P/L AFT THE FORMOSA FAMILY TRUST	10
21 Allman Street Campbelltown NSW 2560	Picasso	Samir Alzdidi	Unknown
1 Bocking Avenue Bradbury NSW 2560	n/a	Luigi & Vanessa Lombardo	11
20 Moore Street Campbelltown NSW 2560	Dignity	Dignity	19
60 Moore Street Campbelltown NSW 2560	n/a	Coz We Care Disability Services Pty Ltd	15
65 Broughton Street Campbelltown NSW 2560	n/a	JF Botros Pty Ltd	22
1 Koala Avenue Ingleburn NSW 2565	n/a	1 Koala Pty Ltd	17

Source: NSW Fair Trading (2022), Cordell Connect (bedroom numbers)

5.1.6 Development pipeline

The development pipeline represents dwellings that have been approved but are not yet ready for occupation. Analysis of the development pipeline offers a view as to how many dwellings may be delivered in the short (2020-2023) to medium (2023-2031) term. It also serves as an indicator for how many development approvals are converted into delivered dwellings, as projects may be put on hold after approval.

The analysis below is based on a review of the following data sources:

- DPE development approvals and completions database (July 2016 to June 2021)
- Cordell Connect project tracking database (Accessed October 2022)
- NSW Planning Portal (Accessed October 2022).

Each data source provides relevant information regarding trends in approvals and delivery of dwellings, and when compared, provides an indication of future dwelling delivery. Analysis is based on applications that have already been approved and is most relevant for the 6-10 year (2021 to 2026) target timeframe. Beyond that point, analysis provides a useful starting point for understanding longer term dwelling delivery when considered in the context of historical trends and overall capacity.

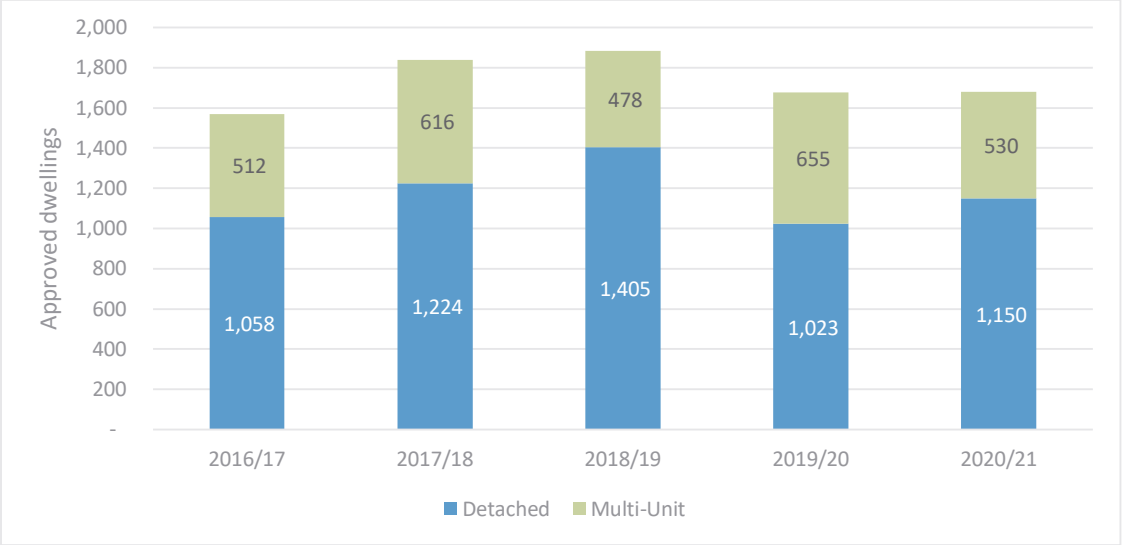
Development approvals

Development approval data has been sourced from the DPE's Metropolitan Housing Monitor (Housing Monitor) and verified against Cordell Connect project tracking data.

The Housing Monitor provides month by month approvals data for each LGA, distributed between 'Detached' and 'Multi-unit' housing types. Development approvals data refers to development that has received final approval to construct, meaning that it has a construction certificate or a complying development certificate. (NSW Department of Planning, Industry and Environment, 2020). This provides useful information for understanding where developers are taking active steps to deliver dwellings in Campbelltown.

Dwelling approvals for the last five full financial years are shown in Figure 35.

Figure 35: DPE housing monitor approvals July 2016 to June 2021



Source: https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor, accessed October 11, 2022

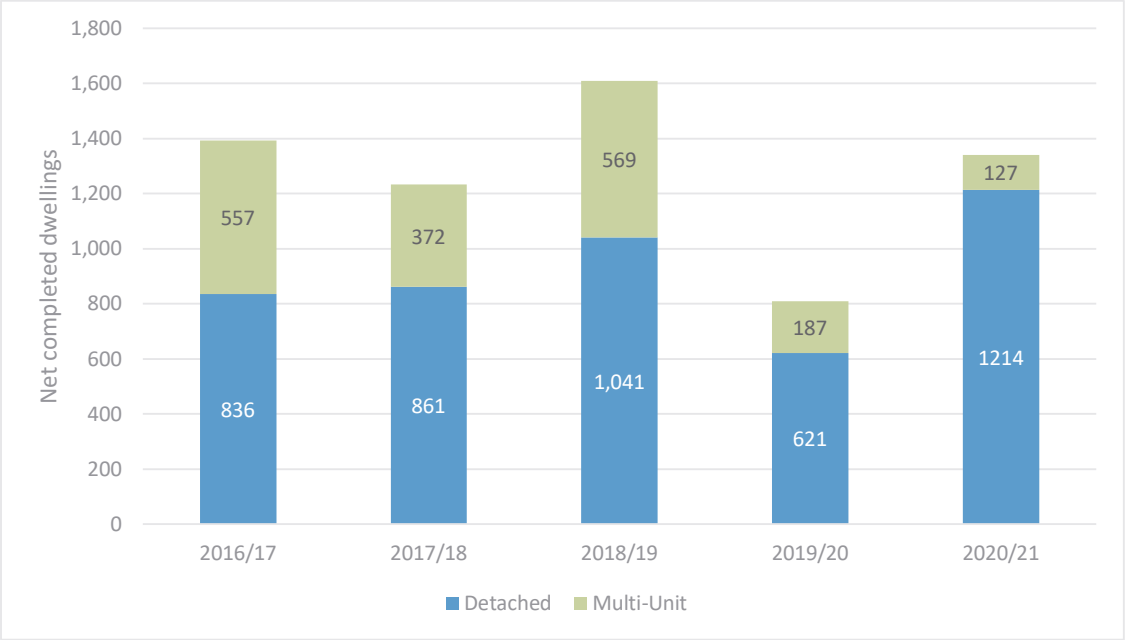
In total, 8,651 dwellings were issued with a form of construction approval between July 2016 and June 2021. Detached dwellings were the most dominant form of approved housing, with 5,860 dwellings, or 67.7 per cent of total dwellings. Multi-unit dwellings represent the remainder of approvals, with 2,791 dwellings, or 32.3 per cent of total dwellings.

The figures do not discount dwellings lost as part of redevelopment (e.g. a knockdown/rebuild application would likely show as a single detached dwelling). A review of Council's development application reporting indicates that a very low portion of development applications result in existing dwellings being demolished for new dwellings. For instance, in the 2018/19 financial year (the last full financial year), approximately 2,070 dwellings were approved and only 65 dwellings were to be demolished, or approximately 3 per cent of total approved dwellings.

Completions

The Housing Monitor provides monthly dwelling completions for each LGA, disaggregated for 'detached' and 'multi-unit' housing types. Dwelling competition data refers to net dwellings that have been completed and are ready to be occupied. Unlike the approvals data above, these figures discount demolished dwellings and reflect net additional dwellings delivered (NSW Department of Planning, Industry and Environment, 2020). Dwelling completions for the July 2016 to June 2021 period are shown in Figure 36.

Figure 36: DPE Housing Monitor Completions July 2016 to June 2021



Source: https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor, accessed October 11, 2022

According to DPE, 6,385 dwellings were completed between July 2016 and June 2021 in Campbelltown LGA. This is less than the growth suggested by the 2021 Census, which showed an increase in the dwelling stock of 7,783 over roughly that same period (August 2016 – August 2021).

Data from DPE shows that detached dwellings accounted for most of completions at 4,573 dwellings, or 71.6 per cent of total completed dwellings. Multi-unit dwellings provided the remainder, being 1,812 dwellings, or 28.4 per cent of total completed dwellings.

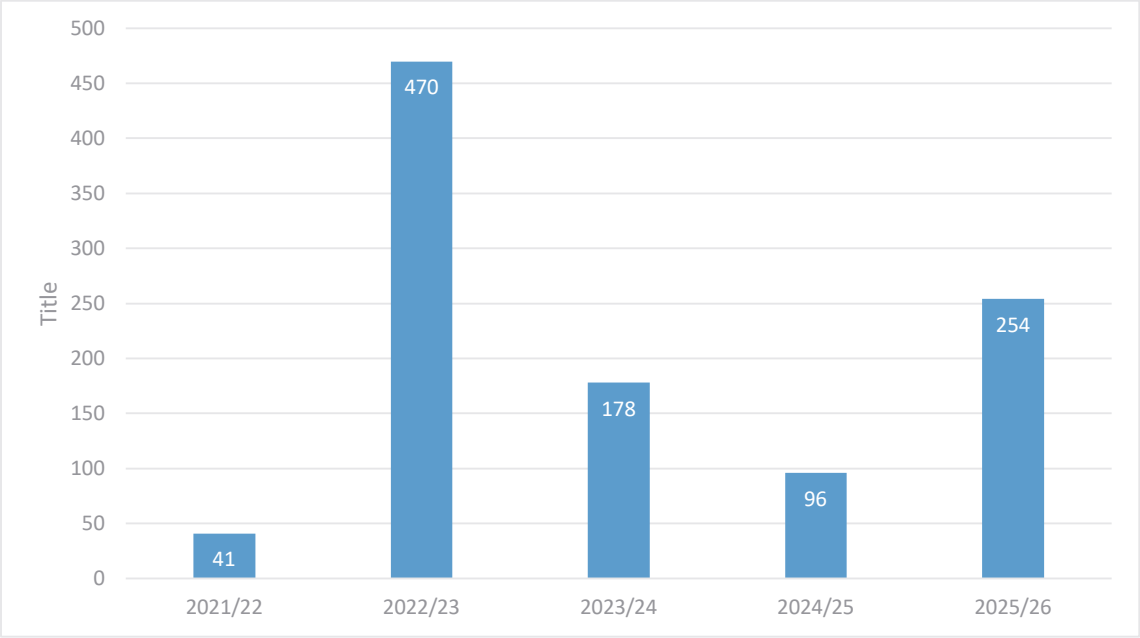
As shown in Figure 36, the 2019/20 financial year had a reduced dwelling delivery compared to previous years. This is likely attributed to the impacts of the Covid-19 pandemic, as a result of materials and labour shortages which delayed or reduced the capacity to deliver housing. A review of the Housing Monitor has also not indicated a consistent trend between time of year and dwelling delivery.

Ongoing projects

Cordell Connect databases have been referenced to validate the above findings. Cordell Connect tracks the progress of developments through the application, assessment and construction process. A large portion of the dwelling completions identified in DPE data are detached dwellings, with Council records indicating that approximately two out of every three dwellings have been approved and constructed in the Campbelltown LGA as complying development. These smaller projects do not appear to be tracked by Cordell Connect, which typically focuses on apartments and other larger developments.

The Cordell Connect database provides useful information regarding larger projects that have received a development approval and have yet to be completed. This information overlaps with the DPE dwelling approvals data, as it would include projects that have received a construction approval. However, it provides context for when developers anticipate their projects will be delivered. Information for active unit and seniors living projects that have received a development approval, but not yet been delivered is provided in Figure 37.

Figure 37: Cordell Connect – Active approved projects



Source: Cordell Connect, accessed 26 October 2022

Based on the review of the Cordell Connect data, it appears that most dwellings in Campbelltown are anticipated to be delivered within a two to three year window of approval, and with build times anticipated to be between six and 18 months. Of the 1,039 dwellings with estimated completion dates, 511 dwellings (49.2 per cent) are estimated to be delivered by June 2023.

As noted above, the data that has been consulted is limited to unit and seniors living development and does not include detached dwelling information. Unit development is currently the minority in Campbelltown. Ongoing monitoring of the progress and conversion of approvals to completions for unit development, subdivision and Council assessed dwelling and complying development applications, would provide an improved ongoing understanding of post-approval activities and likely dwelling delivery.

Planning proposals

The NSW Planning Portal has been reviewed to determine the potential housing development pipeline. Planning proposals are used, in part, to increase dwelling delivery capability by amending CLEP 2015 through a rezoning, increasing floorspace limits, increasing height limits or other changes. The planning proposals on the NSW Planning Portal have been considered by Council or otherwise been submitted for Gateway review by DPE. This milestone is important because it demonstrates that a planning proposal has a level of support for progressing, though it does not guarantee success. The planning proposals, timing, status and approximate dwellings associated with the proposal (as estimated by the applicant) are shown in Table 18.

Planning proposals that have not been submitted for Gateway review have not been considered, as they have not been demonstrated to have the same level of support. Any additional planning proposals, or changes in status, as well and their impact to the planning proposal pipeline should be considered as they progress to Gateway review.

Table 18: Planning proposal pipeline

Planning Proposal Reference and Planner Contact	PP Number (if relevant)	Status	Zoning & Dwelling Potential
Maryfields 168-192 Narellan Road Campbelltown	PP 2020-1630	Approved 20/07/2018 Finalised (Amendment No.8 LEP 2015)	600 single lot dwellings 260 seniors dwellings (SP2 zone)
Menangle Park	PP-2020-3129	Finalised Amendment No. 26	4,000 dwellings
Gilead Stage 1	PP-2020-3093	Approved 12/10/2020	1,700+
Gilead Stage 2	-	-	3,300+
Glenfield	-	-	7,000
Kellicar Road	-	Rejected by DPE. Status of any future PP TBC.	-
71 St Andrews Road Varroville	PP-2020-2816	Approved 11/01/2021	150
Macarthur Grange Planning Proposal	PP-2022-2889	Review commenced on 11/08/2022. Currently under consideration	53 x 5000m2lots
Ingleburn CBD	PP-2022-3712	Pre-gateway with DPE – studies as per previous gateway approval that lapsed?	3,250
Mercedes Road Ingleburn (Caledonia Precinct)	PP-2020-2899	Approved	170
22-32 Queen Street Campbelltown (DFO Site)	PP-2020-3570	Finalised Amendment No. 21	779 dwellings
Minto Town Centre	-	Refused by DPE. To be resubmitted.	3,000 dwellings
Campbelltown RSL 158-168 Queen St	PP-2020-2142	Approved 06/05/2021	438 dwellings
Evelyn Street Macquarie Fields	PP-2021-3506	Approved 10/06/2021	13
Amundsen Street, Leumeah	PP-2020-2509	Approved 15/06/2018	35
Hollylea Road, Leumeah	-	Revised heights. Site specific DCP by proponent. To be reported to Council in 2022.	1,185 dwellings
Total			**25,900 (approx.)**

The planning proposal pipeline identified above indicates the potential for the delivery of an additional 25,900 dwellings. It is important to note that many of these proposals are early in the planning proposal process and may be a number of years away from the realisation of dwelling delivery, due to the timeframe for finalising the planning proposal, processes involved with design, development application preparation, assessment and post-approval/construction activities. It is also possible that a planning proposal would not be made or may result in a less significant LEP amendment relating to housing delivery numbers.

Timing of development pipeline delivery

Timing of delivery of development pipeline dwellings can roughly be estimated by analysing the trends identified in the sections above. The Cordell Connect data offers the best source of information for understanding the lag between obtaining approval to construct and dwelling delivery. Assuming that dwellings take approximately two years to be completed following initial approval, the dwelling approval data from 2016/17 to 2020/21 would translate into dwelling delivery between 2018/19 and 2022/23. As explained above, this is approximately 8,650 dwellings. The 1,680 dwellings approved in 2021/22 would be delivered post July 2024.

Actual dwelling delivery is likely to be lower than that figure due to individual projects being delayed or abandoned. Based on a review of the delivery of additional dwellings, it appears that dwelling delivery is approximately 80 per cent of what has received construction approval.

As shown in the DPE dwelling completion data, approximately 6,385 dwellings were delivered between July 2016 and June 2021, to average 1,277 dwelling completions per year. In order to meet the target of 7,100 – 8250 dwellings in the 2021 to 2026 target period, 1,420 – 1,650 dwellings are required to be delivered per year.

The post June 2022 development pipeline can be interpreted based on 2020/21 approvals, Cordell Connect estimated completion dates and the planning proposal pipeline:

- Development approvals: 1,680 dwellings
- Cordell Connect post June 2022: 1,000 dwellings
- Planning proposals: 25,900 dwellings.

The maximum post June 2022 pipeline of approximately 28,580 dwellings would represent the theoretical maximum delivery of dwellings under known applications and planning proposals. Actual delivery is likely to be lower for the reasons listed above, such as projects being abandoned, planning proposals not being successful or estimated dwelling density not being achieved.

5.2 Housing demand

This section provides an analysis of indicators of housing demand. Information in this section has been sourced from the ABS, Population id. and consultation with local real estate agents. Where relevant, demographic indicators have been benchmarked against Greater Sydney to identify relative trends Campbelltown LGA.

This section covers the following key areas:

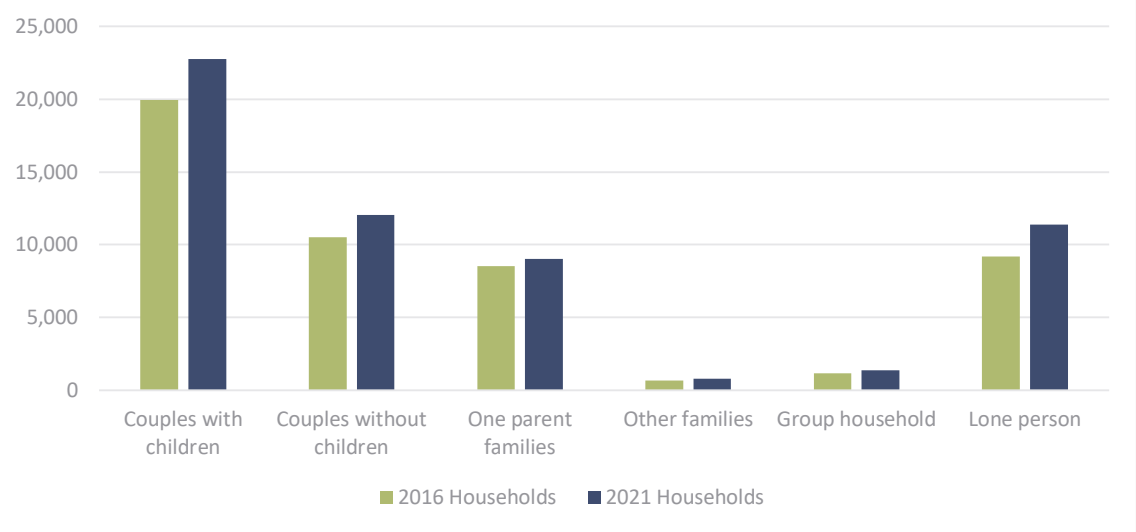
- Household types and sizes
- Housing affordability
- Groups with specific housing needs.

5.2.1 Households

At the 2021 Census, the Campbelltown LGA contained approximately 60,174 households, an increase of approximately 7,697 households (or 14.7 per cent) from 2016.[18] Increases in the relative population of couples, both with and without children were about average (14.1 and 14.6 per cent, respectively), and form the majority of the household types in the Campbelltown LGA. Single parent household increases were below average at 6.1 per cent, while lone person households experienced the most significant increase at 23.8 per cent. Group households and other families had above average increases of 17.8 per cent and 21.3 per cent respectively, but low absolute increases of approximately 200 households or below each.

[18] population.id (2021)

Figure 38: Changes in Campbelltown LGA households (2016 to 2021)



Source: .id, Campbelltown Community Profile (2022)

Key figures from the Census for comparison between the Campbelltown LGA and Greater Sydney are summarised in Table 19. On average, households in Campbelltown LGA were slightly larger with an average size of 2.9, versus 2.7 people per household across Greater Sydney. Households generally earnt less in Campbelltown LGA, with a lower median household income. This is paired with a lower median rent and mortgage payments.

Table 19: Comparative household statistics

	Campbelltown (LGA)	Greater Sydney (GCCSA)
Average people per household	2.9	2.7
Median weekly household income	$1,700	$2,077
Median rent	$380	$470
Median monthly mortgage repayment	$2,100	$2,427
Average motor vehicles per dwelling	1.8	1.7

Source: Census of Population and Housing (2021), QuickStats

Campbelltown has an over representation of one parent families and couples with children when compared with Greater Sydney. Conversely, there is an under representation of lone person households in Campbelltown. This may be reflective of the services available for lone persons in the area.

5.2.2 Household sizes

At the time of the 2021 Australian Census, the average number of people per household in Campbelltown LGA was 2.9, compared with 2.7 for Greater Sydney.[19] The distribution of housing sizes in Campbelltown LGA is compared with that of Greater Sydney below in Figure 39.

[19] ABS (2016), 2016 Census QuickStats

Figure 39: Distribution of household sizes in Campbelltown LGA (2021)

Source: ABS, 2021

It can be seen in Figure 39 that larger households tend to be more predominant in Campbelltown LGA than in Greater Sydney, particularly with 3 people or greater. Conversely smaller households of 2 people or less are significantly less predominant, making up 47.9 per cent of households in Campbelltown, compared to 53.9 per cent across Greater Sydney.

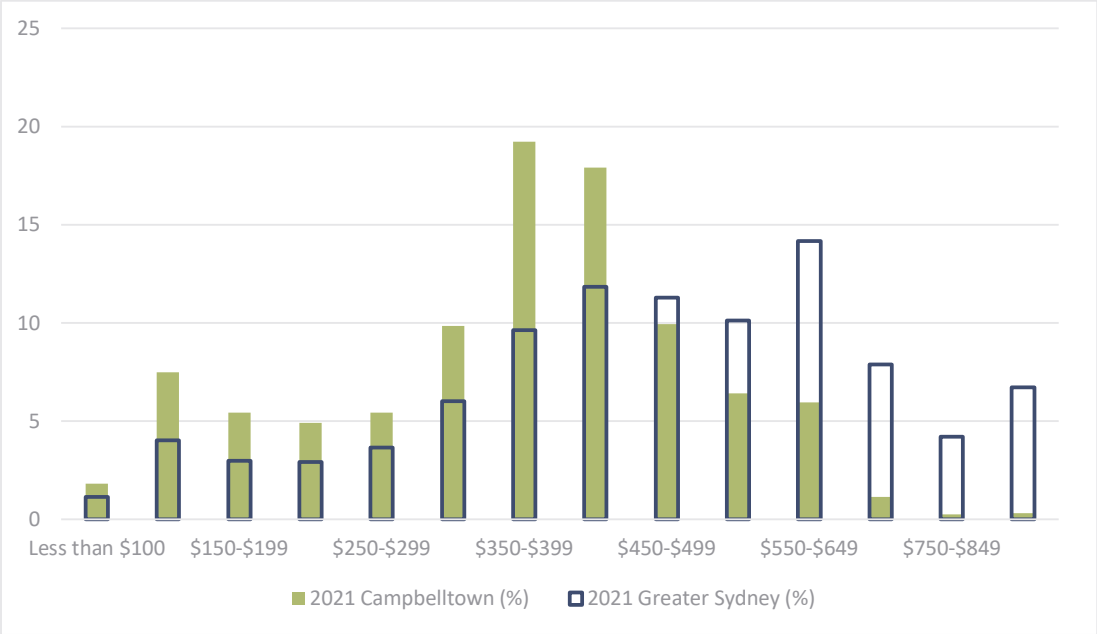
5.2.3 Housing costs

This section details the affordability of housing in the Campbelltown LGA with consideration of rental payments, mortgage repayments and details the level of housing stress in the LGA.

Rent

The distribution of weekly rental payments varies across the Campbelltown LGA, with significantly lower rent payments than those of Greater Sydney as shown in Figure 40. The most significant proportion of the community (19 per cent) pay between $350 and $399 per week in rent. Less than two per cent pay more than $650 per week, compared with 19 per cent of Greater Sydney.

Figure 40: Weekly housing rental payments, 2021



Source: .id, Campbelltown Community Profile (2022)

As rental payment categories are not necessarily comparable over time due to influences of inflation, the quartile method is the most objective method of comparing change over time. Rental payment quartiles look at the distribution of rents among rented households in the Campbelltown LGA relative to NSW. The quartiles are created for NSW by ranking all renting households from the lowest payments to the highest payments and then dividing the list into four equal groups or quartiles (25 per cent) and repeated for each census period. Analysis shows how the number and proportion of renting households in Campbelltown LGA are falling into each of the four quartiles and how rents in the LGA compare to the rest of the state.

The data in Table 20 shows additional households have been added to each category, with the exception of the medium highest group. The proportion of rental households in the Campbelltown LGA in the medium group declined between 2016 and 2021, while the other three quartiles have increased in proportion. The largest proportion of the rental households in Campbelltown LGA are in the medium lowest group with 39.4 per cent while the smallest proportion is in highest group with 7.2 per cent.

Table 20: Housing rental quartiles

	2016			2021			Change
Loan repayment quartile group	Number	Campbelltown %	Greater Sydney %	Number	Campbelltown %	Greater Sydney %	2016 to 2021
Lowest group	4,436	28.1	17.8	5,491	29.1	17.1	+1,055
Medium lowest	5,898	37.4	18.7	7,431	39.4	22.4	+1,533
Medium highest	4,564	28.9	29.4	4,561	24.2	28.2	-4
Highest group	885	5.6	34.0	1,356	7.2	32.3	+471
Total households with stated rent	**15,785**	**100.0**	**100.0**	**18,840**	**100.0**	**100.0**	**+3,055**

Source: .id, Campbelltown Community Profile (2022)

Generally, the rental payments in Campbelltown are in the lower quartiles of the NSW market with an increase in total number of rental households.

Additional information regarding median rent in the Campbelltown LGA is provided by the Department of Communities and Justice (DCJ) Rent Report. According to the June 2022 Quarter Rent Report, the median rent for new rentals was $450/wk. The median rent for houses was $500/wk, and the median rent for apartments was $370/wk.

The annual change for weekly rent increased across all dwelling types: 7.14 per cent for all dwellings combined, 11.11 per cent for houses and 5.71 per cent for apartments. This is reflective of the increases in rental prices which have been experienced across much of NSW of throughout that same period.

Mortgages

The distribution of monthly home loan repayments varies with a general trend towards the lower-middle of the market, with less representation in the very lowest and the five highest repayment brackets. Campbelltown LGA has an over representation in categories between $600 and $2,999, the most common repayment bracket being $2,000-$2,199 with 11.9 per cent of households with stated mortgage repayments.

Figure 41: Monthly stated mortgage repayments, 2021

Source: .id, Campbelltown Community Profile (2022)

As home loan repayment categories are not necessarily comparable over time due to influences of inflation, the quartile method is the most objective method of comparing change over time. Home loan repayment quartiles look at the distribution of home loan repayments among households with stated mortgage repayments in the Campbelltown LGA relative to NSW. The quartiles are created for NSW by ranking all households with stated mortgage repayments from the lowest payments to the highest payments and then dividing the list into four equal groups or quartiles (25 per cent) and repeated for each census period. Analysis shows how the number and proportion of households with mortgages in Campbelltown LGA are falling into each of the four quartiles and how mortgage repayments in the LGA compare to the rest of the state.

The data in Table 21 shows a strong representation in the medium lowest and medium highest groups and an under representation in the highest group. The total number of households with stated mortgage repayments in the Campbelltown LGA increased by 2,602 between 2016 and 2021, with increases experienced across all quartile groups.

Table 21: Housing mortgage repayment quartiles

	2016			2021			Change
Loan repayment quartile group	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Lowest group	4,274	22.7	19.8	4,825	22.5	18.9	+551
Medium lowest	6,300	33.4	20.9	6,524	30.4	21.1	+224
Medium highest	5,592	29.7	27.1	6,921	32.3	27.5	+1,329
Highest group	2,685	14.2	32.2	3,182	14.8	32.5	+498
Total households with stated mortgage repayments	**18,852**	**100.0**	**100.0**	**21,454**	**100.0**	**100.0**	**+2,602**

Source: .id, Campbelltown Community Profile (2022)

Information regarding home purchase prices in the Campbelltown LGA is provided by DCJ's Sales Report, which classifies purchases as Strata and Non-Strata, likely aligning to house and apartment prices. According to the March 2022 Quarter Sales Report, the median sales price for a home in the Campbelltown LGA was $790,000, with the median non-strata price being $830,000 and the median strata price being $536,000.

The median sales price for a home increased significantly by 17 per cent from the previous year, from $675,000 in March 2021 to $790,000 in March 2022. The median sales price for non-strata homes increased by 18.57 per cent, and strata homes increased by 15.27 per cent. It is notable that the volume of non-strata homes sales decreased by 15.46 pr cent over the year, while the volume of strata home sales increased by 15.45 per cent. This could reflect a higher demand for strata units, such as flats.

Generally, the mortgage repayments in Campbelltown are in the lower quartiles of the NSW market with a strong increase in the total number of households with mortgage repayments. This is reflective of the market between 2016 and 2021.

5.2.4 Housing stress

Housing Stress is defined by the National Centre for Social and Economic Modelling (NATSEM) model as those households that are both:

- in the lowest 40 per cent of incomes
- paying more than 30 per cent of their usual gross weekly income on housing costs.

Housing stress can be dependent on individual circumstances, however census data can provide a general overview of housing and highlight areas where households may be having trouble meeting their commitments.

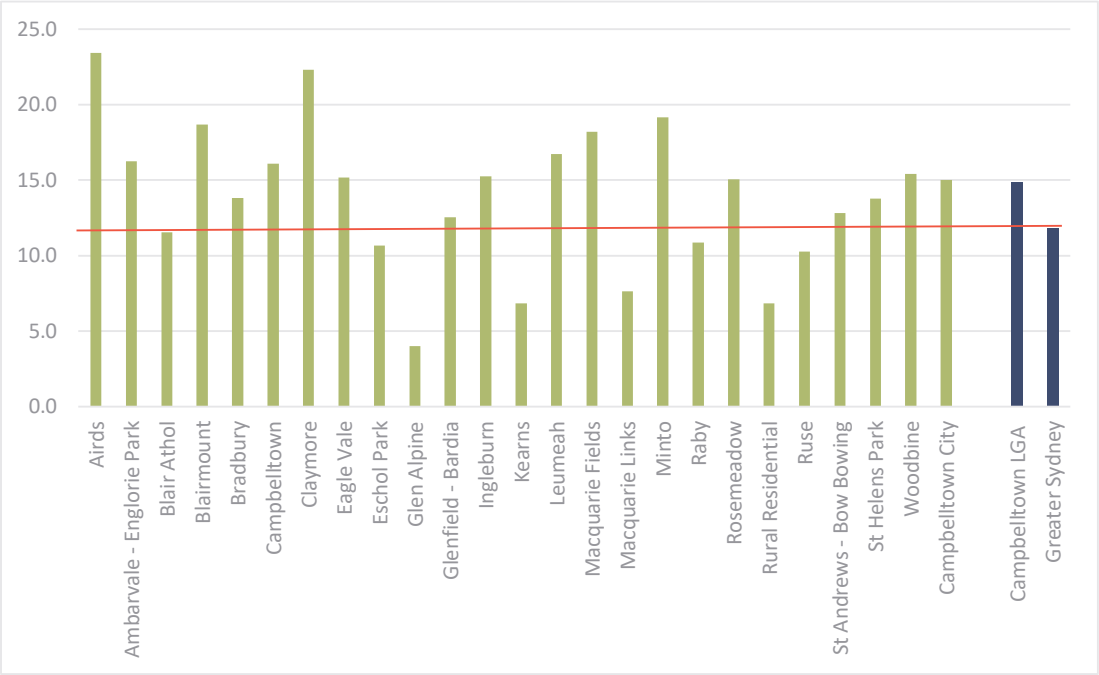
The latest data on housing stress is from the 2016 Census. Of the 52,477 households in the Campbelltown LGA, 7,873 households, or 15.0 per cent of households were experiencing housing stress in 2016.

As shown in Figure 42, housing stress in the Campbelltown LGA is significantly higher than the Macarthur Region (12.2 per cent), Greater Sydney (11.8 per cent), NSW (11.7 per cent) and Australian (11.4 per cent) rates. The suburbs within the LGA with the greatest housing stress are:

- Airds (23.4 per cent)
- Claymore (22.3 per cent)
- Minto (19.2 per cent)

- Blairmount (18.7 per cent)
- Macquarie Fields (18.2 per cent).

Figure 42: Housing stress, 2016



Source: .id, Campbelltown Social Atlas (2020)

Of the 19,630 households with a mortgage, approximately 2,724, or 13.9 per cent are under mortgage stress. This is notably higher than the Greater Sydney average of 10.3 per cent.

Of the 16,562 households with a rental tenure, approximately 5,153, or 31.1 per cent are under rental stress. This is significantly higher than the rate in Greater Sydney of 26.4 per cent.

5.2.5 Aboriginal housing needs

A safe, secure home with working facilities is a key factor in supporting the health and wellbeing of Aboriginal and Torres Strait Islander Australians. A lack of affordable, secure and appropriate housing can lead to homelessness, poor health and disengagement with education and/or employment that can in turn lead to social exclusion and disadvantage. According to the Australian Institute of Health and Welfare, Indigenous Australians are significantly more susceptible to such housing struggles.

Housing tenure

Of the 128,318 Indigenous households in NSW in 2021, 57,021 (44 per cent) were home owners and 66,587 (52 per cent) renters. Although the rate of home ownership in the Indigenous community has risen between 2016 and 2021 from 38 per cent to 44 per cent, it remains significantly lower than the Other Australian household rates that have seen a small decline in the same period from 66 per cent in 2021 to 64.5 per cent in 2016. In 2021, 15.4 per cent of Indigenous households were living in social housing, which is a decrease from 21 per cent in 2016 and 29 per cent in 2006. In relation to Campbelltown, it is important to note that Indigenous households in non-remote areas are more likely to own their own home and less likely to live in social housing compared with those in remote and very remote areas.

Housing assistance

Due to the barriers many Indigenous Australians face in the housing market, there are several housing assistance services that prioritise or focus on providing for this community. Such programs include the Commonwealth Rent Assistance program that provides a non-taxable income supplement for eligible rental tenants in private or community housing markets. Data on this program shows that in 2018, 5.6 per cent of all Commonwealth supported assistance income units (generally households) report having an Indigenous member.

Social housing provided by state and territory governments and community sectors assist people who are unable to access suitable accommodation in the private rental market. In 2020, 14 per cent of households in social housing included an Indigenous member.

Quality of housing

The 2014-15 national Aboriginal and Torres Strait Islander Social Survey collected information about general housing quality for the Indigenous community across Australia. The results show that 29 per cent of Indigenous Australians were living in a dwelling with major structural problems. Additionally, 15 per cent were living in a household in which at least 1 basic facility considered important for a healthy living environment (facilities for preparing food, washing clothes, washing people, sewerage facilities) were not available or did not work. This resulted in the finding that 1 in 5 Indigenous Australians were living in a house that did not meet an acceptable standard, that at least 1 basic household facility was unavailable, or there were more than 2 major structural problems.

The survey also found that 29 per cent of Indigenous Australians aged 15 years and over had been homeless at some time, compared with 13 per cent of the non-Indigenous Australians aged 15 and over. Indigenous Australians made up 28 per cent of all Specialist Homelessness Services in 2020-21 with 73,300 Indigenous Australians accessing the services.[20]

In 2018–19, almost 1 in 5 Indigenous Australians (18 per cent or an estimated 145,340 people) were living in overcrowded dwellings, compared with 5 per cent of non-Indigenous Australians. This was higher in major cities and regional areas compared with remote and very remote areas.

5.2.6 Social Housing

Social housing is rental housing provided by a variety of not-for-profit and government organisations. It is intended to assist households on low and very low incomes secure affordable housing. Social housing includes a mix of public housing (managed by FACS), community housing (managed by community housing providers) and Aboriginal and Indigenous housing (managed by FACS and community housing providers).

The Campbelltown LGA is within the GW12 Campbelltown allocation zone, as of 30 June 2021 the zone included:

- 1,340 general applications
- 174 priority applications.

The expected waiting time for all properties is between 5-10 years.

Social housing stock count is published by district by DCJ. The Campbelltown LGA is located in the South West Sydney district. The social housing stock in the Sydney District as of 30 June 2021 is shown in Table 22. In total, there are 26,978 social housing dwellings, the bulk of which are public housing (20,532 dwellings) and community housing (5,899 dwellings).

[20] Australian Institute of Health and Welfare (AIHW) 2021, Specialist homelessness services annual report 2020-21

Table 22: South West Sydney District social housing stock, 2021

Housing type	Studio/ 1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Public housing	4,599	5,115	8,820	1,998	20,532
Aboriginal Housing Office	30	55	286	101	472
Aboriginal Community Housing		3	40	32	75
Community Housing	1,338	2,115	1,902	544	5,899
Total	**5,967**	**7,288**	**11,048**	**2,675**	**26,978**

Source: https://public.tableau.com/profile/facs.statistics#!/vizhome/Social_Housing_Residential_Dwellings/Dashboard (accessed 10 October 2022)

5.2.7 Accessible housing

For the purposes of housing, the primary planning controls for seniors and people with a disability are contained within Chapter 3, Part 5 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The Housing SEPP identifies seniors as people who are either:

- Aged 60 or more years
- Resident at a facility at which residential care is provided
- Assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

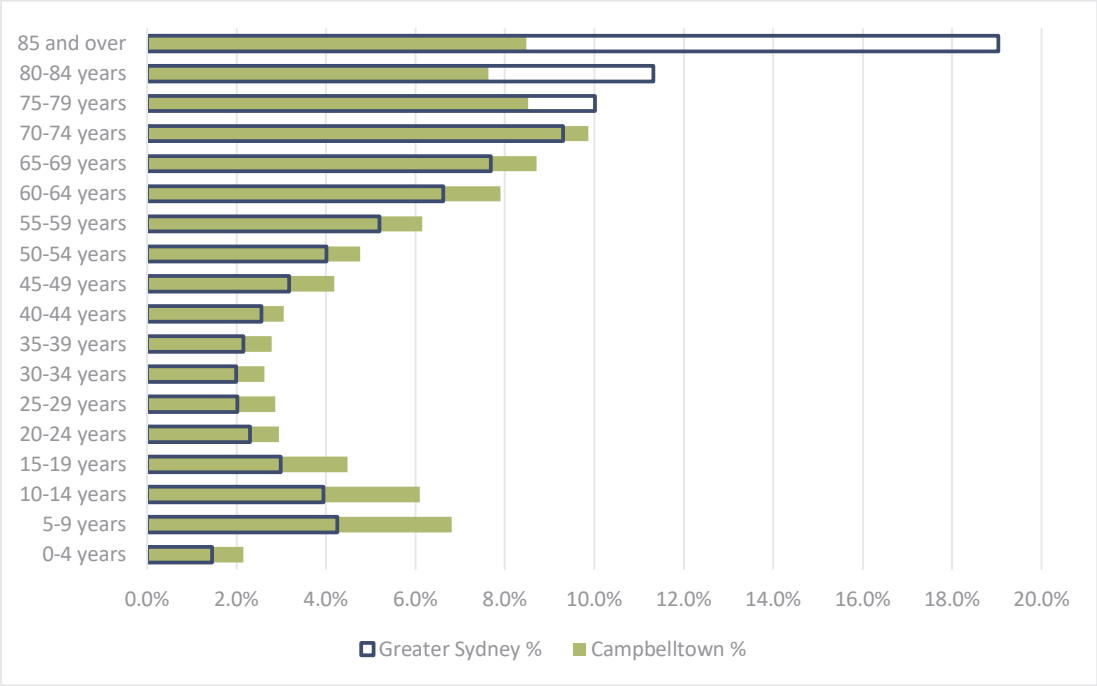
The SEPP defines people with a disability as people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

In 2021, the population aged 60 or more years was approximately 32,937 people, or 18.7 per cent of the Campbelltown LGA population. This is an increase of approximately 5,694 people from 2016, or approximately 21 per cent, which is greater than the overall rate for the Campbelltown LGA (12.4 per cent).

The Census records responses regarding persons who require assistance from another to help with or be with them for self-care activities, body movement or communication activities. These responses are combined to result in data for those who need assistance with core activities. It is noted that a person's reported need for assistance is based on a subjective assessment. Responses are examined in Figure 43, showing the proportion of individuals living in need of assistance.

In the Campbelltown LGA, approximately 6.3 per cent of the population is living needing help in their day-today lives due to disability, comparatively 5.2 per cent of the population of Greater Sydney reported the same. As shown in Figure 43, the age distribution of those living with disability in Campbelltown is much greater than the Greater Sydney distribution that is heavily weighted in the elderly age groups. Campbelltown has a higher representation of people aged under 75 in need of assistance.

Figure 43: Age distribution of those living in need of assistance



Source: ABS, 2021

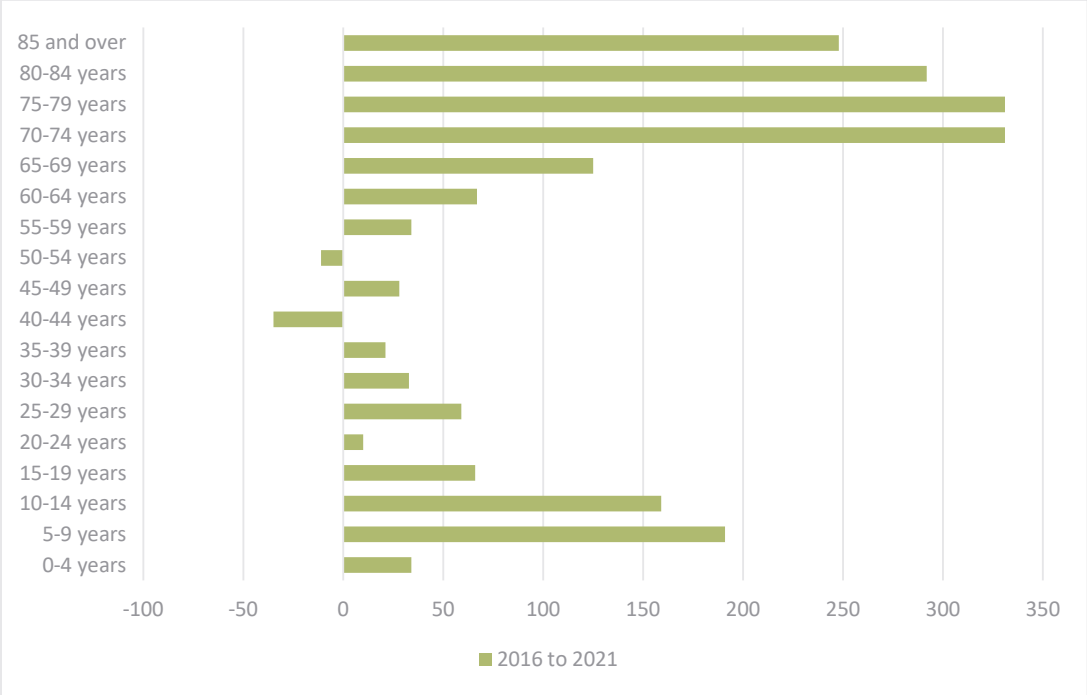
Figure 44 examines the overall population of the Campbelltown LGA individuals living in need of assistance, compared to Greater Sydney, from the 2006 to 2021 censuses. As of the 2021 Census, Campbelltown LGA included 11,184 people, or 6.3 per cent of the overall population (compared to 5.2 per cent of Greater Sydney). This has increased from 9,198 in 2016, or 5.9 per cent of the then population (compared to 4.9 per cent of Greater Sydney). This continues a trend from the 2006 Census of an increase the proportion of the population living in need of assistance, compared to Greater Sydney.

Figure 44: Proportion of overall population living in need of assistance

Source: .id, Campbelltown Community Profile (2022)

Between 2016 and 2021, the age distribution of those living in need of assistance in Campbelltown changed with a significant increase in elderly age groups, a slight increase or decrease in middle-aged adult age groups, and a general increase in people aged 5-19. This is shown in Figure 45. The change may indicate that Campbelltown LGA is an attractive place to live for those in need of assistance, due to any number of factors that could include proximity to services, accessible public transport or specialised education facilities.

Figure 45: Change in number of people per age group living in need of assistance



Source: ABS (2022)

It is noted that the Census response is derived from assistance-based questions and does not align completely with capacity-based wording of the Housing SEPP. As such, it may underrepresent the population for the purposes of the Seniors Housing SEPP.

While the Housing SEPP includes controls that are primarily for purpose-built facilities for seniors and people with a disability, there are opportunities to adapt the design of housing overall to support these populations. The *Liveable Housing Design Guidelines* (Liveable Housing Australia, 2017) is cited by the *Apartment Design Guidelines* as including design features that promote flexible housing for all community members. The most basic 'silver' design features include:

- Step-free and even pathways to entry doors
- Step-free and sheltered entries
- Suitably wide internal doorways and corridors
- Clear areas around toilets with potential to install grabrails in the future
- Slip resistant and hobless showers with the potential to install grabrails in the future
- Installation of handrails at stairways.

The guidelines also include 'gold' and 'platinum' features.

The guidelines, while designed to accommodate households including seniors or people with a disability incorporating the *Liveable Housing Design Guidelines* into housing overall would benefit the community in

general. They would have the potential to reduce injuries, support aging in place and support residents with temporary injuries.

It is noted that the Australian Building Codes Board (ABCB) has been preparing accessibility requirement regulations to be incorporated into the *National Construction Code*. This has included a 2018 options paper and consultation report. In July 2020, a Consultation Regulation Impact Statement was released that includes options for requiring accessible features to be incorporated into housing. Options are based on the L*iveable Housing Design Guidelines*. The preliminary recommendation is that the costs of implementing the guidelines in the NCC would outweigh benefits, with alternative mechanisms sought.

Together, this shows a need for accessible housing in the Campbelltown LGA that is:

- Greater in quantity than the average in Greater Sydney
- Designed not only for seniors, but children and middle aged people
- Designed for a range of family types, with a range of sizes to suit different types of families
- Incorporated into a range of housing products (i.e. beyond the seniors living dwelling type).

5.2.8 Housing for victims of domestic and family violence

Macarthur Women's Domestic Violence Court Advocacy Service report there is a significant and growing need for housing for victims of domestic and family violence. The most recent BOCSAR report (December 2021) showed that in relation to Breach Apprehended Domestic Violence Orders (ADVO), rates in the Campbelltown Local Government Area have remained stable over the last 2 years though increased by 4.4 per cent over the last 5 years.[21]

Data provided by the Macarthur Women's Domestic Violence Court Advocacy Service indicates that in the Macarthur area between January to June 2020, the service experienced:

- 1,694 clients which was an increase of 5 per cent from previous six months
- 17,822 service events (everything done with/for client) which was an increase of 9 per cent from the previous six months
- 665 Interim/Provisional Orders issued which was an increase of 15 per cent from previous six months
- 306 Final ADVOs issued for clients which was an increase of 7 per cent - even over the Covid-19 period where court matters were changed dramatically)
- 2,521 referrals from Police (directly) through the Central Referral Point (CRP) under Safer Pathway which was an increase of 10.5 per cent from January to June 2019.

While that above data relates to the Macarthur area, the Service reports that a significant portion of their clients are in the Campbelltown LGA. One of the biggest issues seen by the Service in Campbelltown is that of accommodation with clients struggling to find affordable rental properties. Ensuring that there is affordable, safe and adequate housing options available for women leaving domestic and family violence is key. Enabling women to find affordable accommodation allows them to focus on other needs such as employment, further education, wellbeing and supporting their children. This in turn contributes to families gaining employment, having money to put back into the local community and a safe and healthy family dynamic.

[21] BOCSAR 2021, NSW Recorded Crime Statistics 2017-2021

5.2.9 Homelessness

People who are homeless or at risk of being homeless are the most vulnerable. Homelessness is a complex problem arising from a number of causes including domestic violence, financial hardship, health issues and limited access to affordable housing options.[22] Effective responses are dependent on the availability of suitable support services and appropriate affordable housing.[23]

Homelessness in Australia is recorded by the ABS *Census of Population and Housing: Estimating Homelessness* (cat 2049.0). It considers several elements of 'home' such as security, stability, privacy, safety or control. Homelessness is considered a lack of one or more of these elements, with the specific ABS definition being:

When a person does not have suitable accommodation alternatives, they are considered homeless if their current living arrangement:

- Is in a dwelling that is inadequate; or
- Has no tenure, or if their initial tenure is short and not extendable; or
- Does not allow them to have control of, and access to space for social relations.

The ABS has estimated Campbelltown's 2011 and 2016 homeless population to be 1,383 and 1,667 persons, respectively. Data from 2021 was yet to be released by the ABS at the time of this review.

Due to the structure of Census data, detailed comparison information is provided at the SA3 level. Information is provided for different types of homelessness, generally distributed between 'homeless operational groups' and 'other marginal housing'.

The 2011 and 2016 homeless operational group for the Campbelltown SA3 was estimated to be 645 and 929 persons, respectively. The 2011 and 2016 population in other marginal housing was estimated to be 738 and 810 persons, respectively.

Detailed information regarding the types of homelessness during this period is provided in Table 23.

Table 23: Homeless population in Campbelltown SA3 at 2016 Census (SA3)

	2011		2016	
Type of homelessness	**Count***	**Proportion**	**Count**	**Proportion**
Persons living in improvised dwellings, tents, or sleeping out	6	0.4%	9	0.5%
Persons in supported accommodation for the homeless	131	9.5%	360	20.7%
Persons staying temporarily with other households	126	9.1%	150	8.6%
Persons living in boarding houses	9	0.7%	33	1.9%
Persons in other temporary lodgings	3	0.2%	7	0.4%
Persons living in severely crowded dwellings	372	26.9%	373	21.4%
Homeless operational group	**645**	**46.6%**	**929**	**53.4%**
Persons living in other crowded dwellings	722	52.2%	786	45.2%
Persons in other improvised dwellings	3	0.2%	17	1.0%
Persons who are marginally housed in caravan parks	13	0.9%	7	0.4%
Other marginal housing	**738**	**53.4%**	**810**	**46.6%**
Total estimated homeless population	**1,383**	**100.0%**	**1,739**	**100.0%**

*2011 information for small population groups is hidden as 'not for publication,' but included in sub-categories

[22] NSW Local Government Housing Kit Resource kit for achieving better housing for local communities prepared by Urbanista for NSW Government.

[23] *Ibid*.

Source: ABS publication 2049.0: Census Population and Housing: Estimated homelessness, 2011 and 2016

The bulk of the 2011 and 2016 Campbelltown population (27 and 21 per cent respectively) in homeless operational groups are persons living in severely crowded dwellings (i.e. requiring an additional four or more bedrooms), with the next most common category being supported accommodation for the homeless (with 9.5 per cent in 2011 increased to 21 per cent in 2016). The remaining homeless operational group populations generally are temporarily staying with other households (e.g. couch-surfing). In 2016, less than 1 per cent lived in improvised dwellings or other forms of temporary lodging.

5.2.10 Affordable housing and key workers

A lack of diverse housing and high housing costs make it difficult for many to find suitable housing. Those most affected include students and young people, people with special needs, women and children escaping domestic violence, low income single parents, some low and moderate income workers, and retirees with limited savings or superannuation.[24]

In NSW, affordable housing is defined by the Housing SEPP (former ARH SEPP) as being housing for very low income households, low income households or moderate income households. Those classifications are defined as households that have a gross income that is less than 120 per cent of the median household income of the Greater Sydney and pay no more than 30 per cent of that gross income in rent. Households eligible to occupy rental accommodation under the National Rental Affordability Scheme and pay no more rent than would be charged under that scheme, are also included.

As of the 2021 Census, the median household income for the Greater Sydney area was $2,077. NSW Department of Communities and Justice provides annual updates to annual income bands for very low, low and moderate household incomes, with the latest ranges reflecting incomes in the 2020/21 financial year. Bands are provided below:

- Very low (50 per cent of Greater Sydney median): $49,300 per year
- Low (50 to 80 per cent of the Greater Sydney median): $78,900 per year
- Moderate: (80 to 120 per cent of Greater Sydney median): $118,300 per year.

This equates to affordable housing eligible households having a maximum weekly income of $2,275. Census data on weekly incomes is provided in ranges, with the closest range being up to $2,499 per week. According to profile .id, approximately 38,515 Campbelltown households had a weekly income of $2,499 or less, or 66.9 per cent of total households.

There is a wide range of literature describing approaches to the definition of essential or key workers in any area. Based on a review of several resources, the definition used by .id in their demographic analysis is also in the BankWest *Key Worker Housing Affordability Report, 2018*. The Bankwest Curtin Economic Centre defines key workers as "*occupations which provide essential services to all Australians including teachers, nurses, police and ambulance officers and those in fire and emergency services.*"[25]

This report will share this broad Bankwest definition with the groups as defined by their Census categories:

- Defence Force Members, Fire Fighters and Police
- School Teachers
- Midwifery and Nursing Professionals
- Personal Carers and Assistants
- Child Carers
- Cleaners and Laundry Workers
- Sales Assistants and Salespersons

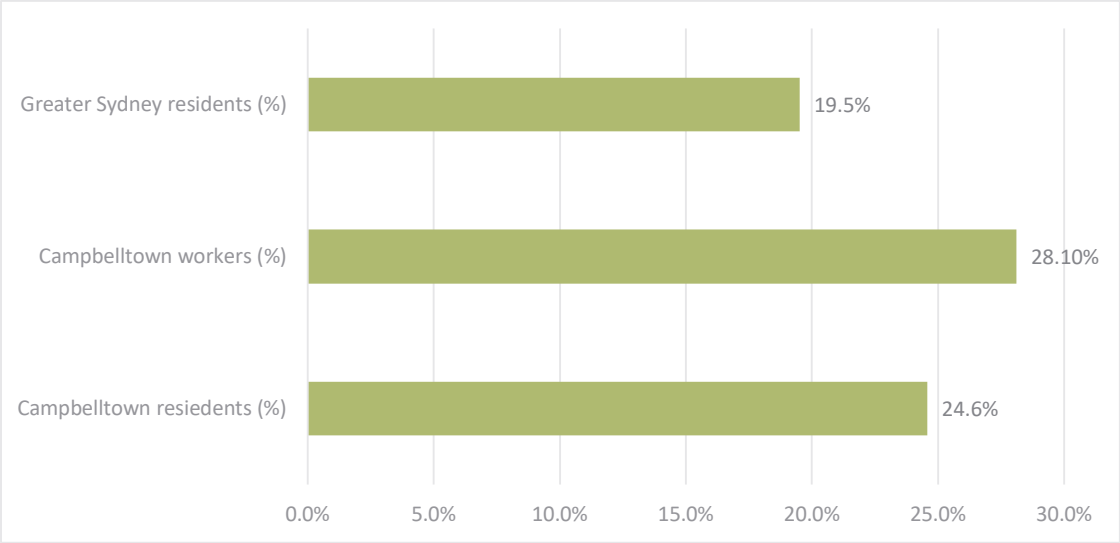
[24] *NSW Local Government Housing Kit Resource kit for achieving better housing for local* communities prepared by Urbanista for NSW Government.

[25] (BankWest and Curtin Economics Centre, 2018)

- Health and Welfare Support Workers
- Automobile, Bus and Rail Drivers
- Hospitality Workers.

Approximately 17,883 Campbelltown LGA residents were identified as key workers in these categories, or 24.6 per cent of the Campbelltown resident workforce. As shown in Figure 46, residents of the Campbelltown LGA (24.5 per cent) are employed in key worker occupations at higher rate than those of Greater Sydney (19.5 per cent). In addition, 14,788 (28.1 per cent) of people who work in the Campbelltown LGA are employed in key worker occupations. This is reflective of the role of Campbelltown as a regional centre offering retail, health and education services for a wide catchment.

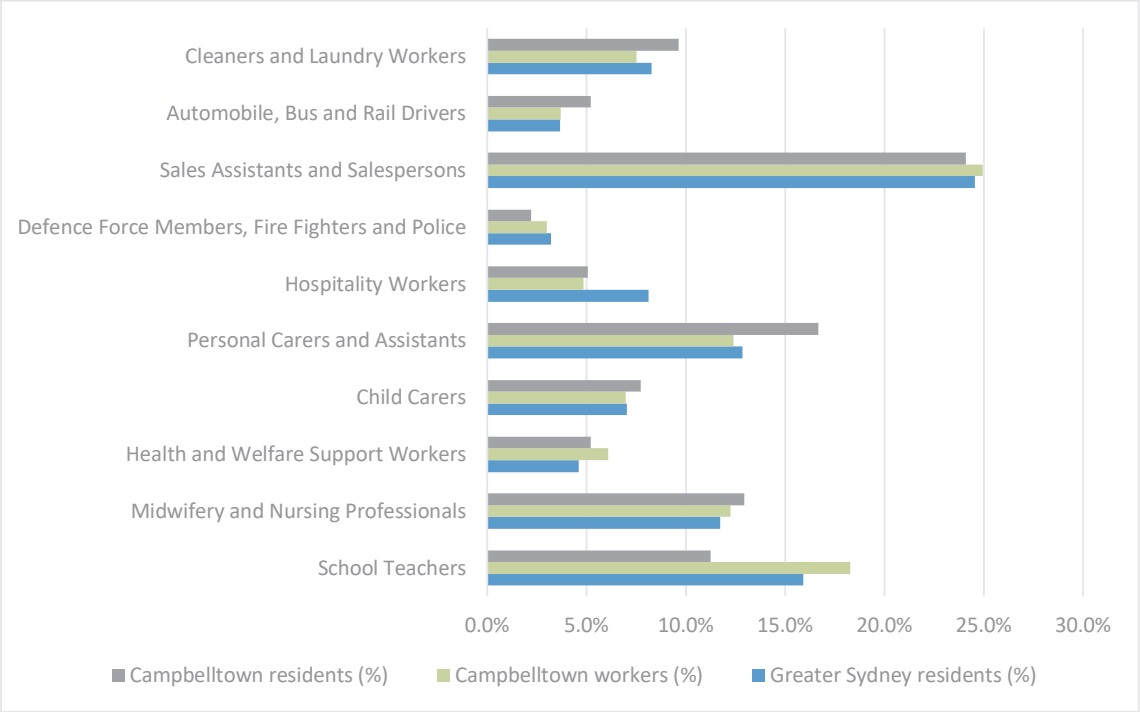
Figure 46: Percentage of residents and workers employed in key worker occupations



Source: ABS TableBuilder, 2022

Figure 47 details the distribution of key worker occupations for Campbelltown LGA residents and Greater Sydney residents. Campbelltown LGA residents have strong representation as personal carers and assistants, while being underrepresented as school teachers and hospitality workers when compared to Greater Sydney. The proportion of key workers in the Campbelltown LGA employed in all other occupations is comparable to Greater Sydney.

Figure 47: Distribution of resident occupations across the key worker groups



Source: ABS TableBuilder, 2022

5.2.11 Market preference

The Campbelltown LGA is part of the South West Sydney Housing Market Demand Area (HMDA) as identified by UNSW City Futures in their report: *Implementing Metropolitan Strategies: Taking into Account Local Level Housing Demand*.[26] The South West HMDA encapsulates both the Campbelltown and Camden LGAs. The report identified the HMDA as having a broad distribution of lower density, lower cost properties with key concentrations of lower density, higher cost (new release) housing and pockets of higher density social housing.

The report also recognises key trends in dwelling patterns in the Campbelltown and Camden LGAs, including strong growth in occupied private dwellings occurring in flats and units (37.0 per cent), when compared to attached houses (4.0 per cent) and detached houses (4.9 per cent). This is likely indicated by the strong expressed demand for housing in low to middle income households across all age cohorts. However, the largest overall trend is the growth of smaller household types including couple families without children, one parent families, and lone persons living in detached houses, with almost 30 per cent of net changes accounted for by the growth in the numbers of couple families without children in this dwelling type.

5.2.12 Projected housing need

Campbelltown LGA's residential population is projected to grow significantly over the two decades to 2041. The 2022 NSW Common Planning Assumptions projects the population of the Campbelltown LGS to increase to

[26] Pinnegar S; Randolph B; Legacy C; Tice A; Pinnegar S, 2013, Implementing metropolitan planning strategies: taking into account local housing demand - Techincal Report, City Futures Research Centre, Sydney

approximately 229,301 by 2041 (main scenario), representing a 31 per cent increase in the LGA population from 2021.[27] The Low scenario projects the population to increase to 206,348 by 2041, while the high scenario projects an increase to 232,293 in 2041. Further details are provided in Section 7.0.

The projections provide additional detail for the components of their population projections in Table 24.

Table 24: Breakdown of population growth components (DPE)

Component	2021 to 2026	2026 to 2031	2031 to 2036	2036 to 2041
Natural increase/decrease	7,512	6,899	6,888	7,078
Net migration	718	7,685	9,899	7,961
Total population change	**8,230**	**14,584**	**16,787**	**15,038**

Source: DPIE (2022)

Household projections are derived from the projected population based on average household size, and implied dwellings are derived from the average dwelling occupancy rate, shown in Table 25. DPE projections indicate that approximately 23,819 additional dwellings (+38 per cent) would be required by 2041 beyond 2021 supplies.

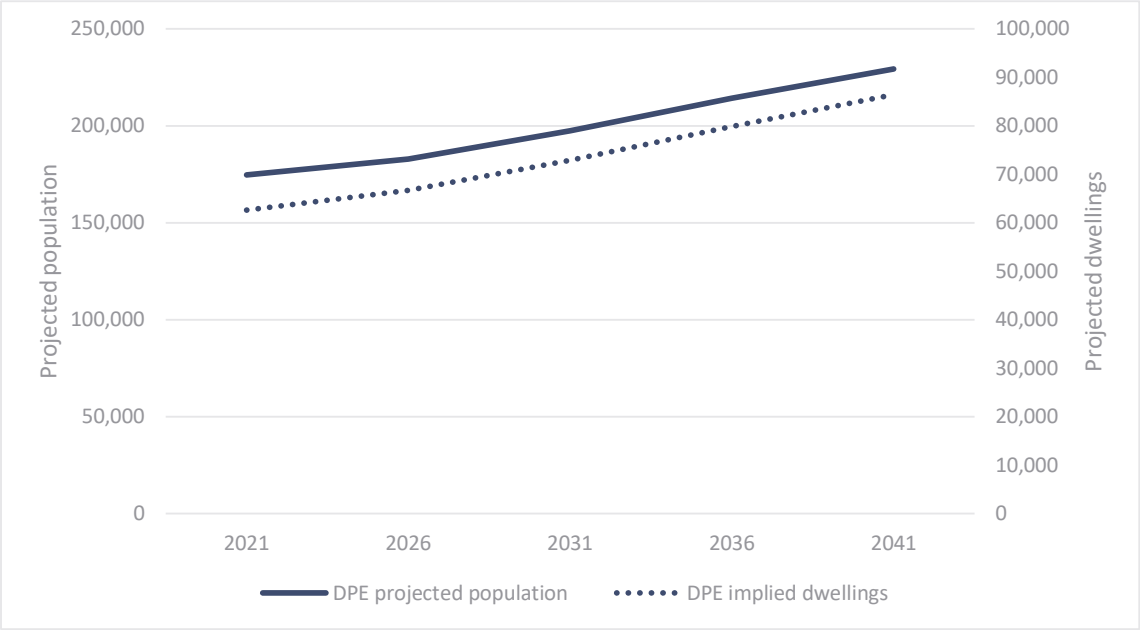
Table 25: Comparison of population, household and dwelling projections for Campbelltown LGA

Projection	2021	2026	2031	2036	2041	Change 2016-2036
DPE projected population	174,662	182,892	197,476	214,263	229,301	+54,639 (+31%)
DPE projected households	59,605	63,514	69,313	76,006	82,177	+ 22,572 (+38%)
DPE implied dwellings	62,605	66,720	72,839	79,901	86,424	+23,819 (+38%)

Source: DPE (2022)

The figure below provides a comparison of the various population projections.

Figure 48: Comparison of population and dwelling projections



[27] DPE projected population, 2021 - Source: DPE (2022), ASGS 2019 LGA projections

6.0 STAKEHOLDER VIEWS

Residents of the Campbelltown LGA are strong advocates for retaining the rural character of the region, protecting native flora and fauna, while also supporting local employment and economic growth. Engagement was undertaken during the preparation of both the Campbelltown Local Housing Strategy and Campbelltown Local Housing Strategy 2041. The engagement activities were aimed at and advertised to the general community as well as specific stakeholder groups.

The objectives of this engagement were to:

- Target engagement to key themes to build on previous engagement undertaken by Council for the Local Strategic Planning Statement and other studies
- Gain insights to the Community's views on housing specific matters such as:
  - Housing needs including the needs of diverse groups in the community
  - Desired location attributes for new housing
  - Density and broad built form outcomes
  - Affordability considerations
- Provide accessible opportunities for community participation, acknowledging and meeting the diverse needs of the Campbelltown community and current limitations arising from the COVID-19 health crisis
- Present outcomes from the engagement in a format that can be used to inform the preparation of the housing strategy and guide future housing decisions.

6.1 Engagement methods

Several engagement methods were utilised to ensure each stakeholder group is catered to in a way that enables them the opportunity to provide meaningful feedback for the project in a survey, targeted phone calls and an internal priorities workshop.

Survey

An online survey is an effective method of reaching a broad audience for engagement. The survey was prepared by HillPDA in consultation with Council officers and hosted by SurveyMonkey being accessible on phones, tablets and computers. The survey was advertised via a link on the Council website homepage and via targeted emails from Council officers to known key stakeholders.

The survey consisted of questions in a variety of styles with some targeted toward understanding the demographics of the responders, with some focusing on the existing housing supply and others testing the assumptions of the existing plans for housing in Campbelltown. The survey took approximately 10 minutes to complete.

Appendix A includes the survey questions. It is noted that several questions had logic added to avoid asking questions that were not applicable to certain respondents, for example if the responder noted they were homeless they were not asked additional questions about their current dwelling. The final question of the survey also allowed for general comment relevant to the housing strategy.

Targeted phone calls and meetings

Targeted phone calls to local real estate agents provided insights to the adequacy of existing supply and current trends in demand for housing in Campbelltown.

HillPDA participated in the Macarthur Homelessness Steering Group on 28 February 2020. This was a valuable opportunity to engage with several social housing service providers and representatives in a single session as well as opening the discussion amongst the group.

Other stakeholder groups that were contacted during this engagement period were:

- Evolve Housing
- Aboriginal Housing office
- South West Multicultural Centre
- Tharawal Local Aboriginal Land Council
- Tharawal Aboriginal Corporation
- Argyle housing
- Lendlease (Figtree Hill development).

Internal priorities presentation

HillPDA led a workshop presentation with Council officers on 2 November 2022 to communicate findings from the early stages of the study and begin to develop a housing vision and priorities. This presentation was held online via the Microsoft Teams platform with several Council officers.

The presentation highlighted key findings of the initial phases and outlined some draft priorities and actions. The Council officers provided feedback and workshopped several elements, particularly regarding revisions to the housing objectives and housing strategies.

6.2 Property market conversations

In November 2022, HillPDA interviewed real estate agents that are active within the Campbelltown LGA to gauge an understanding of the current demand for housing. These conversations aimed to understand the current demand for housing in Campbelltown, whether the supply of housing currently meets that demand, and how demand is likely to change in the future.

The discussions found the following:

- Agents were involved primarily in residential detached dwellings, being the dominant type in existing stock with some newer apartment developments in more central town centre areas
- There have been several growth suburbs including Bradbury, Kern and some South Campbelltown suburbs, and Claymore was also noted as one a suburb that has experienced some growth
- Although the percentage ranged between agents, it was estimated that the housing mix was approximately 20 per cent investors and 80 per cent owner occupiers, with owner occupiers being the dominant type
- Houses and detached dwellings are the dominant type due to current existing stock some new apartments have come into the pipeline
- The buyers are mainly comprised by families, divorced couples with few singles
- There has been an observed trend of upsizes with a large proportion of buyers coming from the Liverpool and Bankstown LGAs looking for an upsize
- The most dominant typology remains 3 and 4 bedrooms dwellings
- Unless being located immediately adjacent to a railway station, the market seems to have a preference for at least one garage due to cars being a dominant mode of transport
- Most agents seem to agree that demand exceeds supply, however there has been a noted slow-down in 2022 due to increasing interest rates

- Agents have noted a couple of transactions falling through due to buyers being unable to afford the property with the increase in interest rates
- None of the agents were aware of any support available for renters.

6.3 Survey findings

A total of 138 responses to the survey were received, 114 of which were general public who accessed the survey via the Council website.

Leaders in the community who represent some key stakeholder groups were sent the survey directly, in order to ensure those communities were represented in the findings. The key stakeholder groups represented were:

- Disability
- Culturally and linguistically diverse
- Homelessness/food insecurity
- Seniors
- Aboriginal and Torres Strait Islander.

6.3.1 Who responded?

Seventy per cent of respondents to the survey have lived in Campbelltown LGA for more than 5 years, 13 per cent of the respondents lived in the LGA for less than five years and 8 per cent of the respondents lived outside of the LGA. Respondents from outside of the Campbelltown LGA were primarily from Camden LGA and Liverpool LGA, however there were several outliers in Wollondilly, Fairfield, The Hills, Cumberland and Bathurst.

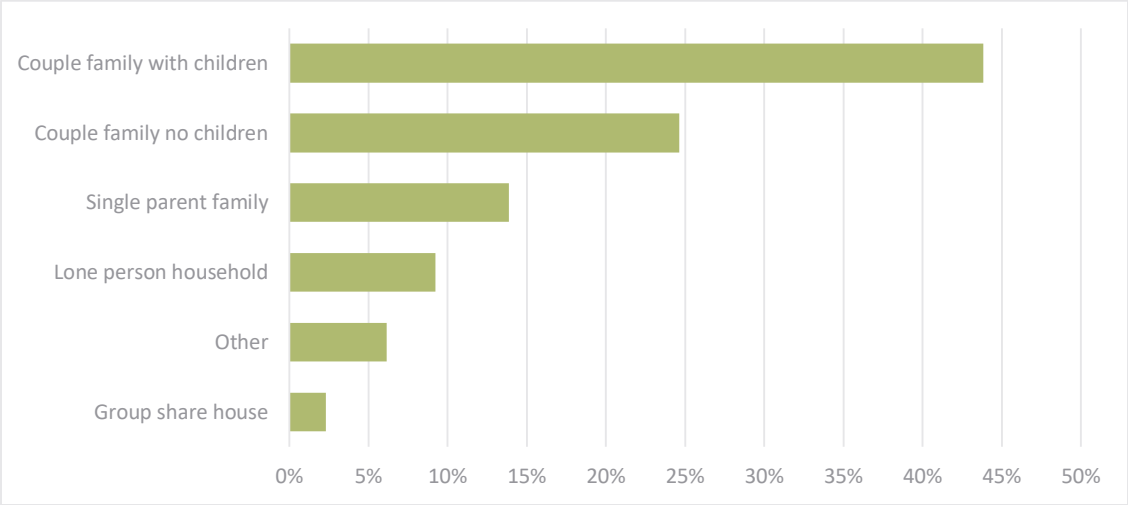
Respondents were generally middle-aged adults with the most respondents being between 35-44 (31 per cent) or 45-54 (25 per cent) years of age. Those aged 25-34 years represented 19 per cent of respondents, and all other age groups were represented across the survey with at least one respondent.

Four per cent of respondents identified as Aboriginal and Torres Strait Islander and 29 per cent noted being full-time students at tertiary institutions. Over 40 per cent of respondents were born outside of Australia and 27 per cent identified that English was not their first language. Of those who responded to the survey, 15 per cent identified as living with a disability.

Who do they live with?

The majority of respondents live in a couple family with children (44 per cent) followed by 25 per cent of households being couple families with no children. 14 per cent represented single parent families, nine per cent are lone person households and two per cent were group share houses (Figure 49). Six per cent of respondents entered their own response when asked what their household looked like, most of these noted multigenerational living. Most respondents lived in home with four or more people.

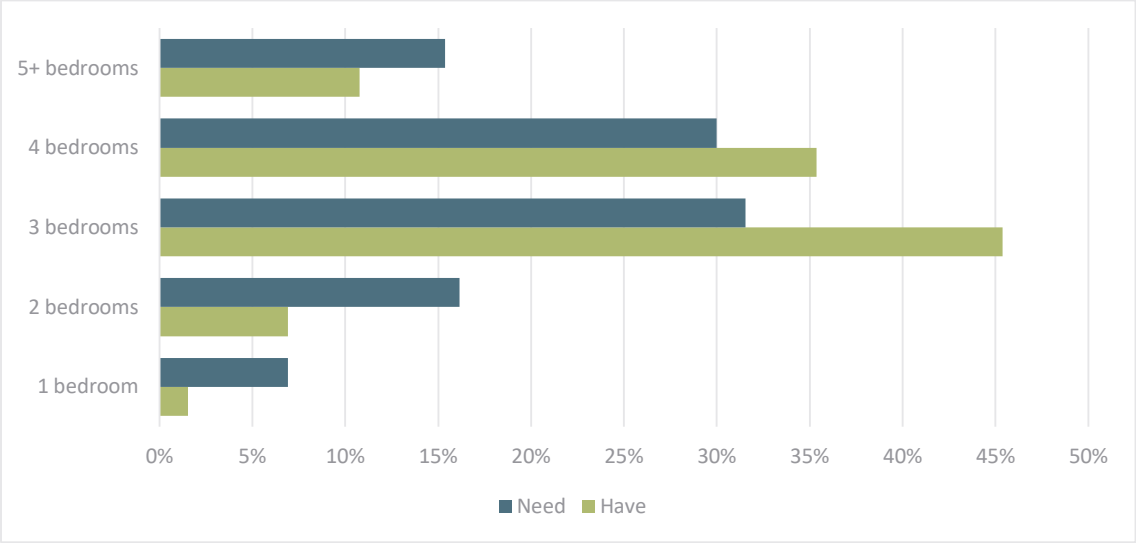
Figure 49: Responses to 'What does your household look like?'



What do their homes look like?

Approximately half of the residents have a mortgage on their home while 16 per cent own their homes outright. Of the respondents 18 per cent rent privately, 12 per cent live with someone else who owns or rents (i.e. family, parent, friend) and five per cent rent from a government authority or a community housing provider. Most of the respondents live in a single dwelling (85 per cent) with five per cent in duplex homes and four per cent in both apartments and townhouses respectively. As shown in Figure 50, the homes of respondents most commonly had three (45 per cent) or four (33 per cent) bedrooms in their homes, 10 per cent had five or more bedrooms and seven per cent had less than three. Comparatively, only 32 per cent noted needing three bedrooms and 30 per cent needing four bedroom homes while 15 per cent noted needing five or more and 22 per cent needing one or two.

Figure 50: Responses to 'How many bedrooms to you have?' and 'How many bedrooms do you need?'

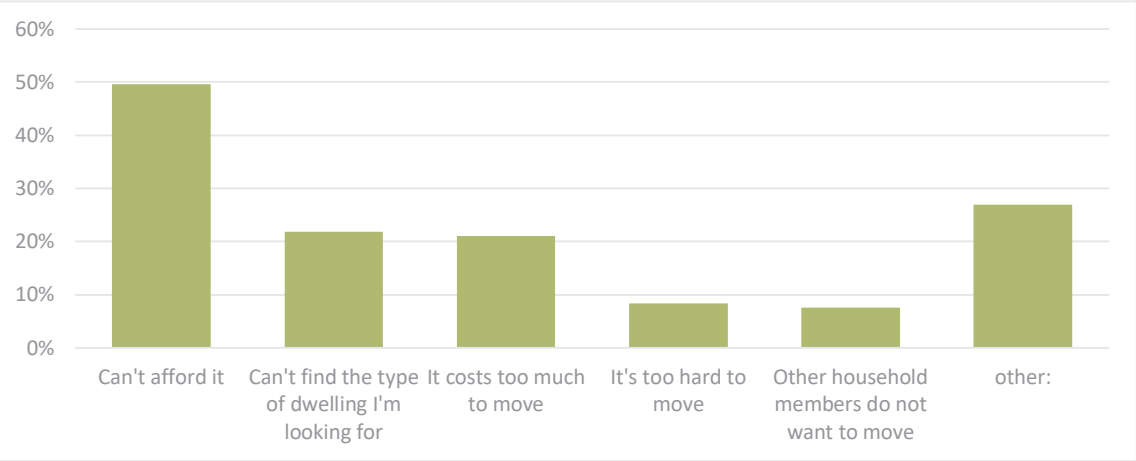


More respondents noted they would like to live in their current home (56 per cent) rather than another home (44 per cent). Of those who would live to live in a different home, 83 per cent noted that this would be a single

dwelling house. More respondents noted they would like to live in their current suburb (68 per cent) rather than a different suburb (32 per cent).

Those who answered they would like to live in a different home or a different suburb noted the primary reason for not doing so is that they are unable to afford (50 per cent) to live in the home or suburb they desire and 22 per cent of respondents noted they cannot find the type of dwelling they are looking for (Figure 51). Of the alternative responses given, the key messages were desire for dual occupancy, better education opportunities and difficulty getting approved for an appropriately sized houses from housing support services.

Figure 51: Responses to 'What is stopping you from living in your preferred dwelling or suburb?'



Nearly 80 per cent of the respondents noted they have no plans to buy an investment property in the LGA within the next five years. However, 59 respondents noted they were planning to invest further in their existing home in the future.

Most respondents (70 per cent) indicated they had adequate home internet connection and speed to support the household working from home and remote learning, while 26 per cent stated it was inadequate and 4 per cent responded they did not have home internet. Many of the comments referenced National Broadband Network (NBN) connection issues, preference for using mobile connections due to slow speeds, or poor connectivity on both internet and mobile service. One respondent particularly noted the connection to fibre NBN would be a determining factor in choice of where to live in the future.

More respondents (78 per cent) indicated they had adequate space in their home to accommodate their household working from home and remote learning, however several respondents noted it would be useful to have a dedicated study space.

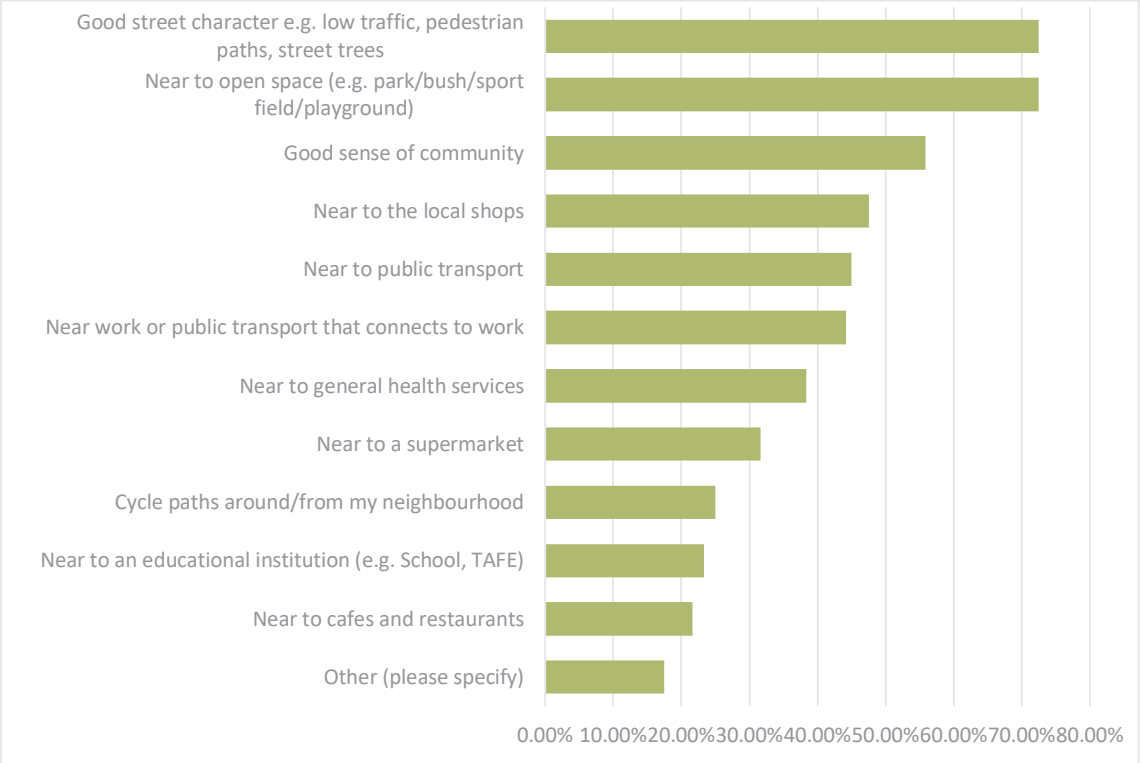
6.3.2 What do they value when choosing where to live?

When asked what three words describe what they value about the houses they live in currently, the key words used were:

- Location
- Neighbours
- Open space/garden/backyard
- Quiet
- Privacy.

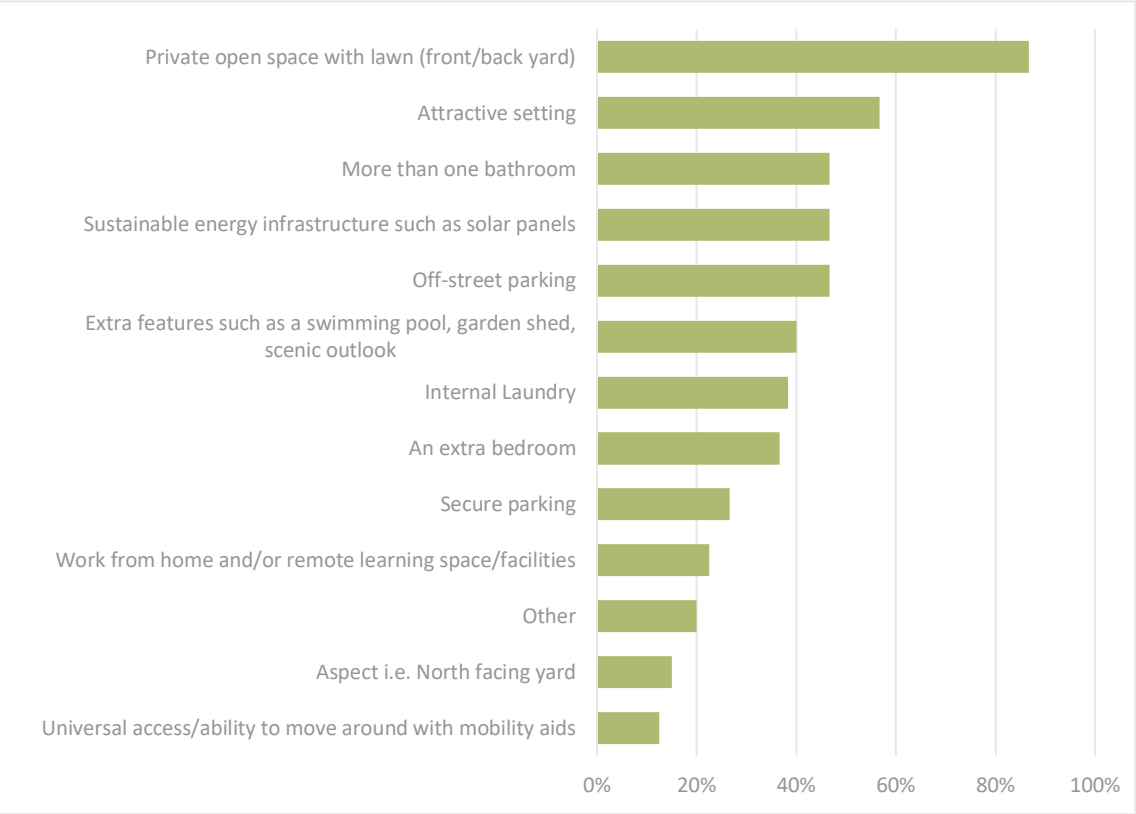
Respondents indicated, as shown in Figure 52, that good street character and being near to open space was the most important factor when choosing where look for a home to live, with 73 per cent of respondents including these in their responses. Other popular factors for consideration were including low traffic and congestion levels, good sense of community, near to the local shops and near to public transport. Additional responses given were generally regarding street character and proximity to open space.

Figure 52: Responses to 'Excluding price, select five factors that are the most important to you when choosing where to live'



When considering a dwelling to live in, the respondents noted that the most important thing (outside of cost) to influence their decision is the amount of private open space, with 86 per cent of respondents including this in their top five considerations (Figure 53). Attractive setting, off-street parking, sustainable energy infrastructure and more than one bathroom were also important factors to respondents. Additional responses given were generally regarding location factors with particular note of the consideration of a safe feeling in the community.

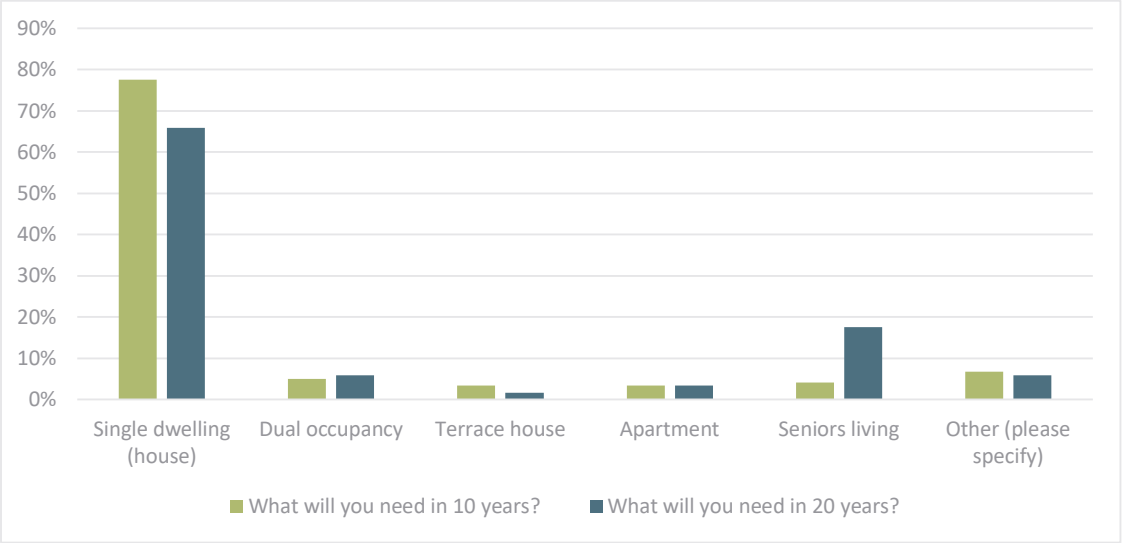
Figure 53: Responses to 'Excluding price, select five factors that are the most important to you when choosing a dwelling to live in'



6.3.3 What do the communities future homes look like?

Most respondents indicated they would need a single dwelling in ten years (78 per cent) and 20 years (66 per cent) from now. Several respondents indicated they would require seniors housing or downsize to medium density or dual occupancy in these timeframes. The general interest in terraced housing and apartments was comparatively very low.

Figure 54: Responses to 'What type of dwelling do you think you will need in 10 and 20 years time?'



6.3.4 Where are there opportunities for new housing in the existing urban area?

Generally, when asked where there was opportunity for growth in the existing urban area, respondents noted the potential for densification near the railway line and existing centres. Many responses referenced the potential for beautification of streets through medium density development in centres, particularly near railway stations.

However, a significant number of responses showed a strong negative sentiment to growth and densification. The respondents highly value existing green space and semi-rural/suburban character of the LGA with a desire for existing housing to be supported by better infrastructure before any additional housing is added. Numerous responses noted they did not know where there was opportunity for new housing in the existing urban area.

6.3.5 What order should the precincts be prioritised for re-development?

The respondents were asked to select three of the precincts from the Glenfield to Macarthur corridor to be prioritised for redevelopment and indicate why they chose these precincts. Campbelltown City Centre received the most preferences with Leumeah, Ingleburn, Macarthur and Glenfield receiving similar numbers of responses and Macquarie fields and Minto receiving the least.

- Campbelltown comments related to the centre being a transport hub and being close to the hospital and university as well as other employment opportunities. The character of the area was noted as an opportunity that with beautification could benefit the wider LGA.
- Comments regarding Leumeah indicated it is seen as 'run-down' and 'neglected since the 1980's', with a significant opportunity to redevelop around the sporting precinct and its proximity to regional road and rail networks
- Ingleburn was highlighted as an opportunity for additional employment with its proximity to industrial lands and its 'neglected' shopping mall and main street
- Macarthur was noted for its regional shopping, education and health services thus benefiting from additional housing and uplift
- Glenfield was chosen as a priority by respondents who noted its location as a railway junction with potential to attract and benefit a wider community
- Macquarie Fields comments noted the area is older and would benefit from some improvement

- Comments regarding Minto highlighted its proximity to industrial lands and how this can lead to additional employment opportunities. The comments also noted the Minto town centre is quite 'run-down' and would benefit from beautification.

6.3.6 What would they need Campbelltown City Council to do to make the 30-minute city principle possible for them?

Respondents were asked to consider the NSW government vision that by 2040 most residents will live within 30 minutes of their jobs, education and health facilities, services and great places and indicate what Council could do to support the community reaching this goal. Responses were raised under the following general themes:

- Construction and maintenance or pedestrian and cycleways to increase active travel
- Improve efficiency and safety of public transport throughout the day and night
- Promote employment opportunities within the LGA outside of retail and service jobs
- Improve road infrastructure
- Improve housing affordability
- Increase street tree planting and shaded public spaces
- Improve access to health care for suburban elderly and disabled people.

Several respondents noted they felt they were already living this vision and there was no necessary action required.

6.3.7 Additional comments

The final question in the survey allowed respondents to make any additional comments. Key issues noted were:

- Affordable housing
  - Lack of affordable and safe housing for older women
  - The integration of private community and social housing is seen as important in ensuring that people have equitable access to resources and lifestyles that give them a sense of being part of a community
  - More housing will allow for market forces to drive prices down with more supply
  - Image of former housing commission communities should be rebuilt in a positive light
  - More affordable housing suitable for large families
  - Desire for additional assisted independent living to allow young adults with disabilities an opportunity to move out and develop life and employment skills while easing the pressure on government assistance by freeing family carers to work elsewhere
- Character
  - Retain the green 'country' character of the LGA
  - Peoples' wellbeing should be the guiding principle in this study
  - Existing new builds do not have enough yard space, are damp and have insufficient solar access
  - Desire for good design in subdivision approvals with consideration of design, materials, safety, infrastructure, integration of private and public spaces and connectivity
  - Streets should be wide enough for parking
  - Opposition to high rise apartment buildings
  - Opposition to small lot single dwelling lots in new estates in place of large lot releases
  - Increase maintenance schedule for roads and street lights
  - Less one bedroom apartments
  - Townhouse design should be stipulated more specifically with less uniform design to allow for greater diversity on the streetscape
- Infrastructure

  - Ensure all infrastructure has sufficient capacity to service additional growth in urban areas
  - Desire for more social infrastructure including:
    - Schools
    - outdoor gyms
    - lighting on recreational trails
    - planting of deciduous shady trees on streets and in open spaces
    - bike tracks
  - More parks and play areas for the community
  - Consider sustainability as a priority in developing infrastructure and living spaces
- Policy
  - Simplification or education regarding the development application process
  - Desire for dual occupancy controls simplified
  - Desire for granny flat controls to be relaxed
  - Larger subdivisions where practicable
  - Increase lot setbacks for new dwellings, add requirements for more green spaces and street trees
  - Increase maintenance and waste management through measures such as increase garbage collection rates.

6.4 Housing sector conversations

The targeted phone calls and meetings were carried out over several months in early 2020 with various key stakeholders as noted above, with further discussions undertaken in late 2022.

6.4.1 Homes near support service centres

A key factor of this element of the engagement process was participation in the Macarthur Homelessness Steering Group. The meeting of the group included several social and affordable housing providers as well as representatives from the community. HillPDA presented a general background of the study and the aims of the project before looking to the participants for input. The key feedback from the meeting was related to access to services, with several participants noting the challenges of living away from the rail line and getting to various services such as Centrelink. Suggestions for pop-up stalls at local and neighbourhood centres were made that would benefit those in need. It was also highlighted that an existing pop-up assistance service provided intermittently was very popular but was not frequent enough to have consistent impact.

6.4.2 Access and affordability of housing support

Several stakeholders highlighted the difficulties faced by long wait times for available social housing and the challenges of finding safe and appropriately sized crisis housing for women and children in particular. The long wait times result in families living in inadequate housing for several years, being moved around from various crisis and temporary living situations or having to travel into the Sydney CBD each day to access the services that are able to provide adequate support.

Discussions with the South West Multicultural Centre revealed concerns regarding availability of government assistance for non-Australian citizens, particularly during the recent Covid-19 health crisis. Many of the clients for the centre are Pacific Islander families and generally tend to be multi-generational or have several children. The key issue faced by these families is affordability and availability of rental housing. Clients of the multicultural centre note they have felt a stigma toward them when applying to rent and difficulty finding social assistance housing within their existing social and cultural networks.

Discussion with the Aboriginal Housing Office (AHO) revealed they have a major project in the LGA that will soon provide five seniors houses and four affordable houses. The AHO noted they have a number of emergency housing facilities in regional and remote areas and are looking to build more cohort specific housing. They see opportunities to partner with home builders in the future to further their stock. The AHO is currently seeking partnerships with new housing providers to enable growth in their services for the Campbelltown community.

6.4.3 Housing typology

A key discussion point in all conversations was housing typology, often leading to conversations regarding the Codes SEPP. It was noted that units and apartments come with challenges for social housing providers regarding strata and management, as such a Manor House was highlighted as a good model offering medium density supply with fewer tenants and thus fewer management considerations.

Feedback included the suggestion that Council could offer information sessions and services to support families in navigating the social and affordable housing scheme application process and other similar support services.

6.5 Internal workshops

Two internal workshops were held with the HillPDA team and Council officers via video conference in May and June 2020. During the workshops, HillPDA presented the initial findings of the study highlighting the indicators of current housing stock, housing need, homelessness, rental and mortgage stress and various minority groups with specific housing needs in the LGA.

The key points highlighted were:

- Population is growing at an accelerated rate with significant growth forecast in the coming years
- The housing stock is overwhelmingly single dwelling separate houses with three or four bedrooms, however, there has been an increase in other models of homes such a units, apartments, and townhouses since 2011
- Campbelltown has an over representation of large households compared to the Greater Sydney
- The population of Campbelltown is aging with a significant increase in those over 60 as well as young force between the age of 25 and 34
- Homelessness increased in Campbelltown between 2011 and 2016 however, the proportion of those living in supported accommodation has increased with a decrease in those living in severely crowded dwellings
- Campbelltown has a higher rental and mortgage stress and resultant housing stress rate than Greater Sydney, the highest stress suburbs are Airds, Claymore, Minto, Blairmount and Macquarie Fields
- 91 per cent of key workers in Campbelltown are in the very low, low or moderate income groups with 11 per cent of those paying more than the median weekly rent of $390 and 27 per cent may be more than the median monthly mortgage repayment of $1,733
- Campbelltown has a growing need for housing that is suited to people with a disability, particularly working age adults.

The workshops also discussed strategies for delivering housing, the details of several housing types (dwelling houses, dual occupancy, secondary dwellings, shop top housing etc.) and permissible zones, key controls and the strengths and challenges of the existing situation for each housing type. A key outcome of the workshop was to focus on appropriate controls for dual occupancy in low density areas. Part of this discussion was also in regard to adaptable housing for those who need assistance, affordable housing contributions schemes and the needs of specific segments of the community.

An additional workshop was held with the HillPDA team and Council officers via video conference in November 2022. During the workshop, HillPDA provided background as to why the review and update of the LHS was being undertaken, presented updates to the evidence base from the 2021 Census, and gathered feedback on the existing policy provisions within the LHS.

PART 3: PLANNING PRIORITIES

7.0 HOUSING DELIVERY APPROACH

7.1 Housing vision

Campbelltown Council has adopted the following vision for housing delivery in the LGA:

"Campbelltown City is Sydney's lifestyle capital – a distinctive destination of high amenity nestled within a natural and historic cultural landscape. It is a place where city meets country and where people choose to live, work, play, invest and visit because quality of life is second to none." Campbelltown LSPS

7.2 Housing target

DPE has determined a 6-10 year housing target (2021 – 2026) for Campbelltown LGA based on projected population growth and associated housing demand, the committed development pipeline and capacity of existing planning controls for additional housing. The target is:

- 7,100-8,250 dwellings between 2021 and 2026.

This strategy is informed by the projected housing and population demands provided in the NSW Common Planning Assumptions. The implied dwelling demand for the Campbelltown LGA to 2041 is indicated in Table 26. This strategy anticipates up to about 24,000 additional dwellings in the LGA to 2041.

Table 26: Implied Dwelling Demand Campbelltown LGA 2021 - 2041

Period	Campbelltown LGA
2021-2031	10,234
2031-2041	13,585
Total	**23,819**

Source: Department of Planning and Environment (2022), CPA Population and Dwelling projections

7.3 Housing objectives

The objectives of this Campbelltown Local Housing Strategy 2041 are:

1 To plan for **up to 24,000 additional dwellings** by 2041.

2 To focus new housing within the existing urban area and designated growth areas **to protect the important semi-rural character of the LGA and the Metropolitan Rural Area**.

3 To provide a **diversity of housing types** to **meet the needs of all households** within the Campbelltown LGA community.

4 To encourage housing in **locations that support the 30 minute city principle,** the vitality of local centres and Campbelltown regional centre.

5 To encourage **place based planning** of urban renewal precincts to deliver high quality environments with accessible civic, open and community spaces.

6 **Support housing growth in the Campbelltown City Centre** consistent with *Reimagining – Campbelltown City Centre Master Plan.*

7 Facilitate housing growth at appropriate densities to promote **walkable catchments in the Glenfield to Macarthur Urban Renewal Corridor.**

8 Manage the development of greenfield release areas that are **supported by infrastructure** and provide a range of housing options.

9 Facilitate small scale infill housing opportunities through **incremental growth for existing low density suburbs.**

10 Promote **high quality and environmentally sustainable housing design.**

7.4 Capacity for new housing

"Most of the new housing required to accommodate the growing population will be accommodated in the Greater Macarthur Priority Growth Area." Campbelltown LSPS

Analysis demonstrates that there is adequate dwelling capacity within the existing urban area to accommodate the housing target set by DPE. Dwelling capacity is an estimate of the number of dwellings that could be constructed in a given location based on the current or proposed planning controls. Dwelling capacity does not allow for developer preferences and market conditions. Table 27 provides a summary of dwelling capacity.

Table 27: Dwelling capacity

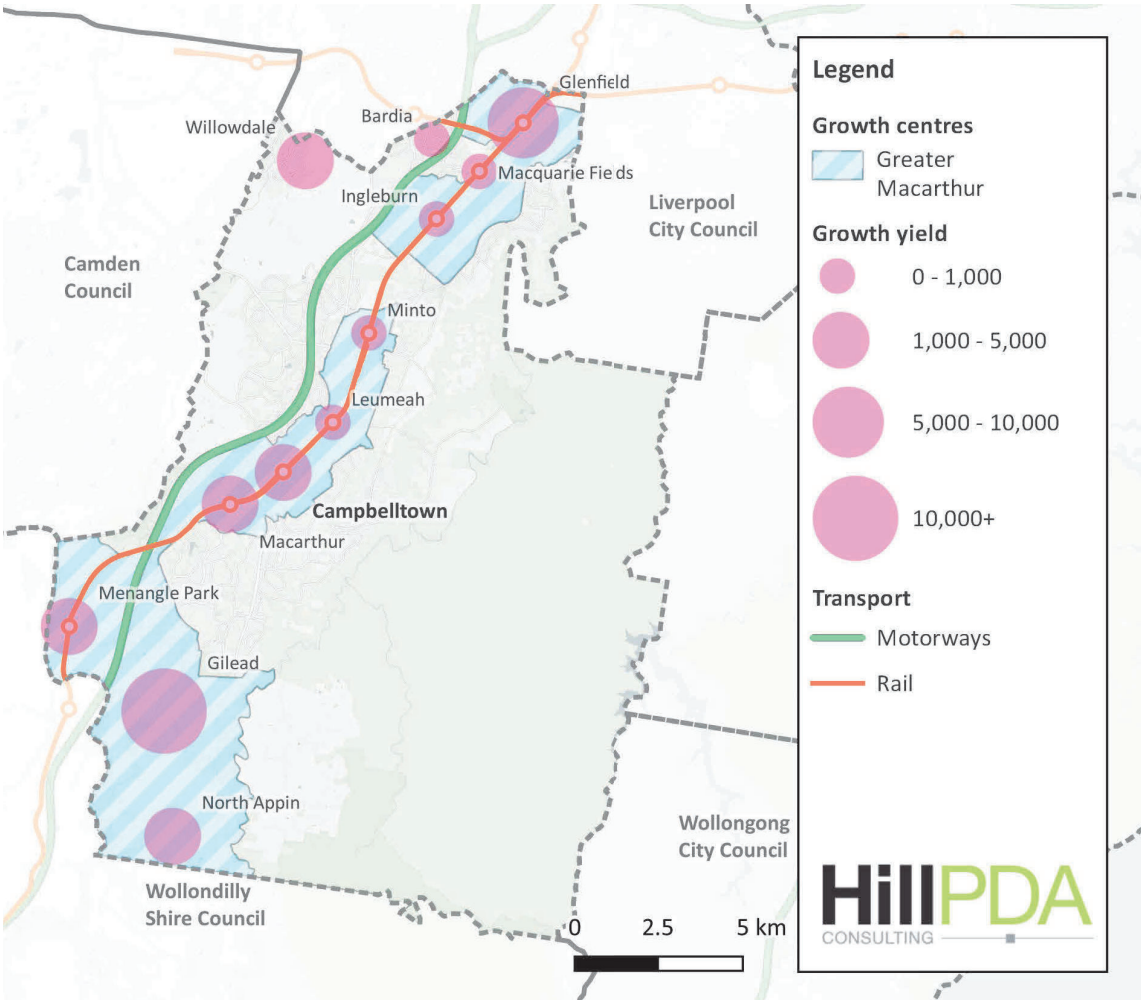
Location	Estimated dwelling capacity	Current status
Glenfield to Macarthur urban renewal corridor*		
Glenfield#	7,000	Glenfield was rezoned on 16 July 2021 as a State led process, and a precinct plan was revised by DPE to incorporate an education precinct. The rezoning will enable up to 7,000 new homes, 2,900 new jobs, and additional playing fields and upgrades to Hurlstone Agricultural High School.
Macquarie Fields	300	A Precinct Plan has been prepared by DPE. Rezoning is required and could be led by Council or land owners.
Ingleburn	3,240	A planning proposal for Ingleburn CBD (PP-2022-3712) was given gateway approval on 24 November 2022.
Minto	350 approx.	Council is procuring supporting studies to inform a planning proposal.
Leumeah	1,000	A Precinct Plan was prepared in November 2017. An LEP amendment is required. Includes two proponent led planning proposals underway that will deliver a significant proportion of this capacity.
Campbelltown	3,600	No rezoning required to achieve this target. Some recent high density development delivered and in the development pipeline
Macarthur	4,800	No rezoning required to achieve this target. Some recent high density development delivered and in the development pipeline.
Sub-total	**20,290**	
Greater Macarthur 2040 Greenfield Areas		
Menangle Park	4,000	The Menangle Park Release area was rezoned in November 2017 to allow 3,400 dwellings. A planning proposal was approved on 21 October 2020, which supports the delivery of approximately 4,000 dwellings, an increase of approximately 1,000 dwellings from when the MPURA was rezoned in November 2017.
Gilead/South Campbelltown	15,000	Gilead release area was rezoned in 2017 to provide 1,700 lots. A planning proposal for Stage 1 was approved in October 2020 for a 216 ha site, which replaced the B1 Neighbourhood centre with a B4 Mixed use precinct, introduced an R3 Medium Density Residential zone into the southern corridor and reduced the minimum lot size in the R2 Low Density Residential zone (amongst others).
Sub-total	**19,000**	
Other greenfield release areas		
Bardia	1,300	Under development
East Leppington (Willowdale)	1,500	Under development
Glenfield (Glenfield Road Area)	200	Under development
Sub-total	**3,000**	
Infill opportunities		
Western Sydney University	500	Proposed development
Maryfields	600	Provides a mix of land uses over the site including a business park, residential development, seniors living precinct and private open space areas.
Blairmount	1,200	Proposed low density estate
Airds	300	Communities Plus project covering a total area of 62 Ha. Stages 4 and 6 are under construction. Stages 5, 7, 8 and 9 are in planning.
Claymore	200	Communities Plus project covering an area of 125 Ha. Expected to be completed by 2028.
Sub-total	**2,800**	
TOTAL	**45,090**	

*Greater Macarthur 2040; # adjusted to exclude Hurlstone Land

Additional dwelling capacity is also proposed adjacent to local centres to help improve the viability of local businesses and associated services to local residents. These local centres have been identified for further investigation as part of a broader strategy in the *Campbelltown Strategic Review of Employment Lands* which has been adopted by Council and is with DPE for endorsement.

The DPE housing target of 7,100-8,250 dwellings between 2021 and 2026 and the longer term housing need of up to 24,000 dwellings by 2041 can be achieved within the existing urban area and planned urban release areas, as illustrated in Figure 55 below.

Figure 55: Locations for housing growth



Source: HillPDA (2022)

Campbelltown LGA has capacity to accommodate around 45,000 additional dwellings, which is far in excess of the 24,000 dwellings that are projected to be needed by 2041, even allowing for a generous buffer in supply. Consequently, there is no need to rezone additional land for residential uses in the foreseeable future. No new areas for housing growth are proposed in this Local Housing Strategy. Containing housing growth to the existing urban area will protect rural and high value environmental areas and allow the LGA to retain its scenic rural setting.

New housing development will be prioritised in urban renewal precincts with access to infrastructure, local infill developments and already committed greenfield areas. Housing is not encouraged in other areas.

Proposals for proponent-led planning proposals could be supported where they would deliver additional dwellings to meet an identified need in this LHS and are in areas already zoned for residential purposes or planned for housing growth in Greater Macarthur 2040. Proponent-led planning proposals would be considered by Council in the context of:

- The alignment of the planning proposal with the objectives of the LHS (Section 7.3)
- A demonstrated need for additional housing, beyond the strategic capacity levels above
- The potential to delay or impact development activity and investment in the areas planned for residential growth in the Greater Macarthur 2040
- Access of potential future residents to existing infrastructure and services, noting the need to maximise benefits from investment in infrastructure
- The potential contribution of the planning proposal to the public interest, including delivery of substantial community benefits
- The need to balance growth with environmental considerations.

Any proponent-led planning proposals that seeks to rezone land for additional housing growth outside the Greater MacArthur 2040 areas, is unlikely to be supportable when considered against the above matters.

7.5 Planning for housing diversity

The evidence base identified a need for more housing diversity. In particular, there is a need to increase housing options for smaller households. A framework for delivering housing that responds to the above priorities is provided in Table 28. It aims to ensure that the planning system caters to a range of housing types. The housing delivery framework promotes:

- Higher residential densities within the Campbelltown – Macarthur metropolitan cluster as part of a mixed-use urban core served by mass transit
- Medium density housing within and adjacent to local or neighbourhood centres
- Low density residential uses within suburban areas, transitioning to rural or natural landscapes.

Table 28: Housing delivery framework

Housing need	Housing type to be delivered	Locations - Short term	Locations – Medium term
Housing for smaller households on limited incomes	Studios, 1 and 2 bedroom apartments	• Campbelltown City Centre	• Campbelltown City Centre • Urban renewal precincts • Greenfield release areas
	Dual occupancy	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
	Secondary dwellings	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
Housing for large households	Dual key housing	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • R3 Medium Density Residential • Greenfield release areas
	Detached dwellings	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
	Large apartments	• Campbelltown City Centre	• Campbelltown City Centre • Urban renewal precincts • Greenfield release areas

Housing need	Housing type to be delivered	Locations - Short term	Locations – Medium term
Smaller more affordable dwellings	Dual occupancies	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
	Secondary dwellings	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
	Medium density dwellings	• R3 Medium Density Residential zoned land	• R3 Medium Density Residential zoned land • Urban renewal precincts • Greenfield release areas • New R3 zones near neighbourhood centres
Low to moderate income households	Affordable housing	• By negotiation on large development proposals	• Areas identified in the Housing SEPP including: – Infill developments of more than 10 dwellings – Apartment developments in Campbelltown City Centre and other renewal areas – Greenfield release areas
	Low cost rental accommodation	• As determined by the Housing SEPP	• As determined by the Housing SEPP
	Build to Rent	• R3 Medium Density Residential and R4 High Density Residential zones	• Existing R3 Medium Density Residential and R4 High Density Residential zones • New Existing R3 Medium Density Residential and R4 High Density Residential zones
Extended family households	Detached dwelling and secondary dwellings	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
	Detached dwellings	• R2 Low Density Residential zoned land	• R2 Low Density Residential zoned land • Greenfield release areas
	Apartments	• Campbelltown City Centre	• Campbelltown City Centre • Urban renewal precincts • Greenfield release areas
Households with special needs	Seniors housing	• As determined by the Housing SEPP	• As determined by the Housing SEPP
	Adaptable housing	• Campbelltown City Centre	• Campbelltown City Centre • Urban renewal precincts • Greenfield release areas
	Students	• WSU Campus	• WSU Campus • Purpose built accommodation in Campbelltown City Centre

8.0 STRATEGIES AND ACTIONS

Population projections released by DPE indicate that substantial housing growth is to occur in the Campbelltown LGA to 2041. This growth will need to be carefully managed to ensure that new residents have appropriate access to supporting services and infrastructure to provide quality lifestyles. This section outlines relevant strategies and actions to sustainably manage housing growth in Campbelltown LGA.

8.1 Summary of actions

A summary of the key strategies and actions of the Local Housing Strategy 2041 is provided below:

Table 29: Summary of actions

Strategy	Refine the planning framework	Support and monitor housing delivery	Encourage more affordable housing options	Advocate for positive housing outcomes
Intent	The planning framework enables increases to housing diversity and protects local values	An adequate supply of residential zoned land is available where and when it is needed	Council will encourage delivery of affordable housing options	To achieve a better alignment of state and local housing policy
Actions	• Council will review the R3 Medium Density Residential Zone to encourage a suitable mix of dwelling types and densities consistent with the objectives for development in that zone • Council will review the R2 Low Density Residential Zone to encourage a range of lower density living options • Council will identify suitable locations for executive housing and large lot environmental living • Council will update local infrastructure funding approaches including development contribution plans • Council will review DCP controls to deliver sustainable and liveable neighbourhoods which incorporate place based outcomes	• Council will continue to progress its program of planning proposals along the urban renewal corridor • Council will continue to progress the planning of greenfield areas to ensure appropriate housing diversity outcomes • Council will continue to refine the methodology for accurately monitoring residential land supply and housing delivery in collaboration with DPE	• Council will prepare an Affordable Housing Strategy • Council will prepare and consider the feasibility of an Affordable Housing Contribution Scheme	• Council will advocate for DPE to revise any State-led strategies or plans that are inconsistent with housing delivery objectives of the LHS • Council will advocate for a more collaborative approach with DPE to facilitate housing diversity outcomes in greenfield release areas • Council will advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth

8.2 Refining the planning framework

The planning framework enables increases to housing diversity and protects local values

8.2.1 Review the R3 medium density residential zone (CLEP 2015)

The analysis of housing supply identified a need for increased housing diversity. Providing a larger range of dwelling types and sizes would provide a better choice of housing suited to all stages of life, particularly for smaller households. There are currently a substantial number of dwellings in the LGA which have of one, two or three bedrooms spare (see section 5.1.3). The analysis suggests that some households are living in dwellings that are larger than they need because there are not enough smaller dwellings available. This was confirmed through the survey of housing preferences and discussions with real estate agents.

Land zoned R3 Medium Density Residential is suitably located for medium density residential flat buildings which would meet this need. However, residential flat buildings are not currently permissible in the zone. Permitting residential flat buildings in the R3 zone would increase opportunities for housing diversity consistent with the objectives of the zones. It would also remove the current constraint for ground floor retailing given the LEP definition for shop top housing.

As part of the review of the R3 Medium Density Residential zone, there is potential to consider restricting dual occupancy development given the potential for this lower density housing form to restrict the delivery of medium density housing types in the longer term.

Actions

Council undertakes a review of the R3 Medium Density Residential zone to increase the opportunity for delivery of smaller dwellings. The review should investigate amendments to:

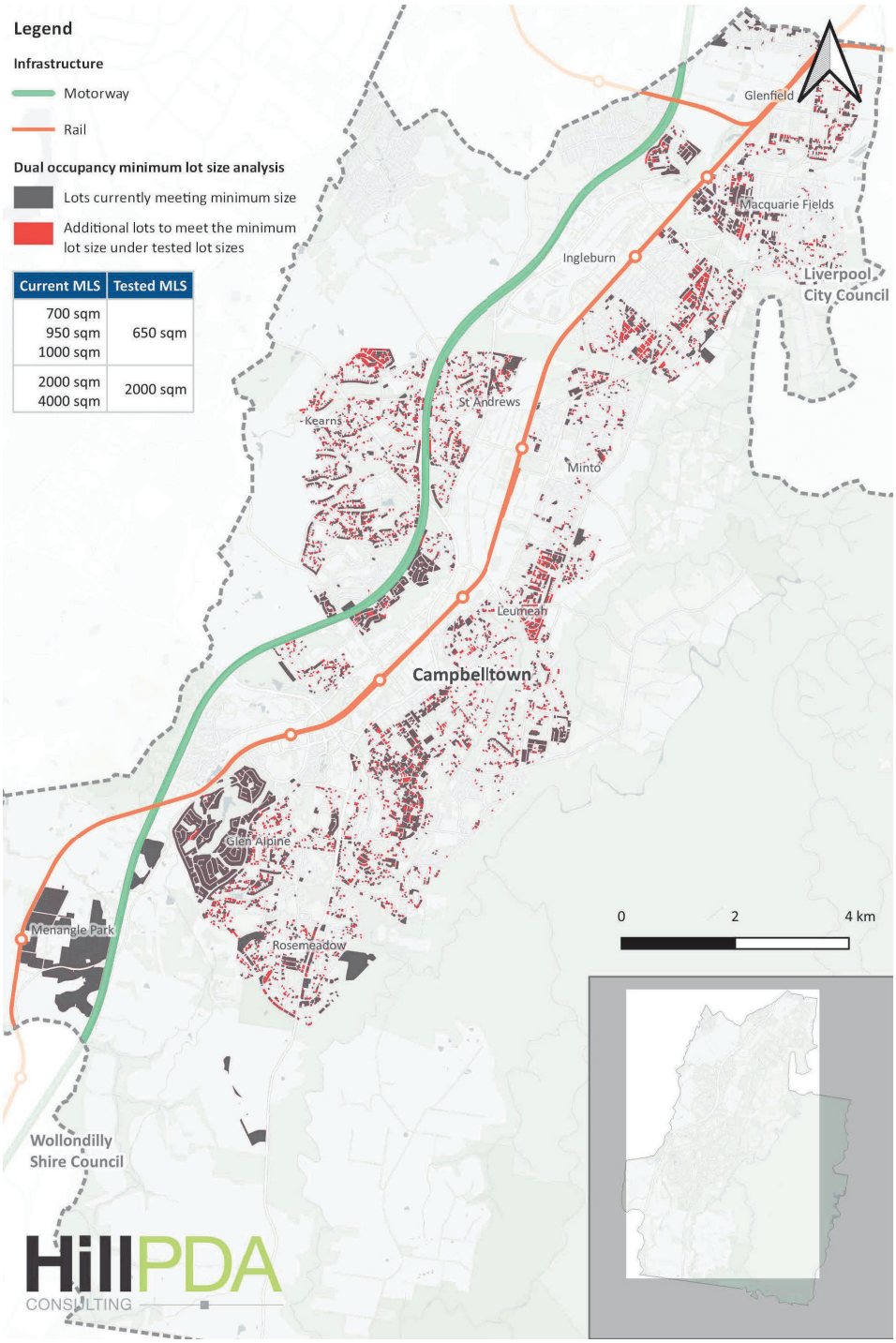
- Make residential flat buildings permissible in the R3 Medium Density Residential zone
- Restrict dual occupancy development to retain long term development potential for medium density housing.

8.2.2 Review the R2 Low density residential zone

The R2 Low Density Residential zone is predominantly developed as detached single dwelling houses. Dual occupancy and secondary dwelling development can provide an important supply of smaller dwellings in a low density setting, without compromising local character. These dwelling types are often popular with couples and young families who cannot yet afford a detached dwelling in the home purchase market.

CSCDCP 2015 includes a range of minimum lot sizes for dual occupancy development across the R2 Low Density Residential zone ranging from 700sqm to 10,000sqm and above. Figure 56 illustrates the effect of simplifying or consolidating the minimum lot size for dual occupancy development. Changing the minimum lot size would significantly increase the number of lots in the LGA that would have the potential to accommodate a dual occupancy form of development.

Figure 56: Effect of reducing minimum lot size for dual occupancies



Secondary dwellings are a form of affordable rental housing that is primarily permitted in the Campbelltown LGA via the AFR SEPP. Secondary dwellings are small homes, typically 60 sqm or smaller, and can be built within, attached or separate from the main dwelling on a property. This size would generally allow for a small two bedroom unit, with 'off the plan' designs prepared by specialist builders. Secondary dwellings cannot be subdivided from the main dwelling, helping ensure that they are used for rental housing, rather than sold.

Currently, the SEPP (Housing) is the only way to build secondary dwellings in residential zones in the Campbelltown LGA, and they are most likely to be assessed as complying development. This limits Council's input in the design of secondary dwellings and the flexibility of layouts and sizes. Due to the simplicity of delivering 'off the plan' designs, this likely encourages detached secondary dwellings that are technically compliant, but do not meet all the needs of the resident.

Encouraging secondary dwellings that are part of the built form of the main dwelling of a property could encourage more innovative and effective designs for this type of affordable rental housing. By permitting secondary dwelling in low density residential areas, Council could adapt controls to allow for larger dwellings that provide high quality internal and external design. Additional floorspace could be permitted only for 'attached' or 'internal' secondary dwellings, ensuring that the overall floorspace and building footprint of the entire development is acceptable.

Council's DCP could also be updated to encourage high quality design outcomes and maintain controls that limit the bulk and scale of the overall built form. However, a balance must be maintained that makes the overall outcome more attractive than a complying development planning pathway.

Actions

Council will review the R2 Low Density Residential Zone to encourage a range of lower density living options including:

- Reviewing lot size for dual occupancy in certain walkable catchments near local centres
- Opportunities for better designed secondary dwellings through the DA approval pathway.

8.2.3 Identify suitable locations for executive housing and large lot environmental living

There is a need to attract talent to Campbelltown to support the implementation of the Reimaging Campbelltown City Centre Masterplan. Growth in the health, education and justice sectors will attract professionals and executives to the Campbelltown LGA. Providing housing stock that is attractive the needs of professional and their families will enable the LGA to capture the demand from this group.

The LGA is fortunate to offer pleasant semi-rural lifestyle opportunities which, when combined with high quality housing, provides an ideal opportunity to attract professionals and executives with families. Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professional in higher incomes to the LGA. Stakeholders have identified the scenic hills as being important to the semi-rural character and identity of Campbelltown. DPE has indicated that Council must protect the Metropolitan Rural Area from encroachment of urban development.

The *Reimaging Campbelltown City Centre Master Plan* aims to encourage a mix of apartments, including up-market apartments, suited to young professionals and households who may choose to have two homes to cater for work and weekend lifestyles.

Actions

- Council will consider suitable locations for large lot residential that are compatible with environmentally sensitive land, the scenic hills and the Metropolitan Rural Area
- LEP and DCP amendments to encourage apartments will enable the provision of some large up-market apartments suited to professionals (see Section 8.2.5).

8.2.4 Update infrastructure planning and funding mechanisms

It is important that infrastructure and services such as roads, community centres, libraries, schools and health centres keep pace with housing development. Infrastructure helps maintain and improving liveability by bringing economic, social and cultural opportunities to centres. Lags in infrastructure provision impact on the local economy and affect people's quality of life.

The significant scale of housing delivery planned in Campbelltown LGA will require extensive new infrastructure to support the growing population. A special infrastructure contribution is in place for part of the Greater Macarthur 2040 urban growth area, which is to be directed to infrastructure delivery by the State for schools, public transport and other State facilities. Council is required to plan for and deliver local services and facilities including libraries, child care centres, community centres, local roads and drainage. Effective planning and funding of infrastructure is required to support residential development in greenfield and renewal areas. Different areas may require different funding approaches.

Campbelltown Local Infrastructure Plan 2018 (CLIP) identifies areas where infrastructure is to be delivered and funded through development contributions enabled by Sections 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*. The CLIP applies to the entire Campbelltown LGA. The main purpose of the plan is to authorise and manage developer contributions to be made towards the provision, extension or augmentation of Local Infrastructure required as a consequence of development in the Campbelltown LGA. When prepared, the CLIP considered the Glenfield to Macarthur strategy and associated potential for population increases. However, under the plan, the infrastructure required for each precinct in the Greater Macarthur 2040 Plan is to be determined by subsequent place based approaches to each of the precincts. Local infrastructure provision in Menangle Park and Gilead is currently being managed separate from the CLIP. This includes Council working collaboratively with the principal developer of Menangle Park to provide required local infrastructure under a Voluntary Planning Agreement.

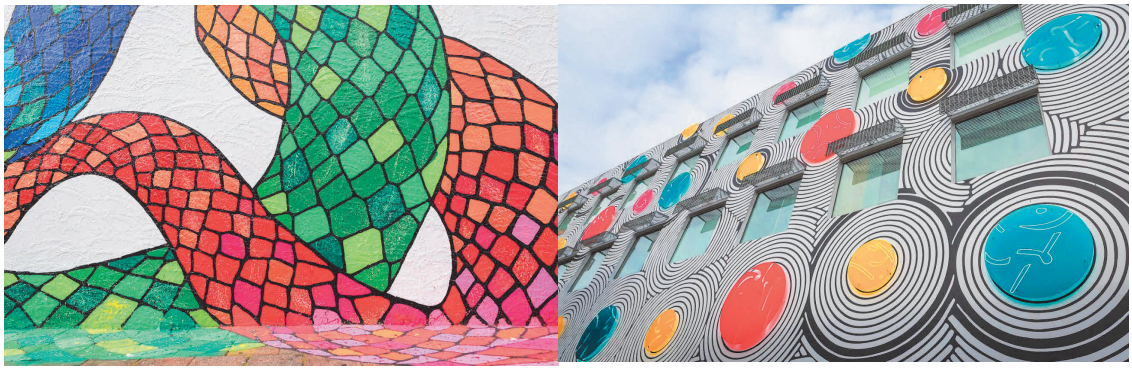
A review of infrastructure funding for the Glenfield to Macarthur Urban Renewal Corridor may assist Council to identify potential funding sources for local infrastructure facilities that are aligned with the needs of the future population. An infrastructure plan could accompany each planning proposals for the urban renewal precincts. This may result in changed levies or planned infrastructure in the precincts. It is important the appropriate funding mechanisms be established in the short term to ensure that Council captures contributions from development approvals in the immediate future.

A development contributions approach for the Glenfield to Macarthur Urban Renewal Corridor could also incorporate voluntary planning agreements (VPAs). This could be an expedient solution to tie delivery of new dwellings to the provision of key infrastructure. Where planning proposals are put forward by a third party, use of VPAs may be helpful to "lock in" a commitment to fund infrastructure at an early stage. VPAs could incorporate a requirement for a revision to the contribution where dwelling yields are increased as a result of a planning proposals, development applications and modifications to development approvals.

Waiving or reducing developer contributions as an incentive to development is not encouraged as it may undermine the delivery of infrastructure and the revitalisation of the corridor centres.

Directing developer contribution monies to improvements in public spaces would assist in improving the public realm. Public realm improvements would seek to enhance the quality of the renewal precinct's physical environment and shopping and entertaining experiences which would increase market potential encourage early delivery of retail, entertainment and services, which in turn creates amenity and improves the appeal of the area. The early delivery of these activities will also help to enhance the sense of safety and security within the precinct which will add to the levels of activity and appeal.

Figure 57: Public art in Campbelltown CBD



Photos by Document Photograph, courtesy of Campbelltown City Council

Actions

It is suggested that Council:

- Review Campbelltown Local Infrastructure Plan 2018 every five years to incorporate the latest lot yields and population projections
- Consider including Glenfield in the Section 7.11 Development Contribution Plan
- Undertake infrastructure planning for the urban renewal precincts that:
    - Includes preparation of costed infrastructure plans for each urban renewal precinct at the planning proposal stage
    - Encourages the application of voluntary planning agreements where a S.7.11 plan does not apply, particularly where single landowners / developers are involved
- Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth (see Section 8.5)
- Continue work with Western City Councils to review the mechanisms for capturing development contributions and the effects of ongoing reforms regarding development contributions.

8.2.5 Review DCP controls

A review of *Campbelltown (Sustainable City) Development Control Plan 2015* found there were opportunities to simplify and streamline the planning controls as set out in Appendix B The following sections summarise potential areas for review.

Housing diversity

The analysis of housing supply and demand found that there is a need to encourage a more diverse housing stock to meet the changing needs of the population. The current housing stock is predominantly detached dwellings of three or four bedrooms which is meeting the need for accommodation suited to families and those who are seeking large dwelling lifestyles. Real estate agents reported a trend of households moving from Liverpool to Campbelltown and seeking larger lots with detached houses, suggesting the housing in Campbelltown is attractive. However, in 2021, 47.9 per cent of households were one or two people but only 2.3 per cent of dwellings had 0 (bedsitter) or 1 bedroom and 13.2 per cent had two bedrooms, At the 2021 census, over 21,000 dwellings in the Campbelltown LGA had two or more spare bedrooms, representing over one third of the dwelling stock.

A mix of housing types allows people to relocate within their local area and stay connected to community services, friends and family as they age. A good housing mix includes apartments, townhouses/terraces, affordable housing, housing for seniors and people with a disability, dual occupancies and detached dwellings. Within this dwelling mix, it is also important to provide for a diversity of dwelling sizes and tenure types.

Often the housing market will meet mainstream needs efficiently but fail to provide for less affluent households and those requiring special features.[28] Changing housing needs may be experienced by:

- Older residents who are retiring and seeking smaller, affordable housing
- Residents who separate or lose a spouse or partner and can no longer afford the rent on their home
- Adult children in a family who require independent housing but want to remain in the area
- Working couples that want to start a family but will lose some of their earning potential and capacity to pay for housing
- Families afflicted with long term illness or disability that impairs their ability to pay for housing
- Low income workers who find work in an area where they cannot afford housing or commuting costs.

A housing stock that includes a variety of dwelling size, type, price and tenure of dwellings is more likely to meet the needs of the whole community and provide choice in terms of housing costs and lifestyles. In the Campbelltown LGA, there is a need for:

- Additional dwellings to suit smaller households, young people, students or lone person households who do not desire or require the larger dwellings typically provided in Campbelltown LGA's outlying suburbs. This would include more one and two bedroom units, studio apartments, boarding houses and student accommodation. These types of dwellings are also typically more affordable than detached houses
- Accommodation for larger families and households, including extended families and more than one generation living together need bigger dwellings to avoid overcrowding. These would be larger than the traditional three bedroom houses, with innovative approaches to common areas. According to the Census 2021 data, larger households are characteristically formed by people of Aboriginal and certain other culturally and linguistically diverse backgrounds.
- Dwellings incorporating accessible design features and group homes enabling older people and people with disabilities to stay in their local community or to find housing close to relatives and support networks.[29]

The table below suggests some areas of the CSDCP 2015 that could be investigated for refinement to encourage housing developments that meet these needs.

Table 30: Potential DCP refinements

Dwelling type	Intent	Suggested investigations
Apartments	Increase the supply of apartments consistent with *Reimagining Campbelltown City Centre Master Plan* Encourage smaller more affordable dwellings and increase the supply of dwelling suited to older people, people with a disability and students	Review the DCP provisions for apartments to align with the Apartment Design Guideline and deliver place based outcomes consistent with the master plan.

[28] NSW Family and Community Services, Local Government Housing Kit
[29] NSW Family and Community Services, Local Government Housing Kit

Dwelling type	Intent	Suggested investigations
Secondary dwellings	Encourage secondary dwellings that are part of the built form of the main dwelling of a property	Consider permitting secondary dwellings in R2 low density residential areas. Consider allowing larger dwellings that provide high quality internal and external design with additional floorspace permitted only for 'attached' or 'internal' secondary dwellings with dedicated parking. A suggested starting point of 75sqm for an attached or internal secondary dwelling would allow for a more comfortable home that could include adaptable features and more defined living areas.
Adaptable housing	Strengthen the current adaptable housing provisions to meet the high demand for housing from people in need of assistance or with a disability (Section 5.2.7)	Consider amending the DCP by: • Requiring 20 per cent of dwellings in residential flat buildings to be adaptable dwellings (currently 10 per cent) • Specifying that where development does not provide for lifts, the adaptable dwellings are to be located on the ground floor • The design of the adaptable dwelling must be integrated into the development with the use of consistent materials and finishes.

Design outcomes

Community feedback in section 6.3 expressed a need for housing that is designed for the Campbelltown climate and changing needs of households. The COVID-19 Pandemic has increased working from home with many requiring dedicated work spaces and opportunities to connect with neighbours and colleagues in the local area. These demands are changing the way our houses are designed and what they deliver.

Design excellence processes foster innovation and collaboration to achieve best practice design. Design excellence incorporates universal design and accessibility and integrates design expertise from the earliest stages of a plan or project through to completion. The process involves skilled professionals designing and delivering development to a high standard. The objective is to deliver a high standard of architectural, urban and landscape design.

Campbelltown LEP 2015 sets out requirements for design excellence including design principles for development in the R3 Medium Density, R4 High Density residential and B4 Mixed Use zones. In 2019, Council established the Campbelltown Design Excellence Panel which commenced operations in March 2020. Consultation with members of the panel may identify opportunities for improvement to LEP and DCP provisions to achieve better design outcomes. Council can also encourage good design outcomes by setting clear expectations for the character and public domain objectives of each precinct in the Glenfield to Macarthur urban renewal corridor.

Sustainability and resiliency

Sustainable communities require a network of social infrastructure. This network needs to be extended as housing growth occurs, to support the needs of growing and changing communities. Planning for social infrastructure is occurring as part of the planning for each urban renewal precinct and greenfield release area.

Any proposals for new housing development that is outside those areas and has not been considered as part of Council social infrastructure planning will need to include an assessment of impacts to social infrastructure.

State Government requirements such as BASIX and the Apartment Design Guideline include requirements for design elements such as passive heating and cooling, BASIX sets the benchmark or threshold for environmental standards for new developments. These could build on existing CSCDCP 2015 controls or be part of compliance measures. Potential measures that Council may investigate include investigating design principles at the subdivision or suburb level that reflect the unique challenges of the area with regard to urban heat to encourage cooling through landscaping, colours, materials and building design. Some possibilities include:

- Encouraging active and public transportation by reviewing minimum car parking and car share requirements
- Clear assessment routes for determining the benefits of future sustainable features and technologies that are not considered by controls of the day
- Continuing to broaden the existing urban canopy on public and private lands
- Incorporating high quality end of trip facilities into new public and private development
- Provisions for alternative renewable energy sources, such as battery power, that could scale to the development demand could be considered.

Amenity and liveability

New and renewed communities should be planned as high amenity, active and liveable neighbourhoods which are connected by mass transit to other part of the LGA and Greater Sydney. This approach would encourage healthy lifestyles and connected neighbourhoods with a mix of uses close to transport and services and will continue.

The character of the physical environment plays a critical role in where people choose to live, shop, relax and entertain themselves. Residents will be attracted to a place where they feel comfortable, enjoy and a location in which they wish to favourably identify themselves with. Improving amenity in locations in the Urban Renewal Corridor will encourage redevelopment and the adoption of healthy lifestyles. Precincts that have a high level of amenity may find an advantage over competitors.

The introduction of local character statements can provide clear statements about what the community values and wants to be protected. They should recognise the special characteristics that contribute to local identity, shared community values and are important when managing change into the future. They can assist when reviewing land use zones, development standards and controls and when assessing proposed developments and planning proposals.

Actions

Consider reviewing DCP provisions to:

- Provide design principles and /or character statement to achieve desired amenity and liveability outcomes in each of the urban renewal precincts
- Provide guidance for supporting resilience by:
    - Promoting housing and neighbourhood designs that enable urban cooling through materials, landscaping and layout
    - Promoting the application of Water Sensitive Urban Design principles to new development

- Encouraging Social Impact Assessments for significant rezoning proposals, major developments and other Planning Proposals which are likely to have significant social impacts

- Advocate to State Government to amend SEPPs to promote sustain and resilience outcomes.

8.3 Support and monitor housing delivery

An adequate supply of residential zoned is available where and when it is needed

8.3.1 Proceed with preparation of planning proposals in the Glenfield to Macarthur Urban Renewal Corridor

Opportunities for housing development enabled through the planning system will only be delivered if they are financially feasible to a developer. Table 31 ranks the housing growth locations against a range of factors that are likely to influence developer interests and the take up of development opportunities:

- Regional and local attractors such as shopping complexes, entertainment and cultural venues, recreation facilities, higher order businesses and services contribute to modern lifestyles and liveability
- Market depth provides the developer greater confidence
- Strength of the development pipeline for apartments provides an indication of whether there is developer interest in delivering high and medium density housing types in the particular location
- Train frequency, if high, improves marketability and allows the developer to promote the connectedness of the location
- Amenity, if high allow the developer to market a lifestyle and liveability
- Access to infrastructure and services, is important to the allocation of Council resources and the marketability of the development.

Planning proposals are to be progressed first for those locations with the highest overall rankings, while those with lower rankings can be deferred until the medium term. This sequenced approach will enable Council to:

- Prioritise the implementation of *Reimagining – Campbelltown City Centre Master Plan* for the city centre
- Allocate resources needed to achieve best practice planning of renewal and greenfield areas
- Reduce competition between development locations and encourage efficient infrastructure delivery.

Locations are ranked using the following benchmarks:

Table 31: Indicators of likely development sequence

Location\ criteria	Regional/local attractors	Market depth*	Strength of development pipeline	Train frequency	Amenity	Access to infrastructure/ services	Overall
Glenfield (State led)		● ●	● ●	● ● ●	●	● ● ●	● ●
Macquarie Fields		●	●	●	●	●	●
Ingleburn	●	● ●	● ●	● ●	● ● ●	● ●	● ●
Minto	●	●	●	● ●	●	● ●	● ●
Leumeah	● ● ●	●	●	●	● ● ●	● ●	● ●
Campbelltown	● ● ●	●	● ● ●	● ●	● ● ●	● ● ●	● ● ●
Macarthur	● ● ●	●	● ● ●	● ●	● ● ●	● ● ●	● ● ●

Legend:

● Some ● ● Good ● ● ● Best

*based on the medium sales price of units in March 2020

The orderly progression of planning proposals for the precincts forming the urban renewal corridor will allow delivery of progressive delivery of housing and supporting infrastructure in a form that will meet the community's needs.

There is a strong need to increase the diversity of housing types, sizes and quality in the Campbelltown LGA in order to meet the current and future housing needs of the community. Prioritising the development of medium and high density housing in urban renewal precincts will improve the supply of smaller, more affordable dwellings suited to the large and growing number of one and two person households in the LGA. This will benefit the overall mix of apartment sizes to meet the housing needs of the community, and create opportunities for the delivery of more affordable and adaptable housing.

Actions

Council will continue to progress its program of planning proposals along the urban renewal corridor. The indicative timeframe for planning proposals led by Campbelltown City Council is set out in Table 32. These timeframes are subject to ongoing review with DPE and may change.

Table 32: Indicative timeframes for Council-led planning proposals

Location	Current Status	Indicative timeframe to Gateway
Minto	A planning proposal for the Minto Urban Renewal Precinct (PP-2020-3670) was submitted in 2020, however is no longer proceeding. In accordance with the DPE conditions of approval, this planning proposal is expected to be submitted to deliver up to 3,000 dwellings.	December 2023
Ingleburn	A planning proposal for Ingleburn Town Centre (PP-2020-1845) was submitted in 2020, however is no longer proceeding. A new planning proposal for Ingleburn CBD (PP-2022-3712) was	November 2022

Location	Current Status	Indicative timeframe to Gateway
	submitted in 2022, with the review having commenced on 19 October 2022. The planning proposal is expected to delive3,450 in Ingleburn.	
Leumeah	Rezoning at 80 O'Sullivan Road Leumeah will enable increased dwelling yield of 150 dwelling through infill development Hollylea Road, Leumeah planning proposal for approximately 500 dwellings	December 2022 June 2023
Macarthur Grange Golf Club Planning Proposal	Increase the supply of executive style housing to attract talent to support implementation of reimagining Campbelltown. Potential for 63 large lots suited to executive housing which will offer an increase in housing diversity.	April 2023

8.3.2 Continue to plan for greenfield release areas

Planning for housing diversity in greenfield areas could be improved. Setting aside areas for medium density housing close to centres would increase housing choice and provide more affordable housing options. Sequential urban development would also be beneficial to minimise new residents being isolated from urban services and allow leveraging of available infrastructure in neighbouring precincts. Where developers seek an out-of-sequence development approval, the developer is encouraged to provide services and facilities to minimise the impact of isolation. Providing adequate transport infrastructure will be critical to connecting new urban areas to jobs and services.

Actions

Council will continue to progress the planning of greenfield areas to ensure appropriate housing diversity outcomes:

- Advocate to DPE for a diversity of housing in Gilead and future greenfield land releases to the south of Campbelltown that responds to the needs identified in this strategy
- Advocate to the State Government, the need to properly plan for development in the designated growth areas of Gilead and Menangle Park by:
  - Defining and resuming a land corridor for a north-south public transit corridor to serve future populations of Gilead and adjoining land releases
  - Prioritising the electrification of rail services to Menangle Park to enable this urban growth area to be properly connected with the Sydney train network.

8.3.3 Refine monitoring systems

Regular and accurate monitoring of housing delivery and census data is required to assist Council and all relevant stakeholders to properly plan for housing delivery in accordance with changing community needs. Council maintains a data base of housing approvals and completions, and provides housing approval data to ABS and DPE. Council is also required to monitor and review the supply and delivery of housing having regard to the housing delivery targets set by DPE.

Further refinements to Council's housing data and monitoring systems are required to consider DPE housing delivery targets and align with new housing approval processes now being collated through the NSW Planning Portal. These refinements are to be undertaken in collaboration with the DPE to ensure a better system of monitoring housing data through the NSW Planning Portal.

Actions

- Council is to continue working with DPE to refine and improve the collection and monitoring of housing data through the NSW Planning Portal
- Council is to continue to refine its monitoring systems to produce bi-annual reports on housing delivery against the housing target provided by DPE.

8.4 Encourage more affordable housing

A key action of this LHS and the DPE approval granted for Campbelltown LHS 2036 is for Council to facilitate housing diversity and affordability between 2021 and 2026 and beyond. With respect to housing affordability outcomes, Council has been actively involved in the preparation of the Western Sydney Affordable Housing (WSAH) Strategy 2021, undertaken by the Western Sydney Planning Partnership to examine affordable housing needs and opportunities across the Western Sydney region. The Strategy provides a regional and common basis for each of the Councils in the area to prepare their own local affordable housing plans, including consideration of affordable housing contribution schemes.

At its meeting of 10 May 2022, Council considered the work being undertaken through the WSAH Strategy and resolved to prepare a stand-alone affordable housing strategy for the Campbelltown LGA. This work is to be separately undertaken by Council in 2023 and will ensure a consistent and best practice approach to the provision of affordable housing across all Western Sydney Councils involved in the partnership.

8.4.1 Affordable rental housing Strategy

Council has committed to the preparation of an affordable rental housing strategy in 2023. As part of this work, Council will consider the appropriateness of introducing an affordable rental housing target. Targets have been identified by the Greater Cities Commission to encourage additional supply of affordable housing for very low to low-income households across Greater Sydney. The approach involves applying a target (usually between 5-10 per cent of new residential floor space) for defined precincts prior to up-zoning for the provision of affordable rental housing.

Building on the WSAH, Council is investigating the appropriateness of various mechanisms in the planning system to encourage affordable housing. Council may investigate the potential to utilise underutilised Council owned site(s) in the City Centre for affordable housing. Direct delivery of housing by Council in the City Centre would showcase development with good design outcomes and deliver housing to meet current needs, leading the way for other similar developments. The potential for a joint venture development where by Council (or by another public authority) may contribute land that is surplus to requirements or underutilised could be investigated. For example, an at-grade car park site could be redeveloped for housing (and other uses) with the public parking replaced within the new development.

Council is a key player in such an arrangement by not only providing the site but also specifying the desired outcomes prior to proceeding with a competitive EOI process. Performance criteria can be set that relate to number and mix of dwellings, target groups to be accommodated, expected returns, sharing of risk and title sharing arrangements. Financially, the arrangement can be structured in a number of ways, depending on Council's preference. If Council was to contribute part or all of the capital cost of the land, the sale of some of the units could recoup the value of the land making the development cost neutral for Council. Alternatively,

Council could pursue a profit from unit sales or income generating uses such as residential, commercial or retail. Likewise, risk can be shared across the joint venture partners.

Negotiated voluntary planning agreements allow affordable housing contributions to be agreed on a case-by-case basis. Voluntary planning agreements (VPAs) are used by planning authorities to obtain community benefits from developments including the provision of affordable housing. While VPAs can improve flexibility and deliver positive public benefit, they can also add significant costs to a project when not executed properly. The feasibility of projects proceeding is impacted and compounded when a VPA includes the dedication of land, and a council does not account for the value of that land in determining the contribution rates.

VPAs provide planning authorities and developers the opportunity to negotiate flexible outcomes, either at the planning proposal or development application stage. Planning agreements are negotiated between planning authorities and developers in the context of applications by developers for changes to planning instruments or for consent to carry out development. A fundamental principle in the operation of planning agreements is that planning decisions cannot be bought or sold. Planning agreements usually facilitate an increase in development yield and so changes to planning instruments or consents must be acceptable on planning grounds and environmental impacts. The negotiations between Council and a developer are based on the uplift in value received from an increase in height or FSR.

Actions

It is suggested that as part of the development of an affordable rental housing strategy, Council:

- Investigate the appropriateness of introducing an affordable housing target
- Investigate a range of options for increasing the supply of affordable housing
- Advocate for the provision of affordable housing by partnering with social and community housing providers and identifying opportunities for affordable housing in private and public developments across the Campbelltown LGA
- Investigate surplus Council owned land in the city centre for a joint venture development that delivers affordable housing outcomes and if a suitable site is identified, prepare a business case for a joint venture housing development.

8.4.2 Affordable Housing Contributions Scheme

The *Environmental Planning and Assessment Act 1979* enables councils to levy contributions for affordable housing once a LGA is named in a State Environmental Planning Policy (SEPP). SEPP Housing (2021) names Campbelltown LGA as an LGA where there is a need for affordable housing and as such, Council may prepare an Affordable Housing Contribution Scheme.

DPE's approval conditions for the LHS 2036 require Council to investigate the feasibility of an affordable housing contribution scheme. In 2023, Council will investigate the potential for an affordable housing levy on new residential development, where there is an identified uplift in land value arising from a revision to planning controls. If feasible, an affordable housing contribution scheme could be prepared to comply with the Department of Planning and Environment's Guidelines for *Affordable Housing Contributions Schemes* (2019). An amendment to CLEP 2015 would be required to "call-up" the affordable housing contributions scheme.

The scheme would identify the locations and development types for which Council is to seek an affordable housing contribution. The scheme would include results of feasibility testing which demonstrates that the affordable housing contributions is feasible to the developer. A scheme could be focused on areas of renewal where there will be up zoning that will create sufficient uplift to make the target financially viable for developers.

The affordable housing contribution Scheme would build on feasibility testing that is currently being undertaken jointly arranged and funded by the councils of the Western City District via the Western Sydney City Deal, in conjunction with the Planning Partnership.

Actions

- Investigate the feasibility of implementing an Affordable Housing Contributions Scheme that identifies locations and developments that can feasibly include an affordable housing contribution.

8.5 Advocate for positive housing outcomes

Council will advocate for a better alignment of state and local housing objectives

Advocating to other levels of government is in the interests of the Campbelltown community is part of the role of local government. Through advocacy, Council can put forward the "voice of our community" to work towards delivery of infrastructure, services and policy in partnership with other levels of government to meet current and long-term needs.

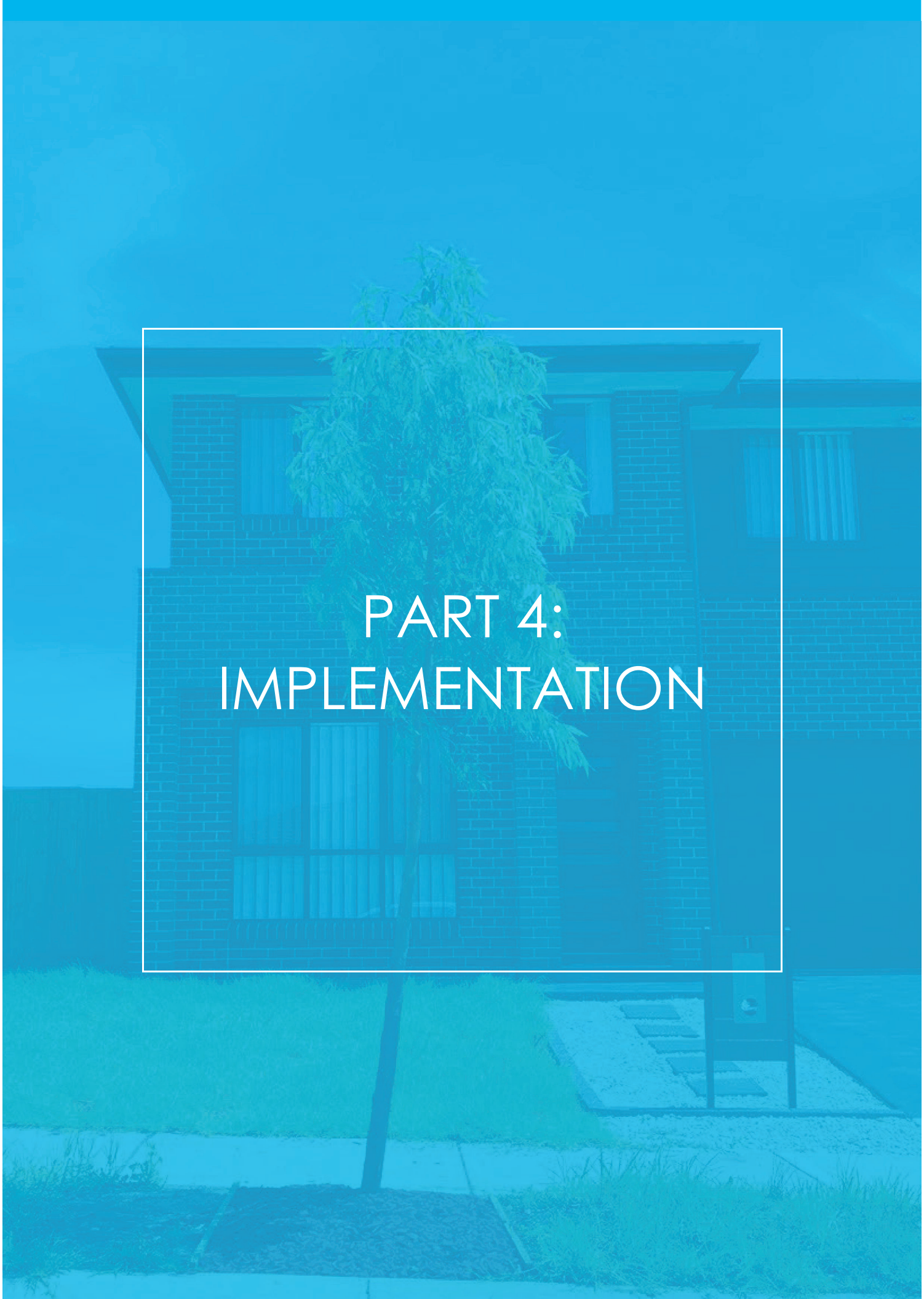
Stakeholder engagement, including discussions with Council planners, has identified three immediate topics where advocacy by Council has been seen as necessary (Table 33). These matters have been addressed in the preceding sections.

Table 33: Issues for advocacy

Issue	Partner	Outcome sought
Urban heat from complying developments with two in three residential approvals in the LGA being complying development	Department of Planning and Environment	SEPP (Exempt and Complying Development) is revised to reflect urban heat principals
Collaborative approach to state led new urban areas and renewal precincts	Department of Planning and Environment	Local needs and values are incorporated into planning for Glenfield and Gilead
State infrastructure delivery timeframes are uncertain	Department of Planning and Environment School infrastructure NSW Transport NSW Sydney Water	New infrastructure is delivered in time to support the growing population New infrastructure is designed and located to make a positive contribution to way of life and is accessible to users.

Actions

- Council will advocate for DPE to revise any State-led strategies or plans that are inconsistent with housing delivery objectives of the LHS
- Council will advocate for a more collaborative approach with DPE to facilitate housing diversity outcomes in greenfield release areas
- Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth.



PART 4: IMPLEMENTATION

9.0 ACHIEVEMENT OF GOALS

9.1 Action Plan

This section draws actions from the preceding section and identifies the owner of the task and a timeframe for implementation. Actions include planning and non-planning mechanisms to provide a complete view of the roles and responsibilities for delivering the directions identified.

The following timeframes are applied

- Short term: 2022 to 2026
- Medium term: 2026 to 2031
- Long term: 2031 to 2041.

Council is not the only stakeholder that will deliver the actions. State government and other stakeholders will also be responsible for planning and delivering key infrastructure and certain planning outcomes. Relevant stakeholders are identified below.

9.2 Goal one: Refine the planning framework

Ref.	Proposed Actions	Priority	Timeframe	Partner
1.1	Review of the R3 Medium Density Residential zone to increase the opportunity for delivery of smaller dwellings. The review should investigate amendments to: ▪ Make residential flat buildings permissible in the R3 Medium Density Residential zone ▪ Restrict dual occupancy development to retain long term development potential for medium density housing.	High	Short-term	DPE
1.2	Review the R2 Low Density Residential Zone to encourage a range of lower density living options including ▪ Reviewing lot size for dual occupancy in certain walkable catchments near local centres ▪ Opportunities for better designed secondary dwellings through the DA approval pathway.	High	Short-term	DPE
1.3	▪ Council will consider suitable locations for large lot residential that protect environmentally sensitive land, the scenic hills and the Metropolitan Rural Area ▪ LEP and DCP amendments to encourage apartments will enable the provision of some large up-market apartments suited to professionals (see Section 8.2.5).	Moderate	Medium-term	DPE
1.4	▪ Review Campbelltown Local Infrastructure Plan 2018 every five years to incorporate the latest lot yields and population projections ▪ Consider including and Glenfield in the 7.11 development contribution plan ▪ Undertake infrastructure planning for the urban renewal precincts that:	High	Ongoing	DPE / Councils

Ref.	Proposed Actions	Priority	Timeframe	Partner
	○ Includes preparation of costed infrastructure plans for each urban renewal precinct at the planning proposal stage ○ Encourages the application of voluntary planning agreements where a S.7.11 plan does not apply, particularly where single landowners / developers are involved ■ Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth (see Section 8.5) ■ Continue work with Western City Councils to review the mechanisms for capturing development contributions and the effects of ongoing reforms regarding development contributions. ■			
1.5	Consider reviewing DCP provisions to: ■ Provide design principles and /or character statement to achieve desired amenity and liveability outcomes in each of the urban renewal precincts ■ Provide guidance for supporting resilience by: ○ Promoting housing and neighbourhood designs that enable urban cooling through materials, landscaping and layout ○ Promoting the application of Water Sensitive Urban Design principles to new development ○ Encouraging Social Impact Assessments for significant rezoning proposals, major developments and other Planning Proposals which are likely to have significant social impacts ■ Advocate to State Government to amend SEPPs to promote sustain and resilience outcomes.	Moderate	Medium-term	DPE

9.3 Goal two: Support and monitor housing delivery

Ref.	Proposed Actions	Priority	Timeframe	Partner
2.1	• Council will continue to progress its program of planning proposals along the urban renewal corridor	High	Ongoing	DPE
2.2	Council will continue to progress the planning of greenfield areas to ensure appropriate housing diversity outcomes • Advocate to DPE for a diversity of housing in Gilead and future greenfield land releases to the south of Campbelltown that responds to the needs identified in this strategy. • Advocate to the State Government, the need to properly plan for development in the designated growth areas of Gilead and Menangle Park by: – Defining and resuming a land corridor for a north-south public transit corridor to serve future populations of Gilead and adjoining land releases – Prioritising the electrification of rail services to Menangle Park to enable this urban growth area to be properly connected with the Sydney train network.	High	Ongoing	DPE / State Agencies
2.3	• Council is to continue working with the DPE to refine and improve the collection and monitoring of housing data through the NSW Planning Portal • Council is to continue to refine its monitoring systems to produce bi-annual reports on housing delivery against the housing target provided by DPE.	High	Ongoing	DPE

9.4 Goal three: Encourage more affordable housing

Ref.	Proposed Actions	Priority	Timeframe	Partner
3.1	As part of the development of an affordable rental housing strategy: • Investigate the appropriateness of introducing an affordable housing target • Investigate a range of options for increasing the supply of affordable housing • Advocating for the provision of affordable housing by partnering with social and community housing providers and identifying opportunities for affordable housing in private and public developments across the Campbelltown LGA. • Investigate surplus Council owned land in the city centre for a joint venture development that delivers affordable housing outcomes and if a suitable site is identified, prepare a business case for a joint venture housing development.	High	Short-term	DPE / CHPs / Developers
3.2	Investigate the feasibility of implementing an Affordable Housing Contributions Scheme that identifies locations and developments that can feasibly include an affordable housing contribution.	High	Short-term	DPE / WSPP

9.5 Goal four: Advocate for positive housing outcomes

Ref.	Proposed Actions	Priority	Timeframe	Partner
4.1	▪ Council will advocate for DPE to revise any State-led strategies or plans that are inconsistent with housing delivery objectives of the LHS ▪ Council will advocate for a more collaborative approach with DPE to facilitate housing diversity outcomes in greenfield release areas ▪ Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth.	High	Ongoing	DPE

9.6 Monitoring and reviews

Delivery of housing is contingent on a variety of factors, ranging from permissibility of controls, demand for housing types, and desirability of neighbourhoods, existing supply and anticipated changes. While Council can create planning controls and policy based on current best practice, providing housing is largely a market based exercise. This is evident in occasional discrepancies between housing approvals and housing delivery. This indicates a need for regular reviews of dwelling delivery across the Campbelltown LGA.

Continuous monitoring of development applications, construction certificates and occupation certificates, including details regarding the typologies of dwellings, should occur on a routine basis. Tracking this data can provide additional detail beyond headline figures provided by DPE or Cordell Connect.

This review and update of the LHS has been undertaken in accordance with the requirements outlined by DPE including:

- Revising the housing delivery target for the 6-10 year (2021-2026) period to 7,100 – 8,250 dwellings
- Updating the delivery plan for timely completion of planning proposals relating to housing supply and targets
- Monitoring requirements for data collection on housing approvals and completion to deliver the revised targets
- Identifying actions to review and amend CLEP 2015 and CSCDCP 2015 to achieve LHS outcomes.

Further reviews should focus on subjects such as:

- How many dwellings are being delivered over time
- The types of dwellings being delivered
- Where dwellings are being delivered
- Variations to controls being sought, and Council's determination
- Approvals by the court
- Public benefits being delivered by VPA or similar methods.

The outcome of these reviews should be considered when developing or updating polices, planning proposals or guidelines for development across the Campbelltown LGA.

APPENDIX A: SURVEY QUESTIONNAIRE

Community Survey

1. Do you live in the Campbelltown Local Government Area (LGA)? If so for how long?
2. What suburb do you live in?
3. What best describes your living situation?
4. How long have you been homeless for?
5. What type of dwelling do you live in now?
6. Are you planning to buy an investment property in the Campbelltown LGA in the next 5 years?
7. Are you planning to invest further in your home? i.e. renovations, extensions, alterations etc.
8. What does your household look like?
9. How many people live in your home?
10. How many bedrooms do you have in your home?
11. How many bedrooms do you need for your household?
12. In three words describe what you value about the house you live in?
13. What type of dwelling would you like to live in?
14. What type of dwelling would you like to live in?
15. Which suburb would you like to live in?
16. What is stopping you from living in your preferred dwelling type or suburb?
17. What type of dwelling are you looking for?
18. Campbelltown's community is growing. Generally, where do you see opportunities for new housing to go within the existing urban area of the LGA? Why?
19. Does your home have adequate internet connection and speed to support your household working from home and remote learning?
20. Does your home have adequate space to accommodate your household working from home and remote learning?
21. What type of house do you think you will need in 10 years?
22. What type of house do you think you will need in 20 years?
23. Excluding price, select FIVE (5) factors that are the most important to you when choosing where to live?
24. Excluding price, select FIVE (5) factors that are the most important to you when choosing a dwelling to live in?
25. The NSW Government has planned for urban renewal of the seven precincts along the Campbelltown rail corridor between Macarthur and Glenfield. Which three (3) of these precincts do you think should be prioritised first for re-development? Why?

26. The NSW Government envisions that by 2040 most residents live within 30 minutes of their jobs, education and health facilities, services and great places. What would you need Campbelltown City Council to do to make this possible for you?
27. What is your age?
28. Please select all of the below options that describe you
29. Do you have any further comments about your housing needs or housing in the Campbelltown LGA?

APPENDIX B: PLANNING FRAMEWORK REVIEW

B.1 Review of current planning controls

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) and Campbelltown Sustainable City CDCP 2015 (SCDCP 2015) establish the local planning framework for housing development in Campbelltown LGA. Planning controls have been reviewed for each housing type and are summarised below.

B.1.1 Dwelling houses

Dwelling houses

Definition:	**Permissible zones:**	
A building that contains only one dwelling	RU2 Rural Landscape RU5 Village RU6 Transition R2 Low Density Residential R3 Medium Density Residential	R5 Large Lot Residential C3 Environmental Management C4 Environmental Living
Typical LEP controls: • Minimum lot size: – R2: 500 sqm – R3: 400 sqm • Maximum height between 8.5 and 9 m	**Typical DCP controls (R2, R3 and R5 zones):** • Minimum average street frontage of 15 m • Dwelling setbacks: – Primary street setback: 5.5 m – Secondary street setback: 3 m – Rear setback: 3 m (8 m for additional floors) • Minimum one undercover car park • Minimum open space of 75 sqm and 20 per cent of site as deep soil • Detailed design controls for visual privacy, solar access, and environmental management.	
Strengths	**Issues and observations**	
• Permissible in zones where low density housing types are reasonable • Lower minimum lot size in R3 Medium Density zone assists competition with other medium density housing types • DCP includes non-permeable and open space controls that help provide on-site amenity and sustainable outcomes.	• Potential to remove requirement for covered car parking to reduce bulk, scale and cost • Landscaping plan is not explicitly required, which may limit longer term canopy coverage • Rear setback controls preference single storey development with larger footprints.	

B.1.2 Secondary dwellings

Secondary dwellings	
Definition: A self-contained dwelling that is within, attached or on the same lot as another 'principal dwelling'	**Permissible zones:** R1 General residential R2 Low density residential R3 Medium density residential R4 High density residential R5 Large lot residential
Typical LEP controls: • Maximum size: 60 sqm or 25 per cent of principal dwelling • Further controls in the Housing SEPP	**Typical DCP controls:** • The principal dwelling shall continue to meet relevant standards • Design is to be in keeping with the principal dwelling
Strengths	**Issues and observations**
• Increased maximum size (25 per cent of principal dwelling, vs the 10 per cent maximum in the Housing SEPP) recognises the potential for larger secondary dwellings in the LGA	• Primary controls are under the Housing SEPP with minimal DCP controls for applications that are not compliant with the Housing SEPP • Opportunity to provide guidance regarding the sharing of open space and facilities with principal dwelling.

B.1.3 Dual occupancies and semi-detached dwellings

Dual occupancy and semi-detached dwellings	
Definition: • **Dual occupancy (attached):** Two dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling • **Dual occupancy (detached):** Two detached dwellings on one lot of land but does not include a secondary dwelling • **Semi-detached dwelling:** a dwelling that is on its own lot of land and is attached to only one other dwelling	**Permissible zones:** RU2 Rural Landscape (dual occupancy only) RU6 Transition (dual occupancy only) R2 Low Density Residential R3 Medium Density Residential R5 Large Lot Residential (dual occupancy only) C3 Environmental Management (dual occupancy only) C4 Environmental Living (dual occupancy only)
Typical LEP controls: • Minimum lot size of generally between 700 and 2,000 sqm	**Typical DCP controls:** • Minimum street frontage: – Dual occupancy (single lot): 5.5 m

• Minimum subdivision size of 300 sqm (R2 zone) • Maximum height of 8.5 m and 9 m • Maximum of two storeys • Typical FSR of 0.45:1.	– Semi-detached (combined): 15 m • Dwelling setbacks: Primary Street setback: 5.5 m, Secondary street setback: 3 m • Rear setback: 3 m (8 m for additional floors) • Minimum one garaged car park for each dwelling • Minimum open space of 60 sqm and 20 per cent of site deep soil • Detailed design controls for visual privacy, solar access, and environmental management. • Design requirements to reduce bulk and scale associate with roof heights and wall planes
Strengths	**Issues and observations**
• Typology allows for development that appears to be a single larger dwelling • Reduced Dual occupancy street frontage allows for development on irregular shaped lots with potential for strata title. • Restriction on semi-detached permissibility allows for retention of larger lots	• Restricting duplication of building elements may increase visual amenity, but also increase cost • Rear setback controls preference single storey development with larger footprints. • Battle-axe and corner lot provisions may result in poor street presentation • Design outcomes for non R zone land unclear.

B.1.4 Attached dwellings

Attached dwellings

Definition: A building containing 3 or more dwellings, where each dwelling is attached to another dwelling by a common wall, each of the dwellings is on its own lot of land, and none of the dwellings is located above any part of another dwelling.	**Permissible zones:** R2 Low Density Residential R3 Medium Density Residential
Typical LEP controls: • R2minimum lot size of 1,000 sqm, with each dwelling subdivided onto a lot 300 sqm or larger • No minimum lot size for R3 Medium density • Maximum height of 8.5 to 9 m • Maximum of two storeys.	**Typical DCP controls:** • Minimum width: 7.5 m at 5.5 m from primary street • Dwelling setbacks: – Primary street setback: 5.5 m for R2/4 m for R3 – Secondary street setback: 3 m for R2/2 m for R3 – Rear setback: 5 m (10 m for additional floors) for R2/ 3 m (6 m for additional floors) for R3 • Minimum one garaged car park for each dwelling. • Minimum open space of 60 sqm for R2 and 40 sqm for R3 and 20 per cent of site deep soil.

	• Maximum three attached dwellings per development in R2 zone. • Side access to rear required for each dwelling if no rear street access is available. • Detailed design controls for indoor living areas, visual privacy, solar access, and environmental management. • Design requirements to reduce bulk and scale associate with roof heights and wall planes.
Strengths	**Issues and observations**
• Controls for R3 zoned land generally support medium density outcomes, with smaller lots and dwellings, serviced by on-site private space. • Concessions for rear access garages improve street presence and pedestrian amenity.	• Development in R2 zones may be bulky due to lack of FSR controls and high minimum R2 lot sizes. • R2 zone lot size requirements are functionally identical to dual occupancy, but with larger dwellings. • External rear access DCP requirements appear to conflict with 'common wall' LEP requirement. • Abutting dwellings may provide a lower impact and cheaper alternative as a type of 'dwelling house' use, particularly in R2 zoned land.

B.1.5 Multi dwelling housing

Multi dwelling housing	
Definition: Three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.	**Permissible zones:** R3 Medium Density Residential
Typical LEP controls: • No minimum lot size • FSR of 0.75:1 • Maximum height of 8.5 to 9 m • Maximum of two storeys.	**Typical DCP controls:** • Minimum width: 7.5 m at 5.5 m from primary street • Dwelling setbacks: – Primary street setback: 4 m – Secondary street setback: 2 m – Rear setback: 3 m (6 m for additional floors) • Minimum one garaged car park for each dwelling • Generally, one external visitor car park per three dwellings • Minimum open space of 40 sqm for each dwelling and 20 per cent of site deep soil • External rear access within the lot required for each dwelling if no rear street access is available

	• Detailed design controls for indoor living areas, storage areas, visual privacy, solar access, and environmental management • Design requirements to reduce bulk and scale associate with roof heights and wall planes.
Strengths	**Issues and observations**
• Multi dwelling housing provides a medium density housing outcome that is appropriate for larger sites where strata is preferred • Design documentation provides sound guidance for preferred outcomes for orientation and access • Limiting the use to R3 zones offers low-rise community based housing near supporting infrastructure and services.	• Private open space requirements may be difficult to achieve, particularly on corner sites or with two storey development • Visitor parking may substantially increase impermeable areas and reduce communal open space potential • Communal open space may provide better open space outcomes, if allowed to replace private open space • No guidance regarding acceptable FSR or dwelling size may lead to mismatched expectations • Storage area requirements are out of step with other medium density housing types and may discourage multi-bedroom units.

B.1.6 Residential flat buildings and shop top housing

Residential flat buildings and shop top housing	
Definition: • **Residential flat building**: A building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing. • **Shop top housing:** Three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building	**Permissible zones:** R3 Medium Density Residential (shop top housing) R4 High Density Residential B1 Neighbourhood Centre (shop top housing) B2 Local Centre (shop top housing) B3 Commercial Core (shop top housing) B4 Mixed Use RU5 Village (shop top housing)
Typical LEP controls: • Minimum lot size does not apply • Maximum height: – Campbelltown/Macarthur core: 32 to 38 m – Campbelltown/Macarthur periphery: 15 to 19 m – Other centres: 9 to 12 m • Residential development that requires mixed uses:	Typical DCP controls: • Setbacks: – R4 setback of 5.5 m – B1/B2/B3/B4/RU5 primary setback of 0 m – B1/B2/RU5 secondary setback of 3 m • 5 per cent of dwellings to be study or one bedroom • 10 per cent of dwellings to be adaptable dwellings • Storage facilities to be provided for each dwelling

Residential flat buildings and shop top housing	
– B3 Zones: First two stories non-residential – B4 Zone: First storey non-residential	• Development with three or more storeys to have all car parking at basement level • Internal recreation room with a minimum of 50 sqm per 50 dwellings (rounded up) and Outdoor BBQ/dining area with a minimum of 50 sqm per 50 dwellings (rounded up) • Detailed design controls regarding environmental amenity, design aesthetic and construction specifications.
Strengths	**Issues and observations**
• Generally permissible in areas with access to public transport or local services • Design controls for lower-intensity B1 and B2 zones promote lower intensity design outcomes • B-zone residential buildings required to have a mixed use retail/commercial component • DCP controls promote onsite delivery of communal recreation and open space	• Design controls for the CBD area do not appear to align with market conditions, as recent development has not occurred to the maximum building height limit • Existing B1 and B2 zoned areas do not appear to be achieving residential capacity • DCP controls identify specific numerical controls for design outcomes, potentially limiting delivery of positive non-compliant designs • Prescriptive controls, such as underground car parking, may increase cost and limit the viability of development.

B.2 Campbelltown (Sustainable City) Development Control Plan Review

The Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP 2015) was reviewed. As Council progresses with planning for the Glenfield Macarthur Urban Renewal Corridor and planned Greenfield release areas, there will be opportunities to modernise, consolidate and streamline DCP provisions. Some suggested revisions are below.

B.2.1 Complexity of planning controls

Volume 2 of CSCDCP 2015 contains site specific DCPs which typically relate to anticipated large scale development of precincts or long term management of important assets as follows:

- Minto Renewal
- Glenfield Site
- Campbelltown Link Site
- Certain heritage items
- University of Western Sydney (excluding residential areas)
- Edmondson Park Smart Growth
- Mount Gilead
- Menangle Park

- Urban Renewal Areas Airds, Claymore
- Blairmount and Badgally Road
- Caledonia
- Glenlee Precinct
- Maryfields
- 22-32 Queen Street.

The site specific DCPs provide goals for the desired future character of areas across the LGA, including subdivision patterns, desired housing types and specific design controls. While the site specific DCP controls likely reflect the intent of Council and the original concepts for larger sites, over the long term, the approach taken by the controls may be problematic if not regularly reviewed. A review of the site specific DCP identified:

- Duplication of controls with the Volume 1 controls, potentially leading to unintended variations if either were to be changed
- Variations between Volume 1 and site specific DCPs that are very minor, potentially reflecting that best practice considerations have been incorporated into one, but not the other
- Controls that are potentially inconsistent with LEP controls, such as minimum lot sizes for specific types of development
- Road network and subdivision plans that have been mooted by subsequent development outcomes
- Environmental controls that are potentially conflicting with statutory controls
- References to outdated design and environmental protection guidelines (e.g. Planning for Bushfire Protection 2001 and 2006).

The above may result in inconsistent development and redevelopment outcomes across the areas where general and site specific controls conflict. More restrictive DCP controls in site specific areas may unintentionally result in further deviations for an original masterplan as applicants may find complying development built forms to be easier to achieve.

A comprehensive review of site-specific DCPs would assist in addressing these issues. By confirming the primacy of CSCDCP Volume 1 controls and rationalising the content and application of site-specific DCPs, a review would increase certainty in development outcomes for Council and developers.

B.2.2 Flexibility in DCP controls

CLEP 2015 and CSCDCP 2015 controls address a wide range of design, amenity, density and environmental issues related to the provision of housing in the LGA. These controls are generally framed as prescriptive controls that require designs to conform with specific requirements or numerical controls. Performance-based controls that seek to provide general outcomes are not commonly used. While this approach can provide certainty for applicants and the community, it may also result in controls that stifle innovative design, increase cost or are out of step with contemporary construction methods.

These types of controls include:

- Precise setback requirements for each typology, within each zone and for each storey
- Requirement that no driveway be provided a plain concrete, and instead be patterned or coloured
- Minimum size and position for living areas, by typology and by number of bedrooms
- Minimum size and position of storage areas
- The thickness of concrete in waste collection rooms.

These, and similar controls are likely based on valid concerns for design and amenity outcomes for the Campbelltown community. In particular, science-based controls relating to acoustic and stormwater outcomes can help fill a statutory gap in long term environmental and community protection.

However, they may also make certain types of otherwise permissible development unachievable due to a technical non-compliance. They may also result in overall inconsistency within communities as complying development controls can result in more flexible design outcomes. An introduction of more performance-based or otherwise less prescriptive controls would allow for future developers to bring more innovative housing products to market.

B.2.3 Simplification and validation of planning controls

Statutory planning controls in Campbelltown are the product of the translation of historic local planning instruments, State-led growth area initiatives, ongoing precinct planning and private-sector planning proposals. They reflect the varied nature of the natural and build environment of the LGA, the views of a variety of stakeholders and the many considerations that relate to the long term planning of an expanding locality. This has led to planning controls potentially being more complicated than required in order to meet the varied planning needs of the Campbelltown community.

The examples below outline some items:

- Eight exceptions for minimum lot sizes, including a dual occupancy minimum lot size map that applies to areas where dual occupancies are not permitted
- FSR controls that apply per typology, per zone and are not reflected on an FSR map
- LEP requirement that Council consider every new building and external alteration in R3, R4, B2, B3 and B4 exhibits design excellence, with eleven criteria
- Forty additional permitted uses across the LGA
- Neighbouring R2 and R3 lands having 0.5 m maximum height variations, despite nearly identical land uses.

A planning proposal was recently put on public exhibition that would introduce further exceptions:

- Mapping R2 Low Density Residential narrow lots in Ingleburn as not having a minimum lot size or FSR for the purposes for an attached dwelling
- Creating a new exception for minimum qualifying site areas with the goal of aligning with a minimum lot size map in a certain area
- Identifying FSRs for attached dwellings in R2 Low Density Residential and R3 Medium Density Residential with the goal of aligning outcomes with other typologies with specific FSR controls.

The end result of this approach is a planning instrument that that encourages particular planning outcomes. This can have benefits for encouraging certain types of development while not outright prohibiting others. It is also a method that is very time intensive to maintain, may require a long-term institutional knowledge to understand and may have unintentional effects if controls are not continuously aligned with best practice.

Controls that require design excellence as a statutory consideration or otherwise codify a typical design outcome may have the outcome of promoting low-risk design in order to secure an approval. Based on a review of the Campbelltown Design Excellence Panel, it appears that many smaller applications would not be considered and may rely on development assessment officers to make design decisions.

A different approach would be to undertake a detailed examination of planning controls and desired outcomes, with the goal of creating best-fit design controls that are acceptable in all areas. This would give Council less control over specific design outcomes but would allow for more responsive and overall consistent planning outcomes across the LGA. Simplifying the LEP may also result in more technically compliant development applications that focus more on aligning with the objectives of controls.

B.2.4 Low density housing diversity

CLEP 2015 allows for dwelling houses, dual occupancies and attached dwellings as the primary dwelling types in the R2 Low Density Residential zone. The base minimum lot size in this zone is 500 sqm for a Dwelling house. Dual occupancies require 700 sqm and attached dwellings require 1000 sqm. This effectively allows for lot sizes for the final dwellings of approaching 300 to 400 sqm each.

In the R2 Low Density Residential zone, dual occupancies and attached dwellings have a lower FSR of 0.45:1 compared to the Dwelling house FSR of 0.55:1. Combined with the effective minimum lot sizes for dual occupancies and attached dwellings, this promotes a dwelling size of approximately 150 sqm, or around the size of a four bedroom unit. Alternatively, Dwelling houses would be approximately 275 sqm. Further, attached dwellings may only be built in blocks of three.

As a result, the LEP appears to promote medium density housing types that are aimed exclusively at larger families. This may be appropriate for dual occupancies, which received approximately 350 approvals between July 2016 and June 2019 (noting some potential for misinterpreting classification of applications). However, it does not appear to be promoting attached dwellings, which only received approximately 20 approvals (60 dwellings) during the same period.

The reason for this may be the increased cost and complexity associated with developing common wall attached dwellings, the large size promoted by LEP controls and prescriptive DCP controls. Controls may also inadvertently be promoting larger and bulkier Attached dwellings which are more pronounced due to continuous frontages and deep lots. As an alternative, prohibiting attached dwellings in favour of more diverse dual occupancy and semi-attached dwelling outcomes may help promote more diverse housing outcomes.

Secondary dwellings are a form of affordable rental housing that is primarily permitted in the Campbelltown LGA via the Housing SEPP. Secondary dwellings are small homes, typically 60 sqm or smaller, and can be built within, attached or separate from the main dwelling on a property. This size would generally allow for a small two bedroom unit, with 'off the plan' designs prepared by specialist builders. Secondary dwellings cannot be subdivided from the main dwelling, helping ensure that they are used for rental housing, rather than sold.

Currently, the Housing SEPP is the only way to build secondary dwellings in residential zones in the Campbelltown LGA, and they are most likely to be assessed as complying development. This limits Council's input in the design of secondary dwellings and the flexibility of layouts and sizes. Due to the simplicity of delivering 'off the plan' designs, this likely encourages detached secondary dwellings that are technically compliant, but do not meet all the needs of the resident.

Encouraging secondary dwellings that are part of the built form of the main dwelling of a property could encourage more innovative and effective designs for this type of affordable rental housing. By permitting secondary dwelling in low density residential areas, Council could adapt controls to allow for larger dwellings that provide high quality internal and external design. Additional floorspace could be permitted only for 'attached' or 'internal' secondary dwellings, ensuring that the overall floorspace and building footprint of the entire development is acceptable. As a starting point, 75sqm for an attached or internal secondary dwelling would allow for a more comfortable home that could include adaptable features and more defined living areas.

Council's DCP could also be updated to encourage high quality design outcomes and maintain controls that limit the bulk and scale of the overall built form. However, a balance must be maintained that makes the overall outcome more attractive than a complying development planning pathway.

APPENDIX C: PRECINCT ANALYSIS

This appendix information on each precinct regarding transport and social infrastructure and servicing has been sourced from publicly available records.

C.1 Campbelltown

The Glenfield to Macarthur Urban Renewal Corridor Strategy currently applies to the Campbelltown City Centre, as outlined in Section 2.1.5. Council has been working towards a new vision for this area, as articulated in *Reimagining – Campbelltown City Centre Master Plan.*

The State Government's Glenfield to Macarthur strategy has identified housing growth potential for 8,250 dwellings for the Campbelltown, Macarthur and Leumeah precincts. In contrast, the Reimagining Campbelltown Masterplan suggests that to effectively serve the Macarthur region as a 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.[30] 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.

It is clear that significant housing growth can be anticipated in the Campbelltown City Centre and surrounds. Housing development will need to contribute to overall liveability and place outcomes for Campbelltown City Centre by providing higher density, integrated urban outcomes within a walkable mixed use precinct. 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. 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.

It is anticipated that planning for Campbelltown City Centre will continue. This strategy makes no assumptions about the outcome of the "deferred matter" area but envisages that the outcomes for these lands will be resolved as Council continues to plan for a revitalised CBD.

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.

[30] Campbelltown City Council (2020) *Reimagining Campbelltown – City Centre Master Plan 2020*

Campbelltown				
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	• Seven parks and reserves as well as the community hall, art centre, showground, rugby club, aquatic centre, library, scout hall, civic hall, • Eight schools • 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	• 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 Steyn 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	2021 to 2022			4 x residential dwellings 9 x seniors living dwellings
	2023 to 2024			14 x dwellings 4 x townhouses 14 x seniors living units 39 x apartments
	2025 to 2026			131 x dwellings
	No estimated completion date			16 x dwellings 3 x townhouses
	Median house price	$805,000	Median unit price	$485,000

Campbelltown				
Housing prices for Campbelltown and Macarthur combined	Median rent for house	$450 PW	Median rent for unit	$410 PW
Strategic vision	• 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 Children's' 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 58. 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 8.4) Campbelltown City Centre 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			

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 58, with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. This analysis excludes land known as the deferred matter area. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 58: Lots with theoretical housing potential in Campbelltown*

**Excludes the "deferred matter" area*

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 City Centre. 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.

Housing delivery could be supported by

- 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 8.4)
- Review planning provisions for high rise developments, noting the need to:
  - Ensure built for 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 City Centre 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 City Centre 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.

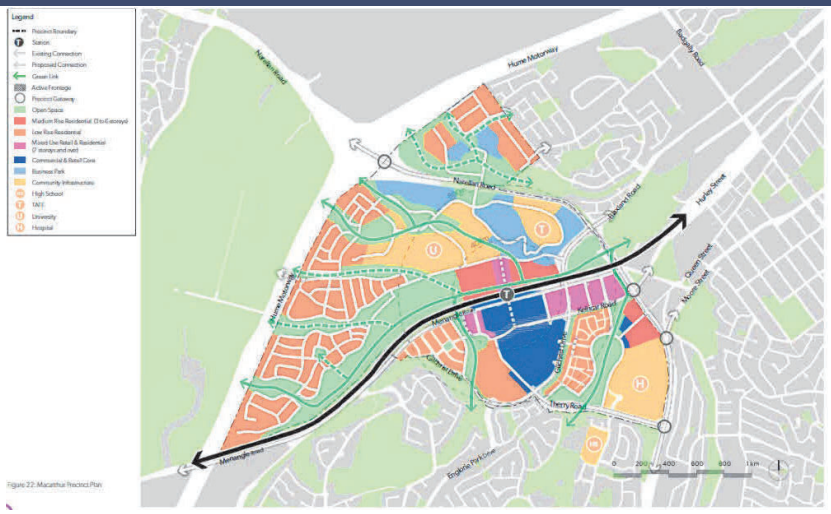
C.2 Macarthur

Macarthur station precinct is located within Campbelltown LGA, approximately 43 kilometres from Sydney's CBD. With respect to Macarthur, Greater Macarthur 2040 seeks to:

- Provide a range of building heights, with taller buildings close to the station to maximise pedestrian activity and increase trade for local businesses
- Retain the character of areas east of Gilchrist Avenue, with a mix of detached dwellings, townhouses and terraces
- Plan for a large floor plate, campus-style office park west of the station.

Table 35: Profile of Macarthur

Macarthur	
Characteristics	Macarthur is a contiguous extension of Campbelltown centre. It is home to Macarthur Square, the major retail centre for the entire region, the University of Western Sydney (Campbelltown Campus), the University of Western Sydney Medical School and Campbelltown Hospital. It is also home to a new master planned relatively upmarket residential community at Park Central. Macarthur has experienced significant investment and indirectly weakened the position of Campbelltown as a major centre in the region. Macarthur Railway Station is the final station on the Cumberland, Airport, Inner West and South Lines.
Predominant housing type	Primarily commercial and retail uses to the east of the railway station, the west is dominated by the Western Sydney University and TAFE NSW campuses. Low and medium density residential extends beyond the centre.
Lots size	The residential lots in this area are generally between 250 m^2 and 500 m^2. Minimum lot size in the 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 Macarthur precinct has potential for 4,650 new homes
Existing facilities and services	• Four parks and reserves, ten pin bowling centre • 3 childcare centres • Western Sydney University and TAFE NSW South Western Institute • The Campbelltown Hospital and Campbelltown Private Hospital • 2 medical centres, a Drug and alcohol service and an early childhood health centre, • Bethlehem Monastery and Poor Clare Nuns • Macarthur Square shopping centre
Frequency of peak hour train services	Trains depart approximately every 15 to 30 minutes.
NSW Government's vision	Retain the general residential and university character of the western side of the railway line with the addition of high density residential within 400m of the station. To the east, focus retail and commercial within 800m of the station with mixed use and residential beyond.

Macarthur				
				
Planned infrastructure	• Centre of excellence with two indoor courts at UWS • Completion of Macarthur trail cycleway • Further cycleway upgrades through the University and along Basin Reserve Goldsmith Avenue linking to the university residential development to the west, Bolger St and Parc Guell Dr to the residential precinct and Campbelltown Hospital to the east, and through the Barber St reserve to link to the south. • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting			
Development pipeline for Campbelltown and Macarthur combined	2021 to 2022		4 x residential dwellings 9 x seniors living dwellings	
	2023 to 2024		14 x dwellings 4 x townhouses 14 x seniors living units 39 x apartments	
	2025 to 2026		131 x dwellings	
	No estimated completion date		16 x dwellings 3 x townhouses	
Housing prices for Campbelltown and Macarthur combined	Median house price	$805,000	Median unit price	$485,000
	Median rent for house	$450 PW	Median rent for unit	$410 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see Section 8.4) Macarthur presents an opportunity to capture much needed affordable housing as a developer contribution. Affordable dwellings dedicated in kind would ideally be located near a centre with access to public transport.			
Suggested development timeframe	Medium term			

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 59 with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 59: Lots with theoretical housing potential in Macarthur

C.3 Glenfield

Glenfield is the northern most precinct in the Glenfield to Macarthur Urban Renewal Corridor. The Glenfield station precinct has potential for:

- Increased medium rise housing within walking distance of the station offering an increase in housing choice
- Walkable neighbourhoods that benefit from a high level of accessibility to jobs, both within the precinct and nearby centres; open spaces; shops and community facilities
- Opportunities to the existing character of areas east of Canterbury Road and south of Fawcett Road, with a mixture of detached dwellings and townhouses.

The most recent plans for the precinct, in the Greater Macarthur 2040 plan, envisions the transformation of Glenfield into a vibrant local centre and transport hub. Glenfield was rezoned a State led process on 16 July 2021, and a precinct plan was revised by DPE to incorporate an education precinct. The rezoning will enable up to 7,000 new homes, 2,900 new jobs, and additional playing fields and upgrades to Hurlstone Agricultural High School.

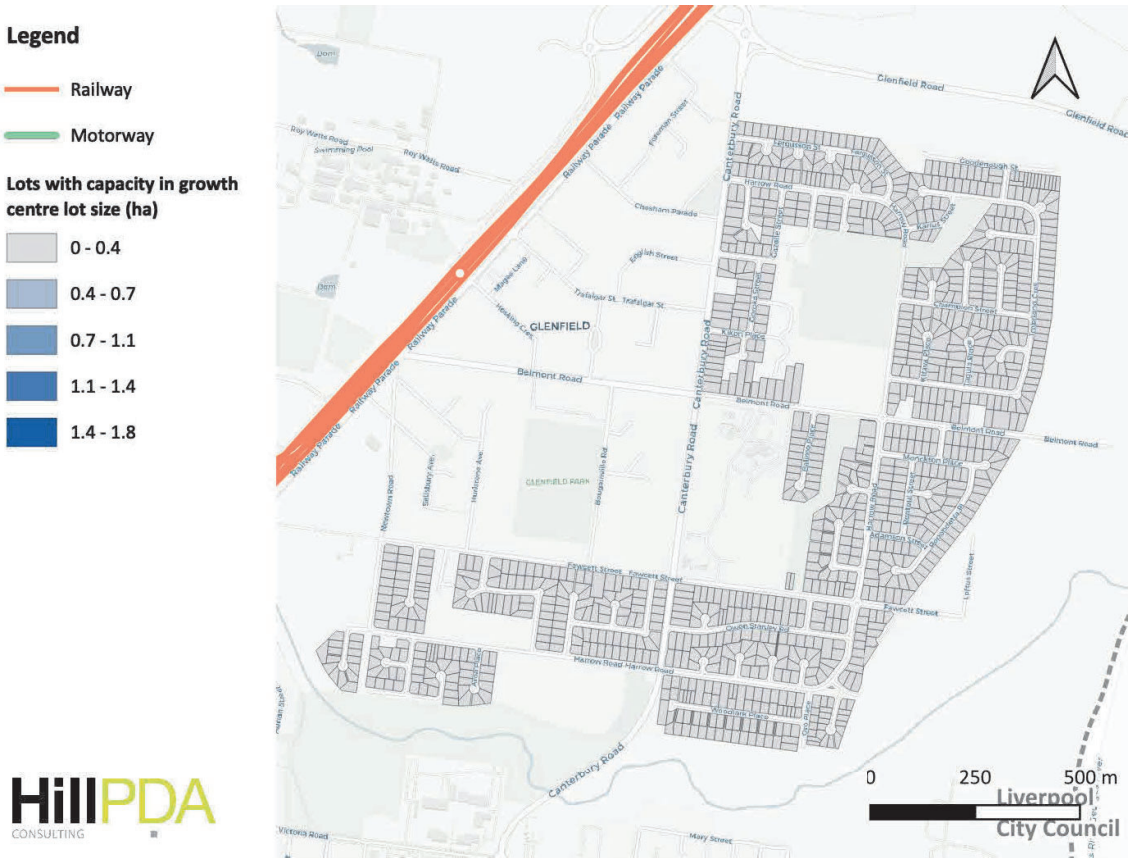
Table 36: Glenfield profile

Glenfield	
Characteristics	Glenfield station precinct is located within Campbelltown LGA, approximately 30 kilometres south west from Sydney's CBD. Campbelltown LGA in the metropolitan planning framework comes under the Western City District. The station precinct is comprised predominantly of low density residential land uses with special uses including education and aged care. Hurlstone Agricultural High School encompasses a significant area of land directly west of the railway station, with a small cluster of retail uses to the south east. Glenfield Railway Station is located between Casula Station and Macquarie Fields Station on the Cumberland, Airport, Inner West and South Lines.
Predominant housing type	Low density residential to the east, south and north west of the station with the Hurlstone Agricultural High School due west. The Glenfield Waste facility characterises the land to the north east
Lots size	The lots in this area are generally between 550 m^2 and 700 m^2. Minimum lot size in the residential area in CLEP 2015 is commonly 500m^2.
Estimated dwelling potential	Glenfield was rezoned on 16 July 2021, which will enable up to 7,000 new homes, 2,900 new jobs, additional playing fields and upgrades to Hurlstone Agricultural High School. The Glenfield Place Strategy outlines five character areas in response to site specific constraints and values. These include: ■ North West Character Area ■ South West Character Area ■ Southern Character Area ■ Town Centre Character Area ■ Station Character Area.
Frequency of peak hour train services	The railway station lies on the main south railway line. Trains depart every five to ten minutes in each direction.
Existing facilities and services	• Approximately seven parks and nature reserves across the precinct as well as the community/scouts hall and the guides hall. • Six schools including three special purpose schools • Five preschools, kindergartens, family day care centres • Two family medical centres • One home and community care service program
Planned infrastructure	• Seddon Park reconfiguration and new BMX pump track • New park embellishment in the eastern precinct of the new planned Glenfield City Centre • New town centre branch library • New major multipurpose community facility

Glenfield				
	• Signalisation of intersection of Canterbury Road and Harrow Road • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting			
Development pipeline	2021 to 2022			
	2023 to 2024			81 x dwellings 25 x townhouses
	2025 to 2026			
	No estimated completion date			14 x dwellings 9 x townhouses
Housing prices	Median house price	$972,000	Median unit price	$563,000
	Median rent for house	$530 PW	Median rent for unit	$400 PW
Current plans	• Retain school site to the west of the station, increase to medium density residential approximately 800m from the railway station on the eastern side of the railway station. • Create a new mixed-use precinct centred on the eastern side of the rail corridor adjacent to the station, providing a variety of housing types and local jobs within walking distance of the station • Create a sporting hub with education and health facilities • Enhance local centres with increased amenity and local services for residents and commuters • Provide ground floor retail and local jobs within the mixed-use centre to generate activity • Provide a range of building heights, with higher rise buildings closest to the station, to maximise pedestrian activity and increase trade for local businesses • Retain low density character beyond 800m from the station. Increase green links and connectivity through the residential neighbourhood.			
Development outlook	In the current market, the highest and best use of existing urban land to the east of the rail line is residential development. Redevelopment for increased densities to the east of train station is unlikely in the short term. Over the long term, with increased demand densification for residential may become viable, but this may not be until the next upturn in the residential market. The proposed redevelopment by Landcom may stimulate development on these neighbouring lands.			
Suited for Affordable housing contributions scheme	Landcom has committed to 5 to 10 per cent of dwellings as affordable housing on the surplus government land (175-350 dwellings). The potential impact of an affordable housing contribution to development feasibility of low rise medium density housing, in the other parts of the precinct, would need to be tested.			
Suggested development timeframe	Greater Macarthur 2040 identifies Glenfield as one of the first precincts to be rezoned. The rezoning process was completed on 16 July 2021, with Landcom indication that development would commence in 2022/23. For the remaining parts of the precinct, it seems unlikely that development will occur in the short term, however a total of 7,000 dwelling are anticipated to be provided by 2040.			

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 60 with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. This analysis excludes land known as the deferred matter area. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 60: Lots with theoretical housing potential in Glenfield



While noting that the rezoning of Glenfield will be a State-led process, Council could support housing delivery in Glenfield by:

- Monitoring the progress of precinct planning the NSW Government.
- Reviewing the updated precinct plan when available, and advocating for necessary revisions to local infrastructure planning
- Encouraging redevelopment of Glenfield station precinct from 2021, in recognition of its strategic location, through a planning proposal
- Monitoring the progress of affordable housing delivery on the Landcom site, as demonstration of affordable housing delivery
- Undertaking feasibility testing to determine the impact of imposing an affordable housing contribution on development in the station precinct.

C.4 Macquarie Fields

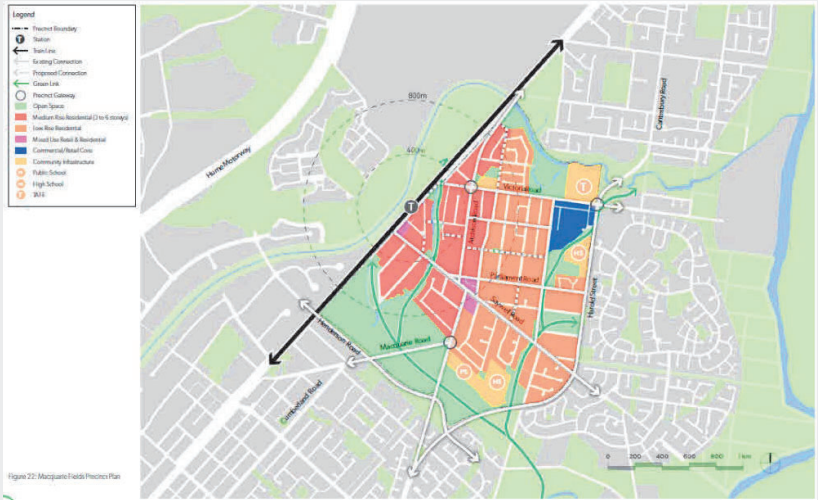
The precinct plan for Macquarie Fields promotes renewal of the precinct as a local village centre and a range of building heights, with some medium rise buildings of between three and six storeys closer to the station. The proposed urban renewal would deliver:

- A variety of housing types within walking distance of the station to increase housing options for the community
- Retaining the existing character of areas east of Parkland Avenue with a mixture of detached dwellings and townhouses.

Rezoning for the area is to be a Council-led process. Once rezoning occurs, Council will be responsible for implementing the precinct plan.

Table 37: Macquarie Fields Profile

Macquarie Fields				
Characteristics	Macquarie Fields station precinct is located within Campbelltown LGA, approximately 32 kilometres south west from Sydney's CBD. Campbelltown LGA in the metropolitan planning framework comes under the Western City District. Macquarie Fields as a suburb has a very diverse mix of land uses. The eastern side of the station is predominantly low density residential with a significant proportion of social housing. The western side of the station is split between Macquarie Links, an upmarket gated low density resort community built around an international standard golf course and a large mixed employment lands precinct to the south west. There are also considerable tracts of informal open space immediately to the east of the station. Macquarie Fields Railway Station is located between Glenfield and Ingleburn Railway Stations on the Cumberland, Airport, Inner West and South Lines.			
Predominant housing type	Low density residential community of Macquarie Links and associated with international standard golf course due west of the station. To the north of the Macquarie Links community is a large lot of cleared faming land, noted as a local heritage item. General industrial land is to the south west and low density residential to the east of the station.			
Lots size	The lots in this area are generally between 600 m^2 and 1000 m^2. Minimum lot size in the CLEP 2015 residential area is generally 500m^2. A small pocket of low density residential to the north east of the station has a minimum lot size of 180 m^2 and 2000 m^2. The heritage site to the North of Macquarie Links community primarily has a minimum lot size of 40 ha with the main heritage item homestead site a minimum lot size of 10 ha.			
Estimated dwelling potential	LSPS refers to the Greater Macarthur 2040 plan that states the Macquarie Fields precinct has potential for 300 new homes.			
Frequency of peak hour train services	Trains depart approximately every 15 minutes.			
Existing facilities and services	• Approximately five parks and reserves across the precinct as well as the indoor sports complex, leisure and swim centre, scout hall and community hall. • A library, neighbourhood centre and senior citizens centre • Three public schools, one non-government school and the TAFE NSW South Western Institute • Five preschools, kindergartens, family day care centres • Three family medical centres • A fire station and a police station • Three homelessness and community services centres including a Men's Shed • Three churches.			
Development pipeline	No estimated completion date			9 x dwellings
Housing prices	Median house price	$850,000	Median unit price	$537,500
	Median rent for house	$450 PW	Median rent for unit	$400 PW
NSW Government's vision	• Establish a small-scale mixed use centre adjacent to the station • Provide ground floor retail and local jobs within the mixed use centre to generate activity			

Macquarie Fields	
	• Provide a range of building heights, with increased heights closest to the station to maximise pedestrian activity and increase trade for local businesses • Increased building heights to permit medium density housing within approximately 800m of the railway station and low density residential beyond.  Figure 22: Macquarie Fields Precinct Plan
Planned infrastructure	• Fitness trail/outdoor gym upgrade at Eucalyptus Reserve • Embellishment of regional picnic area and 10km bushwalking track at Simmo's Beach • Macquarie fields leisure centre upgrade • Outdoor sports courts • Cycleway works at Victoria Road, Saywell Road, Parliament Road through Macquarie Links Golf Course • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting
Development outlook	Current development activity is strong with the pipeline including apartments and townhouses
Suited for Affordable housing contributions scheme	Proposed for inclusion in an Affordable Housing Contributions Scheme, subject to feasibility testing (Section 8.4)
Development timeframe	Suggested improvements to the town centre to improve amenity and stimulate developer interest prior to rezoning.

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 61 with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 61: Lots with theoretical housing potential in Macquarie Fields

It is suggested that Council could consider the following to support housing delivery in Macquarie Fields:

- Consider a centre revitalisation project to address community comments and provide improved amenity which would encourage redevelopment interest
- Monitor the progress of housing delivery in the LGA to determine when Macquarie Fields should be rezoned, likely beyond 2021
- Prepare a planning proposal, when needed, to implement the NSW Government's precincts plan.

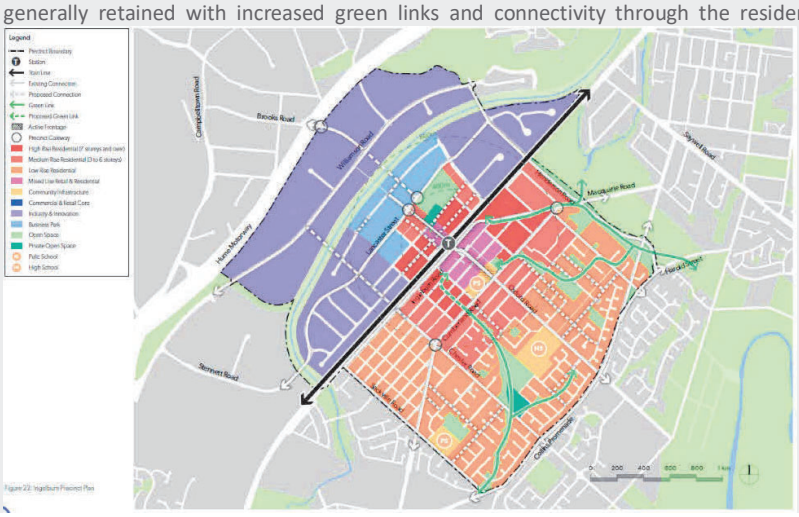
C.5 Ingleburn

Ingleburn is a Local Centre located on the rail line with considerable development potential. The most recent plans for the precinct, in the Greater Macarthur 2040 plan, would see the transformation of Ingleburn to a more vibrant and active local centre. Greater Macarthur 2040 seeks to:

- Maintain the scale and village feel of Ingleburn town centre by restricting buildings fronting Oxford Road to two storeys, with higher buildings set back from the street
- Enable higher residential and commercial buildings between four and eight storeys close to the station and surrounding the town centre to maximise pedestrian activity and increase trade for local businesses.

Table 38: Profile of Ingleburn

Ingleburn				
Characteristics	Ingleburn is located within the Campbelltown LGA, approximately 34 kilometres south west from Sydney's CBD. Campbelltown LGA in the metropolitan planning framework comes under the Western City District. The south east of Ingleburn station is defined by a thriving retail, community and commercial area including a number of supermarkets and some older mixed use dwellings. Land to the north-west is predominantly light industrial. Outside the main commercial area, the majority of land to the east of station is low density residential, again with a considerable proportion of social housing. Ingleburn station is between Macquarie Fields and Minto stations on the Cumberland, Airport, Inner West and South lines.			
Predominant housing type	Medium and low density residential with a commercial centre immediately adjacent to the station to the east. General industrial to the west.			
Lots size	The lots in this area are generally between 300 m^2 and 600 m^2. Minimum lot size in CLEP 2015 in the residential area is generally 500m^2. Smaller pockets at the edge of the commercial centre and to the south of the station have a minimum lot size of 180 m^2. The industrial area lots tend to be between 2000 m^2 and 1.5 ha, with the minimum lot size generally at 4000 m^2 however, lots closer to the station have a minimum of 2000 m^2.			
Estimated dwelling potential	The Ingleburn precinct has a potential for around 3,200 new homes, noting the relevant precinct plan identifies a potential for 1,000 additional dwellings by 2036.			
Existing facilities and services	• Six parks and reserves, as well as the Ingleburn Scout and Girl Guides halls and the Ingleburn bowling and recreation club • A library and community centre • Three public schools and one non-government school • Six preschools, kindergartens and family day care centres • Four medical centres • a fire station • a caring and respite service • four churches			
Frequency of peak hour train services	Trains depart approximately every 15 minutes.			
Planned infrastructure	• embellishment of regional picnic area and 7km bushwalking trail at Ingleburn Reserve • fitness trail/outdoor gym upgrade at Koala Walk Reserve • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting			
Development pipeline	2021 to 2022			16 x dwellings 3 x units
	023 to 2024			14 x townhouses 3 x dwellings
	2025 to 2026			77 x apartments
	No estimated completion date			32 x dwellings
Housing prices	Median house price	$840,000	Median unit price	$545,000
	Median rent for house	$470 PW	Median rent for unit	$400 PW

Ingleburn	
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see section 8.4). Ingleburn local centre 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	Medium Term
NSW Government's vision	Retain the general industrial character on the western side of the railway line, while adding high and medium density living along within 400m of the station and introduce a business park zone as a buffer between residential and industrial land uses. The eastern side of the station will be generally retained with increased green links and connectivity through the residential area. 
Development outlook	A planning proposal (PP-2020-1845) was submitted for the Ingleburn Town Centre on 18 April 2019, which proposed up to 3,240 dwellings and 1,120 jobs in the Ingleburn Town Centre. This planning proposal is no longer proceeding. A new planning proposal (PP-2022-3712) for the Ingleburn CBD has been lodged, with the review having commenced on 19 October 2022. This planning proposal seeks to implement the Ingleburn Precinct Plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy and provide for urban renewal of the Ingleburn town centre by providing for: • Increased building heights • Increased density of development (commercial and residential) • Improved flood evacuation routes • Increased public open space • Improved car park provision • Improved pedestrian access and mobility

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 62 with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 62: Lots with theoretical housing potential in Ingleburn

It is suggested that Council could:

- Consider implementing a centre revitalisation strategy that builds on the strategic advantages of Ingleburn and improves amenity to stimulate developer interest
- Ensure infrastructure planning is in place to value capture the rezoning uplift generated by the planning proposal (section 8.4)
- Overtime, progress the staged implementation of the precinct plan, beyond the core area.

C.6 Minto

Minto is a Local Centre located on the rail line with considerable development potential. The most recent plans for the precinct, in the Greater Macarthur 2040 plan, would see the transformation of Minto to a more vibrant and active local centre. Greater Macarthur 2040 seeks to:

- Generate activity with ground floor retail and local jobs in the centre
- Provide a range of building heights, with higher buildings close to the station to maximise pedestrian activity and increase trade for local businesses.

Table 39: Profile of Minto station precinct

Minto				
Characteristics	Minto station precinct is located within Campbelltown LGA, approximately 37 kilometres from Sydney's CBD. Campbelltown LGA in the metropolitan planning framework comes under the Western City District. Land uses in Minto are divided by the railway line, with low density residential uses and a small cluster of retail uses to the east and light industrial uses to the west. A number of sporting fields and associated facilities are available directly across from the Minto railway station. On the eastern edge of Minto, is the One Minto development, a major public and private housing re-development project. Minto Railway Station is between Ingleburn and Leumeah Railway Stations on the Cumberland, Airport, Inner West and South Lines.			
Predominant housing type	Medium and low density residential with a commercial centre immediately adjacent to the station to the north east. General industrial to the west and south.			
Lots size	The residential lots in this area are generally between 400 m^2 and 800 m^2. Minimum lot size in the residential area is generally unspecified or 500m^2. The industrial area lots tend to be between 2000 m^2 and 3 ha, with the minimum lot size generally at 4000 m^2 however, lots closer to the station and at the Campbelltown Road and Ben Lomond Road junction have a minimum of 2000 m^2.			
Estimated dwelling potential	LSPS refers to the Greater Macarthur 2040 plan that states the Minto precinct has potential for 360 new homes			
Existing facilities and services	• two parks and reserves as well as the scouts and guides hall and a karting facility • a community hall • two public schools • three preschools, kindergartens and family day care centres • four places of worship			
Frequency of peak hour train services	Trains depart approximately every 15 minutes.			
Planned infrastructure	• Embellishment of regional picnic area and 7km bushwalking trail at Ingleburn Reserve • Fitness trail/outdoor gym upgrade at Koala Walk Reserve • Cycleway along Surrey Street, Stafford St to Monaghan St, through coronation Park to Rose Reserve • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting			
Development pipeline	2021 to 2022		4 x townhouses 25 x residential dwellings	
	2023 to 2024		345 x independent living units	
	2025 to 2026		6 x townhouses	
	No estimated completion date		3 x residential dwellings 4 x townhouses	
Housing prices	Median house price	$868,000	Median unit price	$500,000
	Median rent for house	$480 PW	Median rent for unit	$370 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see section 8.4) Minto local centre 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.			

Minto	
Suggested development timeframe	Medium term
NSW Government's vision	Retain the general industrial character in the western and southern parts of the precinct and re-characterise the north west as a dedicated employment area. Generally, increase the density of residential living in the north eastern part of the precinct particularly within 800m of the railway station.
	 Figure 22: Minto Precinct Plan
Development outlook	Minto Urban Renewal Precinct Planning Proposal was forwarded to DPE for a Gateway determination in mid 2020, though is no longer proceeding. This planning proposal is expected to be re-submitted shortly as per condition 6 of DPE'd conditions of approval,

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 63, with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 63: Lots with theoretical housing potential in Minto

It is suggested that Council could:

- Consider a centre revitalisation project to address community comments and provide improved amenity which would encourage redevelopment interest
- Continue to progress the Minto Urban Renewal Precinct Planning Proposal
- Ensure infrastructure planning is in place, with the local infrastructure plan to be updated to reflect the needs of planned future populations (e.g. through the planning proposal or future proposals).

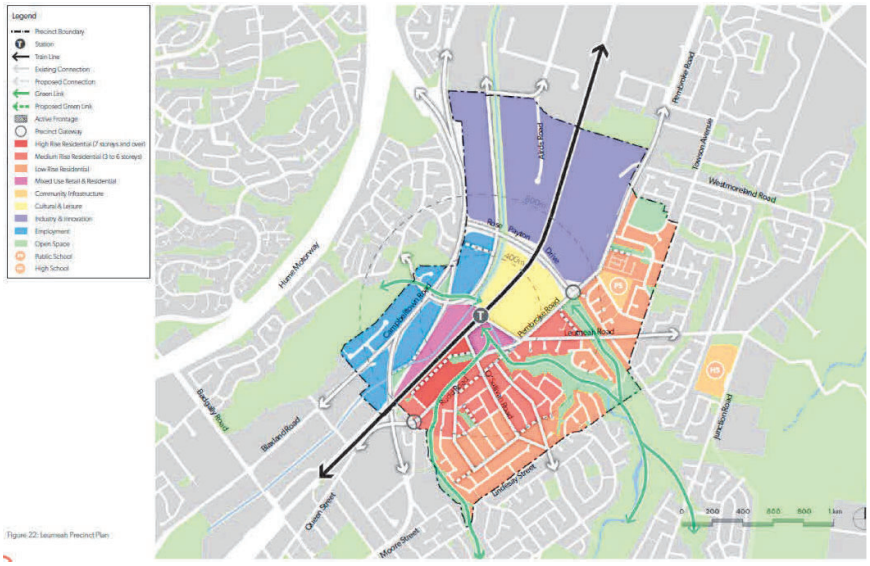
C.7 Leumeah

Leumeah is located within Campbelltown LGA, approximately 39 kilometres from Sydney's CBD. The most recent plans for the precinct, in the Greater Macarthur 2040 plan, would see the transformation of Leumeah to a more vibrant and active local centre. Greater Macarthur 2040 seeks to:

- Redevelop Campbelltown Sports Stadium and surrounding lands as a regionally significant precinct and gateway to Campbelltown-Macarthur
- Create ground floor retail and mixed residential uses in the enhanced local centre to generate activity around the highly visible station.

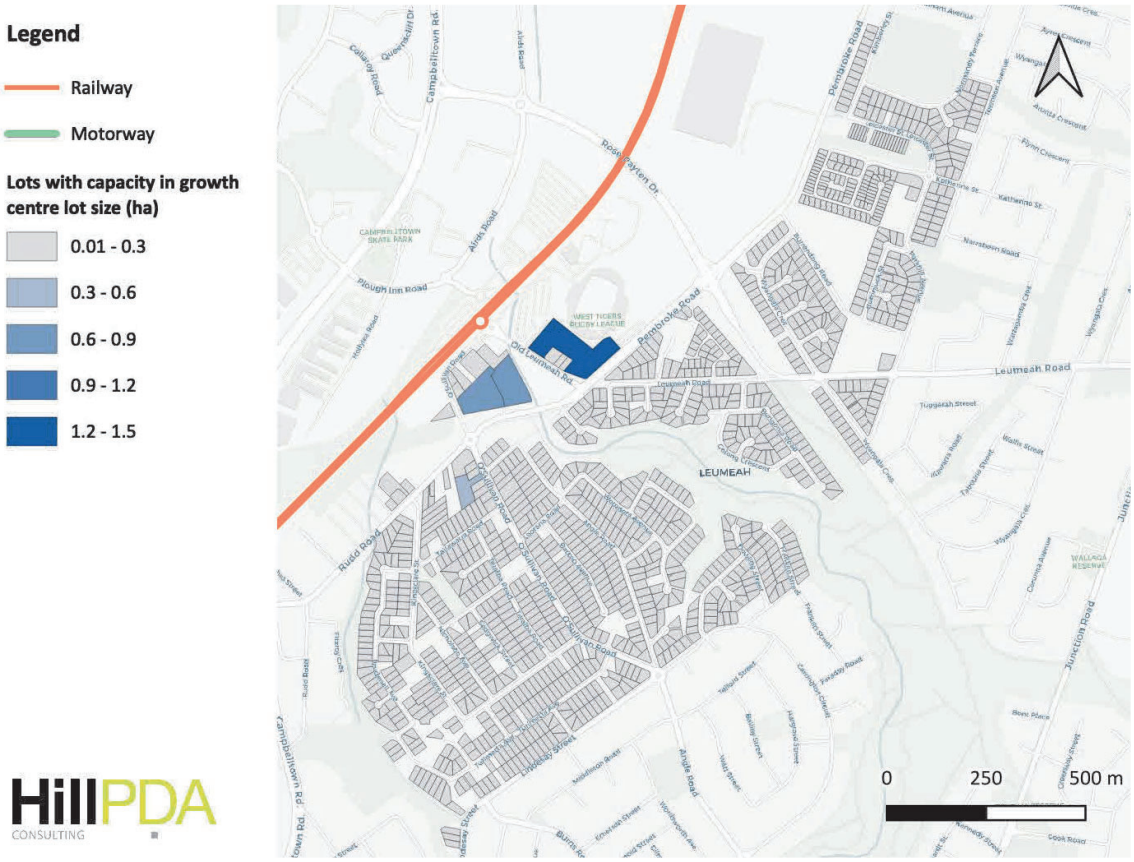
Table 40: Profile of Leumeah station precinct

Leumeah	
Characteristics	Leumeah Railway Station is surrounded by a mix of public and private car parking facilities, with the Campbelltown Sports Stadium and associated West Leagues Club occupying land to the north-east. Residential uses, predominantly to the south east of the station, are a mix of low density detached dwellings, some medium density developments and the larger and more modern eight storey Mosaic Apartments. Land to the north west of the station is predominantly light industrial uses separated from the railway line by a significant drainage easement. Leumeah Railway Station is between Minto and Campbelltown stations on the Cumberland, Airport, Inner West and South Lines.
Predominant housing type	Industrial lands to the west of the station and the Campbelltown Stadium dominating the character of the eastern side of the railway station. There are some areas of high density residential to the south east of the railway station and low density residential beyond the stadium precinct to the east.
Lots size	The residential lots in this area are generally between 500 m^2 and 800 m^2. Minimum lot size in the residential area is generally unspecified or 500m^2.
Estimated dwelling potential	LSPS refers to the Greater Macarthur 2040 plan that states the Leumeah precinct has potential for 1,000 new homes.
Existing facilities and services	• Three parks and reserves as well as the Campbelltown Stadium, Campbelltown Indoor Soccer Arena, scout hall, tenpin bowling centre and a leagues club. • A public school • Three preschools, kindergartens and family day care centres • Two medical centres • Two churches
Frequency of peak hour train services	Trains depart approximately every 15 minutes.

Leumeah				
NSW Government's vision	 Retain the general industrial character in the western parts of the precinct (with the exception of a mixed use precinct near the railway station) and re-characterise the eastern side with more focused high density residential. Increate connectivity through the low density area.			
Planned infrastructure	• Local community centre within the sports precinct • Upgrade to signalised intersection a Pembroke Road and O'Sullivan Road and Rose Payten Drive and Airds Road • Cycleway improvements along Plough Inn Road and Harbord Road connecting the residential precinct to the north east, and along Rudd Road diverging to various local routes to the east. • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting			
Development pipeline	No estimated completion date			4 x townhouses 3 x dwellings
Housing prices	Median house price	$783,000	Median unit price	$472,000
	Median rent for house	$460 PW	Median rent for unit	$360 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see Section 8.4) Leumeah neighbourhood centre 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	Medium term			

High level analysis has been undertaken to identify lots with theoretical development potential. The method for determining lots with development potential is outlined in Appendix B. The results are shown in Figure 64, with the shaded lots having theoretical potential for additional housing and the shading indicating the size of the lot. This analysis excludes land known as the deferred matter area. The analysis does not take into account lots in consolidated ownership or site specific constraints. It provides an indicative assessment of the relative ease of redevelopment in one location compared to another.

Figure 64: Lots with theoretical housing potential in Leumeah



It is suggested that Council note the community interest in Leumeah as a place to be progressed early and:

- Monitor the progress of housing delivery in the LGA to determine when Leumeah should be rezoned
- Set clear expectations for unsolicited planning proposals and assess them on their individual merit, with respect to the broader strategic vision
- Prepare a planning proposal, when needed, to implement the NSW Government's Leumeah precinct plan.

C.8 Menangle Park

Menangle Park precinct is located within Campbelltown LGA, approximately 60 kilometres from Sydney's CBD. Campbelltown LGA in the metropolitan planning framework comes under the Western City District. Greater Macarthur 2040 proposes to

- Rezone and release land for urban development
- Deliver around 4,000 new homes
- Create a new town centre providing local retail and commercial services.

Table 41: Profile of Menangle Park

Menangle Park	
Characteristics	Menangle Park urban area is to the east of the railway station with the Menangle Park Paceway harness racing facility and training tracks to the west. Beyond the paceway is the Nepean River running north south. Menangle Park Release area was rezoned in November 2017 to allow 3,400 dwellings. Since then various land owners have submitted DAs for subdivision, infrastructure and marketing works. A development contribution has recently been adopted and applies to the area. A planning proposal for 507ha is before DPIE for the Menangle Park Villa Holdings and Dahua Group properties. to increase the dwelling yield on that parcel to 1,850 dwellings and 2,700 jobs. The Planning Proposal seeks to amend planning controls to expand and rationalise current urban zonings, realign some existing zones, introduce the R4 High Density zone, relocate the B2 Local Centre zone, introduce a B1 Neighbourhood Centre zone and zone two critically endangered communities for conservation.
Predominant housing type	Primarily the housing in Menangle Park is large lot residential with small hobby farms or grazing paddocks for horses and smaller working animals. The planned growth for Menangle Park is to the east of the existing residential area.
Lots size	The residential lots in this area are generally between 7,000 m^2 and 1 ha and around 800 m^2 around the centre at Cummins Road. Minimum lot size in the residential area is generally 420 m^2 and 300 m^2 at the centre.
Estimated dwelling potential	The Greater Macarthur 2040 plan states Menangle Park precinct has potential for 4,000 new homes.
Existing facilities and services	• 1 childcare centre • Menangle Park Paceway
Frequency of peak hour train services	The station is on the Southern Highlands Line, trains depart approximately every 30 to 60 minutes.
Planned infrastructure	• New town centre with local retail and commercial services • Primary school • Road works • Drainage works • Bioretention (wetlands) • Local and district open space and playing fields • Community Centre • Community facility • Out of school hours care
Development pipeline	The development pipeline is largely represented by the Menangle Park planning proposal (4,000 dwellings) and should be reviewed pending the outcome of the proposal.

Menangle Park	
Housing prices*	Lots from $388,000 Land and house packages starting at $657,000
Suited for Affordable housing contributions scheme	Subject to feasibility testing, Menangle Park could present an opportunity to capture much needed affordable housing as a developer contribution. Affordable dwellings dedicated in kind would ideally be located near a centre with access to public transport.
Suggested development timeframe	Ongoing

* https://www.menanglepark.com.au/land-for-sale/stage/release_92

C.9 Gilead

Gilead release area is located within Campbelltown LGA, approximately 70 kilometres from Sydney's CBD. *Greater Macarthur 2040* aims to:

- Achieve higher density residential development around the future centres and along the transport corridor
- Rezone and release land for urban development
- Deliver around 15,000 new homes within a scenic landscape
- Conservation of biodiversity corridors and waterways
- Create a central transport corridor to connect public transport to the Campbelltown to Macarthur rail lines
- Create road upgrades and connections to Appin and Douglas Park.

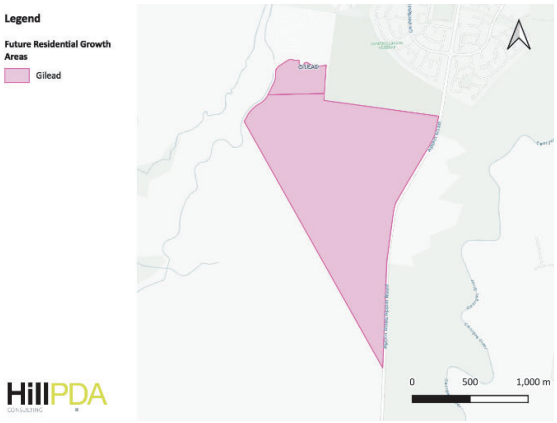


Table 42: Profile of Gilead

Gilead	
Characteristics	The Gilead area is predominantly environmental management or rural lands to the southwest of Rosemeadow suburban settlement. Gilead release area was rezoned in 2017 to provide 1,700 lots with local community infrastructure to be funded via a VPA. A planning proposal for Stage 1 was lodged with DPE and approved in 2020 for a 216 ha site which seeks to replace the B1 Neighbourhood Centre with a B4 Mixed Use precinct, introduce an R3 Medium Density Residential zone into the southern corridor reduce the minimum lot size in the R2 Low Density Residential zone (amongst others).
Predominant housing type	The Gilead release area is predominantly environmental management or rural lands with few residential dwellings.
Lots size	The residential lots in this area are generally between 25 ha and 60 ha. Minimum lot size in the residential area is generally 100 ha.
Estimated dwelling potential	The Greater Macarthur 2040 plan states the Gilead release area has potential for 15,000 new homes.
Existing facilities and services	• Potential transport corridor to future growth centres (Appin Road).
Frequency of peak hour train services	No train station, with hourly buses to Campbelltown Station.
Planned infrastructure	• Stage 1 Figtree Hill 1,700 homes • Koala protected habitat • Road upgrades • Additional infrastructure likely to be identified as part of future planning
Development pipeline	Stage 1 – Figtree Hill zoned for redevelopment 2017 Stage 1 and 2 – growth centre declaration – December 2019
Housing prices	Not known at this stage
Suited for Affordable housing contributions scheme	Subject to feasibility testing, Gilead could present an opportunity to capture much needed affordable housing as a developer contribution. Affordable dwellings dedicated in kind would ideally be located near a centre with access to public transport.

Gilead	
Suggested development timeframe	To be determined in consultation with DPIE and infrastructure providers
NSW Government's vision	Retain the general residential and paceway with additional residential development between the railway line and the Hume Motorway

C.10 Neighbourhood centres

The Campbelltown LGA contains many areas zoned B1 Neighbourhood Centre and B2 Local Centre, which have been identified in Council's draft Employment Land Strategy for review. These centres provide services for the surrounding community as a local alternative to the larger commercial centres in the CBD or along the rail line. This has several benefits, such as reducing private vehicle traffic, encouraging active transport, promoting local social bonds and supporting local businesses.

It is understood that the draft Employment Land Strategy identifies that some of these centres are performing poorly, or have opportunities for redevelopment, and recommends review of local controls. For these areas the Employment Land Strategy will focus primarily on the controls on the centre zoned land, with options including increasing building height to promote shop top housing as an incentive to redevelop.

As part of a review of the Employment Land Strategy, Council may investigate the suitability of residential zoned land surrounding identified centres. It is not assumed that all land would be suitable for rezoning or design controls allowing for more intense development (e.g. increasing height controls). However, localised modest increases in density around centres could increase the customer base for current and future businesses.

Matters for consideration as part of a future investigation may include:

- Is the centre capable of increasing residential density to suitable levels within the centre-zoned footprint to support growth, or would additional residential density be required in the immediately surrounding area?
- Is nearby social and transport infrastructure suitable, or readily improved to support, increased residential populations?
- Is the potential retail and service offering of the centre zoned land suitable for increased residential population?
- Is the area suitably close to regional connections, minimising the effects on surrounding lower density communities?
- Would lower rise apartment buildings or medium density options be more suitable for the area (noting that R3 Medium Density Residential does not permit standalone residential flat buildings)?

It is important to note that this should be a Council-led process and not led by unsolicited planning proposals. Investigations should consider the broader community need and align with a broader economic strategy, as per the Employment Land Strategy, pending adoption.

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