

SUPPLEMENTARY  
BUSINESS PAPER

20  
19

CAMPBELLTOWN CITY COUNCIL



11 June

## COMMON ABBREVIATIONS

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



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## Urgent Items

<b>ITEM</b>	<b>TITLE</b>	<b>PAGE</b>
<b>12.</b>	<b>URGENT GENERAL BUSINESS</b>	<b>4</b>
12.1	Draft Local Strategic Planning Statement	4

## 12. URGENT GENERAL BUSINESS

### 12.1 Draft Local Strategic Planning Statement

#### Reporting Officer

Executive Manager City Growth and Strategy  
City Growth

#### Community Strategic Plan

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

#### Officer's Recommendation

1. That the draft Local Strategic Planning Statement be endorsed for exhibition for a period not less than 28 days.
2. That a copy of the draft Local Strategic Planning Statement be sent to the Greater Sydney Commission as a part of the assurance process initiated by the Greater Sydney Commission.
3. That a further report be presented to Council at the completion of the public exhibition period detailing outcomes of exhibition.

#### Purpose

To provide Council an update on the progress of the Local Strategic Planning Statement (LSPS), and seek endorsement of the draft document for public exhibition.

#### History

The NSW Government have mandated that Councils prepare a LSPS to ensure alignment from State Government planning through to Local Government responses. Legislation has outlined that Councils in metropolitan Sydney are required to have their draft LSPS on public exhibition by 1 July 2019 and finalised by December 2019.

## Report

The LSPS represents Council's 20 year vision for land use that is spatially based. It identifies special characteristics of the Local Government Area (LGA), shared community values, and is required to demonstrate Council's priorities and actions for managing growth and change over time (in a spatial sense). It should be noted that this is a new level of planning document and this is the first round of LSPS documents being drafted by Councils.

The LSPS will be Council's plan for our community's social, environmental and economic land use needs over the next two decades. It provides context and direction for land use decision making within the Campbelltown LGA. Its purpose is to:

- provide a 20 year land use vision for the Campbelltown LGA
- outline the characteristics that make our city special
- identify shared values to be enhanced or maintained
- direct how future growth and change will be managed
- prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- implement the Region and District Plans as relevant to the Campbelltown LGA
- identify where further detailed strategic planning may be needed.

The LSPS needs to respond to a number of key strategic documents produced by the Federal and NSW State Governments and Council. These documents include:

- Directions for a Greater Sydney 2017-2056
- Greater Sydney Region Plan – A Metropolis of Three Cities – Connecting People
- Building Momentum – State Infrastructure Strategy 2018-2036
- Future Transport Strategy 2056
- Our Greater Sydney 2056 – Western City District Plan – Connecting Communities
- Western Sydney City Deal – Vision, Partnership, Delivery
- Greater Macarthur 2040 (currently draft)
- Reimagining Campbelltown CBD Phase 1, strategic vision.

Importantly, the LSPS gives effect to the Western City District Plan, implementing the directions, priorities and relevant actions at a local level, and outlines how the range of plans listed above will initiate changes locally.

The LSPS must integrate with Council's Community Strategic Plan (CSP) which has a similar but broader role in setting out how Council will work to meet the needs of its community.

Campbelltown's CSP aims to deliver the following four key outcomes:

1. A vibrant, liveable city
2. A respected and protected natural environment
3. A thriving, attractive city
4. A successful city



The LSPS has adopted the CSPs four key themes as the same themes for the future of our City’s land use. This will ensure a clear line of sight between these two important documents.

These four key themes also align closely with the 10 Directions for a Greater Sydney, the four areas of focus in the region and district plans, and the key commitments under the Western Sydney City Deal.

The LSPS needs to understand and reflect the future of the LGA ensuring that appropriate land based approaches will be identified and planned for. The Campbelltown CBD has long been considered as the regional centre for South West Sydney, providing jobs and higher order facilities, services and opportunities for the Macarthur area and beyond. We have also been identified as the gateway to Southern Sydney.

More recently, the Campbelltown-Macarthur Centre has been identified as one of four key metropolitan centres for Greater Sydney’s Western Parkland City, along with the future Aerotropolis, and the existing centres of Liverpool and Penrith.

By 2036, our City’s population is forecast to grow to between 233,000 and 275,778 (depending on whether the city experiences a moderate or high growth scenario). Council, in collaboration with the NSW Government, will need to provide new infrastructure, homes, jobs and services for the growing population, whilst protecting our City’s unique natural environmental setting and values, respecting its heritage and diverse culture, its distinctive local character and identity. The LSPS planning priorities, strategic directions and actions provide the basis for decisions about how we will use our land resources and assets to achieve our community’s broader goals. That is, the LSPS sets out a plan for how these needs can be met.

As previously indicated Council has had a short timeframe to produce this document. Once finalised and endorsed, the LSPS acts as the overarching strategic document adding strategic value to Council’s land use documents and polices including Campbelltown’s Local Environmental Plan and Development Control Plan. As such it is a statutory and technical document.

## Formulating the LSPS

This document has been drafted with cross organisational input and represents a level of strategic land use document that has not previously existed.

During the drafting of this document significant work has gone into ensuring the development and alignment of actions, measures and priorities. Outcomes arising from a Councillor workshop in February 2019 also informed this element.

The draft LSPS has been developed based on information provided by our community during recent consultation on a number of related projects including:

- Campbelltown 2027 – Community Strategic Plan – Ambition, Innovation, Opportunity (2017) and related delivery mechanisms
- Council's Community/Customer Satisfaction Survey (2018)
- Reimagining Campbelltown CBD - Phase 1 (2018)
- Love Leumeah (2018)
- Love Ingleburn (2018-2019)
- Campbelltown City Branding and Identity Project (2019).
- It also draws on earlier community engagement in 2014 when the Campbelltown Local Environmental Plan 2015 (LEP) was being prepared, including issues that have been raised during consideration of other recent LEP amendments.

A LSPS team have worked on the document facilitated by the City Growth and Strategy team. Internal assurance and quality management of the content has been undertaken through the LSPS team, the Executive Team, Executive Managers, Managers and Officers, and a number of professional staff. The actions and measures contained within the document have an alignment with Council's strategic priorities and projects as well as the draft Delivery Program and Operational Plan. The document also references works that have been funded as a result of the LEP review. This level of input and alignment has assured Council of a strong and robust document that will give strategic oversight to land use planning.

Council staff have also worked with a number of State Government agencies during the drafting of this document including:

- The Department of Planning and Environment (12 March)
- The Greater Sydney Commission (2 April)
- Department of Planning and Environment (2 April)
- Roads and Maritime Services (2 April)
- Transport for NSW (2 April).

The City Growth and Strategy team have also worked to align the outcomes of the document to the LEP review, of which is currently underway.

The resultant LSPS has responded to the issues shown to resonate with our community through a number of recent high profile engagement processes as well as the themes outlined in the District Plan. This level of input reflects a clear alignment of the themes through the state agencies as well as the Council. The alignment of these has been carried through to the draft document and enabled a strategic position for land use.

Council was required to present a draft working of the document to the Greater Sydney Commission on 2 April 2019 as a part of their 'Assurance' functionality. This presentation on themes, alignment, actions, key works to date and vision acted as a checking process whereby Council could gain feedback on whether we were heading in the appropriate direction, and the Greater Sydney Commission (GSC) could audit our works to date.

During this assurance presentation Council obtained positive feedback on our draft works to date. Special mention was made of our proposed vision. The GSC indicated that this was a very strong and localised element of our work. Councillors may recall the LSPS briefing/workshop undertaken by the City Growth and Strategy team in February, the results of which have directly been reflected in the vision and document. It is this local and authentic voice that the GSC responded to.

Since this time we have been refining the document, checking on the actions and measures included, and ensuring alignment with other major projects such as Reimagining Campbelltown CBD Phase 2.

### **Next Steps**

The next steps for the LSPS include:

- a public exhibition period commencing in June 2019 and running for a period no less than 28 days (we are proposing an exhibition period of approximately five and a half weeks)
- liaising with the GSC on the draft
- collating and responding to submissions
- providing feedback to Councillor's via a Councillor Briefing at the completion of the exhibition period
- reporting back to Council (post exhibition) seeking adoption of the final LSPS
- a final adopted LSPS is required to be sent to the GSC for final assurance ahead of the December deadline. It should be noted that the GSC will be reviewing our draft document while it is on exhibition. Feedback will be given to Council at this time if required. The GSC has also indicated that they require an "adopted", that is post exhibition, LSPS sent to them for review and sign off. It should be noted that should the GSC require changes to the document at this point, that re-exhibition may be required.

### **Attachments**

1. Draft Local Strategic Planning Statement (Draft LSPS) (due to size) (distributed under separate cover)
2. Draft LSPS – Structure Plan Map (due to size) (distributed under separate cover)
3. Draft LSPS – Regional Context Map (due to size) (distributed under separate cover)
4. Draft LSPS – Estimated Dwelling Potential Map (due to size) (distributed under separate cover)
5. Draft LSPS – Glenfield to Macarthur Corridor Strategy Precincts Map (due to size) (distributed under separate cover)
6. Draft LSPS – The Complex Scenic Hills Landform Map (due to size) (distributed under separate cover)
7. Draft LSPS – Catchment Areas Map (due to size) (distributed under separate cover)
8. Draft LSPS – Existing Open Space Map (due to size) (distributed under separate cover)
9. Draft LSPS – Bushfire Map (due to size) (distributed under separate cover)



10. Draft LSPS – Centres and Existing Industrial Zoned Land Map (due to size) (distributed under separate cover)
11. Draft LSPS – Metropolitan and Supporting Centres Map (due to size) (distributed under separate cover)
12. Draft LSPS – Preliminary Reimagining Campbelltown Phase 2 & Collaboration Area Boundary Map (due to size) (distributed under separate cover)
13. Draft LSPS – Estimated Employment Growth Potential Map (due to size) (distributed under separate cover)
14. Draft LSPS – Existing Industrial Zoned Land Map (due to size) (distributed under separate cover)
15. Draft LSPS – Transport Connectivity Map (due to size) (distributed under separate cover)