Campbelltown

Local Housing Strategy

DRAFT – NOT COUNCIL POLICY

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Campbelltown City Council
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CAMPBELLTOWN

HillPDA CONSULTING

Contents

1.0 Introduction 18

1.1 Background to the Local Housing Strategy 19
1.2 Purpose 21
1.3 Housing Vision 21
1.4 Document structure 22

2.0 Planning Policy and Context 24

2.1 NSW Government Policies 24
2.1.1 A Metropolis of Three Cities - Greater Sydney Region Plan (2018) 24
2.1.2 Future Transport Strategy 2056 25
2.1.3 Western City District Plan 25
2.1.4 Local Housing Strategy Guideline 29
2.1.5 Glenfield to Macarthur Urban Renewal Corridor Strategy 30
2.1.6 Greater Macarthur 2040 (2018) 33
2.1.7 Key Findings 35
2.2 Campbelltown City Council policies 36
2.2.1 Campbelltown 2027 – Community Strategic Plan 36
2.2.2 Campbelltown Local Strategic Planning Statement 37
2.2.3 Campbelltown Local Environmental Plan (2015) 40
2.2.4 Campbelltown (Sustainable City) Developmental Control Plan (2015) 47
2.2.5 Reimagining – Campbelltown City Centre Master Plan 47
2.3 Other relevant policies 49
2.4 Overview of State Environmental Planning Policies 50
2.5 Key findings 52

3.0 Local Context 53

3.1 Description 53
3.2 Employment 56
3.3 Transport 56
3.4 Social infrastructure 57
3.5 Character and Heritage 59
3.6 Environmental constraints 61
3.6.1 Flood risk 61
3.6.2 Bushfire risk 63
3.6.3 Natural environment 64
3.7 Opportunities and constraints 66

4.0 Demography 69

4.1 Population 69
4.2 Population growth 72
4.3 Population mobility 73
4.4 Age structure 74

4.5 Indigenous Australians ... 75
4.6 Place of birth ... 76
4.7 Education ... 78
4.8 Employment ... 79
4.9 Social advantage and disadvantage ... 84
4.10 Implications ... 86

5.0 Housing ... 87

5.1 Housing supply ... 87
5.1.1 Dwelling type ... 87
5.1.2 Number of bedrooms ... 91
5.1.3 Housing suitability ... 93
5.1.4 Housing tenure ... 94
5.1.5 Boarding houses ... 95
5.1.6 Development pipeline ... 96
5.2 Housing demand ... 103
5.2.1 Households ... 103
5.2.2 Household sizes ... 104
5.2.3 Housing costs ... 105
5.2.4 Housing stress ... 108
5.2.5 Aboriginal housing needs ... 109
5.2.6 Social Housing ... 110
5.2.7 Accessible Housing ... 111
5.2.8 Homelessness ... 116
5.2.9 Affordable housing and key workers ... 117
5.2.10 Market preference ... 120
5.2.11 Projected housing need ... 120

6.0 Planning review ... 125

6.1 Review of current controls ... 125
6.1.1 Dwelling houses ... 126
6.1.2 Secondary dwellings ... 127
6.1.3 Dual occupancies and semi-detached dwellings ... 128
6.1.4 Attached dwellings ... 129
6.1.5 Multi dwelling housing ... 130
6.1.6 Residential flat buildings and shop top housing ... 131
6.2 Planning constraints and barriers ... 132
6.2.1 Complexity of planning controls ... 132
6.2.2 Flexibility in DCP controls ... 132
6.2.3 Simplification and validation of planning controls ... 133
6.2.4 Low density housing diversity ... 134

7.0 Stakeholder views ... 136

7.1 Engagement methods ... 136
7.2 Survey findings ... 137
7.2.1 Who responded? ... 137

7.2.2 What do they value when choosing where to live? ... 140
7.2.3 What do the communities future homes look like? ... 142
7.2.4 Where are there opportunities for new housing in the existing urban area? 142
7.2.5 What order should the precincts be prioritised for re-development? ... 142
7.2.6 What would they need Campbelltown City Council to do to make the 30-minute city principle possible for them? ... 143
7.2.7 Additional comments ... 143
7.3 Targeted phone calls and meetings ... 144
7.3.1 Homes near support service centres ... 144
7.3.2 Access and affordability of housing support ... 144
7.3.3 Housing typology ... 145
7.3.4 Market conversations ... 145
7.4 Internal workshops ... 146
8.0 Housing Framework ... 148
8.1 Housing objectives ... 148
8.2 Housing targets ... 149
8.2.1 2016-2021 housing target ... 149
8.2.2 Medium term and long term dwelling requirement ... 150
8.3 Land use planning approach ... 153
8.4 Locations for housing growth ... 156
8.4.1 Overview ... 156
8.4.2 Campbelltown ... 160
8.4.3 Macarthur ... 165
8.4.4 Glenfield ... 168
8.4.5 Macquarie Fields ... 171
8.4.6 Ingleburn ... 175
8.4.7 Minto ... 178
8.4.8 Leumeah ... 181
8.4.9 Menangle Park ... 184
8.4.10 Gilead ... 186
8.4.11 Neighbourhood centres ... 187
8.5 Managing housing growth ... 189
8.5.1 Unsolicited planning proposals ... 189
8.5.2 Sequencing of planning and development ... 190
8.5.3 Infrastructure planning and funding mechanisms ... 192
8.5.4 Develop a clear planning framework ... 193
8.5.5 Amenity and liveability ... 194
8.5.6 Sustainability and resiliency ... 195
8.5.7 Design outcomes ... 196
8.6 Increasing housing diversity and choice ... 198
8.6.1 Apartments ... 199
8.6.2 Medium density options ... 199
8.6.3 Dual occupancies ... 200
8.6.4 Secondary dwellings ... 202
8.6.5 Adaptable housing ... 202

8.6.6 Seniors housing 202
8.7 Increasing the supply of affordable housing 203
9.0 Implementation 208
9.1 Implementation and delivery plan 208
9.1.1 Goal one: Establish a clear framework for planning for housing 208
9.1.2 Goal two: Plan for housing development in defined precincts in urban renewal and greenfield areas 209
9.1.3 Goal three: Manage housing growth 211
9.1.4 Goal four: Increase housing diversity and choice 213
9.1.5 Goal five: Increase the supply of affordable housing 215
9.2 Monitoring and reviews 215
References 216
Appendix A Survey questionnaire 218

Tables

Table 1: Relevant directions from the Greater Sydney Region Plan, 2018 24
Table 2: Relevant directions from the Western City District Plan, 2018 28
Table 3: Compliance with Local Housing Strategy Guideline 29
Table 4: Relevant priorities from the draft Campbelltown LSPS 38
Table 5: Housing types permitted in relevant land use zones 42
Table 6: Campbelltown LGA housing opportunities and constraints 66
Table 7: Migration profile comparison 2011-2016 74
Table 8: Top six countries of birth in Campbelltown (LGA) compared with Greater Sydney (GCCSA) in 2016. 77
Table 9: Comparison of top six languages spoken at home in Campbelltown LGA (2016) 77
Table 10: Employment in Campbelltown (LGA) and Greater Sydney (GCCSA) by industry 82
Table 11: SEIFA rankings and quantiles 85
Table 12: Study area (POA 2032) SEIFA scores and deciles 85
Table 13: Boarding houses in Campbelltown 96
Table 14: Planning proposal pipeline 100
Table 15: Comparative household statistics 104
Table 16: Housing rental quartiles 106
Table 17: Housing mortgage repayment quartiles 108
Table 18: South West Sydney District social housing stock, 2019 111
Table 19: Homeless population in Campbelltown SA3 at 2016 Census (SA3) 117
Table 20: Breakdown of population growth components (DPIE) 121
Table 21: Breakdown of population growth components (forecast.id) 121
Table 22: Comparison of population, household and dwelling projections for Campbelltown LGA 121
Table 23: Change in dwelling type by household type,2006 to 2016 123
Table 24: Proportional change in dwelling type by household type, 2006 to 2016 123
Table 25: Dwelling projections, by year, by housing type 124
Table 26: Anticipated Dwelling production, 2016-2021 150
Table 27: 2016-2021 anticipated dwelling compared to target 150
Table 28: 2016-2036 anticipated dwelling demand (low) 151
Table 29: 2016-2036 anticipated dwelling demand (moderate) 151
Table 30: 2016-2036 anticipated dwelling demand (high) 151
Table 31: Suggested housing need 152
Table 32: Housing delivery framework 154
Table 33: Dwelling capacity 157
Table 34: Campbelltown profile 160
Table 35: Profile of Macarthur 165
Table 36: Glenfield profile 168
Table 37: Macquarie Fields Profile 171
Table 38: Profile of Ingleburn 175
Table 39: Profile of Minto station precinct 178
Table 40: Profile of Leumeah station precinct 181
Table 41: Profile of Menangle Park 184
Table 42: Indicators of likely development sequence 191
Table 43: Minimum Lot sizes used in analysis 200
Table 44: Contribution Mechanism Overview 205

Figures

Figure 1: Goals for Campbelltown LGA 20
Figure 2: Western City District future housing supply 27
Figure 3: Glenfield to Macarthur Urban Renewal corridor 30
Figure 4: Glenfield to Macarthur Urban Renewal Corridor precinct plans 32
Figure 5: Greater Macarthur 2040 Structure Plan (urban renewal areas) 34
Figure 6: Greater Macarthur 2040 Structure Plan (land release areas) 35
Figure 7: Top priority ideas according to respondents during engagement for the CSP 37
Figure 8: Campbelltown LGA in the broader context 55
Figure 9: Location of social infrastructure 58
Figure 10: Heritage (CLEP 2015) 60
Figure 11: Watercourses in Campbelltown LGA 62
Figure 12: Bushfire prone land (CLEP 2015) 63
Figure 13: Vegetation and ecology 65
Figure 14: Campbelltown LGA population by suburb (2016) 70
Figure 15: Residential density (residents per hectare) by meshblock (2016) 71
Figure 16: Population in Campbelltown LGA and percentage change 2001-2016 72
Figure 17: Small area residential population within Campbelltown LGA 2011 and 2016 73
Figure 18: Population of the Campbelltown LGA by service age group 74
Figure 19: Population change by service age group 2011-2016 75
Figure 20: Country of birth in Campbelltown (LGA) 76
Figure 21: Highest level of educational attainment (2016) 78
Figure 22: Highest level of highest year of school completed (2016) 79
Figure 23: Labour force status (2016) 80
Figure 24: Where residents in Campbelltown work 81
Figure 25: Change in total employed person aged +15 years 83
Figure 26: Occupations in Campbelltown (LGA) and Greater Sydney (GCCSA) in 2016 84
Figure 27: Percentage of housing types across Campbelltown and Greater Sydney, 2016 87
Figure 28: Percentage of housing types across Campbelltown comparing 2011 and 2016 88
Figure 29: Percentage of Dwellings by Suburb (SA2), 2016 88
Figure 30: Dwellings by type per hectare (2016) 90
Figure 31: Number of bedrooms in Campbelltown compared with Greater Sydney, 2016 91
Figure 32: Comparison of dwelling types and sizes (absolute value) 92
Figure 33: Comparison of dwelling types and sizes (relative value) 92
Figure 34: Number of needed or spare bedrooms by dwelling type in Campbelltown, 2016 94
Figure 35: Housing Tenure Campbelltown and Greater Sydney, 2016 94
Figure 36: Housing Tenure by Suburb (SA2), 2016 95
Figure 37: DPIE housing monitor approvals July 2014 to June 2019 97
Figure 38: DPIE Housing Monitor Completions July 2016 to December 2020 98
Figure 39: Cordell Connect – Active approved projects 99
Figure 40: Changes in Campbelltown LGA households (2011 to 2016) 103
Figure 41: Distribution of household sizes in Campbelltown LGA 104
Figure 42: Weekly housing rental payments, 2016 105
Figure 43: Monthly stated mortgage repayments, 2016 107
Figure 44: Housing stress, 2016 109

Figure 45: Age distribution of those living in need of assistance 112
Figure 46: Household type of those living in need of assistance....113
Figure 47: Proportion of overall population living in need of assistance 114
Figure 48: Change in number of people per age group living in need of assistance 114
Figure 49: Percentage of workforce employed in key worker occupations....118
Figure 50: Distribution of occupations across the key worker groups....119
Figure 51: Comparison of population and dwelling projections 122
Figure 52: Projected proportion of new dwellings in Campbelltown LGA, 2016-2036)....123
Figure 53: Projected dwelling mix in Campbelltown LGA 2016-2036 (DPIE)....124
Figure 54: Responses to 'What does your household look like?' 138
Figure 55: Responses to 'How many bedrooms to you have?' and 'How many bedrooms do you need?'....139
Figure 56: Responses to 'What is stopping you from living in your preferred dwelling or suburb?' 139
Figure 57: Responses to 'Excluding price, select five factors that are the most important to you when choosing where to live' 140
Figure 58: Responses to 'Excluding price, select five factors that are the most important to you when choosing a dwelling to live in' 141
Figure 59: Responses to 'What type of dwelling do you think you will need in 10 and 20 years time?'....142
Figure 60: Locations for housing growth 159
Figure 61: Lots with development potential in Campbelltown 163
Figure 62: Lots with development potential in Macarthur 167
Figure 63: Lots with development potential in Glenfield....170
Figure 64: Lots with development potential in Macquarie Fields 174
Figure 65: Lots with development potential in Ingleburn....177
Figure 66: Lots with development potential in Minto 180
Figure 67: Lots with development potential in Leumeah 183
Figure 68: Effect of simplifying minimum lot size for dual occupancies 201

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EXECUTIVE SUMMARY

HillPDA was commissioned by Campbelltown City Council (Council) to prepare this Local Housing Strategy for the Campbelltown Local Government Area (LGA). The draft Local Housing Strategy is a requirement of the Greater Sydney Commission and is foreshadowed in the Campbelltown Local Strategic Planning Statement. The Local Housing Strategy examines the housing needs of Campbelltown's current and future residents and puts forward an evidence based approach to managing sustainable housing growth to 2036.

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

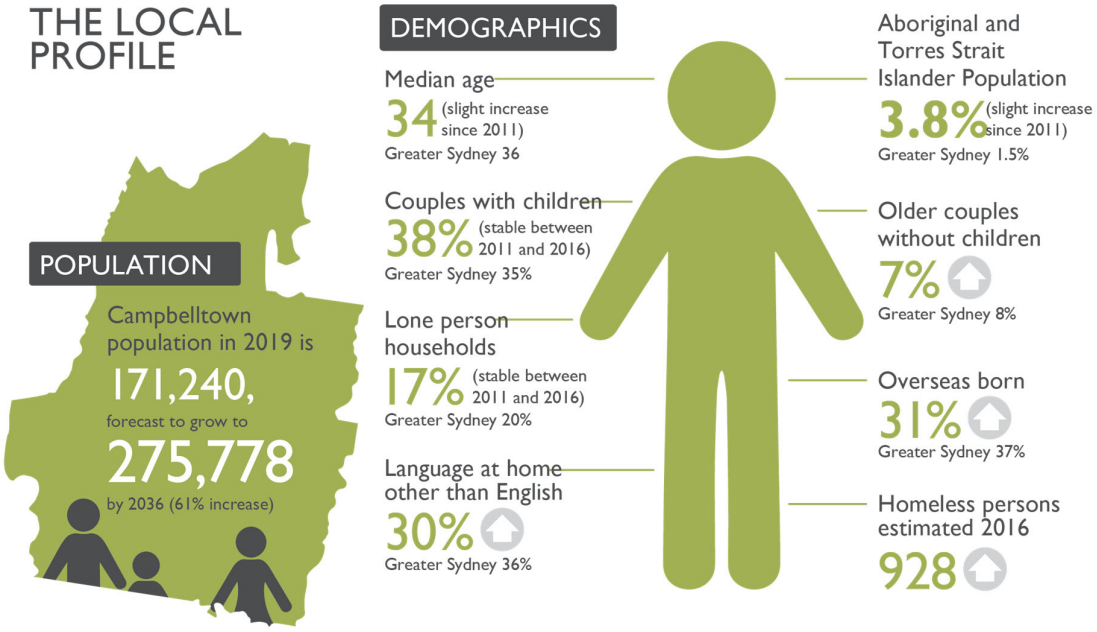
The Greater Sydney Commission has set a 20 year strategic housing target of 184,500 additional dwellings in the Western City District by 2036. The *Western City District Plan* sets a 5 year housing target to 2021 for Campbelltown LGA of 6,800 additional dwellings. Council is largely on track to meet this target. This Local Housing Strategy provides guidance on likely future housing requirements for the medium and long term to enable the sustainable development of residential land in the Campbelltown 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. The low-density residential landscape has seen a significant increase in medium and high-density dwellings in the last decade.

A portion of South West Growth Area is within the Campbelltown LGA. The Western City District Plan identified Campbelltown-Macarthur 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.



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.*

Future Housing needs

Campbelltown LGA's residential population is projected to grow significantly over the two decades to 2036. DPIE projects a population of approximately 227,946 by 2036, which represents a 41 per cent increase in the LGA population from 2016. Forecast.id projects an increase of 71 per cent on the 2016 population over the same period to 2036. Substantial new housing will be needed to accommodate this population

Campbelltown has a higher proportion of Aboriginal and Torres Strait Islanders compared with Greater Sydney, making up an especially significant proportion of the local population in some of the Campbelltown 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. The housing of the future needs to cater to the needs of these sectors specifically, and the community, generally.

Between 2011 and 2016 the number of households in the LGA increased by 3,392 households or 6.9 per cent. This trend is set to continue. Couples with children form the majority of the household types in the Campbelltown LGA. While lone person households are currently below average, they are increasing due to the aging population and this is likely to continue. Group households are also increasing. The housing of the future will need to include a variety of dwelling types and sizes to meet the changing mix of household types.

Generally, Campbelltown LGA households have lower rental and mortgage repayments than that of Greater Sydney, but housing costs are increasing significantly. The market has also seen an increase in cost of and popularity of rental housing between 2011 and 2016. The total number of mortgage repayments in Campbelltown have decreased whilst the prices have also generally increased. Increased housing options are needed that allow households to progress from renting to home purchase overtime.

Social and affordable housing is a significant challenge with high demand and wait times of 5 to 10 years for most properties. Services for homeless people have improved between 2011 and 2016 with a significant increase in proportion of the homeless community living in supported accommodation. Housing stress in the LGA is three per cent higher than Greater Sydney at 15 per cent, with particularly high rates of stress in Airds, Claymore and Minto. Actions to encourage more affordable housing generally and housing that is targeted to key workers with very low to moderate incomes, would support these sectors of the Campbelltown LGA's communities.

The Campbelltown LGA's housing supply is primarily separate houses with a significantly below average proportion of flats, apartments, townhouses, terraces and semi-detached houses. The growing number of smaller households and declining affordability suggests that more households will be seeking smaller dwellings in the future or cheaper housing options. Families may seek affordable apartments with good amenities and older people may seek options with good amenities and less home maintenance. Providing a choice of housing types, sizes and price points would support increasing diversity of housing needs in the LGA.

The community's views

An online resident survey was conducted in May and June 2020 to learn about the community's housing needs and preferences. Significantly, 44 per cent of respondents indicated that they would prefer to live in another house compared to their current home. The most important factors for choosing where to live were good street character, being near open space, having a good sense of community, being near local shops and being near public transport. The most important factors for choosing what home to live in were that availability of private

open space with lawn, an attractive setting, having more than one bathroom, sustainable energy infrastructure and off-street parking.

Several sources that HillPDA spoke to 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.

A key discussion point in all conversations was housing typology, often leading to conversation regarding the changes to regulation with the now active Codes SEPP's Low Rise Housing Diversity Code. 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.

Objectives and guiding principals

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

To set out a strategy for **meeting the housing needs of the future population** noting up to 36,000 additional dwellings may be needed by 2036.

To support **urban containment,** protect the important semi-rural character of the eastern and western flanks of the LGA and respect Campbelltown's scenic hills and East Edge Protection Lands by providing housing within the existing urban area and the Greater Macarthur Priority Growth Areas

To provide for **housing that meets the needs of all households** within the Campbelltown LGA community, regardless of size, culture, affluence and physical and mental health requirements

To encourage the provision of new housing in **locations that support the 30 minute city principle** established by the Greater Sydney Commission and the vitality of local centres and Campbelltown regional centre.

To encourage the **planning of housing within neighbourhoods** that offer sufficient, high quality and accessible civic, open and community spaces to achieve high liveability and amenity for the LGA's residents.

Manage the development of greenfield release areas so that new residents are supported by infrastructure delivery and have access to a range of housing options.

Facilitate the urban renewal of walkable catchments in the Glenfield to Macarthur Corridor to increase housing diversity and maximise the efficient use of existing infrastructure.

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

To **plan for incremental growth through infill development** in the established urban areas, excluding Campbelltown CBD and the Glenfield Macarthur Urban Renewal Corridor, to meet market demand and the changing needs of current residents.

To promote **high quality and environmentally sustainable housing design** that contributes to a vibrant and liveable Campbelltown.

Housing targets

The Greater Sydney Commission has set a target for Campbelltown LGA to deliver 6,800 additional dwellings between 2016 and 2021. HillPDA has estimated housing delivery for his period based on recent dwelling completions and dwellings currently under construction, which suggests that the target may be reached. The ability to meet this target is influenced by population growth, the investment conditions and market trends. In particular, dwelling production is known to fluctuate with market trends including the current downturn in the economy arising for the COVID-19 crisis.

Based on the latest projections of population and household size prepared by Department of Planning Industry and Environment, the likely demand for additional housing between 2016 and 2026 is between 11,500 and 15,000 dwellings. The likely demand for additional housing between 2016 and 2036, based on the same projections is between 23,500 and 36,000 dwellings.

Most of the new housing required to accommodate the growing population will be accommodated in the Greater Macarthur Priority Growth Area. The local housing strategy has established that no new areas for housing growth are required in the short to medium-term because there is adequate capacity within the existing urban area and areas already identified for urban growth.

This situation will need to be routinely reviews as part of ongoing dwelling delivery monitoring. Final dwelling yields in the urban renewal and greenfield areas will depend on future planning controls and will ultimately be decided by the market. Further investigation in to long term residential land supply and renewal areas may be needed toward the end of the 20 year timeframe to ensure that there is an adequate supply of land, should delivery fall short of demand. Sequencing of delivery will be important to ensure appropriate buffers of land are maintained to respond to potential shortfalls. However, housing growth should be contained within the existing urban footprint and the planned Greater Macarthur growth areas. This will protect rural and high value environmental areas and allow the LGA to retain its scenic rural setting.

Managing housing growth

The substantial housing growth that is set to occur in the Campbelltown LGA will require significant investment in local infrastructure and services by Council. Planning for infrastructure delivery is important as it can ensure that new residents have access to sustainable housing, services, infrastructure and quality lifestyles. This Local Housing Strategy sets out objectives for housing delivery to ensure that this investment is focussed where it is needed. Any changes to the sequencing of housing delivery could have consequences for the efficiency and effectiveness of Council's investment in local infrastructure.

For this reason, planning proposals could be considered where they would deliver dwellings in areas already zoned or planned for growth. Any planning proposal seeking further residential uplift within the existing urban area, beyond that outlined above, would need to be considered on its merits 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.

Improving amenity in locations in the Urban Renewal Corridor will encourage redevelopment and the adoption of healthy lifestyles. 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. Precincts that have a high level of amenity may find an advantage over competitors. Public realm improvements could seek to enhance the quality of the renewal precinct's physical environment and shopping and entertaining experiences. The introduction of local character statements can provide clear statements about what the community values and wants to be protected.

South western Sydney often experiences higher levels of urban heat and air pollution. Air pollution, particularly fine particle pollution, has major public health impacts and economic costs for communities. Emissions from traffic remain a concern. Locating new housing close to public transport can assist in reducing traffic emissions. Delivering green canopies as part of urban renewal can improve liveability.

Encouraging design excellence processes could foster innovation and collaboration to achieve best practice design. A competitive design process can be achieved either through an architectural design competition or the preparation of design alternatives on a competitive basis. Height or floorspace bonuses for development that have involved a competitive design process can also encourage liveable outcomes.

Increasing housing diversity and choice

A mix of housing types allows people to relocate within their local area and stay connected to community services, friends and family as their housing needs change throughout their lifecycle. Providing a mix of housing types including apartments, townhouses/terraces, affordable housing, housing for seniors and people with a disability, dual occupancies and detached dwellings will increase housing choice. Apartments suited to large and small households can provide a more affordable housing option to a detached dwelling.

In Campbelltown LGA there is a need for:

- Additional dwellings that 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 houses.
- Accommodation for large families and households with extended families or more than one generation living together need bigger dwellings to avoid overcrowding. These would be larger than the traditional

three bedroom house, with innovative approaches to common areas. According to the Census, larger households are characteristically formed by people of Aboriginal and certain other CALD backgrounds.

- Dwellings incorporating accessible design features and group homes enable older people and people with disabilities to stay in their local community or to find housing close to relatives and support networks.
- Removal of barriers to and gaps in provision of appropriate and affordable housing for the whole community vary with location.[1]

Planning controls can be reviewed to encourage these types of dwellings to increase housing diversity and choice.

Affordable rental housing

The provision of affordable housing is targeted at rental housing that is suitably priced for the needs of very low to moderate income households, generally benchmarked at a maximum rental cost of 30 per cent of gross household income to avoid 'rental stress.'

The significant number of households living in housing stress in the Campbelltown LGA suggests a need for the provision of affordable housing targeted to key workers in very low to moderate income groups. Councils have the ability to impose inclusionary zoning via LEP clauses that specify affordable housing contribution rates and the circumstances in which they would apply. The contribution may be:

- A prescribed percentage of the affordable housing development or
- A financial contribution to offset the impact of a development on affordable housing demand or supply or
- Variations to planning rules offered in return for affordable housing.

Negotiated voluntary planning agreements allow affordable housing contributions to be agreed on a case-by-case basis.

This provides multiple options for Council to increase affordable housing provision in the Campbelltown LGA. Options may be further detailed by Council under an Affordable Rental Housing Strategy for the Campbelltown LGA.

To assist this outcome, Council has partnered with other local Councils in the Western City Planning Partnership to collectively examine affordable housing demand, gap and cost analysis in the district. This work is anticipated to be completed later this year and will provide the foundation for an affordable rental housing strategy for the Campbelltown LGA and ensure a consistent and best practice approach across all Western Sydney Councils involved in the partnership.

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

INTRODUCTION

1.0 INTRODUCTION

Campbelltown Local Government Area (LGA) offers urban living within a natural and historic scenic landscape. The population of the LGA is growing and planned urban renewal and urban release areas identified by the NSW Government dictate that the rate of population growth is set to increase. The transformation of Campbelltown CBD to an active high density, mixed use strategic and regional centre will change the urban landscape and create new opportunities for a prosperous and dynamic future in the Campbelltown LGA.

Meeting the housing needs of the growing population requires considered long term strategic planning and management of resourcing, infrastructure delivery and development. Providing housing near services, jobs and transport offers residents an enviable lifestyle by increasing convenience and time available for recreation and leisure. Providing housing at a range of sizes, types and price points helps the community to access housing that is suited to their needs and income.

The Greater Sydney Commission (GSC) is requiring all councils to prepare a Local Housing Strategy, including Campbelltown City Council (Council). This document has been prepared on behalf of Council and presents the draft Local Housing Strategy (LHS) for the Campbelltown LGA. It is presented for public comment before being refined and submitted to the GSC for assurance. This strategy has been prepared to comply with the Greater Sydney Commission's requirements as set out in the *Greater Sydney Region Plan – A Metropolis of Three Cities*, *Western City District Plan*, and the Department of Planning Industry and Environment' (DPIE)s *Local Housing Strategy Guidelines.* This includes recommending five, ten and 20 year housing targets.

This draft LHS provides a framework to guide the delivery of housing in the LGA to 2036:

- It identifies anticipated housing needs of the current and future population
- Sets out statutory planning measures to help see those housing needs be delivered
- Identifies policy positions and non-statutory planning actions to support the delivery of housing objectives and goals.

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

- The current policy context of the NSW Government and Council
- Identifying 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 in the Campbelltown area, examining trends in the type of housing being delivered, the affordability of housing, potential need for special types of housing and the development pipeline
- 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 will guide the future of 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).

1.1 Background to the Local Housing Strategy

In November 2018, the Greater Sydney 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 Greater Sydney Commission has indicated that Local housing strategies should:

- Make provision for the anticipated growth associated with the 0–5 and 6–10 year housing targets (when agreed)
- Align projected growth with existing and proposed local infrastructure and open space improvements
- Identify the right locations for growth, including areas that are unsuitable for significant change in the short to medium term
- Identify capacity to contribute to the District's 20-year strategic housing target
- Inform the Affordable Rental Housing Target Schemes for development precincts
- Coordinate the planning and delivery of local and State infrastructure.

The Greater Sydney Commission has set a target for 6,800 dwellings in Campbelltown LGA in the 2016-2021 period. Each council is to develop 6–10 year housing targets through the housing strategy. The LHS is to demonstrate capacity for steady housing supply into the medium term.

Meeting housing demand over 20 years requires a longer term outlook. The Region Plan sets a 20-year strategic housing target for the region of 184,500 dwellings, equating to an average annual supply of 9,225 dwellings over 20 years, or approximately one in four of all new homes in Greater Sydney over the next 20 years.

The District Plan indicated that key technical aspects of preparing a housing strategy to improve housing affordability and choice will be further supported by a new planning circular and guidelines to be prepared by the NSW Department of Planning and Environment. Key aspects include:

- Capacity: land with potential for rezoning for residential development.
- Viability: the assessment of new areas and whether the capacity created is financially viable for a range of configurations (one, two, three or more bedrooms) and is consistent with market demand and planning controls.
- Good design: buildings that exhibit design excellence in neighbourhoods that are walkable, cycle friendly, connected to transport and services, and have a mix of land uses to support active healthy and socially-connected communities.
- Environment: green infrastructure including urban bushland and waterways, local features (such as topography, heritage and cultural elements, visual impacts, natural hazards such as flooding, special land uses and other environmental constraints) lot sizes, strata ownership and the transition between different built forms.
- Mix: a mix of housing types that allows people to relocate within their local area and stay connected to community services, friends and family.
- Supply: land zoned for residential development, served by adequate infrastructure and ready for development projects.
- Affordable rental housing: through housing diversity for those on moderate incomes and affordable rental housing for low and very low income households.
- Local character: recognising the distinctive and valued combination of characteristics that contribute to local identity.
- Social housing: more and better access to supported and/or subsidised housing.

- Delivery: the staging of enabling infrastructure, upgrades or expansions of local infrastructure such as schools, open space including sportsgrounds and community facilities.
- Monitoring: homes completed and ready for occupation.

The Campbelltown *Local Strategic Planning Statement* (2020) (LSPS) came into effect on 31 March 2020 and will guide future decisions of Council. The LSPS sets out the Council's plan for social, environmental and land use needs over the next 20 years. It established four clear goals for a future Campbelltown LGA (Figure 1].

Figure 1: Goals for Campbelltown LGA

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.

The LSPS also identifies the following actions that have shaped the content of this LHS:

- Action 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
- Action 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
- Action 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.

1.2 Purpose

This LHS is to inform the review of the *Campbelltown Local Environmental Plan 2015* (CLEP 2015) by providing:

- An evidence based assessment of unique housing needs of Campbelltown's current and future residents
- Recommendations for housing supply for projected population growth, including diversity and affordability
- Guidance on sustainable growth aligned with infrastructure capacity and provision
- Recommendations and actions for housing in the LGA,
- Inform future reviews of Council's LSPS, LEP and DCP
- Guidance on the application of housing related actions from the LSPS.

The LHS will inform the implementation of the LSPS and CLEP 2015. It will also assist in the future planning of the growth centres, urban renewal corridor and precincts collaboratively with DPIE and the GSC.

The Local Housing Strategy is a planning review undertaken at an LGA level for the purpose of aligning local planning with State Government objectives to understand future land requirements and suitable locations for growth. The report presents findings from research and does not represent the views of Council. Nor does it consider individual sites or socio-economic implications of specific development proposals.

The LHS must be approved by Council and endorsed by the Greater Sydney Commission prior to finalisation. The LHS will then 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.

To recognise changes in the market, legislation and policy over time, a review of the adopted LHS should occur at least every five years.

1.3 Housing Vision

Campbelltown's LSPS highlights the strategic vision for the LGA to 2040 through the themes of liveability, sustainability, productivity and infrastructure and collaboration. Each theme has several planning priorities associated with it, those relevant have been carried throughout this LHS. The overall strategic vision is summarised as:

"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."

Submissions to the LSPS from the community highlighted the following as key considerations for the future of housing in the Campbelltown LGA:

- Provision of affordable housing
- Accessibility and inclusive design
- Preservation of scenic hills
- Protection and enhancement of rural residential land

- Protection of koala habitat and other general biodiversity matters
- Support for higher density and mixed use within walkable distance to train stations
- Protection of heritage assets through revitalisation and adaptive reuse
- Celebration of arts and culture
- Appropriate and accessible open spaces and sports and recreation facilities

Considering these points, the resulting vision for Campbelltown housing in 2041 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.*

1.4 Document structure

This study takes the following structure:

- **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
- **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 -** Planning review: review of existing controls to determine capacity and options to meet housing needs of the future
- **Section 7 -** Stakeholder views: findings from consultation with the general community and key stakeholders
- **Section 8 -** Housing framework: outlines the objectives, approach and methods for managing growth into the future with the growing population of the Campbelltown LGA
- **Section 9 -** Implementation plan: implementation and delivery plan for the key goals of the strategy.

PART 1: CONTEXT

2.0 PLANNING POLICY AND CONTEXT

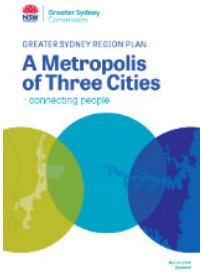
This section summarises the relevant strategic and statutory planning policies and studies to housing in the Campbelltown LGA and highlights key considerations for the LHS.

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 1: 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

Housing objective	Implications for Campbelltown
	• 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 Future Transport Strategy 2056

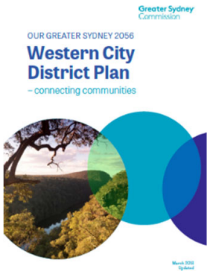
Future Transport Strategy 2056 (2018) provides an update of the NSW's Long-Term Transport Master Plan. It outlines the vision, strategic directions and customer outcomes desired over the next 40 years. The Future Transport Strategy identifies six state-wide outcomes, two of which are of particular importance to housing delivery:

- Successful places – The liveability, amenity and economic success of communities and places are enhanced by transport
  - Activating centres with a new movement and place framework
  - Encouraging active travel and using public transport
  - Strengthening local partnerships.
- Accessible Services – Transport enables everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances
  - Connecting people to jobs, goods and services in our cities and regions
  - A fully accessible network that enables barrier-free travel for all
  - Inclusive customer service and information.

Connecting people to goods, jobs, and services is core to the aim of the Strategy to achieve the 30-minute City. The Strategy supports the application of movement and place principles to create successful places – such as having an integrated view of the strategic significance of roads and streets in their role of moving people and goods, and land use adjacent to roads and streets.

Aligning with *Future Transport Strategy 2056*, Council is preparing this LHS and an Employment Lands Strategy to align and facilitate residential growth with appropriate local employment options. In light of the recent pandemic, these strategies will consider the constraints and opportunities for work-from-home and remote working circumstances.

2.1.3 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*

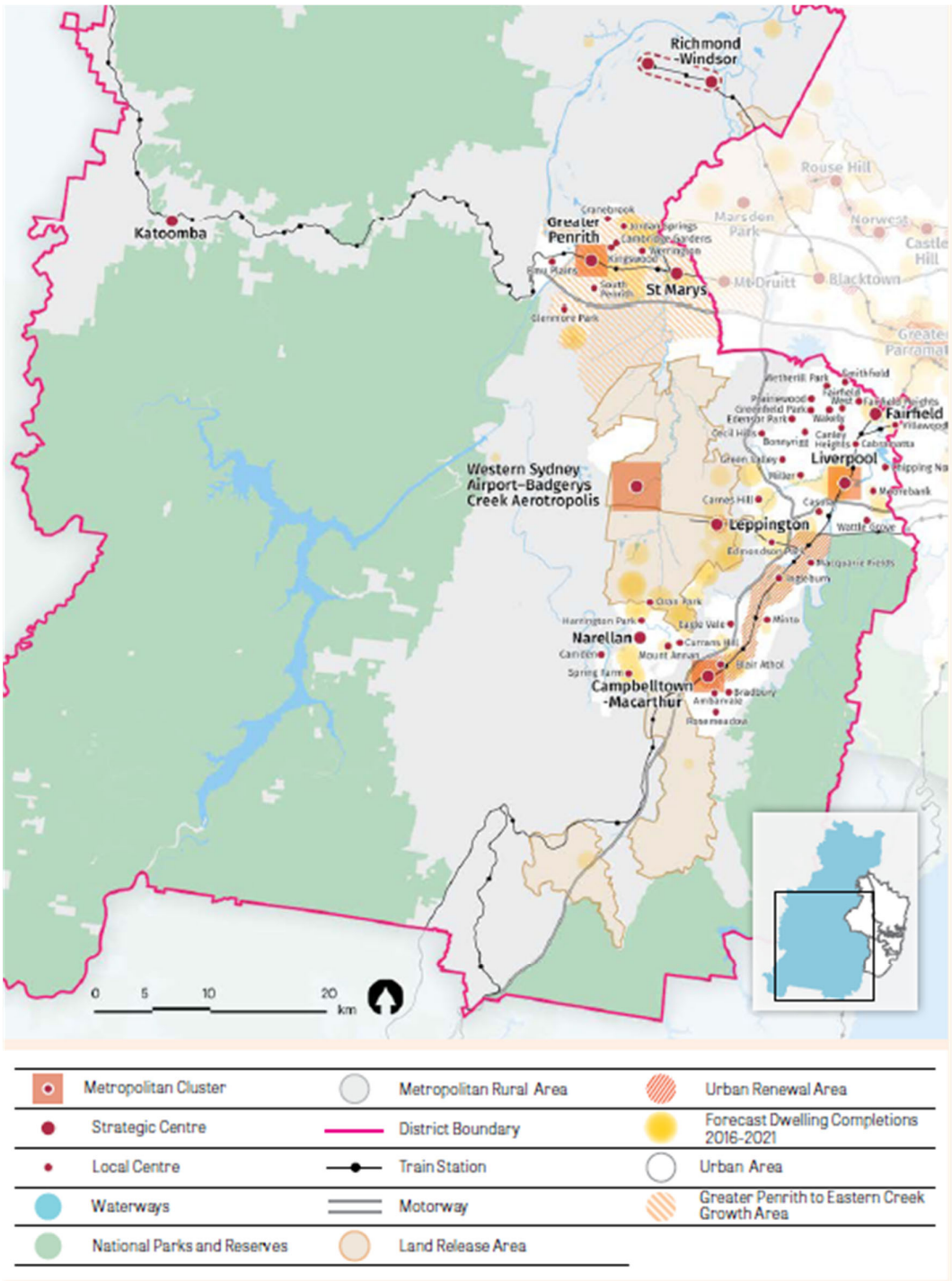
   iv. *Supporting the role of centres*

Campbelltown is one of the three established metropolitan centres of the Western City District along with Penrith and Liverpool with 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 providing housing and employment for the future population of the district.

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. This is indicative of the family character of the Campbelltown LGA.

The District Plan also sets a 0-5 year housing target of 6,800 additional dwellings for Campbelltown LGA by 2021 as well as reiterating the intent for additional housing in the urban renewal corridor between Glenfield and Macarthur as noted in the Region Plan. Table 2 highlights the relevant planning priorities from the Western City District Plan for the LHS.

Figure 2: Western City District future housing supply



Source: Greater Sydney Commission, March 2018

Table 2: Relevant directions 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, with 148 different languages spoken at home • 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

2.1.4 Local Housing Strategy Guideline

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

Table 3: Compliance with Local Housing Strategy Guideline

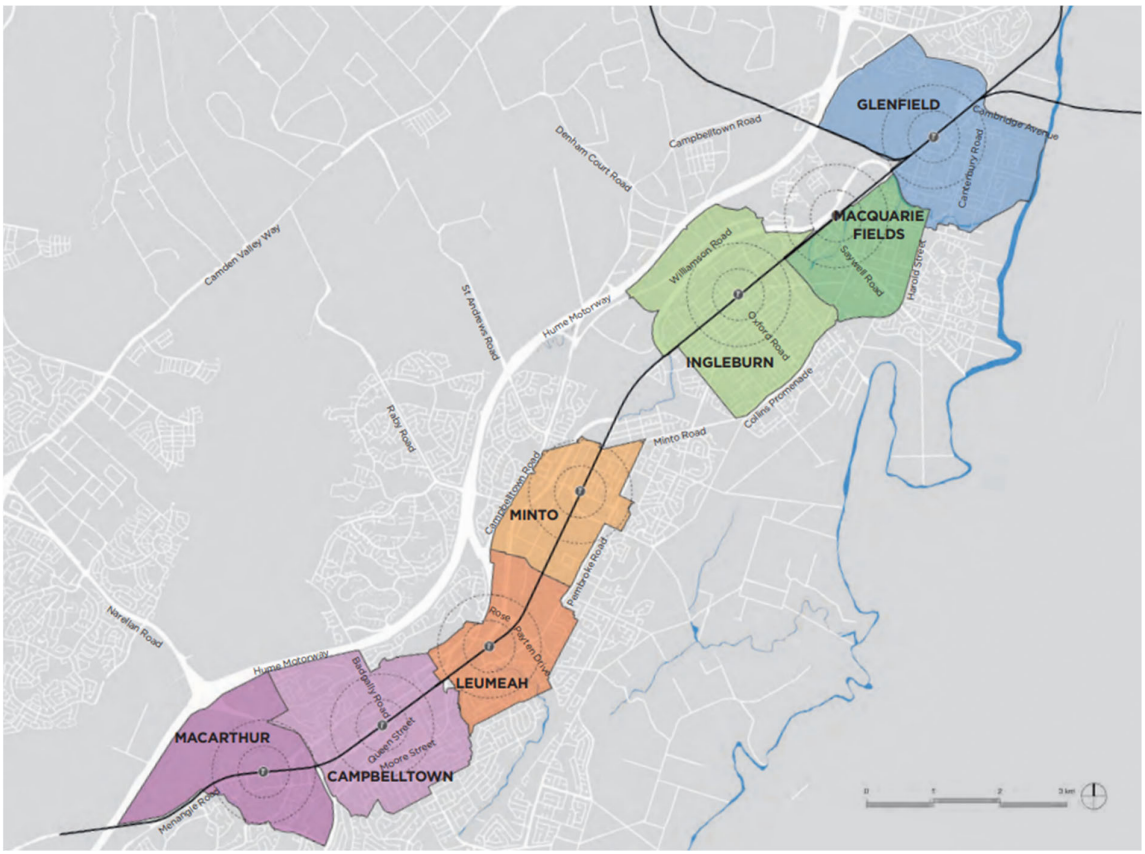
Guideline reference	Required information	Location in this document
	Executive summary	Executive summary
1.1	Planning and Policy context (Provided in a separate section due to the length of content)	Section 2
1.2	LGA snapshot	Section 1.2
1.4	Housing Vision	Section 2.1
2.1	Demographic overview	Section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

2.1.5 Glenfield to Macarthur Urban Renewal Corridor Strategy

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

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

Figure 3: Glenfield to Macarthur Urban Renewal corridor



Source: Department of Planning and Environment, 2015

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

The Strategy aims to:

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

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

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

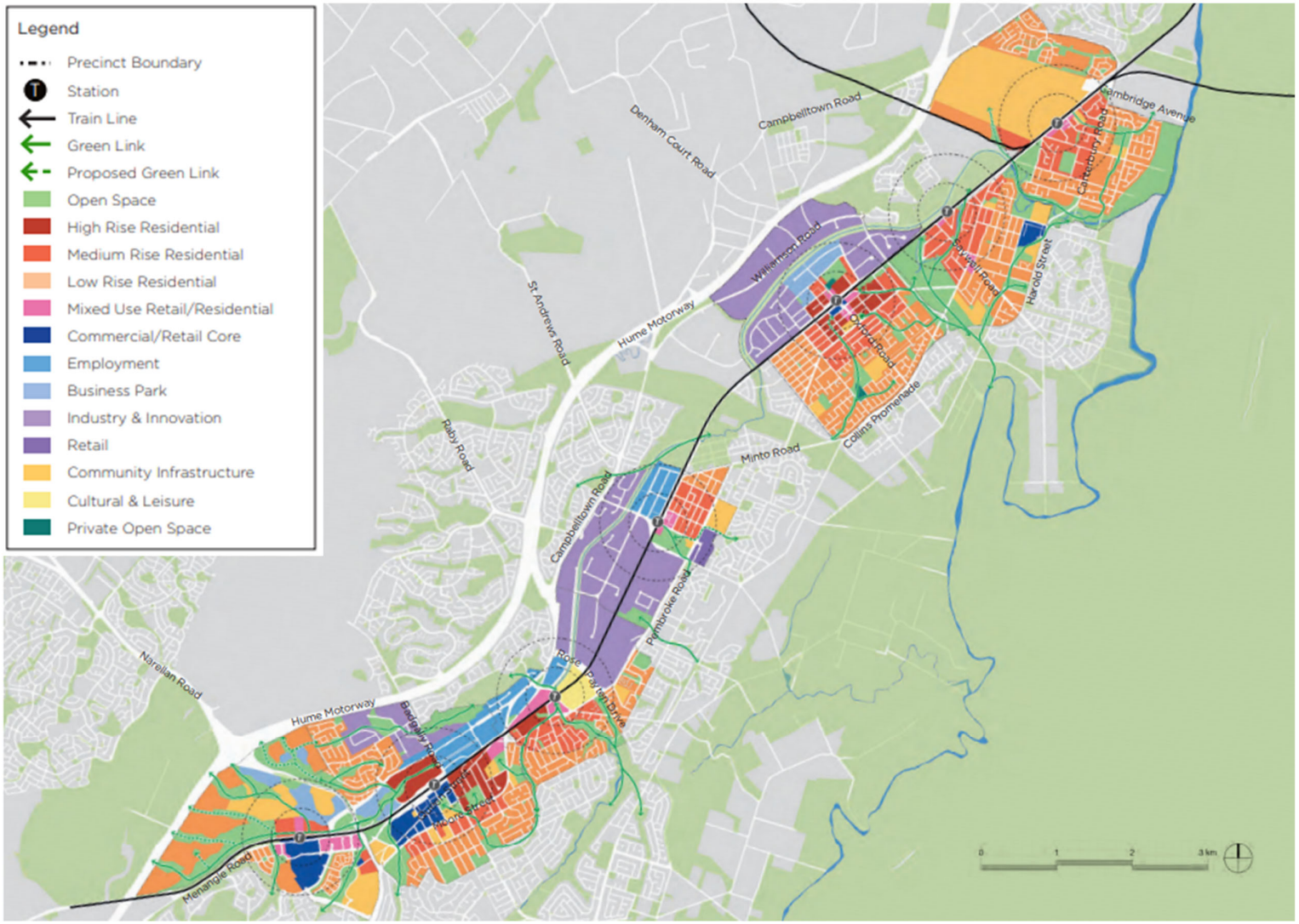
The DPIE publicly exhibited plans for the Glenfield - Macarthur Urban Renewal Corridor in late 2015. After considering submissions received, plans were finalised for six of the seven station precincts in late 2017.

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

> *What a Relevant Planning Authority must do if this direction applies*
>
> *(4) A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and published on the Department's website on 22 December 2017.*
>
> *Consistency*
>
> *(5) A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary), that:*
>
> *(a) the provisions of the planning proposal that are inconsistent are of minor significance, and*
>
> *(b) the planning proposal achieves the overall intent of the precinct plans and does not undermine the achievement of its objectives, planning principles and priorities for the urban renewal corridor.* (Direction 7.7)

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

Figure 4: Glenfield to Macarthur Urban Renewal Corridor precinct plans



2.1.6 Greater Macarthur 2040 (2018)

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

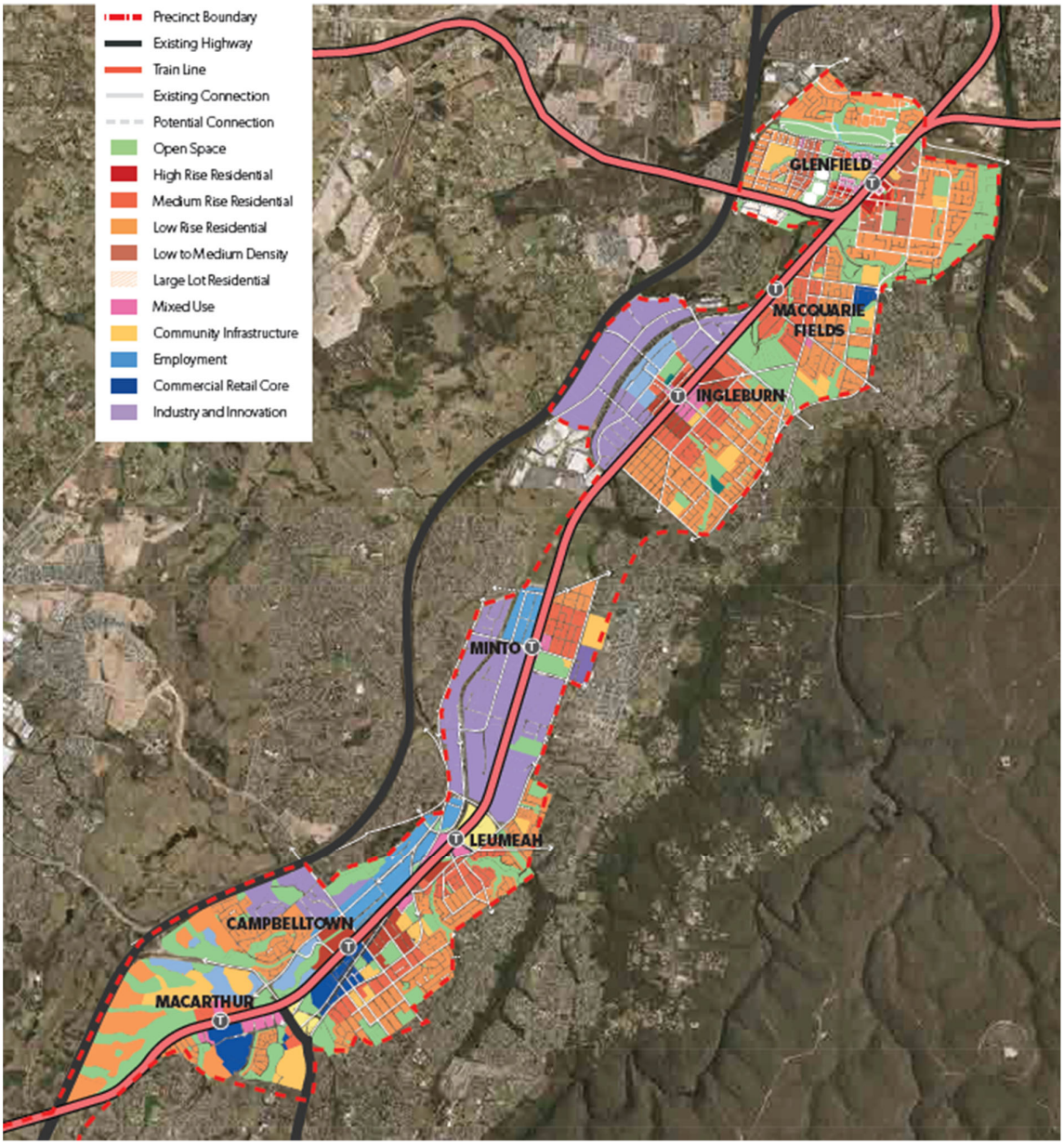
The structure plans (Figure 5 and Figure 6) are shaped around:

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

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

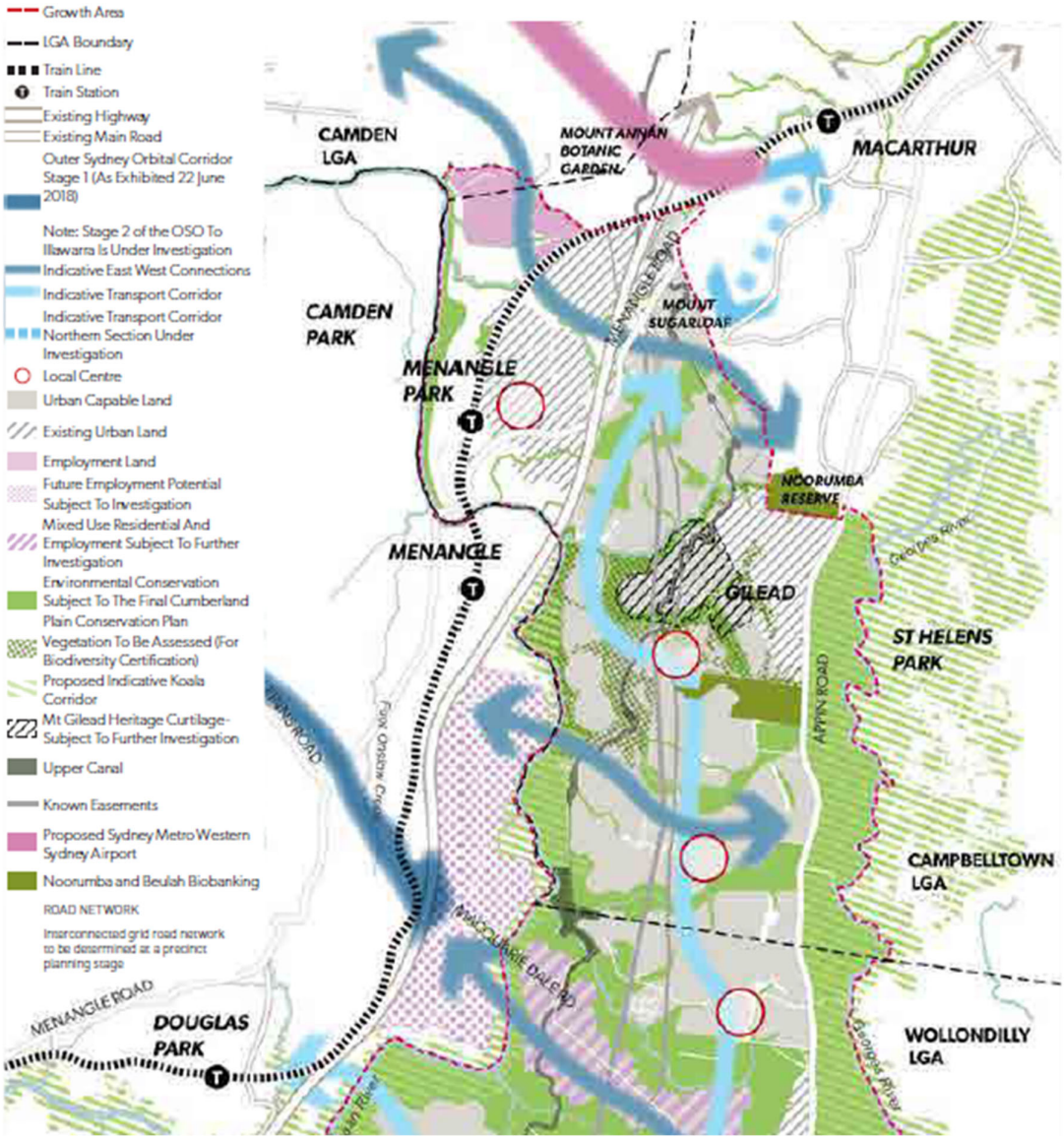
The plan recognises the regions natural landscape as a great asset and attractor and through the individual precinct plans and the new release area plans the landscape and visual qualities of the Growth Area are envisioned to be conserved. According to the Plan each precinct plan must be informed by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

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



Source: Department of Planning and Environment, 2018

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



Source: Department of Planning and Environment, 2018

2.1.7 Key Findings

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

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

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

2.2 Campbelltown City Council policies

2.2.1 Campbelltown 2027 – Community Strategic Plan

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

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

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

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

and

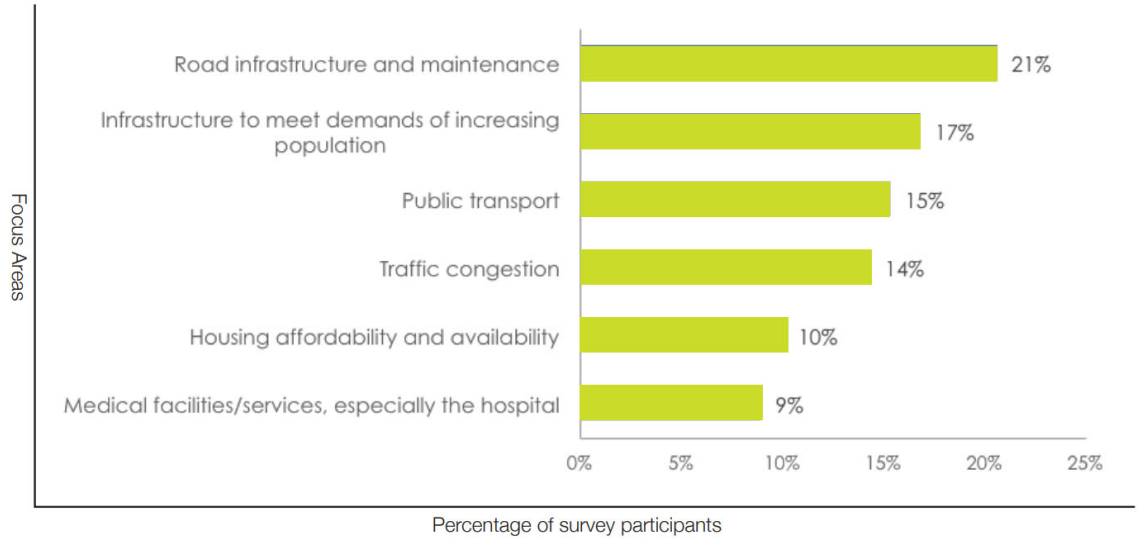
"We are a modern, forward thinking, connected city. We have built on our history and character and shaped a city which transforms in line with its community and its needs. Our people value a balance between the built form and open space, and are kept informed of infrastructure delivery, including better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

To achieve these goals, the CSP outlines several strategies:

- Strategy 1.8: Enable a range of housing choices to support different lifestyles
- Strategy 4.3: Responsibly manage growth and development, with respect for the environment, heritage and character of our city
- Strategy 4.5: Work in partnership with the State Government to achieve positive planning outcomes
- Strategy 4.6: Plan and invest in the revitalisation of the Campbelltown-Macarthur CBD, Ingleburn and other town centres.

The findings of the CSP engagement are essential in understanding the needs and wants of the community regarding housing. The key findings of the community and stakeholder engagement are extracted in Figure 7. 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 7: Top priority ideas according to respondents during engagement for the CSP



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 GSC. The LSPS was prepared to outline strategic planning priorities and actions and set out a 20 year vision for meeting the community's land use planning needs. It provides an overview of the characteristics and values of Campbelltown, a direction for growth, recommendations for revising planning controls, implementation pathways for the Region and District plans and identification of where further strategic planning is required. Council is now obliged to action the directions of the LSPS, including the preparation of this LHS as it is a key housing action.

The LSPS was informed, in part, by consultation related to the CSP, *Reimagining – Campbelltown City Centre Master Plan* and community and customer satisfaction surveys. Further consultation on the draft LSPS document was undertaken in June and July 2019.

The vision for Campbelltown in the draft LSPS states:

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, plan, invest and visit because quality of life is second to none.

The draft LSPS identifies key actions across four themes (liveability, sustainability, productivity, and infrastructure and collaboration) and 16 planning priorities. While all actions outlined in the draft LSPS relate to the healthy development of the Campbelltown population and economy, actions that are specifically relevant to this strategy are listed below in Table 4.

Each planning priority highlights strategic policy positions the following are relevant to the LHS:

- Our people are our most valued asset
- Our city is an inclusive place for all people
- 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
- We conserve and protect our rich and diverse biodiversity
- We contribute measurable improvements to local air and water quality
- We will ensure that natural bushland and open spaces are accessible, attractive and safe places for recreation and wellbeing
- We will increase our city's resilience to ensure our future prosperity
- We strive to embed the delivery of low resource, low carbon solutions
- We will adopt best practice in mitigating and adapting to climate change
- We will address the urban heat island effect and implement innovative ways to cool our LGA to maintain liveability standards for a healthy community
- Future development within the Campbelltown City Centre and other centres.

Table 4: Relevant priorities from the draft Campbelltown LSPS

Planning priority and Strategic Policy Positions	Actions and Implications for Campbelltown
Planning priority 1: Creating a great place to live, work, play and visit	• 1.10: Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas • 1.11: 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

Planning priority and Strategic Policy Positions	Actions and Implications for Campbelltown
	relevant in Council's housing strategy, preferred locations where new affordable housing initiatives will be encouraged • 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 and Strategic Policy Positions	Actions and Implications for Campbelltown
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 areas.
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 CBD) • 10.4: Work with the State Government in the strategic and master planning processes for the Glenfield Urban Renewal Precinct.

2.2.3 Campbelltown Local Environmental Plan (2015)

The primary environmental planning instrument for the Campbelltown LGA is CLEP 2015. It makes provisions for land in Campbelltown LGA in accordance with the NSW standard environmental planning instrument. While it applies to all land in the LGA, State Environment Planning Policies (SEPPs) take precedence when the instruments overlap. For example, portions of the LGA where the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (SRGC SEPP) and controls for particular types of development such as seniors housing developments which are enabled and controlled through the *SEPP (Housing for Seniors and People with a Disability) 2004*.

The aims of CLEP 2015, as identified in Clause 1.2, and relevant to this LHS, include:

- *To provide a comprehensive planning framework for the sustainable development of all land in Campbelltown*
- *To facilitate Campbelltown's development as the compact, vibrant primary business centre for the Macarthur Region, with distinct limits to urban growth and a clearly defined separation between urban and non-urban areas*
- *To protect rural land, its agricultural potential and prevent its fragmentation*
- *To ensure that diverse housing opportunities are provided, including those that accord with urban consolidation principles for all existing and future residents of Campbelltown in all stages of their lives,*
- *To reinforce a hierarchy of centres and strengthen the role of the Campbelltown-Macarthur Regional City Centre as the primary business centre for the Macarthur Region*
- *To optimise the integration of land use and transport and encourage safe, diverse and efficient means of transport throughout Campbelltown*
- *to encourage high-quality, well-designed development, that is of an appropriate design and scale to complement its setting and that enhances and encourages a safe and healthy environment*
- *To ensure the adequate provision of infrastructure and services to support both existing and future development*
- *To conserve and enhance the environmental, scenic and landscape values of land in Campbelltown*
- *To minimise land use conflict and the impact of development on adjoining land and on land subject to environmental hazards, particularly bush fire, flooding and salinity*
- *To achieve development outcomes that are commensurate with the capability and suitability of the land*
- *To provide for the social, cultural and recreational needs of existing and future communities.*

These aims have guided the review of residential land and development of the LHS.

The CLEP 2015 land use table identifies the zones that are applied throughout the LGA and the permissible uses within those zones. Of the 24 zones identified in the LEP, 15 permit at least one type of housing. Table 5 summarises the land use table and identifies the zones where housing is permissible, the objectives of the zone, and the setting where the zone is typically found.

Table 5: Housing types permitted in relevant land use zones

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 • Seniors housing**
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.		• Dual occupancies (attached) • Dwelling houses

Zone	Objectives	Setting	Permissible dwelling types
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 • Boarding houses • Dual occupancies • Dwelling houses • Exhibition homes • Exhibition villages • Group homes • Semi-detached dwellings • secondary dwellings* • seniors housing**
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

Zone	Objectives	Setting	Permissible dwelling types
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 and Macarthur town centre and Ingleburn town centre	• 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
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 • Secondary dwellings* • 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	Lands around the Leumeah rail station, Pembroke Road Minto	• Boarding houses • Shop top housing • Secondary dwellings* • seniors housing**

Zone	Objectives	Setting	Permissible dwelling types
	• To provide for appropriate residential development in the form of shop top housing to support the vitality of the local area.		
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.	Primarily the areas between key stations such as Macarthur and Campbelltown, northern end of Queen Street Campbelltown	• Boarding houses • Residential flat buildings • Seniors housing • Serviced apartments • Shop top housing
E3 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	Provided in areas of environmental protection such as at elevation or near waterway e.g. Minto Heights and Kentlyn	• Dual occupancies • Dwelling houses

Zone	Objectives	Setting	Permissible dwelling types
	• 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 • 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.		
E4 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 • Seniors housing**

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

The Campbelltown (Sustainable City) Development Control Plan (CSCDCP 2015) provides a framework for development of land in the Campbelltown LGA and is the principal DCP applying to the Campbelltown LGA. It complements CLEP 2015 by providing more specific and detailed guidelines for certain types of development and for certain parts of the Campbelltown LGA.

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

- 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.

Each site specific DCP has its own objectives and controls that should be reviewed in closer detail during urban design of each area. CSCDCP 2015 includes some controls that may allow certain development types outside of the LEP controls, such as the provision for secondary dwellings that are permissible under *State Environmental Planning Policy (Affordable Rental Housing) 2019* (ARH SEPP). The ARH SEPP 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. It commits to several directions across housing, infrastructure, amenity and employment. Those directions relevant to this employment land study are outlined below.

Council intends to:

- Develop the infrastructure and connectivity for Campbelltown to be an accessible southern gateway to the Western City and Sydney as a whole
- Increase accessibility to local amenities and services while reducing car-dependence
- Create and connect clusters of agglomeration and activity that increase and diversify Campbelltown's productivity
- Leverage industry opportunities from, and expedite connectivity with, Western Sydney Airport and Badgerys Creek Aerotropolis
- Plan and manage industrial and urban services land's retention and evolution
- Ensure adaptability and diversity of built form for innovators, disrupters and entrepreneurs

The document outlines a new vision for Campbelltown CBD, 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 CBD 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 and a mixed-use urban uses.

2.3 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 is 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.
Building Momentum – State Infrastructure	Building Momentum – State Infrastructure Strategy establishes the NSW Government's priorities for the next 20 years in terms of infrastructure delivery and investment. It identifies

Policy / document	Summary
Strategy 2018-2038 (2018) Infrastructure NSW	priorities associated with transport, energy, water, health, education, justice and culture, sport and tourism sectors. Regarding Campbelltown and the Western Parkland City, the strategy sets out a plan to Develop a new city built on new knowledge industries with the following objectives: • Prioritise intercity road connections to support access from all directions • Provide a north-south mass transit connection • Prioritise sustainable transport connections, particularly walking and cycling infrastructure within the city • Facilitate high quality digital connectivity infrastructure as part of all development • Provide social infrastructure, such as schools, social housing and hospitals, to support population growth • Provide additional cultural and recreational infrastructure • Deliver a freight network to support a growing city, including container.

2.4 Overview of State Environmental Planning Policies

Legislation	Overview
Sydney Region Growth Centres SEPP 2006	The key aim of the SRGC SEPP 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 are the South West Growth Area, Wilton Growth Area and the Greater Macarthur Growth Area. The SRGC SEPP outlines key development controls for all growth centres and specific controls for each growth centre area. As noted above, should a conflict arise between CLEP 2015 and the GRC SEPP, the SEPP takes precedence. Any alterations to the GRC SEPP would require a planning proposal. The CSCDCP 2015 accounts for CLEP 2015 and SRGC SEPP development controls.
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.

Legislation	Overview
State Environmental Planning Policy (Affordable Rental Housing) 2009	The State Environmental Planning Policy (Affordable Rental Housing) (ARH SEPP) was introduced in 2009 to increase the supply and diversity of affordable rental and social housing throughout NSW. Under the ARH 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 provided for under the ARH 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 ARH 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 (discussed further in Section 6.0) with specific built form requirements, limiting local government ability to restrict their development.
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 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.
State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)	*State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)* (SEPP 70) 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 listed in SEPP 70. If named in SEPP 70, 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, SEPP 70 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.

2.5 Key findings

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

- The preparation of this strategy is a key action of the LSPS and is required to comply with the DPIE and GSC requirements as outlined in the guideline
- This strategy must use the DPIE population projections as per the Western City District Plan however, Council have also had projections provided by .id that project larger growth. Council has decided to compare both sets of data to inform the LHS.
- Housing needs be a range of types, tenures and price points to cater for different stages of life and diversity of household types
- Residential development needs to be linked to infrastructure development
- Campbelltown is expected to see a significant growth to 2041, particularly in school aged children and families increasing demand on education and social infrastructure.
- Glenfield to Macarthur urban renewal corridor is a key outcome for the Western City District Plan and will provide growth in areas with access to existing transport infrastructure. The six precinct plans include plans for increased density as well as employment and services lands with approximately 18,000 additional dwellings.
- The growth areas to the south of Macarthur in Menangle Park and Gilead are expected to provide approximately 19,000 additional dwellings by 2036.
- Growth with appropriate infrastructure is a key concern of the community with housing affordability and availability a popular issue
- An important requirement to sync residential growth with jobs and connectivity under the 30 minute city concept
- 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 aims to provide context for the discussion of housing that follows in the subsequent chapters by providing some key information about employment, transport, infrastructure and environmental constraints. A detailed analysis of the population and housing is provided in Section 4.0.

3.1 Description

Campbelltown LGA is located on the south western portion of the Greater Sydney urban area. 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.

The LGA is home to the Campbelltown Hospital, that with the Camden Hospital services the south west. The hospital is linked with the Western Sydney University also located in the Macarthur health and innovation centre. The Western Sydney University Campbelltown Campus is a major attractor to the region along with the South West Sydney Institute of TAFE provide valued tertiary education for the community. The Macarthur Square shopping centre provides a major retail offering for the Macarthur region along with supporting services and entertainment options. Campbelltown Stadium is home to the soon to be launched A-league team Macarthur Bulls FC that will bring a new energy and vibrancy to the region.

The LGA has a distinctive natural, historic rural and urban character which ae highly valued by the community. Urban areas are characterised by low-density living with regionally significant rail and road infrastructure transecting the LGA. The LGA also has large tracts of protected environmental land. The urban development in Campbelltown LGA generally follows the alignment of the F5 Motorway/Hume Highway and the main southern railway line. The LGA is serviced by eight railway stations along the main Sydney to Melbourne rail line and has direct road connections to major roadways.

The low-density residential landscape has seen a significant increase in medium and high-density dwellings in the last decade with the increasing popularity of centres along the rail corridor such as Macarthur, Minto and Ingleburn. The Western City District Plan identified Campbelltown-Macarthur 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 Greater Sydney.

Rosemeadow, Ambarvale, Bradbury, Blair Athol, Minto, Ingleburn and Macquarie Fields are highlighted as Local Centres within the District Plan as they contain supermarkets with floorspace greater than 1,000 square meters. The employment precincts of Minto and Ingleburn are the two largest industrial and urban services precincts identified in the Western City District Plan. The development of the Western Sydney Aerotropolis is flagged to spark additional infrastructure growth in the region, including a potential future rail connection with the existing southern railway line at Campbelltown and Glenfield and the Outer Sydney Orbital Road.

Campbelltown has a number of key assets and anchor institutions that can be leveraged in planning for the future of the region. There are also a number of major residential release areas planned for the area, including along the rail corridor at Macquarie Fields, Ingleburn, Minto, Leumeah, Campbelltown and Macarthur, as well as in the Glenfield Planned Precinct and the Menangle Park, Gilead and Campbelltown South release areas. The developments of Bardia and East Leppington are mostly complete with communities enjoying their new homes.

CAMPBELLTOWN LGA

170,943 people
2019

227,946 – 275,778 people
2036

38%
born overseas

Main birthplace other than Australia

India, New Zealand & Philippines

148 different languages spoken at home

38 Primary schools

18 Secondary schools

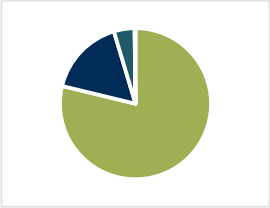
4 K-12 Schools

8 Special purpose

2 TAFE campuses

1 University

4%
Residents currently enrolled in unviersity



77% Separate House

16% Semi-detached, row or terrace

5% flat, unit or apartment

8% unemployment

34.0% of employed residents work in Campbelltown

10.9% travel to Sydney CBD

10.8% travel to Liverpool

13.5% of workers from Camden

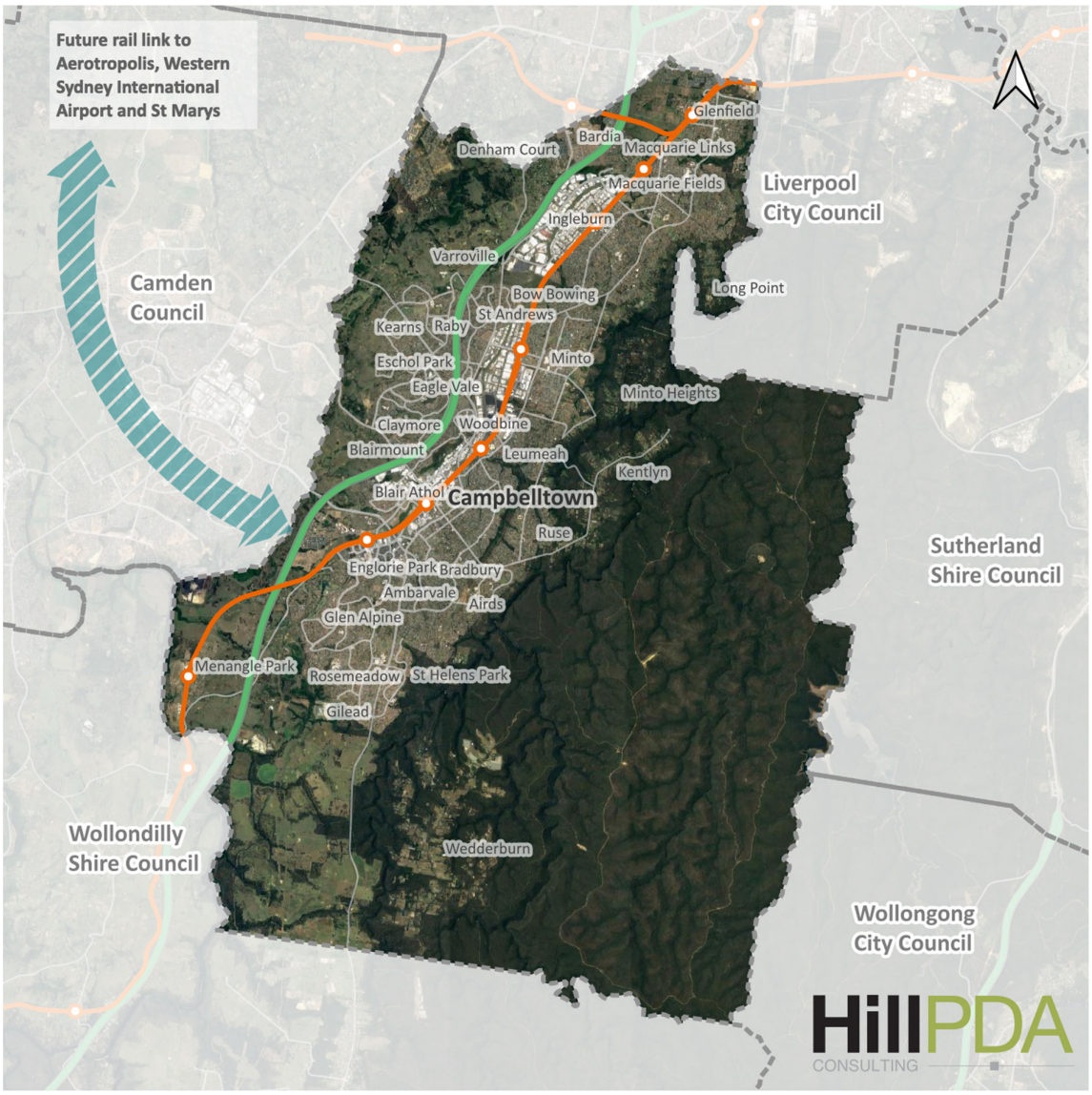
48.7% of workers live in Campbelltown

Largest employer is healthcare and social assistance with 13% of the workforce

6,602 businesses

19% in the construction industry

Figure 8: Campbelltown LGA in the broader context



Source: HillPDA

3.2 Employment

Campbelltown's location as the south western edge of Metropolitan Sydney and on the intersection of several transport corridors lends the area to a variety of employment options. The following section details some key elements of the Campbelltown employment landscape

- 8 per cent unemployment compared with 6 per cent for Greater Sydney in 2016, Increased from 7.4 per cent and 5.7 per cent respectively in 2011.
- 34 per cent of employed residents live and work in the LGA, the next most popular destinations for employment are:
  - Sydney CBD (10.9 per cent)
  - Liverpool (10.8 per cent)
  - Camden (5.9 per cent)
- 48.7 per cent of Campbelltown LGA workers also live in the LGA.
- Workers in the Campbelltown LGA include residents from:
  - Camden (13.5 per cent)
  - Liverpool (7.6 per cent)
  - Wollondilly (6.3 per cent)
- There are 0.7 jobs per 1 employed resident (82,448 employed residents and 61,612 local jobs) (2019) and 10,198 businesses.[2]

3.3 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 ACT and Victorian centres south 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 strategy 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.

Some key transport attributes are:

- 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 settlement 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.

2 .id community, Campbelltown Economic Profile (July 2020)

- Active transport networks service established residential and commercial areas, with plans to improve connections.

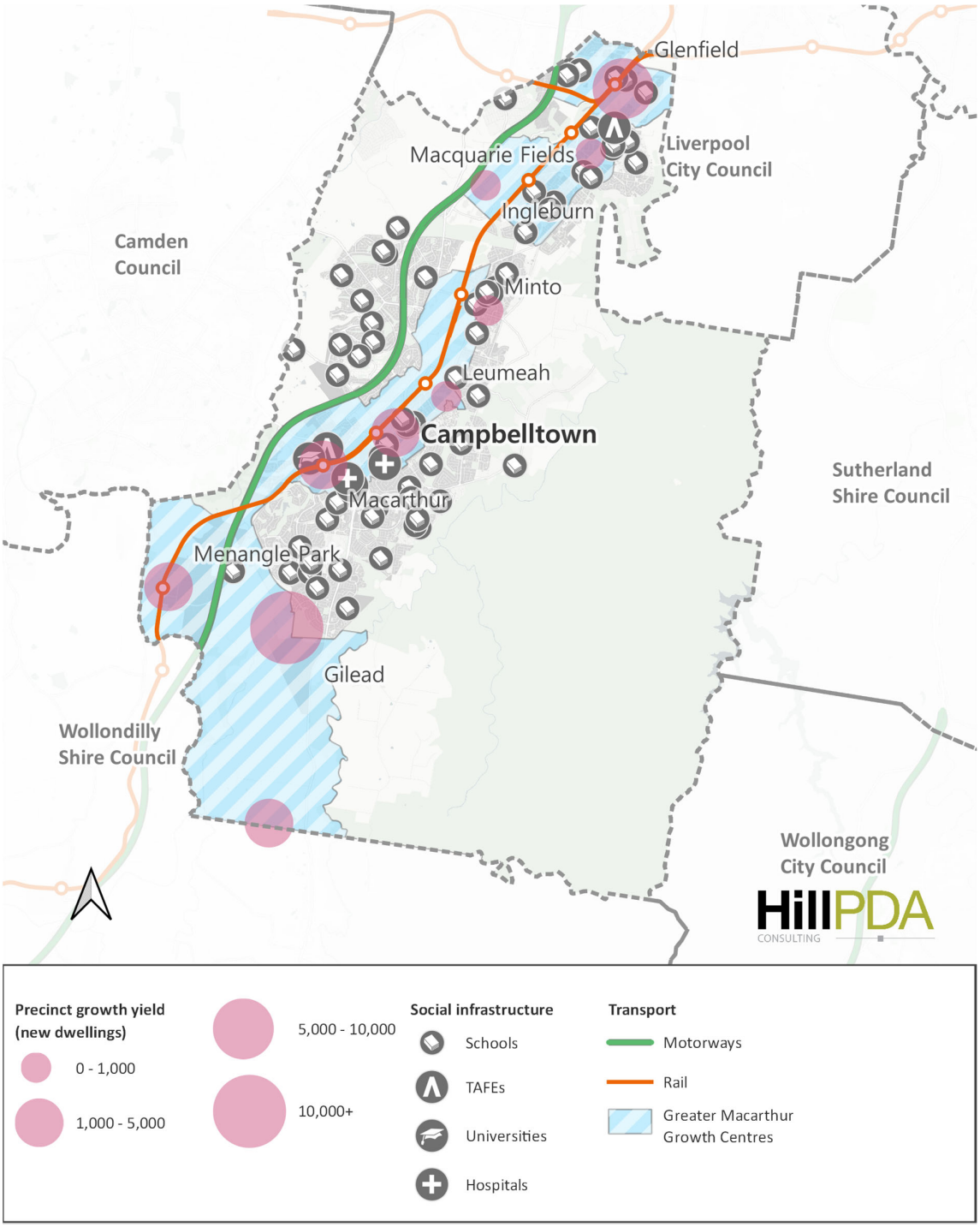
3.4 Social infrastructure

Western Sydney University, Campbelltown Hospital and Campbelltown Stadium are regional facilities located within the LGA, providing a major boost to the social environment. Local facilities are generally dispersed throughout the LGA (Figure 9).

Key social infrastructure includes:

- Campbelltown Public and Private Hospitals
- Western Sydney University, Campbelltown
- Education facilities include
  - 38 primary schools, 18 secondary schools, 4 K-12 schools and 8 special purpose schools
  - 2 TAFE campuses and 1 university (noted above)
  - 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.

Figure 9: Location of social infrastructure



Source: HillPDA, 2020

3.5 Character and Heritage

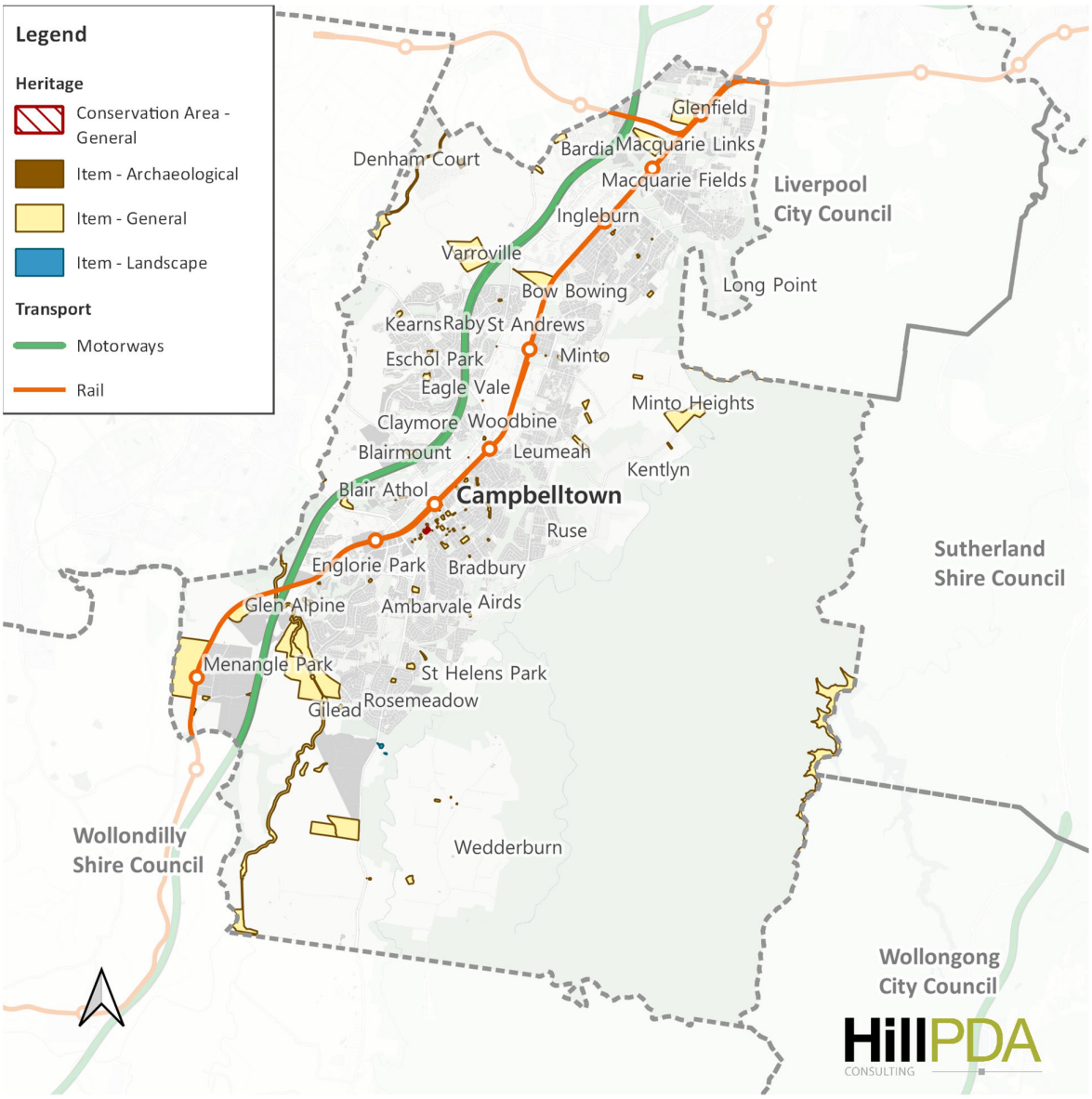
The rural frame of the Campbelltown LGA, with the natural characteristics of land bordering LGAs to the west and east, is an important feature of the area, should be maintained in the future. A key requirement of this LHS is to ensure that housing growth does not compromise this rural character element 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, this is currently under review to be rezoned E3 Environmental Management to retain the scenic character of the region (Scenic hills are discussed further in Section 3.6.3).
- Large areas of heritage are located in Glenfield (school, Macquarie Field House), Ingleburn Odyssey House), Denham Court (Ottimo House) and Gilead (Sugarloaf Farm).
- 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 Campbelltown town centre.
- Aboriginal cultural heritage is important to the area with a state significant item the 'Bull Cave.'

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, adapted in Figure 10. The heritage map does not represent the full extent of heritage elements, and generally does not relate to Aboriginal archaeological and cultural heritage, which is handled externally to Council. Scenic, Aboriginal and non-Aboriginal heritage elements are to be properly assessed and preserved into the future and will be critical to maintaining the character of the Campbelltown LGA, particularly in more rural areas that may be built up in the future.

Figure 10: Heritage (CLEP 2015)



Source: HillPDA, 2020

3.6 Environmental constraints

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

Some key constraints are:

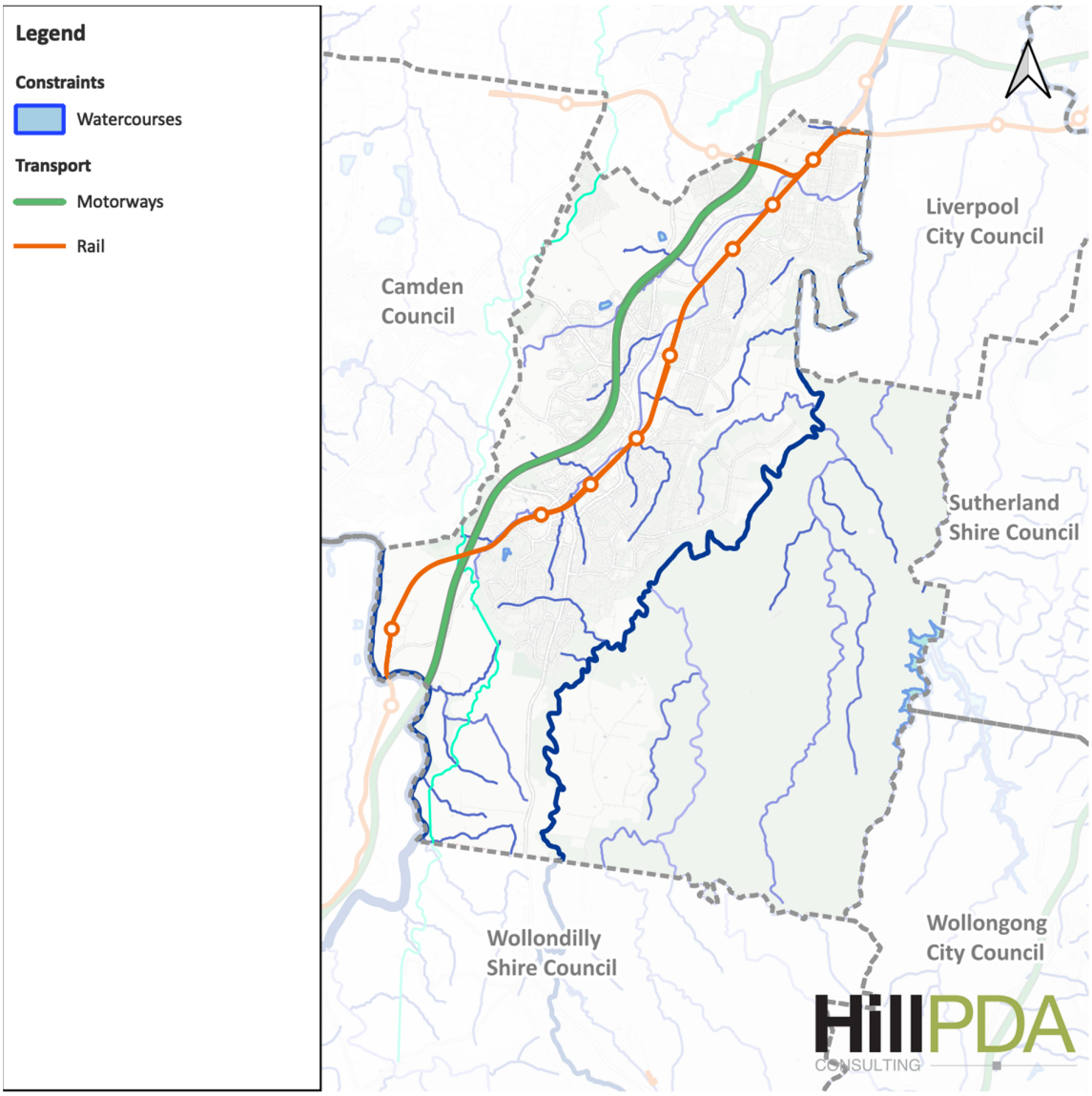
- Small areas of flood planning area are located in Denham Court and Bardia, with additional flood studies being undertaken to better inform flood risk
- Much of the LGA is subject to bushfire prone land mapping:
  - Eastern bushland areas including Holsworthy Military Reserve
  - Southern rural landscape and environmental management zoned land in Wedderburn and some areas of Gilead
  - Smiths 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 provides distinctive scenic views and a natural environment that is characteristic of semi-rural and suburban character.
- The National Park provides invaluable recreation opportunities for the wider community.

3.6.1 Flood risk

Council is currently preparing 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. Once finalised, the FRMP and supporting study will be 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. The drainage culvert throughout the northern suburban areas is an important infrastructure asset that plays a significant role in protecting the LGA from flood and should be protected.

Figure 11: Watercourses in Campbelltown LGA



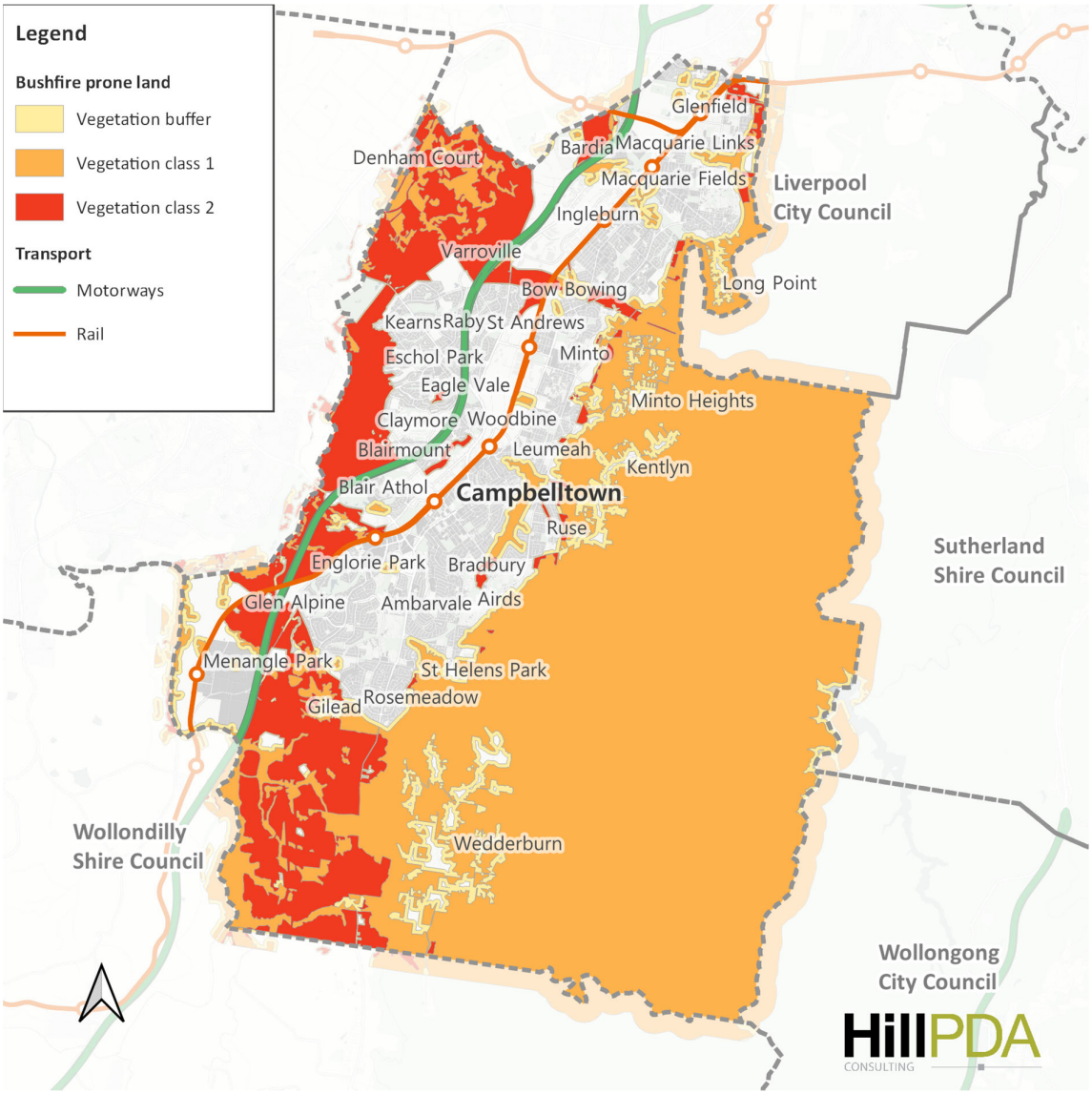
Source: HillPDA,2020

3.6.2 Bushfire risk

Bushfire prone land is prevalent across Campbelltown (Figure 12) with large tract of land classed as Vegetation class 1, representing the bush fire risk of large bushland areas.

Very few areas of existing urban development are within bushfire prone lands. The eastern edgelands are identified in *Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands* and are proposed under the CLEP 2015 Scenic Hills Map. Due to the expansive vegetation in the area and potential difficulty accessing the area, the area poses a significant bushfire risk. This risk should be considered carefully when identifying areas for future residential growth.

Figure 12: Bushfire prone land (CLEP 2015)



Source: HillPDA,2020

3.6.3 Natural environment

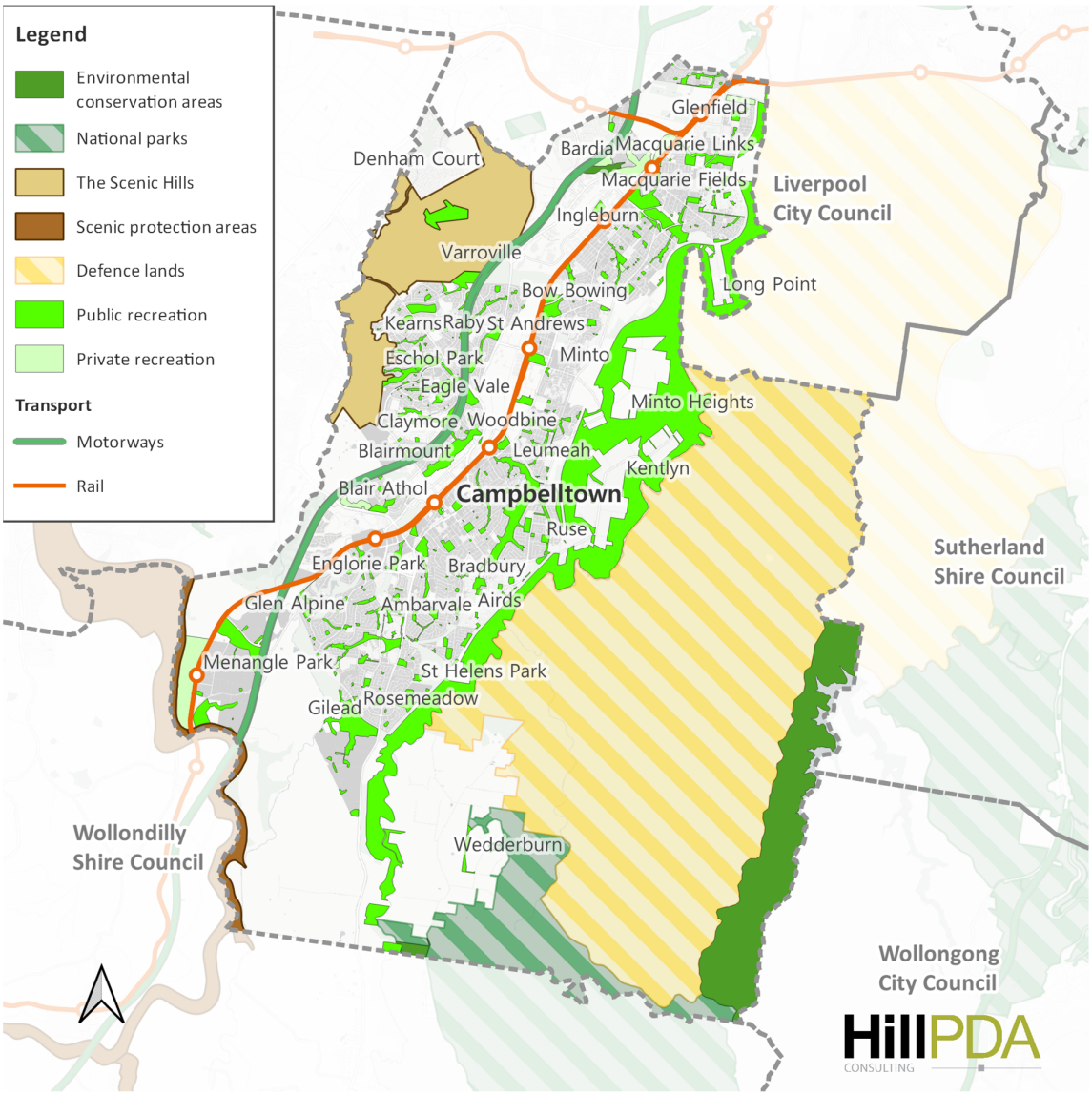
As shown in Figure 13, the Campbelltown LGA contains extensive areas where natural bushland has been preserved outside of urbanised areas and public open space has been provided in developed areas. As noted in Section 3.5, the natural environment is a key component of the Campbelltown LGA character.

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.

To the west, the 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. Development in this area is limited 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 are also reflected to the south west, along the Nepean River between the Campbelltown and Wollondilly LGAs. These lands are identified in *Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)* as areas where scenic qualities are to be protected or improved

Combined, these 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 13: Vegetation and ecology



Source: HillPDA,2020

3.7 Opportunities and constraints

An initial review of land use opportunities and constrains in Campbelltown LGA based on review of existing planning documents, assessment of the available data regarding the environmental condition of the locality and the mapping shown in Figure 9 to Figure 13.

The most relevant opportunities and constraints to Campbelltown housing are detailed in Table 6.

Table 6: 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 • Connected to Western Sydney Aerotropolis via The Northern Road • Regional connections to Wollongong, ACT and Victoria centres • Developed active transport network and strategy for future provision • Passenger rail connections to Greater Sydney and regional NSW • Freight rail connections via Minto Intermodal Terminal
	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 in accordance with the employment lands strategy to support local employment and the 30-minute city
	Social infrastructure • Work with NSW Government agencies to provide social infrastructure in a timely manner identifying opportunities for local school infrastructure to be shared with the community • Complete and implement the public domain plans for each of the precincts along the Glenfield to Macarthur corridor including social infrastructure strategies to ensuring development considers and explores opportunities for co-location and joint use • Protect and enhance the 2,000 ha of National Parks across the LGA, provide open space benefits to the community with the Australian Botanic Garden, Holsworthy Military base contributing to the peri-urban character of the LGA.

Constraints

Environmental factors

- Topography can be a challenge for residential development with sites greater than 3 per cent slope requiring specific architectural intervention.
- The railway, Hume Motorway and the drainage corridor from Glenfield to Leumeah are significant access barriers dividing the LGA
- Challenges with heating and cooling with access to appropriate materials and design.

Natural hazards

- Small areas of flood planning area are located in Denham Court and Bardia (Figure 11), with additional areas likely to mapped in the near future.
- Much of the LGA is subject to the CLEP 2015 bushfire risk rating Figure 12), with higher risk areas including:
  - Eastern bushland areas including Holsworthy Military Reserve
  - Southern rural landscape and environmental management zoned land including Wedderburn and some areas of Gilead, Smiths creek reserve Small areas of Denham Court

Incompatible uses

- Much of the land directly adjacent to the railway corridor is dominated by industrial lands, these should be protected for their employment and economic benefits. Residential and industrial land uses can conflict due to operational impacts. A light industrial or business zone can provide a buffer to allow for residential uses nearer to passenger rail stations.
- The railway line can limit residential use due to noise impacts. Residential lands should not be planned in locations were mechanical ventilation is required to meet noise standards.

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*
- Protection of Aboriginal cultural landscape is important to the local community.
- Large areas of heritage are located in Glenfield (school, Macquarie Field House), Ingleburn (Odyssey House), Denham Court (Ottimo House) and Gilead (Sugarloaf Farm) (Figure 10).
- 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 CBD.

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) Population id.

Where relevant, demographic indicators have been benchmarked against Greater Sydney to identify relative trends 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 employment lands study.

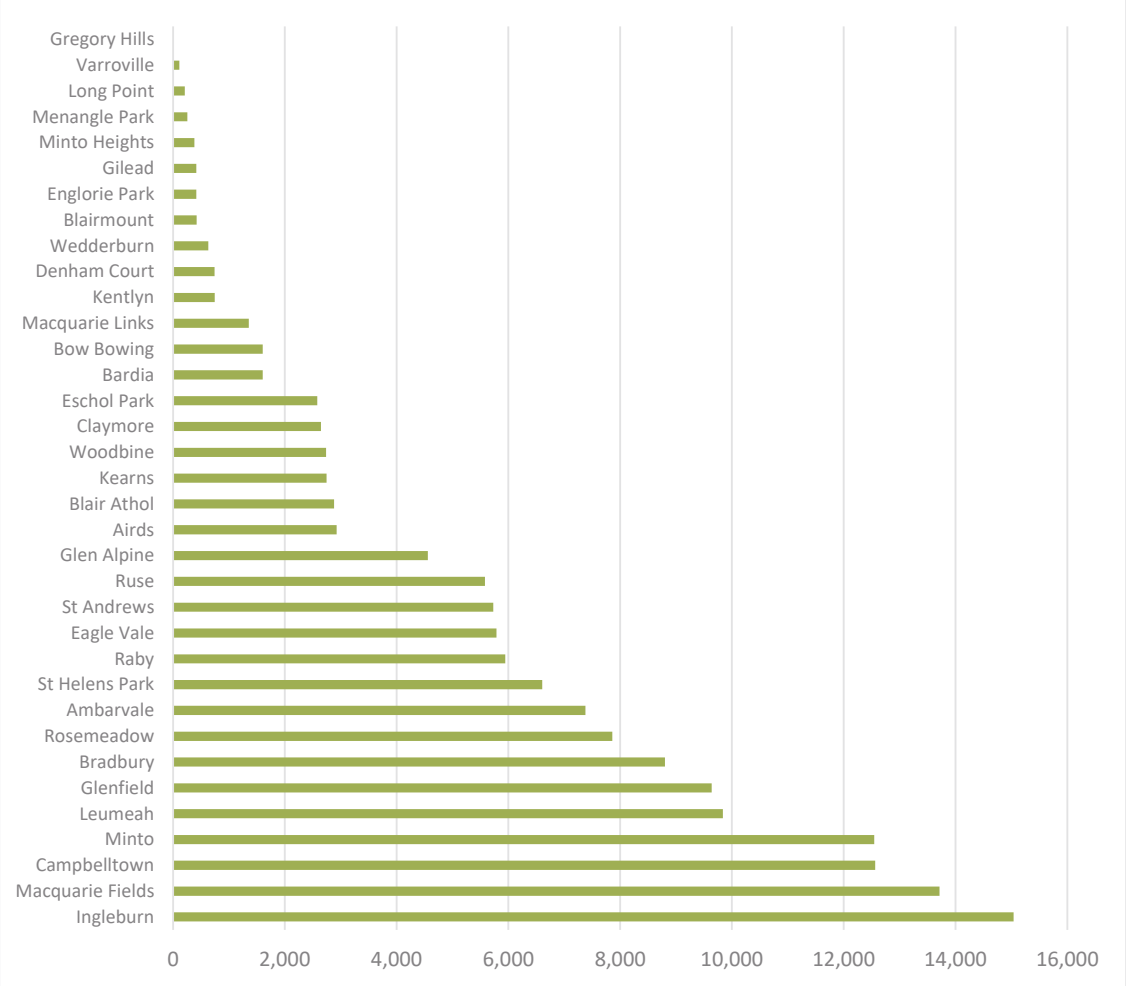
4.1 Population

The Campbelltown LGA was estimated to comprise 170,943 residents in 2019.[3]

At the 2016 Census largest suburbs by residential population were Ingleburn (15,038 residents), Macquarie Fields (13,712 residents), Campbelltown (12,564 residents), Minto (12,547 residents) and Leumeah (9,836 residents). It can be seen that the suburbs with the greatest population are in areas with established centres, typically around older transport hubs (Glenfield, Macquarie Fields, Ingleburn Minto Leumeah and Campbelltown).

[3] ABS Estimated Resident Population, 2019

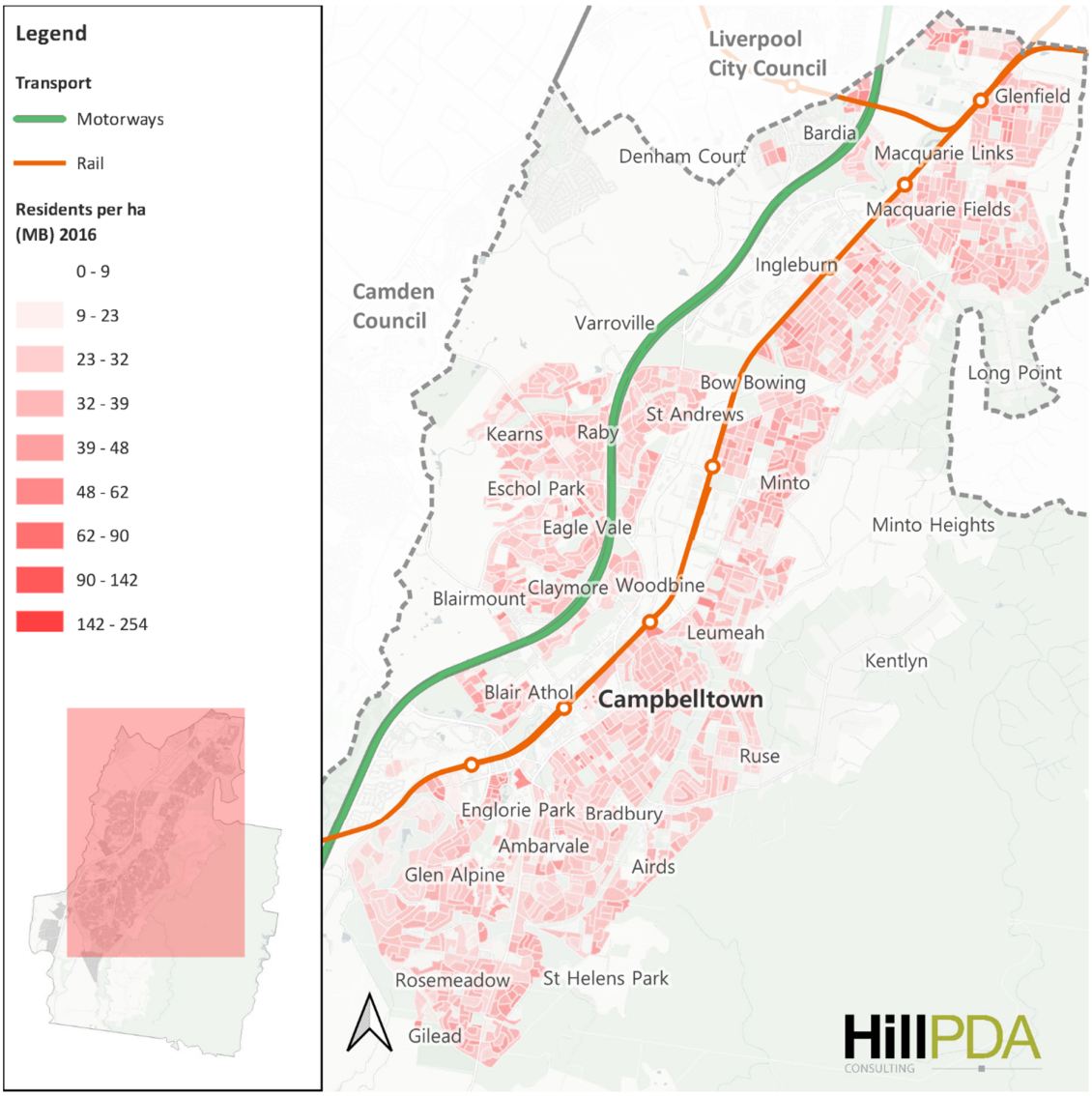
Figure 14: Campbelltown LGA population by suburb (2016)



Source: Census of Population and Housing, 2016, TableBuilder

Population density per hectare for each mesh block is shown in Figure 15. Resident and dwelling numbers have mapped against land areas for the smallest unit of land within the Main Statistical Area Structure (mesh block). 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. Areas with relatively higher densities of residents tend to be the same centres as described above, with small pockets of residential density being focussed in existing centres along the rail corridor, particularly Campbelltown, Leumeah, Ingleburn and Minto.

Figure 15: Residential density (residents per hectare) by meshblock (2016)



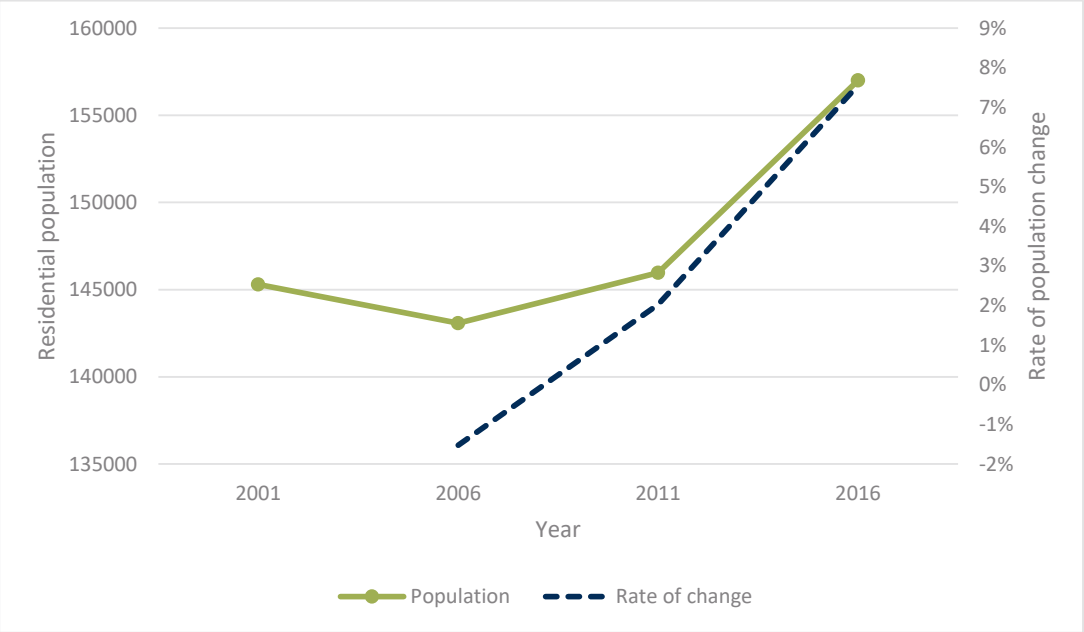
Source: Census of Population and Housing (2016), TableBuilder

4.2 Population growth

The LGA is positioned within Sydney's rapidly growing South West and as such, has been experiencing a high rate of growth since 2006. Prior to that time, the population was declining.

Over the decade prior to 2016, the residential population in Campbelltown LGA increased by approximately 13,931. This represents a 9.7 per cent increase over that period, the vast majority of which was concentrated within the five years from 2011, as shown in Figure 16. The rate of population growth has been accelerating since a 1.5 per cent decline between 2001 and 2006.

Figure 16: Population in Campbelltown LGA and percentage change 2001-2016

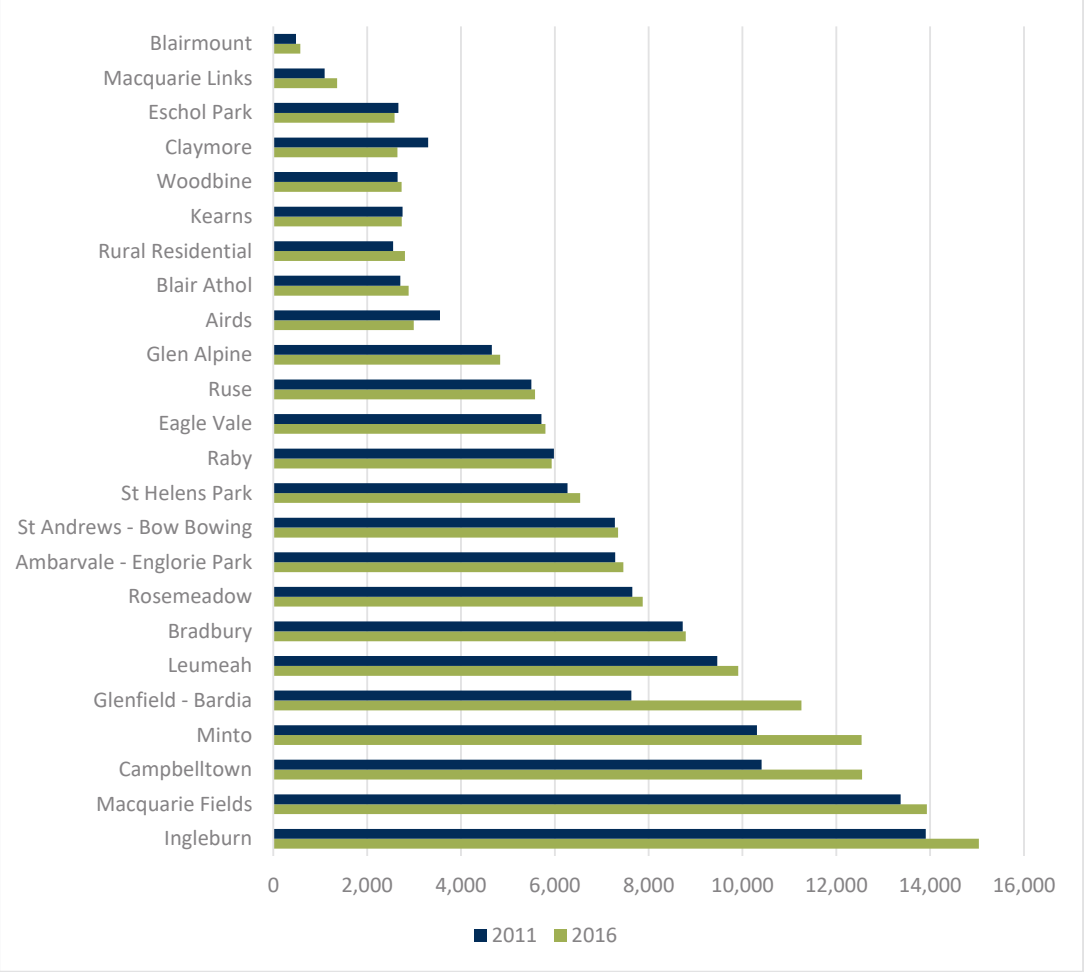


Source: Census of Population and Housing (2001, 2006, 2011, 2016), QuickStats

Population growth over the previous five years (shown below in Figure 16) has been highly concentrated, with the greatest increases in population being in Glenfield-Bardia (3,623 additional residents or 47.5 per cent), followed by Minto (2,233 additional residents or 21.7 per cent) and Campbelltown (2,141 additional residents or 20.6 per cent).

Other suburbs experienced smaller but significant declines in population over the same period, notably Claymore (653 fewer residents or 19.8 per cent less), followed by Airds (557 fewer residents or 15.7 per cent less) and Eschol Park (81 fewer residents or 3 per cent fewer). The decreases in Claymore and Airds could be attributed to significant development activity being undertaken at the time of the 2016 Census in areas that formerly included significant numbers of social housing tenements.

Figure 17: Small area residential population within Campbelltown LGA 2011 and 2016



Source: atlas.id (2016), Campbelltown City Social Atlas

4.3 Population mobility

Approximately 57.1 per cent of the resident population in Campbelltown LGA did not move address between 2011 and 2016. This represents a lower proportion of population growth sourced from external migration, with the proportion emigrating from overseas at less than half of Greater Sydney (see Table 7). Of the residents who emigrated from locations within Australia, only 5.2 per cent were from interstate locations.

The five other LGAs from which residents came between 2011 and 2016 were all adjacent to Campbelltown: Liverpool, Canterbury-Bankstown, Camden and Fairfield.

Table 7: Migration profile comparison 2011-2016

	Campbelltown (LGA)		Greater Sydney (GCCSA)	
Usual address five years ago (2011)	**Total**	**Proportion**	**Total**	**Proportion**
Same as in 2011	84,178	57.1%	2,402,155	53.0%
Elsewhere in Australia	45,430	30.8%	1,418,294	31.3%
Overseas in 2011	6,236	4.2%	399,615	8.8%
Not applicable	11,600	7.9%	310,170	6.8%
Total	**147,444**		**4,530,234**	

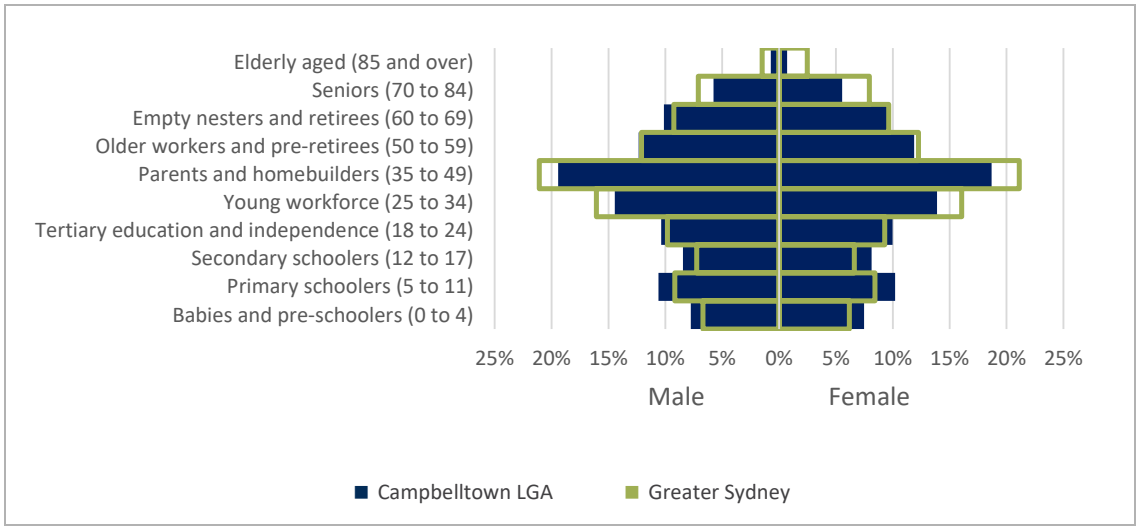
Source: Census of Population and Housing (2016), TableBuilder

This relatively high level of local migration and higher proportion of residents remaining suggests that the population is relatively less transient with a well-established population. This could be related to economic factors, such as lower economic mobility or social factors such as established community networks.

4.4 Age structure

Campbelltown LGA has a younger population when compared to Greater Sydney, with a median age of 34 to Greater Sydney's 36. The comparative age breakdown by service age group (Figure 18) also shows a relatively young population, with higher proportions in all service age groups under the age of 24, particularly under 18 years of age. This higher proportion of school age children and younger indicates a higher proportion of younger families in the area. Conversely, Campbelltown LGA also has a significantly lower proportion of residents aged 70 and above, with less than half of the proportion of residents aged 85 and older, when compared to Greater Sydney.

Figure 18: Population of the Campbelltown LGA by service age group

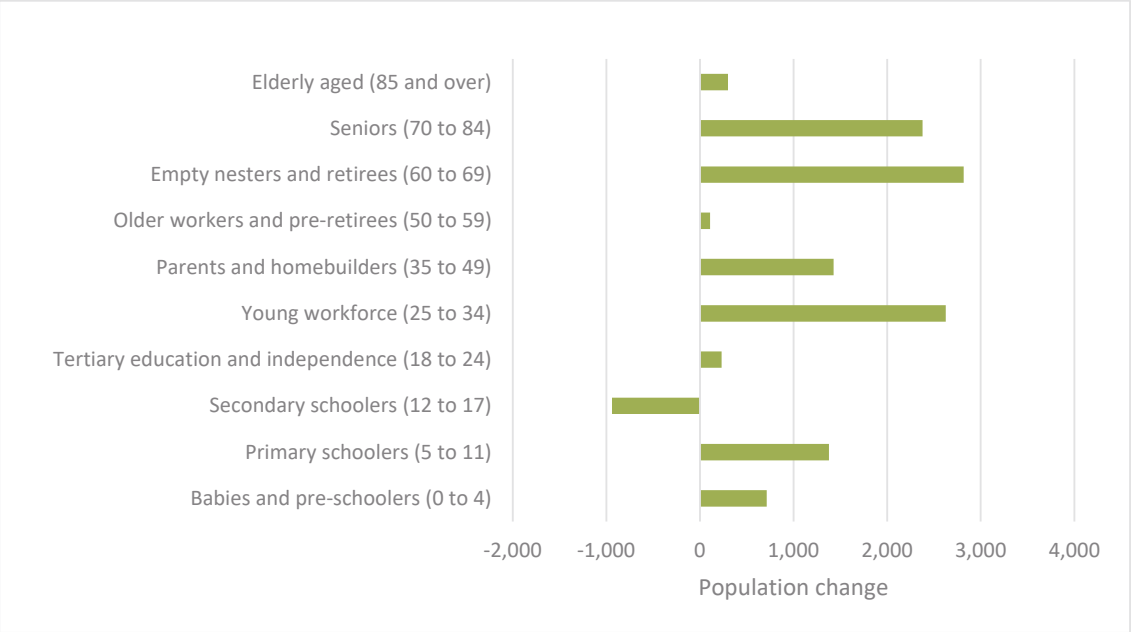


Source: Census of Population and Housing (2016), TableBuilder

Population growth (shown in Figure 19) has occurred across all service groups, except secondary schoolers (aged 12-17 years old) which recorded a decline of 938 or 0.6 per cent. The most significant growth was in empty nesters and retirees (with an increase of 2,817 residents or 1.93 per cent). This is followed by young workforce (aged 25-34, with an increase of 2,627 residents or 1.8 per cent) and seniors (aged 70-84, with an increase of 2,379 residents or 1.63 per cent).

The trend is notable in the context of Campbelltown LGA's existing population having a higher proportion of secondary schoolers and lower proportions of seniors and empty nesters and retirees when compared to Greater Sydney. This indicates some level of normalisation towards the broader metropolitan population.

Figure 19: Population change by service age group 2011-2016



Source: population.id (2016), Campbelltown City Community Profile

4.5 Indigenous Australians

Campbelltown LGA was home to approximately 1,990 Aboriginal and Torres Strait Islander residents at the time of the 2016 Census, representing 4 per cent of the total residential population, significantly higher than the proportion across Greater Sydney (1.5 per cent) and New South Wales (3.1 per cent).[4] Suburbs with the most significant Indigenous populations were Campbelltown (suburb) with 565 residents (4.8 per cent of all residents), Macquarie Fields with 564 residents (4.4 per cent of all residents), Airds with 510 residents (19.4 per cent of all residents), Ambarvale with 419 Indigenous Australian residents (6.1 per cent of all residents) and Minto with 399 Indigenous Australian residents (3.3 per cent of all residents).

The concentration of Indigenous Australian residents in Airds (19.4 per cent of total residents) and Claymore 10.1 per cent of total residents) is significant. 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.[5] According to the ABS,

[4] Census of Population and Housing (2016), TableBuilder, INGP Indigenous Status
[5] Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2016

low ranking on the IRSD can indicate many households with low income, many people with no qualifications, or many people in low skill occupations.[6]

Both suburbs had median household incomes significantly lower than any other suburb in the LGA. At the 2016 Census, the median household income for Campbelltown was $1,457, while in Claymore it was less than half that at $714 per week and in Airds at $672 per week. They are also the suburbs with the highest rates of dwelling overcrowding, with 9.6 per cent of dwellings in Airds and 15.7 per cent of dwellings in Claymore requiring at least one additional bedroom at the time of the Census in 2016.[7]

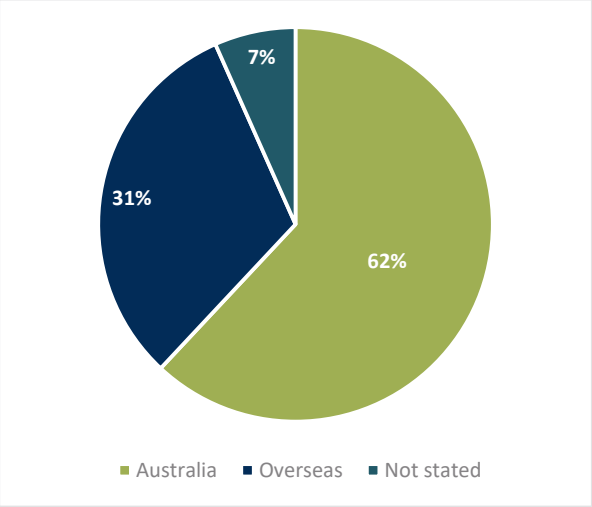
4.6 Place of birth

According to profile .id, in the 2016 Census, 62.0 per cent of residents in the Campbelltown LGA stated that they were born in Australia, a higher proportion than Greater Sydney overall. 31.4 per cent stated that 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 8) were India, New Zealand, the Philippines, England and Bangladesh, all in slightly higher proportions than Greater Sydney, except England.

Cultural background can play a role in housing preference and should be a general consideration, however, assumptions and trends should be well considered to avoid bias.

Figure 20: Country of birth in Campbelltown (LGA)



Source: profile . id

[6] 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

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

Table 8: Top six countries of birth in Campbelltown (LGA) compared with Greater Sydney (GCCSA) in 2016

	Campbelltown (LGA)		Greater Sydney (GCCSA)	
Country of birth	Population	Proportion	Population	Proportion
Australia	97,309	66.40%	2,752,123	60.86%
India	4,624	3.16%	224,682	2.89%
New Zealand	4,248	2.90%	151,617	1.91%
Philippines	4,112	2.81%	130,579	1.67%
England	3,915	2.67%	86,522	3.35%
Bangladesh	3,353	2.29%	81,041	0.51%

Source: Census of Population and Housing (2016), TableBuilder

Note: Excludes "not stated" and "inadequately described"

At the 2016 Census, Campbelltown LGA was home to approximately 148 languages spoken at home. English was the most widely spoken language with 67.7 per cent of the resident population, higher than 62 per cent across Greater Sydney. Amongst languages other than English, Arabic was the most spoken with 3.6 per cent of the population, followed by Bengali on 3.1 per cent, both in higher concentrations than Greater Sydney.

Table 9: Comparison of top six languages spoken at home in Campbelltown LGA (2016)

	Campbelltown LGA		Greater Sydney	
Language	Population	Proportion	Population	Proportion
English	100,162	67.7%	2,816,814	62.0%
Arabic	5,340	3.6%	194,051	4.3%
Bengali	4,633	3.1%	30,198	0.7%
Hindi	3,743	2.5%	64,107	1.4%
Samoan	3,385	2.3%	15,433	0.3%
Spanish	2,659	1.8%	56,935	1.3%

Source: Census of Population and Housing (2016), TableBuilder, LANP - 4 Digit Level

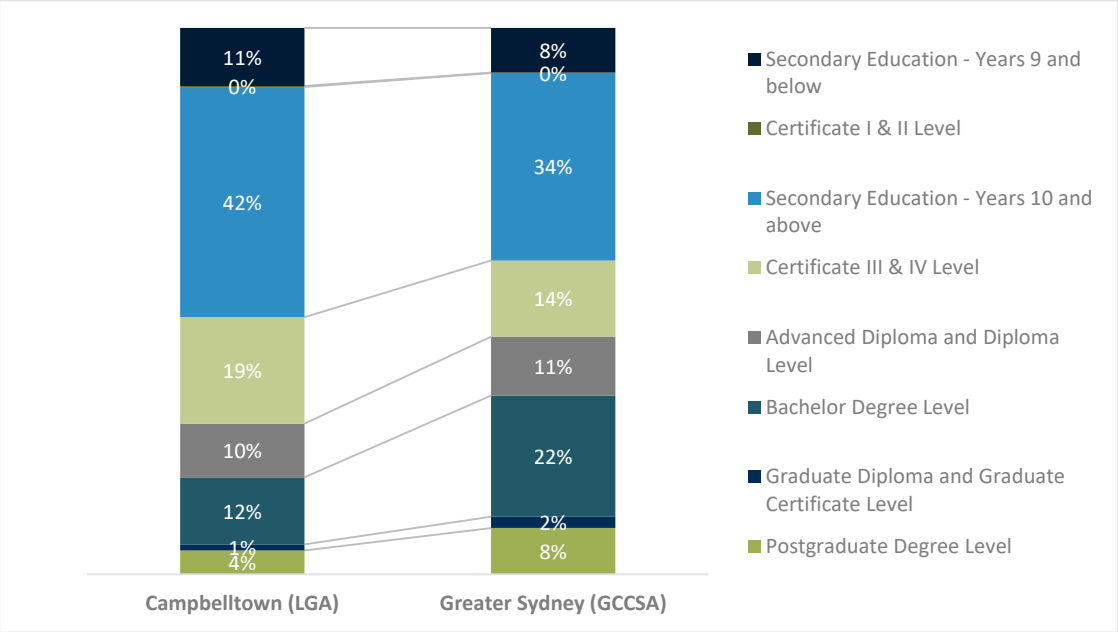
Note: excludes "not stated"

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 21. It can be seen that more than half 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 42 per cent across Greater Sydney.

A more detailed breakdown of highest school level completion is shown in Figure 22.

Figure 21: Highest level of educational attainment (2016)



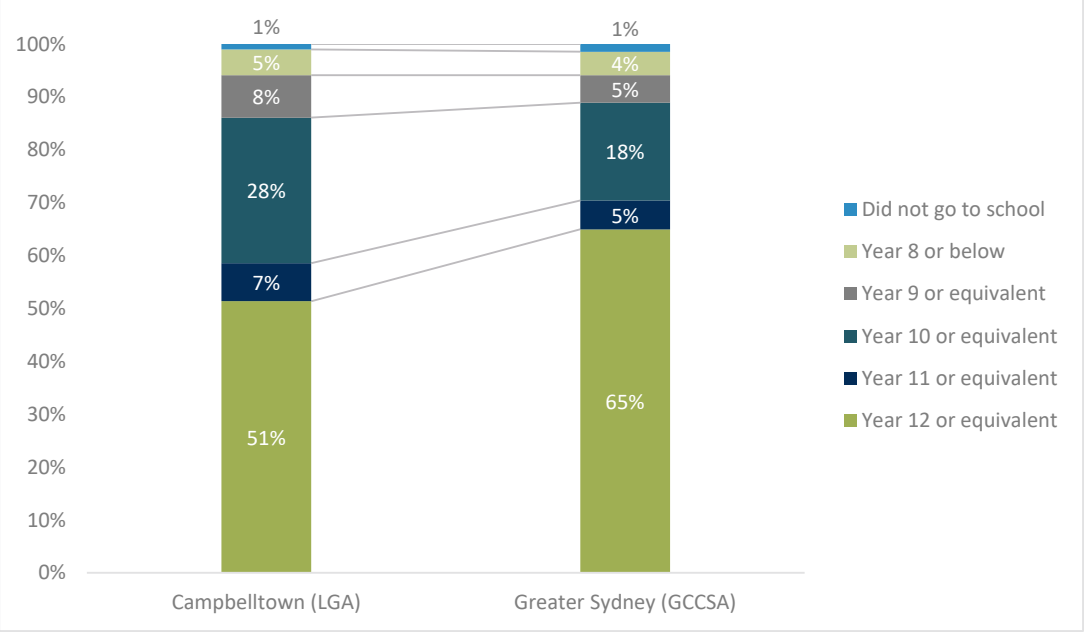
Source: Census of Population and Housing (2016), TableBuilder, HEAP - 1 digit.

More than half of the population of the Campbelltown LGA has completed education to some level in secondary education or below (either Years 9 and below or Years 10 and above), compared to 42 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 18 per cent of residents, compared to 33 per cent across Greater Sydney.

Looking in more detail at the highest year of school completed, a significantly lower proportion of residents have completed schooling to the Year 12 level, with the rate amongst Campbelltown LGA residents being 51 per cent, compared to 65 per cent across Greater Sydney.

Amongst Campbelltown LGA residents, 86 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 89 per cent. The remaining 14 per cent of residents in Campbelltown LGA did not complete schooling to the Year 10 level or did not attend school, compared to 11 per cent across Greater Sydney.

Figure 22: Highest level of highest year of school completed (2016)



Source: Census of Population and Housing (2016), TableBuilder, HEAP - 1 digit.

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 2016, approximately 92 per cent (or 68,837 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 7.9 per cent of the labour force was unemployed, a 0.4 per cent increase from the 2006 unemployment rate (7.5 per cent) and 1.9 per cent higher than that of Greater Sydney (6 per cent).[8]

Of those employed Campbelltown LGA residents in the labour force in 2016, 66.5 per cent worked full-time and 31.2 per cent part-time. The statistics for Greater Sydney at the same period were split 66.5 per cent full-time and 32.9 per cent part-time.[9]

In the decade between 2011 and 2016, 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.

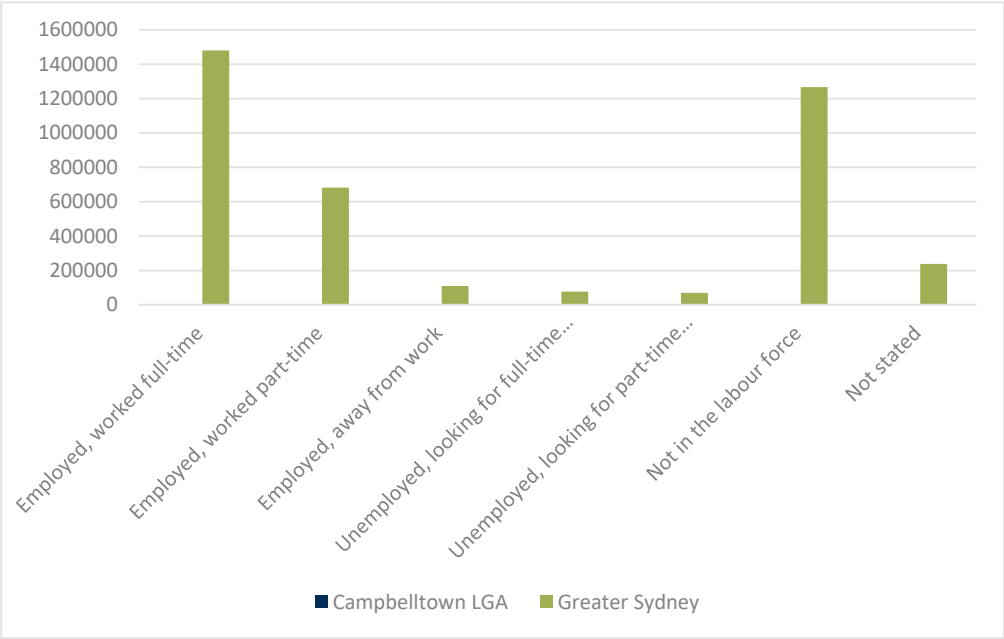
The figure below puts the labour force and employment statistics in the context of the broader Campbelltown LGA population, compared with Greater Sydney. Compared to Greater Sydney, the distribution between full time and part time employees is comparable, suggesting that there is not a major issue with underemployment.

[8] .id, Campbelltown City Community Profile (2019)
[9] .id, Campbelltown City Economic Profile (2019)

Discrepancies appear to be linked to the higher population under the age of 15 (shown in the chart as 'not applicable') and the higher proportion of unemployed persons that are looking for work. Otherwise, the percentage of people that are not in the labour force (i.e. not looking for work) is also comparable.

It is notable that the relative proportion unemployed population of Campbelltown LGA seeking full time work is higher than Greater Sydney (2.3 per cent vs 1.7 per cent), though low in absolute terms. This may represent fewer full time opportunities in the Campbelltown LGA.

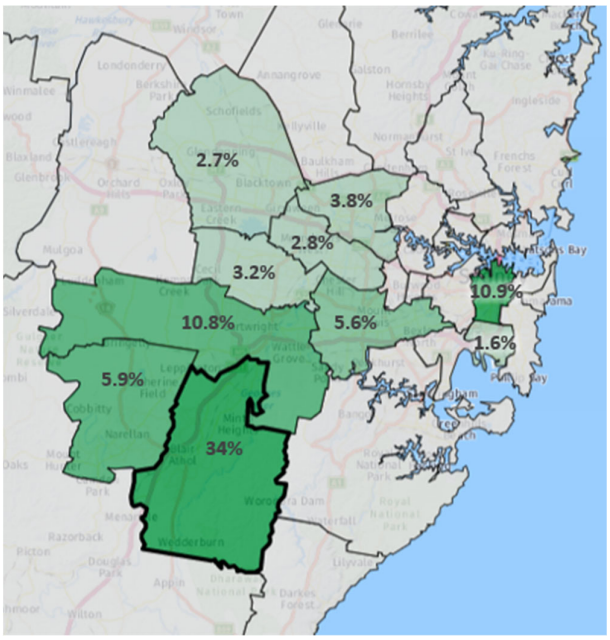
Figure 23: Labour force status (2016)



Source: Census of Population and Housing, 2016, TableBuilder, LFSP-1

Campbelltown LGA's transport connections afford residents access to employment centres across Greater Sydney. In 2016, 34.1 per cent of working residents of Campbelltown LGA were employed within the LGA. Outside of Campbelltown, the LGAs where most residents worked were Sydney (10.9 per cent), Liverpool (10.8 per cent), Camden (5.9 per cent) and Canterbury-Bankstown (5.6 per cent). Overall 94.7 per cent of Campbelltown LGA residents were employed within Greater Sydney.

Figure 24: Where residents in Campbelltown work



Source: id, Campbelltown City Economic Profile (2019)

Anecdotally, more residents are working in Parramatta than previously due to the relocation of government departments to the Parramatta CBD. In 2016, Parramatta LGA employed 2,595 (3.8 per cent) of working residents in the Campbelltown LGA.[10]

Significant population growth is projected in the Campbelltown LGA by 2036. Future employment opportunities are anticipated in industries which Campbelltown LGA residents are increasingly seeking employment. 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 10.

The top five industries of employment in the Campbelltown LGA were health care and social assistance (8,543 or 13.2 per cent), retail trade (7,432 or 11.5 per cent) and manufacturing (6,493 or 10 per cent). The significance of the health care and social assistance sector as an employer for Campbelltown residents mirrors a similar significance across Greater Sydney.

The most significant differences between Campbelltown and Greater Sydney were manufacturing, in which residents in Campbelltown were significantly more likely to be employed (10 per cent, compared to 6.1 per cent) and professional, scientific and technical services, in which residents of Campbelltown were less than half as likely to be employed (10.4 per cent, compared to 5.1 per cent).

[10] id, Campbelltown City Economic Profile (2019)

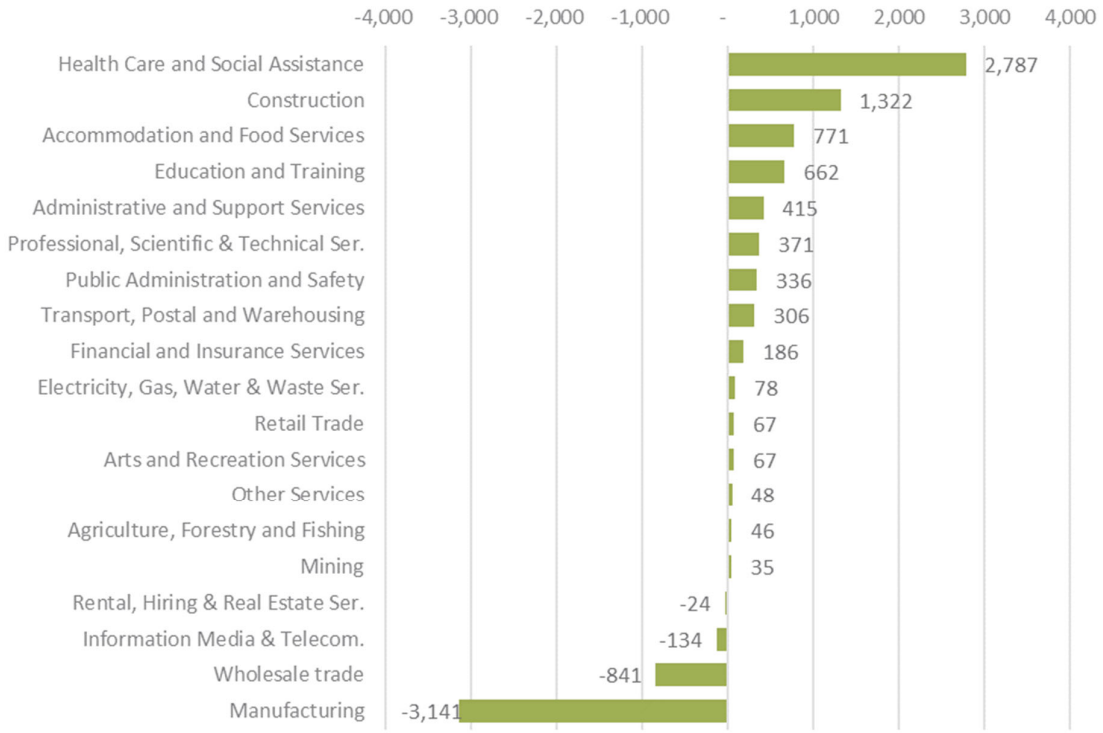
Table 10: Employment in Campbelltown (LGA) and Greater Sydney (GCCSA) by industry

	Campbelltown (LGA)		Greater Sydney (GCCSA)	
Industry	**Total**	**Proportion**	**Total**	**Proportion**
Health Care and Social Assistance	8,543	13.2%	263,356	12.2%
Retail Trade	7,432	11.5%	211,889	9.8%
Manufacturing	6,493	10.0%	130,831	6.1%
Construction	5,811	9.0%	186,331	8.6%
Transport, Postal and Warehousing	5,605	8.6%	114,597	5.3%
Education and Training	4,823	7.4%	182,767	8.5%
Accommodation and Food Services	4,327	6.7%	151,828	7.0%
Public Administration and Safety	4,262	6.6%	124,434	5.8%
Professional, Scientific and Technical Services	3,279	5.1%	223,711	10.4%
Financial and Insurance Services	3,062	4.7%	144,809	6.7%
Administrative and Support Services	2,506	3.9%	81,397	3.8%
Wholesale Trade	2,464	3.8%	81,477	3.8%
Other Services	2,414	3.7%	80,899	3.8%
Information Media and Telecommunications	988	1.5%	63,422	2.9%
Rental, Hiring and Real Estate Services	979	1.5%	44,182	2.0%
Arts and Recreation Services	771	1.2%	37,956	1.8%
Electricity, Gas, Water and Waste Services	690	1.1%	17,757	0.8%
Agriculture, Forestry and Fishing	219	0.3%	9,922	0.5%
Mining	134	0.2%	4,774	0.2%
Total	**64,802**		**2,156,339**	

Source: Census of Population and Housing (2016), TableBuilder, INDP - 1

Campbelltown LGA's employment composition between 2006 and 2016 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 25: Change in total employed person aged +15 years



Source: ABS, Census of Population and Housing 2006 and 2016; .id (2017)

As shown in Figure 25, the change shows more residents were working in the Healthcare and Social Assistance, construction, accommodation and food services, education and training and administrative support services. Additionally, 2,235 more jobs were inadequately described or not stated. It is also demonstrated that less residents were working in manufacturing, wholesale trade, information, media and telecommunications and rental, hiring and real estate services.[11]

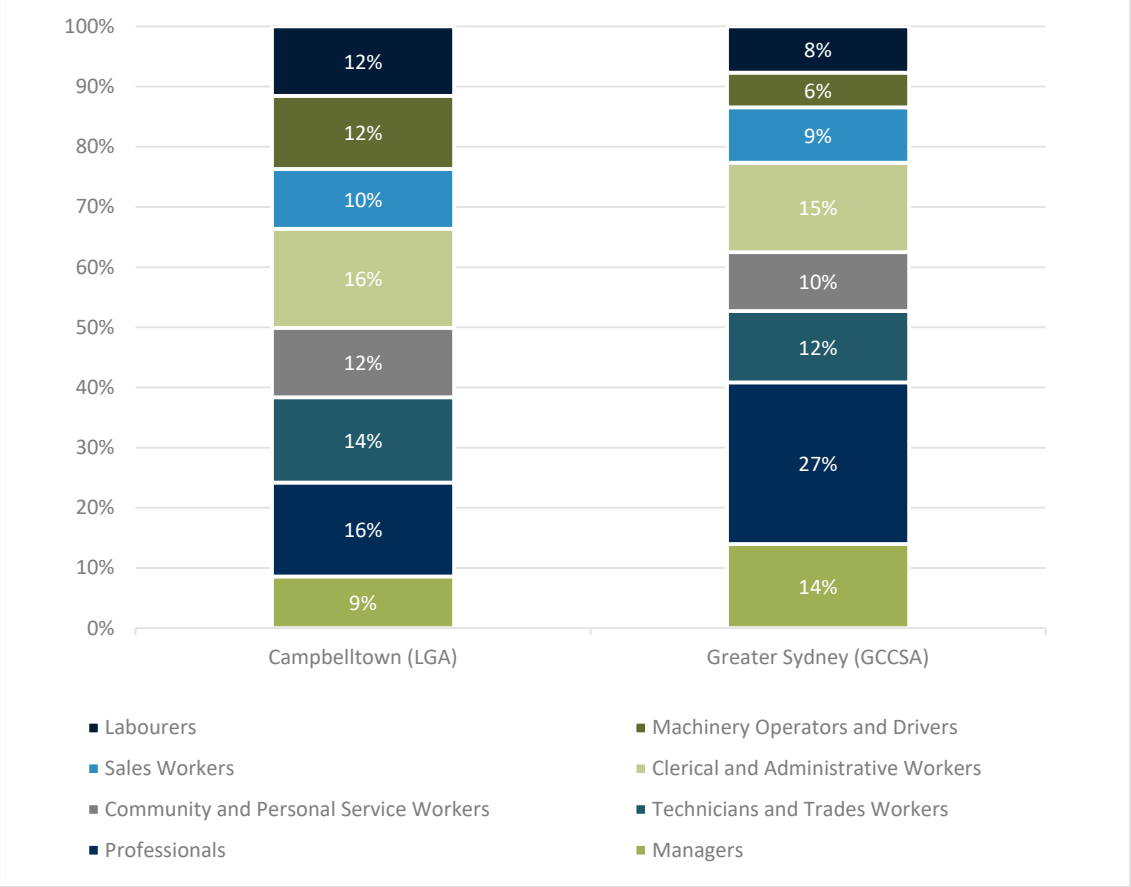
The significant decrease in employment in industrial related sectors (manufacturing and wholesale trade) may impact the movement of residents, increasing demand on transport network with workers in these industries traveling from elsewhere. The overall potential impact of this phenomena would be reduced if the proportion of industrial jobs drops, compared to overall jobs, and should be considered as part of employment land reviews.

In 2016, residents of the Campbelltown LGA were 50 per cent more likely to be working in roles as labourers or machinery operators and drivers compared to Greater Sydney. There was also a higher proportion of residents employed in clerical/ administrative roles, community/ personal service roles and technical/trades roles.

Conversely, Campbelltown LGA residents were significantly less likely to be in occupations as managers or professionals (25 per cent) compared to Greater Sydney (41 per cent).

[11] .id, Campbelltown City Community Profile (2019)

Figure 26: Occupations in Campbelltown (LGA) and Greater Sydney (GCCSA) in 2016



Source: Census of Population and Housing, 2016, 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 11 identifies the index rankings and quantiles.

Table 11: 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% of areas which are given a decile number of 10.
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% 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 is shown in Table 12.

Table 12: Study area (POA 2032) SEIFA scores and deciles

	Australia			NSW		
	Rank	Decile	Percentile	Rank	Decile	Percentile
Advantage and disadvantage	232	5	43	55	5	42
Disadvantage	175	4	33	39	3	30
Economic resources	243	5	45	58	5	45
Education and occupation	165	4	31	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 2006 to 2016, led by both natural and immigration based changes
- Campbelltown has a relatively young population, with a notably higher number of residents under the age of 24. This, combined with the increased 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 than Greater Sydney, making up an especially significant proportion of the local population in some of the LGA's most socially and economically challenged 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 Arabic speaking countries, India and the Philippines.
- There is a significantly higher rate of unemployment compared to Greater Sydney.
- Residents that are employed in the labour force typically work outside of Campbelltown LGA
- More residents were employed in health care and social assistance and retail roles. When compared with Greater Sydney, a significantly higher proportion of residents were employed in industrial sector jobs, particularly manufacturing and transport, postal and warehousing. There were significantly fewer residents working 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 Australian Bureau of Statistics (ABS), Population id, Campbelltown City Council, Cordell Connect and DPIE.

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:

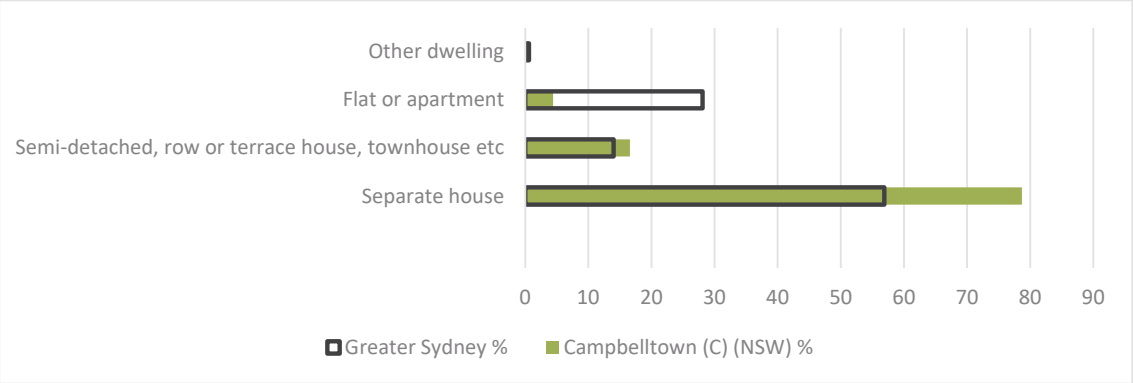
- Available dwelling types and sizes in the LGA
- The suitability of the housing stock relative to the demography above
- Housing in the development pipeline.

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 2016 Census there were 55,279 private dwellings in the Campbelltown LGA.[12] 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 27: Percentage of housing types across Campbelltown and Greater Sydney, 2016



Source: ABS, 2016

The housing mix of the Campbelltown LGA has changed slightly since 2011, with a decrease in separate houses and an increase in flats or apartments and semi-detached, row or terrace house and townhouses.[13] Figure 28 shows this slight shift. It is expected that this trend will continue 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.

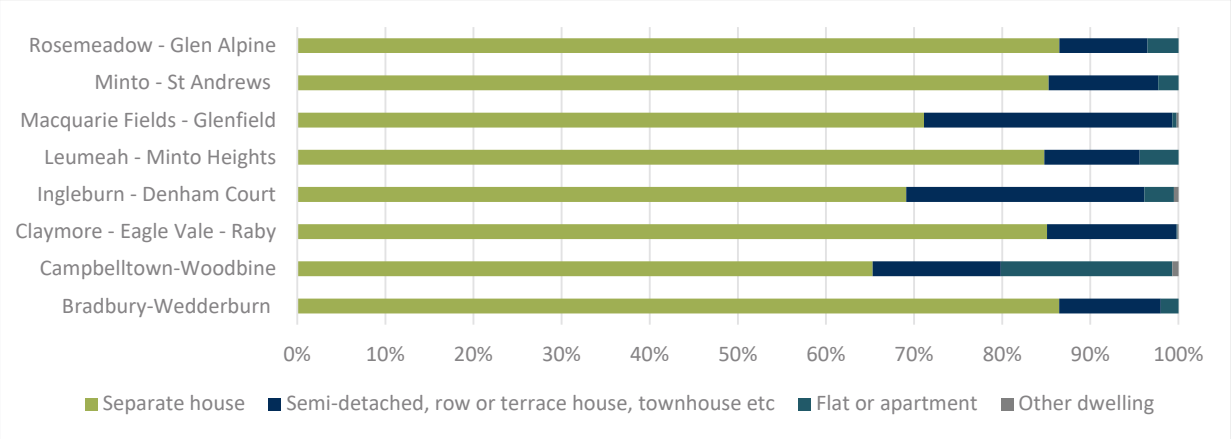
[12] ABS, 2016 Census QuickStats, Campbelltown
[13] ABS, 2011-16 Census QuickStats, Campbelltown

Figure 28: Percentage of housing types across Campbelltown comparing 2011 and 2016

Source: ABS, 2016

The local distribution of housing by statistical area (SA2) is provided below at Figure 29. All suburbs in Campbelltown are dominated by separate detached housing. In Campbelltown-Woodbine, a much larger proportion of flats and apartments are represented. This is consistent with the higher densities and the concentration of economic activity that can be found around Campbelltown Station. Macquarie Fields-Glenfield and Ingleburn-Denham Court contain larger amounts of semi-detached, row or terrace houses and townhouses than the other statistical areas.[14] This may reflect the fact that Council has encouraged medium density housing construction in R3 Medium Density Residential zones in the past.

Figure 29: Percentage of Dwellings by Suburb (SA2), 2016



Source: ABS 2016

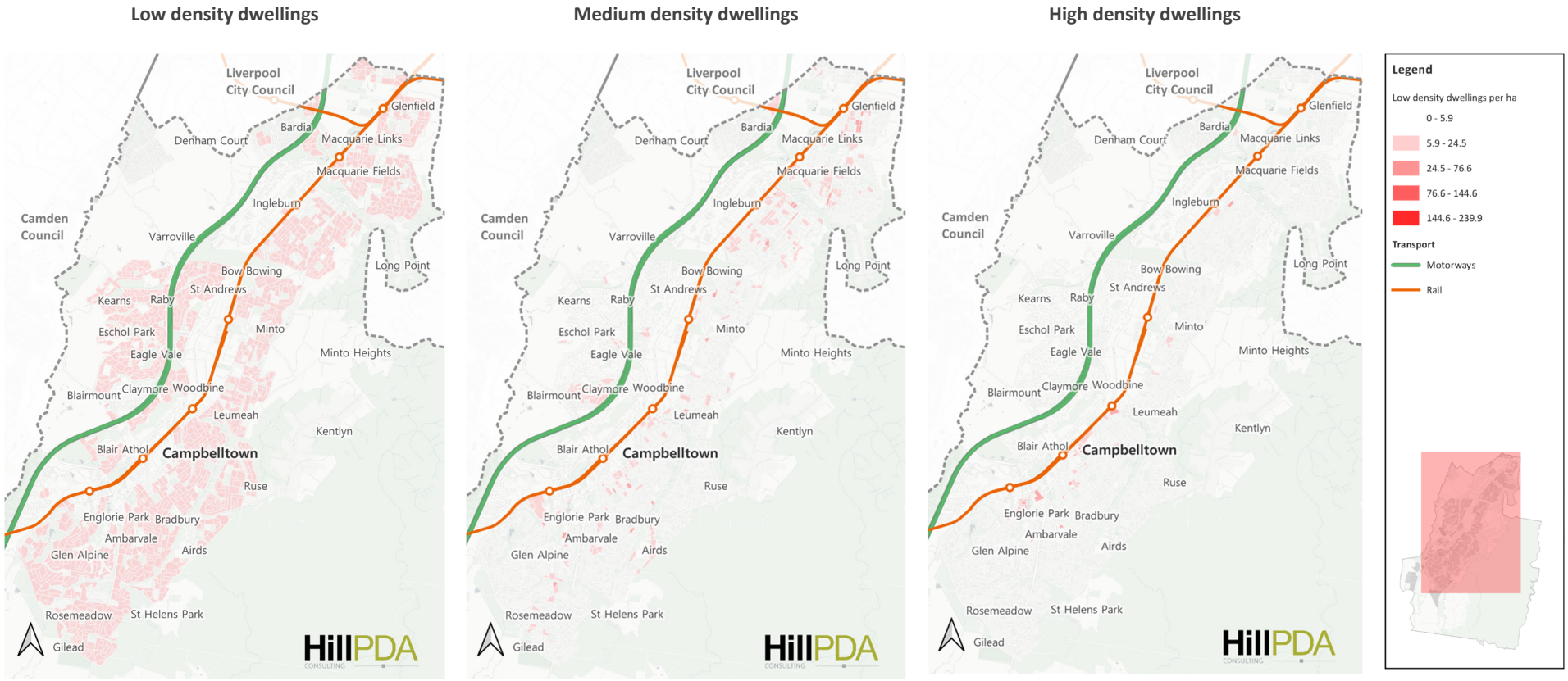
A closer examination of dwelling density by typology at the 2016 Census provides a deeper understanding to the even spread of dwellings. Figure 30 shows the distribution of low density dwelling (detached houses), medium density dwellings (e.g. attached dwellings, terraces, townhouses and low-rise units) and high density dwellings (residential flats or apartments) LGA-wide.

[14] ABS, Census of Population and Housing, 2016, TableBuilder (March 2020)

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, further explored in Section 4.1.2, is likely also a product of the increased number of larger detached dwellings available.

Figure 30: Dwellings by type per hectare (2016)



Source: Source: Census of Population and Housing (2016), TableBuilder

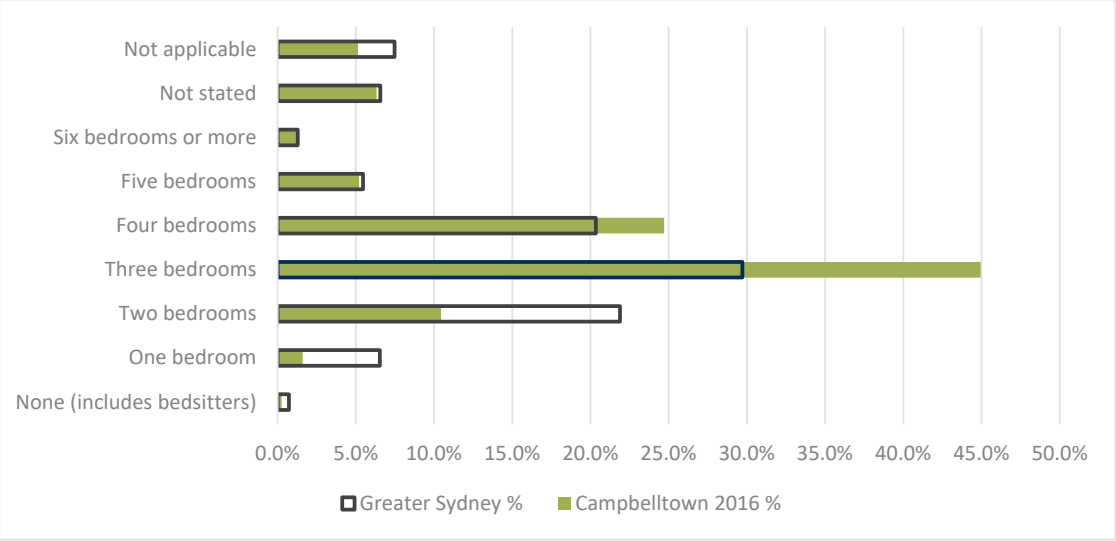
5.1.2 Number of bedrooms

As shown in Figure 31, Campbelltown has an over representation of three and four bedroom dwellings and a significant under representation of one and two bedroom dwellings, compared to Greater Sydney. This likely reflects larger family sizes in the Campbelltown LGA.

Figure 32 and Figure 33 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 view 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 (83 per cent are three or four bedroom). It also shows an over representation in two bedroom flats (65 per cent).

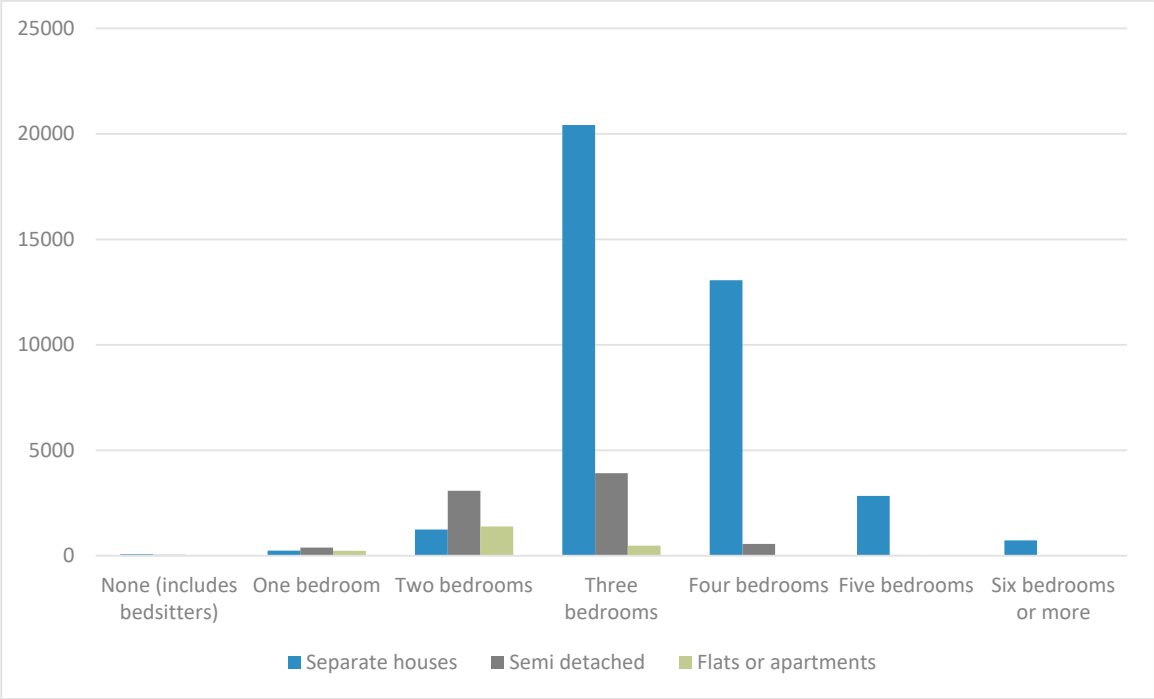
This distribution allows for larger households and families to access low density residential areas. However, it would also likely mean that smaller households (lone persons, couple families without children) are unable to source housing close to centres, due to the overall underrepresentation of denser housing types that would grant greater access to centres. 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, should work from home arrangements become more popular in the future.

Figure 31: Number of bedrooms in Campbelltown compared with Greater Sydney, 2016



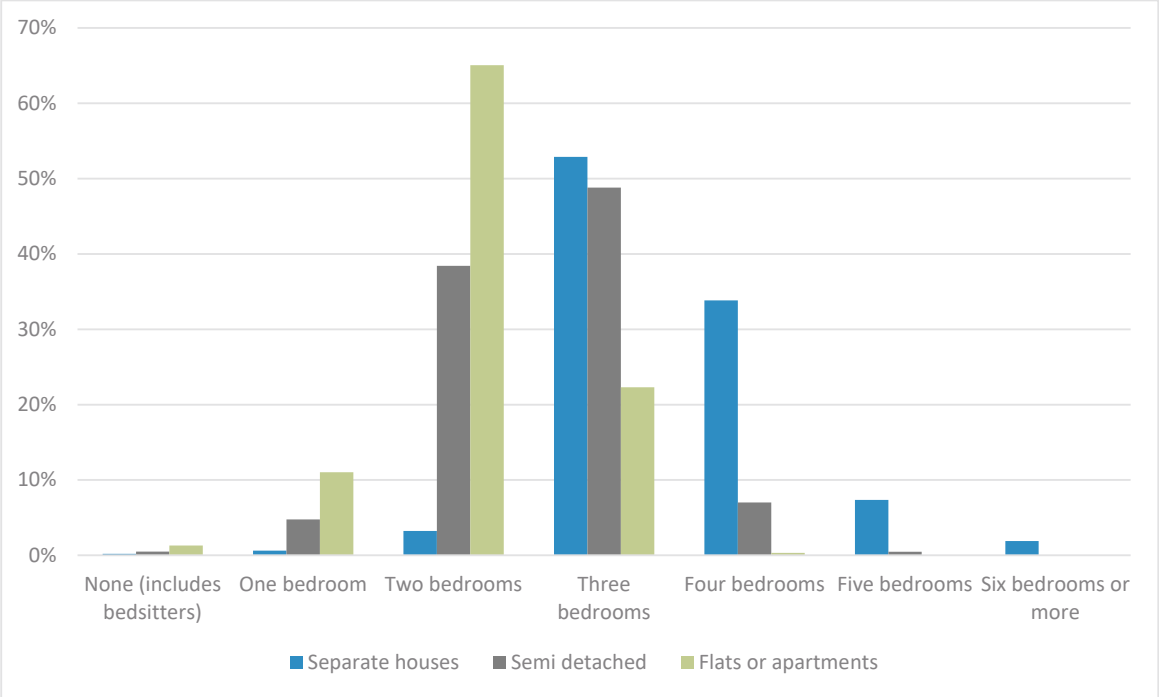
Source: ABS 2016

Figure 32: Comparison of dwelling types and sizes (absolute value)



Source: ABS 2016

Figure 33: Comparison of dwelling types and sizes (relative value)



Source: ABS 2016

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.

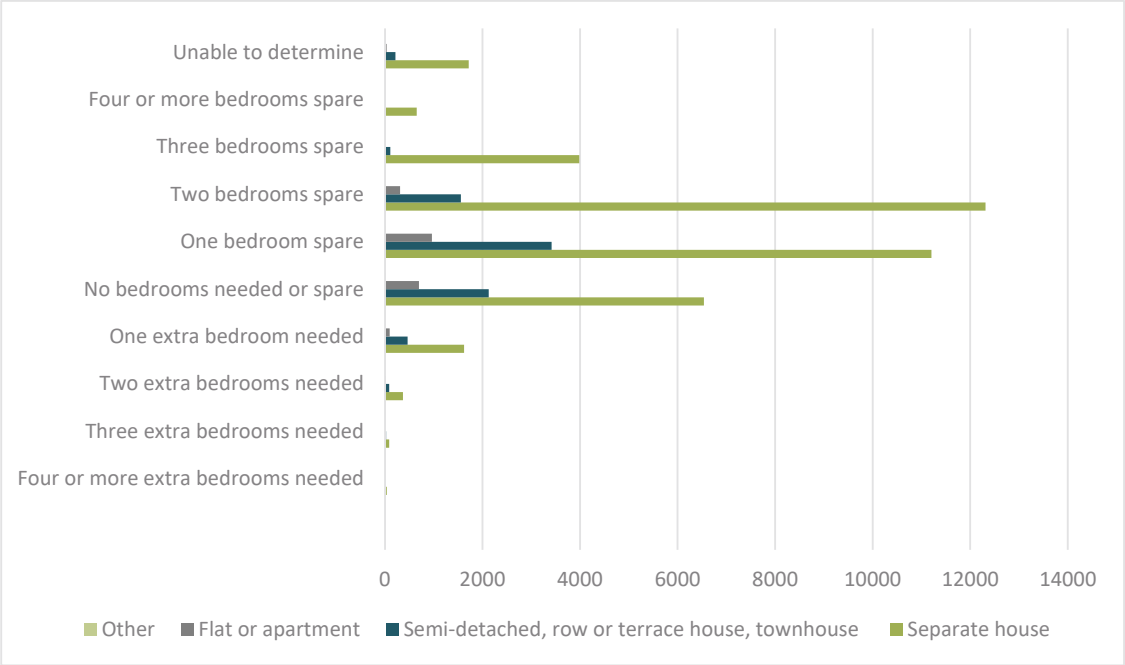
In the Campbelltown LGA, spare bedrooms can be found most frequently in separate home style dwellings, with it likely for these types of dwellings to have one to two bedrooms spare. There is unlikely to be a large degree of surplus bedrooms in semi-detached, row or terrace houses, or townhouses which 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 bedroom 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 overcrowding is not indicated as a major issue in the LGA (Overcrowding is discussed further in Section 5.2.9), 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 34. It demonstrates the substantial number of dwellings in the LGA which have of one, two or three bedrooms spare.

Figure 34: Number of needed or spare bedrooms by dwelling type in Campbelltown, 2016

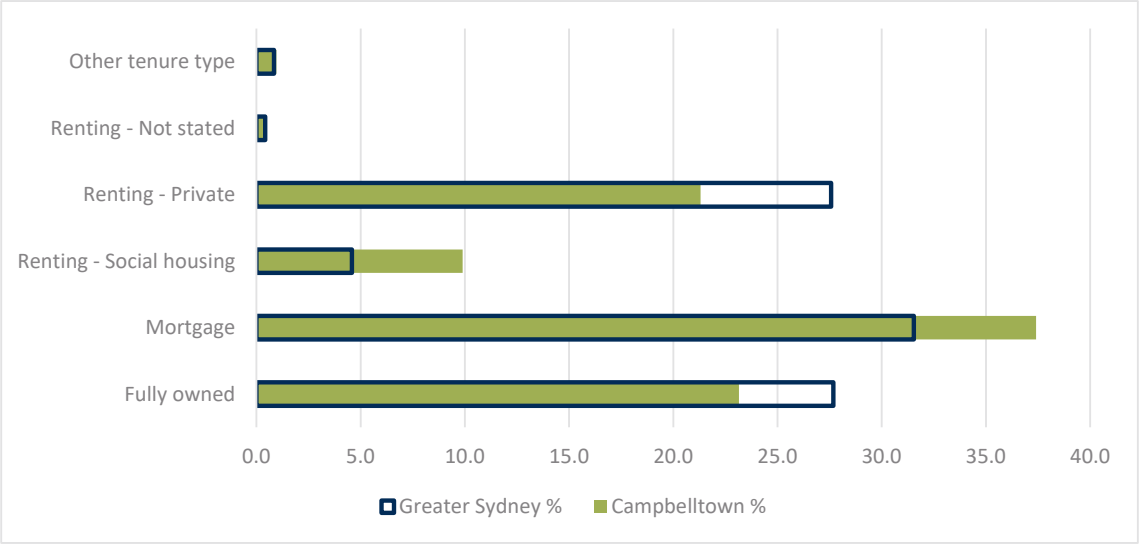


Source: ABS 2016

5.1.4 Housing tenure

In Campbelltown, those who owned their home outright or with a mortgage accounted for 60.6 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 compared to Greater Sydney at 21.3 per cent of households. However, this form of tenure rose by 3.5 per cent between 2011 and 2016, consistent with declining rates of home ownership in NSW.

Figure 35: Housing Tenure Campbelltown and Greater Sydney, 2016



Source: idcommunity, 2016

Social housing is a well-recognised form of housing tenure in the Campbelltown LGA, accounting for over 9.9 per cent of households, reflecting the strong presence of the NSW Government and Affordable Housing Providers in the area.[15] When examining the areas where social housing is located, the following suburbs were found to have the highest amounts of rental housing owned by State housing authority:

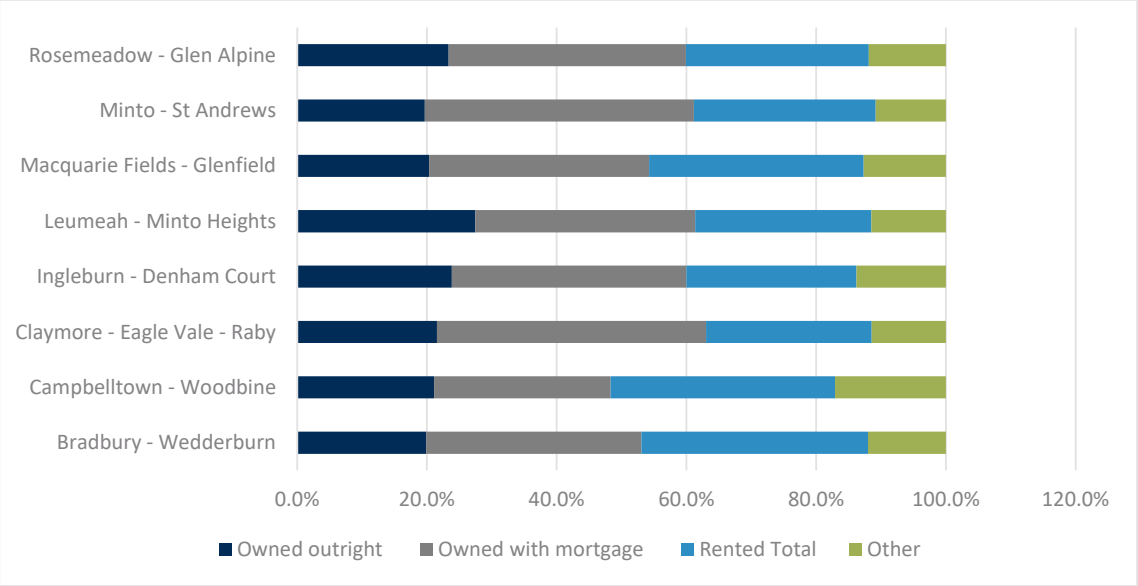
- Macquarie Fields: 940 dwellings (19.2 per cent of dwellings)
- Airds: 781 dwellings (71.3 per cent of dwellings)
- Claymore 549 dwellings (64.7 per cent of dwellings)
- Minto: 519 dwellings (12.3 per cent of dwellings)
- Ambarvale 401 dwellings (15.8 per cent of dwellings)

The remaining suburbs contained less than 9 per cent of total dwellings that were rented by a State housing authority. Notably, the two suburbs with the most dwellings, Campbelltown and Ingleburn, contained 5.1 per cent and 6.0 per cent of the dwelling type, less than the Campbelltown LGA average, but still above the Greater Sydney average.

The tenure mix within each statistical area (SA2) is shown in Figure 36.

Rented dwellings in Claymore – Eagle Vale – Raby represented only 25.5 per cent of the local tenure mix in comparison with Bradbury-Wedderburn at 34.9 per cent of dwellings. Homes in Minto – St. Andrews were most likely to be owned with a mortgage at 41.4 per cent while they were most likely to be owned outright in Leumeah – Minto Heights.

Figure 36: Housing Tenure by Suburb (SA2), 2016



Source: idcommunity, 2016

5.1.5 Boarding houses

According to data from NSW Fair Trading, there are currently eleven 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, with eight located in the Campbelltown CBD and surrounds (Leumeah and

[15] .idcommunity, Campbelltown Community Profile (March 2020)

the northern part of Bradbury), two are located to the north in Macquarie Fields and Ingleburn, while one other is located in a more distant part of Bradbury.

Table 13: Boarding houses in Campbelltown

Location/Address	Trading name	Name of boarding house proprietor	Bedrooms (if known)
20 Moore Street CAMPBELLTOWN NSW 2560	Dignity	Dignity	19
141 Lindesay Street CAMPBELLTOWN NSW 2560	Inci & Nusret Kobra	Inci & Nusret Kobra	Unknown
23 Turimetta Ave LEUMEAH NSW 2560	Leumeah Boarding House	Manjit Dhillon, Jespal Dhillon	Unknown
21 Allman Street CAMPBELLTOWN NSW 2560	Picasso	Samir Alzdidi	15
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
1 Bocking Avenue BRADBURY NSW 2560	n/a	Luigi & Vanessa Lombardo	11
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	14
34 Anembo Street BRADBURY NSW 2560	n/a	Kent Jensen	Unknown
20 Albert Street INGLEBURN NSW 2565	n/a	ESLMS Group P/L	12

Source: NSW Fair Trading, 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 to medium 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:

- DPIE development approvals and completions database (July 2013 to November 2019)
- Cordell Connect project tracking database (Accessed March 2020)
- DPIE LEP Online database (Accessed March 2020).

Each data source provides relevant information regarding trends in approvals and delivery of dwellings, and when compared, provide an indication of future dwelling delivery. Analysis is based on applications that have already been approved and is most relevant for the 2016 to 2021 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.

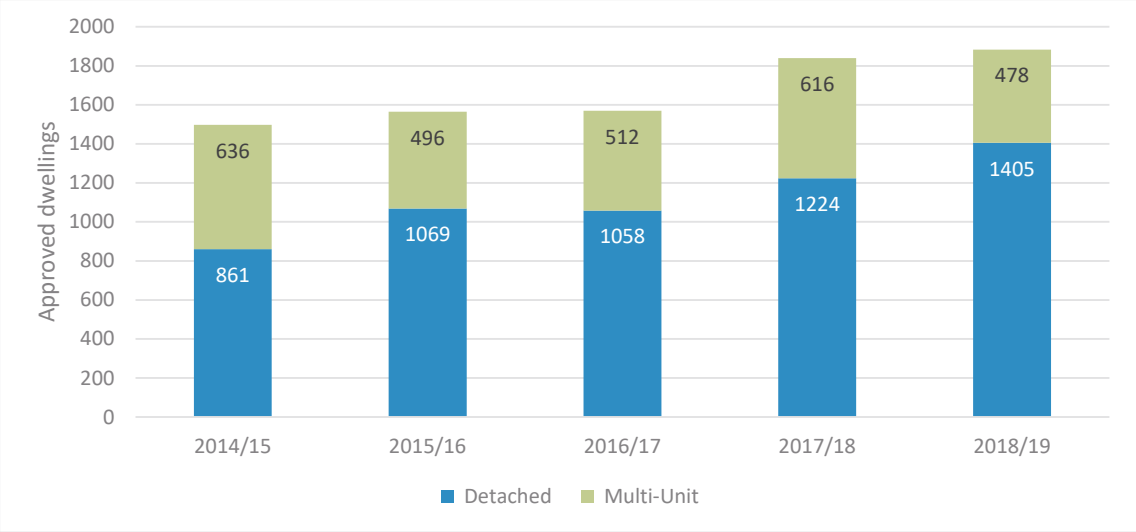
Development approvals

Development approval data has been sourced from the DPIE'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 37.

Figure 37: DPIE housing monitor approvals July 2014 to June 2019



Source: https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor, accessed March 31 2020

In total, 8,355 dwellings were issued with a form of construction approval between July 2014 and June 2019. Detached dwellings were the most dominant form of approved housing, with 5,617 dwellings, or 67.2 per cent of total dwellings. Multi-unit dwellings represent the remainder of approvals, with 2,738 dwellings, or 32.8 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 example, 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.

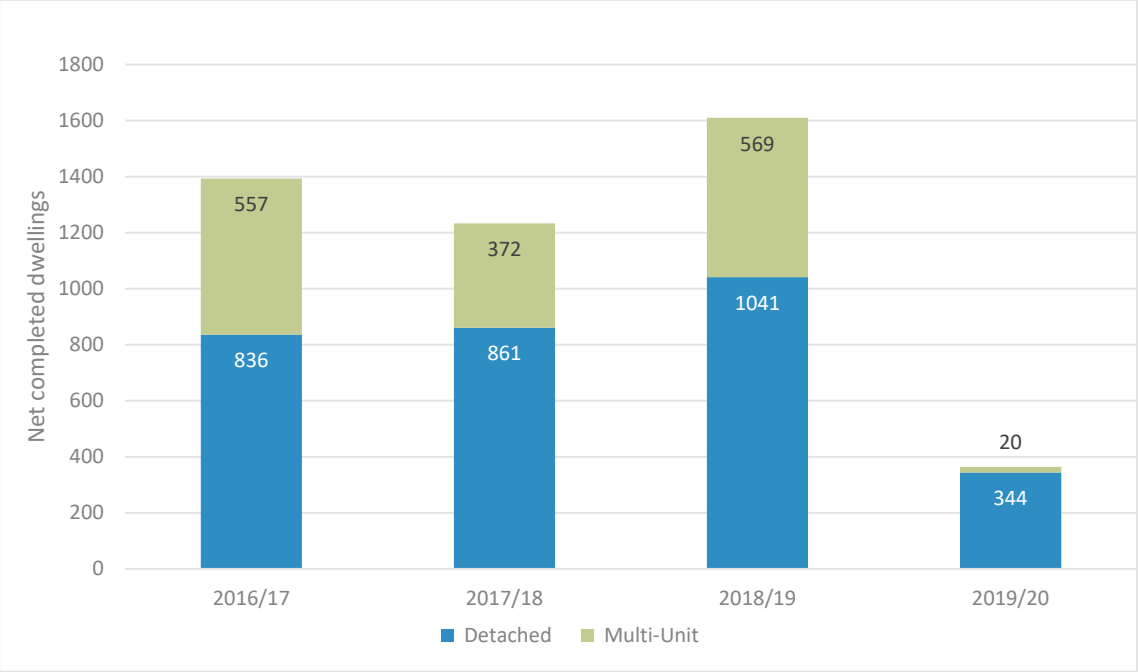
Completions

Development completion data has been sourced from the Department of Planning Industry and Environment's Housing Monitor and verified against Cordell Connect project tracking data.

The Housing Monitor provides month by month 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 December 2019 period are shown in Figure 42.

Figure 38: DPIE Housing Monitor Completions July 2016 to December 2020



Source: https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor, accessed March 31 2020

In total, 4.600 dwellings were completed between July 2016 and December 2019. As with approved dwellings, detached dwellings formed most of completions, with 3,082 dwellings, or 67.0 per cent of total completed dwellings. Multi-unit dwellings provided the remainder, being 1,518 dwellings, or 33.0 per cent of total completed dwellings.

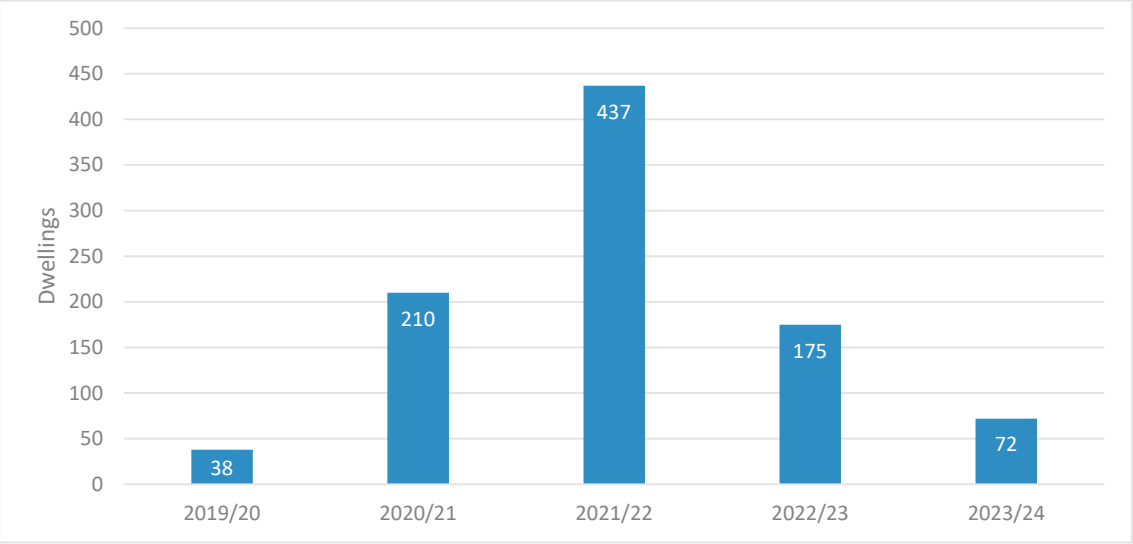
As shown in Figure 38, the first half of the 2019/20 financial year has had a reduced dwelling delivery compared to previous years. A review of the Housing Monitor has not indicated a consistent trend between time of year and dwelling delivery. Further, dwelling approvals have shown a consistent increase beyond construction-approved projects. This may indicate either a slowdown in conversions of dwelling approvals into completions or simply a delay in 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 DPIE data are detached dwellings, with Council records indicating that between 40 and 50 per cent of approvals are 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 DPIE 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 39.

Figure 39: Cordell Connect – Active approved projects



Source: Cordell Connect, accessed 31 March 2020

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 932 dwellings with estimated completion dates, 685 dwellings (73.5 per cent) are estimated to be delivered by June 2021.

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 and improved ongoing understanding of post-approval activities and likely dwelling delivery.

Planning proposals

The DPIE LEPs Online database has been consulted to determine the pre-development application 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 LEPs online database have been considered by Council or otherwise been submitted for Gateway review by DPIE. 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 14.

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 14: Planning proposal pipeline

Title	PP Number	Review Commenced	Approximate dwellings	Status
Campbelltown LEP 2015 - Mount Gilead - Relocation of proposed Community Hub Building and Additional Permitted Use (0 homes, 0 jobs)	PP_2020_CAMPB_001_00	6/03/2020	0	Assessing Planning Proposal
Campbelltown LEP 2015 - Ingleburn Town Centre (The Core Precinct) (3,240 homes, 1,120 jobs)	PP_2019_CAMPB_001_00	7/02/2020	3,240	Pre-Exhibition
Campbelltown LEP 2015 - Rezoning 26 Mercedes Road, Ingleburn (Homes TBC, 0 jobs)	PP_2019_CAMPB_002_00	20/12/2019	0	Pre-Exhibition
Campbelltown LEP 2015 - 22-32 Queen Street Campbelltown (750 homes and 817 jobs)	PP_2019_CAMPB_003_00	16/12/2019	750	Pre-Exhibition
Campbelltown LEP Review - Amendment No. 24 (Misc - Jobs/Dwellings TBC)	PP_2019_CAMPB_005_00	19/11/2019	10	Pre-Exhibition
Campbelltown LEP 2015 - Additional permitted use amendment at 194 Campbelltown Road, Denham Court (0 homes and 0 jobs)	PP_2019_CAMPB_004_00	20/09/2019	0	Pre-Exhibition
Campbelltown LEP 2015 - Campbelltown RSL - 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown (438 Dwellings, 153 Hotel Rooms - Jobs TBC)	PP_2018_CAMPB_006_00	18/12/2018	438	Pre-Exhibition
Campbelltown LEP 2015 - Removal of Clause 4.1A and Restricted Dwelling Yield Maps (400 homes, 0 Jobs)	PP_2018_CAMPB_008_00	18/10/2018	400	Pre-Exhibition
Campbelltown LEP 2015 - Reclassification of 21 Deans Road, Airds from community to operational land (0 homes, 0 jobs)	PP_2018_CAMPB_005_00	12/09/2018	0	Approved by Minister or Delegate

Title	PP Number	Review Commenced	Approximate dwellings	Status
Campbelltown LEP 2015 - Prohibiting Multi Dwelling Housing from the R2 Low Density Residential Zone (0 new homes)	PP_2018_CAMPB_004_00	24/08/2018	0	Approved by Minister or Delegate
Campbelltown LEP 2015 (Amendment No 14) - Heritage listing at 2 Kent Street, Minto	PP_2018_CAMPB_003_00	20/07/2018	0	Approved by Minister or Delegate
Campbelltown LEP 2015 - Rezoning land at Evelyn Street, Macquarie Fields (28 Homes, 0 Jobs)	PP_2018_CAMPB_002_01	7/05/2018	28	Pre-Exhibition
Campbelltown LEP 2015 (Amendment No 11) - Rezoning land at 17 Percival Avenue, Ingleburn (0 dwellings)	PP_2018_CAMPB_001_00	12/01/2018	0	Approved by Minister or Delegate
Campbelltown LEP 2015 (Amendment No 9) - Rezone land at Eagleview Road/Goodsell Street, Minto [40 dwellings]	PP_2017_CAMPB_001_00	4/07/2017	40	Approved by Minister or Delegate
Campbelltown LEP 2015 (Amendment No 13) - Caledonia Precinct - Bensley, Mercedes and Oxford Roads, Ingleburn (170 dwellings)	PP_2016_CAMPB_003_02	14/11/2016	170	Approved by Minister or Delegate
Campbelltown LEP 2015 (Amendment No 4) - LGA Boundary realignment between Campbelltown and Camden LGA's (0 dwellings)	PP_2016_CAMPB_002_00	7/04/2016	0	Approved by Minister or Delegate
Campbelltown LEP 2015 (Amendment No 7) - Rezoning land at 82-102 Amundsen Street Leumeah	PP_2015_CAMPB_003_00	8/10/2015	35	Approved by Minister or Delegate
Varroville Cemetery - 166-176 St Andrews Rd, Varroville	PP_2015_CAMPB_001_00	30/03/2015	0	Approved by Minister or Delegate
194 Campbelltown Road, Denham Court: Additional Use	PP_2014_CAMPB_002_00	21/08/2014	0	Approved by Minister or Delegate
Campbelltown LEP 2015 (Amendment No 8) - Maryfields 168-192 Narellan Rd Campbelltown	PP_2014_CAMPB_001_00	25/06/2014	590	Approved by Minister or Delegate
Total			**5,701**	

Source: http://leptracking.planning.nsw.gov.au/currentproposal.php Accessed 16 March 2020

The planning proposal pipeline suggests that developers intend to deliver approximately 5,700 dwellings. Additionally, the Kellicar Road Planning Proposal (1,800 dwellings) and Minto Urban Renewal Precinct Planning Proposal (1,500 dwellings) have both been recently supported by Council and forwarded to DPIE for a Gateway Determination. A review of recent aerial imagery and Council's development application tracker indicates that that development applications have not yet been approved for affected lands.

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 processes involved with design, development application preparation, assessment and post-approval/construction activities. It is also possible that a planning proposal will not result in an amendment to CLEP 2015 or result in a less significant amendment.

Five rezoning reviews have been initiated since July 2014. Of those, one has had a potential impact on dwelling delivery and been approved to proceed to Gateway. The reference number for the application is RR_2019_CAMPB_002_00. It affects 71 St Andrews Road, Varroville and, if successful, could result in approximately 98 dwellings. The application has not been listed above, as it has not been issued a Gateway determination. However, it may result in additional dwellings during the 2021 to 2026 period and should be monitored.

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 deliver, the dwelling approval data from 2014/15 to 2018/19 would roughly translate into dwelling delivery between 2016/17 and 2020/21, the five year target timeframe. As explained above, this is approximately 8,300 dwellings. The 765 dwellings approved in 2019/20 would be delivered post July 2022.

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 between July 2016 and June 2019, it appears that dwelling delivery is approximately 80 per cent of what has received construction approval.

As shown in the DPIE dwelling completion data, approximately 4,600 dwellings have been delivered between July 2016 and June 2019. Assuming this trend continues in 2019/20 and 2020/21, approximately 6,500 dwellings would be delivered in the 2016 to 2021 target period. Meeting that figure is contingent on dwelling completions increasing in the remainder of 2019/20 with an average of approximately 1,300 dwellings delivered per year.

The post June 2021 development pipeline can be interpreted based on 2019/20 approvals, Cordell Connect estimated completion dates and the planning proposal pipeline:

- Development approvals: 765 dwellings
- Cordell Connect post June 2021: 684 dwellings
- Planning proposals: 5,701 dwellings.

The maximum post June 2021 pipeline of 7,150 dwellings only represents the theoretical maximum delivery of known applications. 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 achievable. However, the figure offers an estimate for developer intent in the medium term.

5.2 Housing demand

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

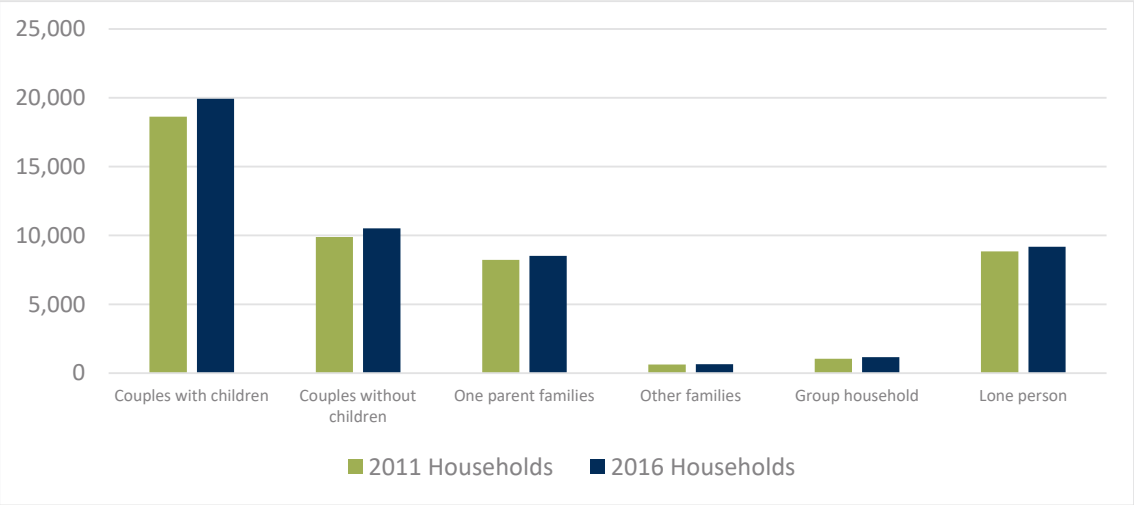
This section covers the following key areas:

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

5.2.1 Households

At the 2016 Census, the Campbelltown LGA contained approximately 52,477 households, an increase of approximately 3,392 households (or 6.9 per cent) from 2011.[16] Increases in the relative population of couples, both with and without children were about average (7.0 and 6.4 per cent, respectively), and form the majority of the household types in the Campbelltown LGA. Lone person households and single parent household increases were below average, being 3.7 and 3.5 per cent, respectively. Group households had a large relative increase, being 10.0 per cent, but low absolute increase of 106 households.

Figure 40: Changes in Campbelltown LGA households (2011 to 2016)



Key figures from the Census for comparison between the Campbelltown LGA and Greater Sydney are summarised in Table 15. On average, households in Campbelltown LGA were slightly larger with an average size of 3, versus 2.8 people per household across Greater Sydney. Generally, households earnt less in Campbelltown LGA, with a lower median household income. This is paired with a lower median rent and mortgage payments.

[16] population.id (2016)

Table 15: Comparative household statistics

	Campbelltown (LGA)	Greater Sydney (GCCSA)
Average people per household	3	2.8
Median weekly household income	$1,459	$1,750
Median rent	$350	$440
Median mortgage repayment	$1,842	$2,167
Average motor vehicles per dwelling	1.8	1.7

Source: Census of Population and Housing (2016), QuickStats

Campbelltown has an over representation of one parent families and couples with children when compared with Greater Sydney. Conversely there is a significant under representation of lone persons in Campbelltown. This may be reflective of the services available for lone persons in the area. Persons in need of assistance in the Campbelltown LGA typically live in single dwelling/single houses (82 per cent), compared with Greater Sydney (69 per cent).

5.2.2 Household sizes

At the time of the 2016 Australian Census, the average number of people per household in Campbelltown LGA was 3, compared with 2.8 for Greater Sydney.[17] The distribution of housing sizes in Campbelltown LGA is compared with that of Greater Sydney below in Figure 41.

Figure 41: Distribution of household sizes in Campbelltown LGA

Source: profile.id (2016)

It can be seen in Figure 41 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 46.6 per cent of households in Campbelltown, compared to 51.5 per cent across Greater Sydney.

[17] ABS (2016), 2016 Census QuickStats

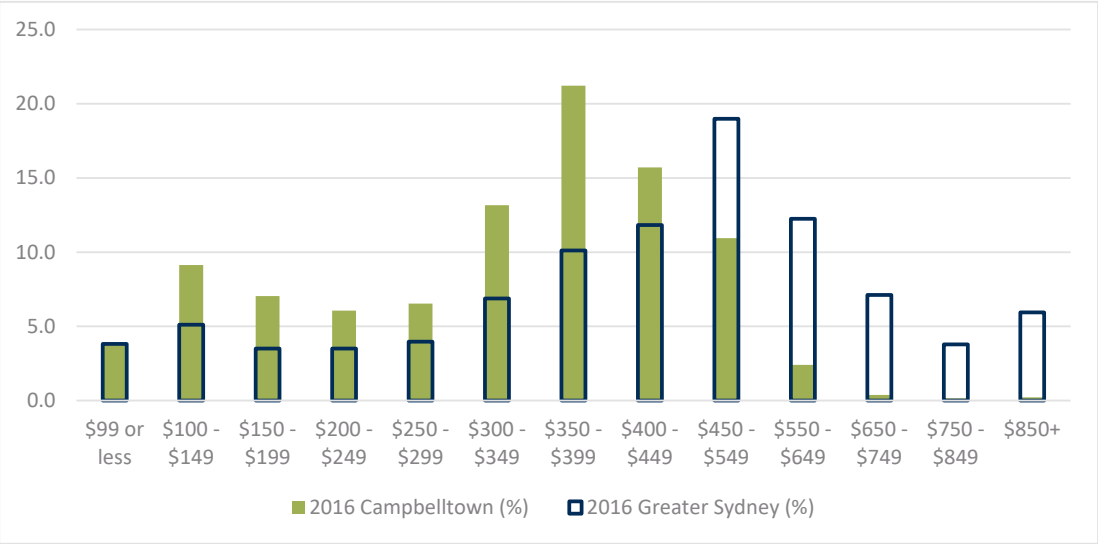
5.2.3 Housing costs

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 42. The most significant proportion of the community (21 per cent) pay between $350 and $399 per week in rent. Less than one per cent pay more than $650 per week, compared with 20 per cent of Greater Sydney.

Figure 42: Weekly housing rental payments, 2016



Source: .id, Campbelltown Community Profile (2020)

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 New South Wales. The quartiles are created for New South Wales 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 16 shows while additional households have been added to each category, a smaller portion of the rental households in Campbelltown LGA are in the lowest group and 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 35.8 per cent while the smallest proportion is in highest group with 6.1 per cent.

Table 16: Housing rental quartiles

	2011			2016			Change
Loan repayment quartile group	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Lowest group	4,176	30.1	17.4	4,345	27.1	16.6	+169
Medium lowest	4,918	35.5	18.4	5,732	35.8	18.5	+813
Medium highest	4,054	29.2	28.8	4,961	31.0	29.9	+907
Highest group	714	5.2	35.4	976	6.1	35.0	+262
Total households with stated rent	**13,865**	**100.0**	**100.0**	**16,015**	**100.0**	**100.0**	**+2,151**

Source: .id, Campbelltown Community Profile (2020)

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

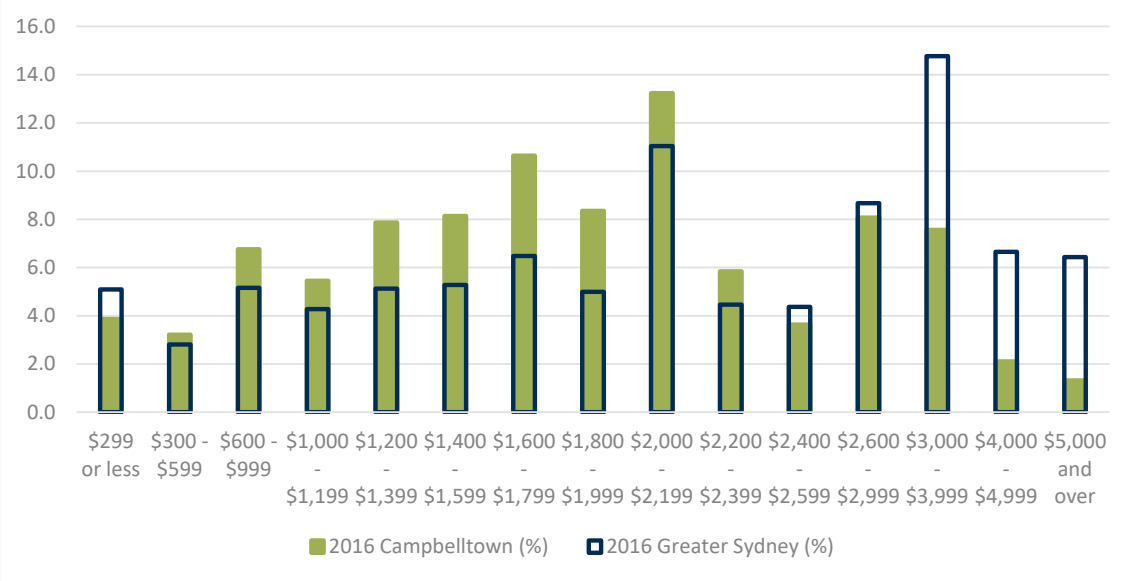
Additional information regarding median rent in the Campbelltown LGA is provided by DCJ's Rent Report. According to the March 2020 Quarter Rent Report, the median rent for new rentals was $395/wk. The median rent for houses was $420/wk, and the median rent for apartments was $355/wk.

Notably, the annual change for weekly rent dropped across all dwelling types: 1.25 per cent for all dwellings combined, 2.33 per cent for houses and 2.07 per cent for apartments. This is generally in line with the 2019 March Rent Report, where the annual change in median rent for all dwellings was negative 2.44 per cent, while houses had an increase of 2.27 per cent and apartments fell by 4.61 per cent. This may represent a continued period of prices falling in the LGA and should be monitored further in the future.

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 $300 and $2,399, the most common repayment bracket being $2,000-$2,199 with 13.2 per cent of households with stated mortgage repayments.

Figure 43: Monthly stated mortgage repayments, 2016



Source: .id, Campbelltown Community Profile (2020)

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 New South Wales. The quartiles are created for New South Wales 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 17 shows a similar pattern to that of the rental payment quartiles, with a strong representation in the medium lowest group and an under representation in the highest group. The notable difference is an overall decline in the number of households with stated mortgage repayments as well as a decline in the two lower quartiles.

Table 17: Housing mortgage repayment quartiles

	2011			2016			Change
Loan repayment quartile group	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Lowest group	4,587	24.1	19.0	4,274	22.7	19.8	-314
Medium lowest	6,552	34.5	21.8	6,300	33.4	20.9	-252
Medium highest	5,494	28.9	27.3	5,592	29.7	27.1	+98
Highest group	2,382	12.5	31.8	2,685	14.2	32.2	+303
Total households with stated mortgage repayments	**19,017**	**100.0**	**100.0**	**18,852**	**100.0**	**100.0**	**-165**

Source: .id, Campbelltown Community Profile (2020)

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 December 2019 Quarter Sales Report, the median sales price for a home in the Campbelltown LGA was $580,000, with the median non-strata price being $606,000 and the median strata price being $433,000.

The median home price was relatively stable from the previous year, increasing by 0.87 per cent. The median sales price for non-strata homes increased by 0.87 cent, and strata homes increased by 2.98 per cent. It is notable that the volume of non-strata homes increased by 10.76 per cent over the year, when strata home sales volume increased by 31.51 per cent. This could reflect a higher demand for strata units, such as flats. This is a reverse in the trend in the December 2018 Quarter Sales Report, which reported a 13.40 per cent drop in annual strata median prices, and a 42.97 per cent drop in volume.

Generally, the mortgage repayments in Campbelltown are in the lower quartiles of the NSW market with a decrease in total number of households with mortgage repayments. This is reflective of the market between 2011 and 2016.

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.

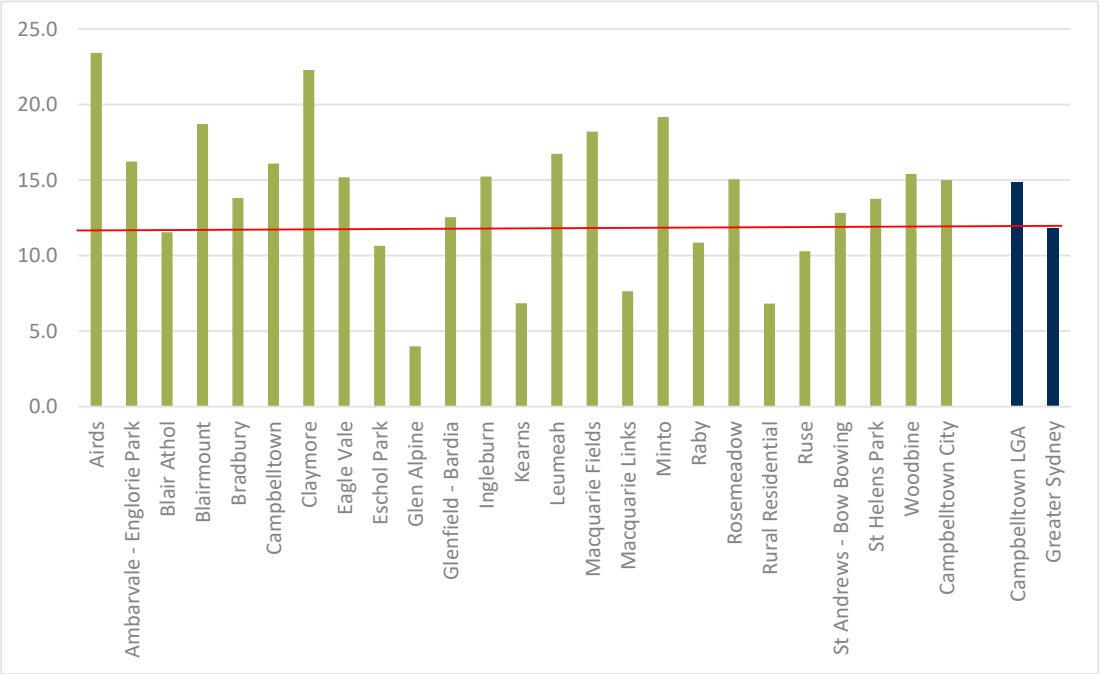
Of the 52,477 households in Campbelltown LGA 7,873 households, or 15.0 per cent of households were experiencing housing stress in 2016.

As shown in Figure 44 Campbelltown LGA housing, 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 44: 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 263,037 Indigenous households in 2016 in NSW, 2 in 5 (38 per cent) were home owners with 3 in 5 (57 per cent) renters. Although the rate of home ownership in the indigenous community has risen between 2006 and 2016 from 34 per cent to 38 per cent, it remains significantly lower than the Other Australian household rates that have seen marginal decline in the same period of 69 per cent (2006) to 66 per cent in 2016. In 2016, 21 per cent of indigenous households were living in social housing, a decrease from the 2006 rate of 29 per cent. 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 2018, 1 in 7 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 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 25 per cent of all Specialist Homelessness Services in 2017-18 with 65,200 indigenous Australians accessing the services.

In 2016, 1 in 5 Indigenous Australians (20 per cent) were living in over-crowded dwellings compared to around 3 per cent of other households. 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 October 2019 the zone included:

- 1,461 general applications
- 77 priority applications

The expected waiting time for studio to 3 bedroom properties is between 5 and 10 years while applications for 4+ bedroom properties are expected to wait over 10 years.

Social housing stock count is published through the Department of Corrections and Justice by district. The Campbelltown LGA is located in the South West Sydney district. The social housing stock in the Sydney District as of 30 June 2019 is shown in Table 18. In total, there are 26,715 social housing dwellings, the bulk of which are public housing (20,709 dwellings) and community housing (5,464 dwellings).

Table 18: South West Sydney District social housing stock, 2019

Housing type	Studio/ 1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Public housing	4,549	5,011	9,135	2,014	20,709
Aboriginal Housing Office	30	55	286	100	471
Indigenous Community Housing		3	38	30	71
Community Housing	1,237	1,753	1,926	548	5,464
Total	**5,816**	**6,822**	**11,385**	**2,692**	**26,715**

Source: https://public.tableau.com/profile/facs.statistics#!/vizhome/Social_Housing_Residential_Dwellings/Dashboard (accessed 28 July 2020)

5.2.7 Accessible Housing

For the purposes of housing, the primary planning controls for seniors and people with a disability are contained within *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP).

The Seniors Housing SEPP identifies seniors as people who are either:

- Aged 55 or more years
- Resident at a facility at which residential care is provided
- Assessed as being eligible to occupy housing for aged persons provide by a social housing provider.

The SEPP defines people with a disability 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 2016, the population aged 60 or more years was approximately 27,243 people, or 17 per cent of the Campbelltown LGA population. This is an increase of approximately 5,496 people from 2011, or approximately 4 per cent, in line with the overall population increase.[18]

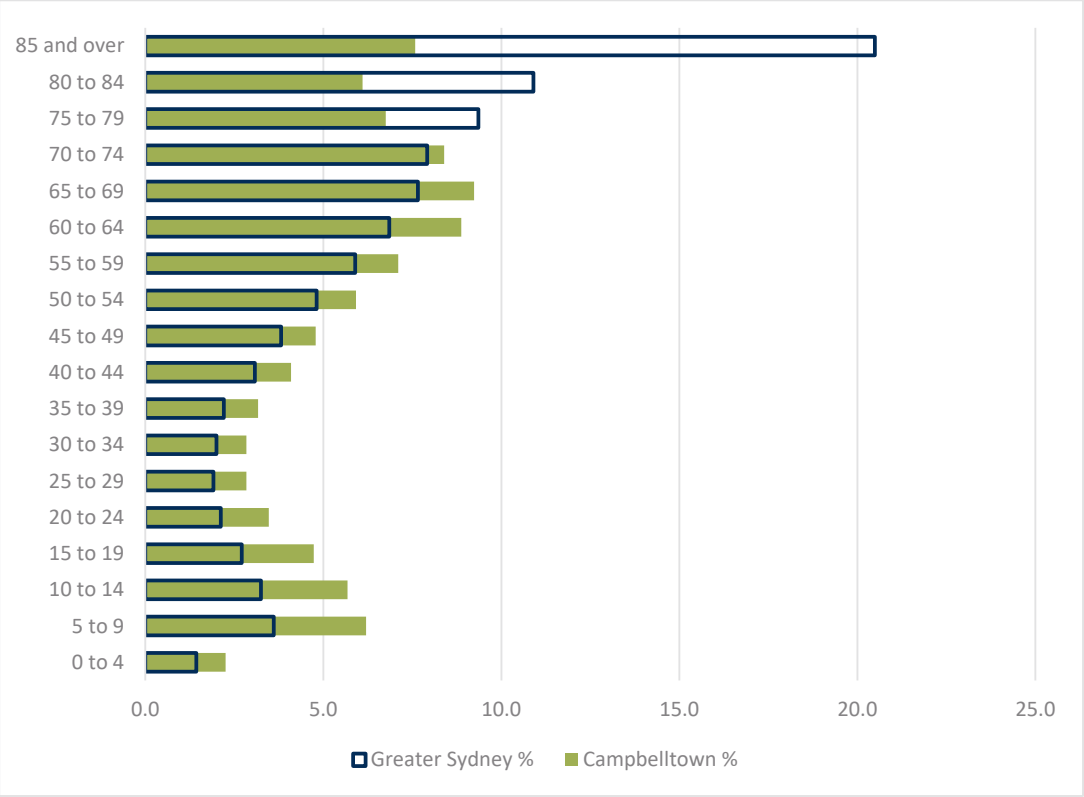
[18] ABS, Census of Population and Housing, 2016, TableBuilder (December 2019)

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 45 and Figure 46, showing the proportion of individuals living in need of assistance and households types that include individuals living in need of assistance, respectively

In the Campbelltown LGA, approximately 5.9 per cent of the population is living needing help in their day-today lives due to disability, comparatively 4.9 per cent of the population of Greater Sydney report the same thing. As shown in Figure 45 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 high representation of middle-aged adults and adolescents in need of assistance.[19]

Likewise, as shown in Figure 46, a higher proportion of Campbelltown LGA households with children include individuals living in need of assistance than other household types, particularly single parent households. Considering that the age distribution of those living in need of assistance, it is likely that households include households with adult children, either with the adult children or parents living in need of assistance.

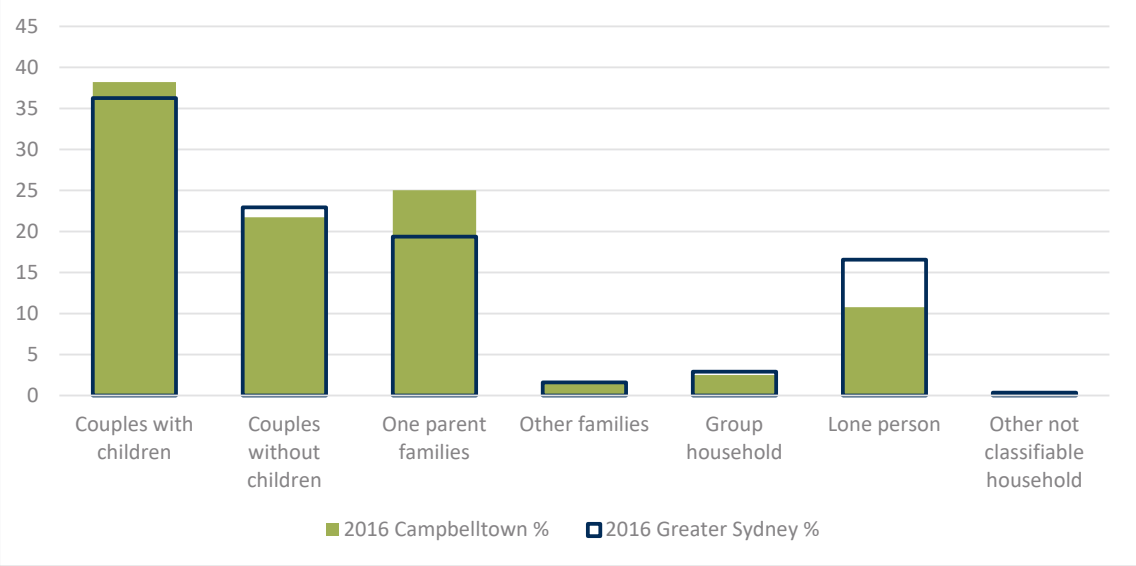
Figure 45: Age distribution of those living in need of assistance



Source: .id, Campbelltown Community Profile (2020)

[19] .id, Campbelltown Community Profile (2020)

Figure 46: Household type of those living in need of assistance



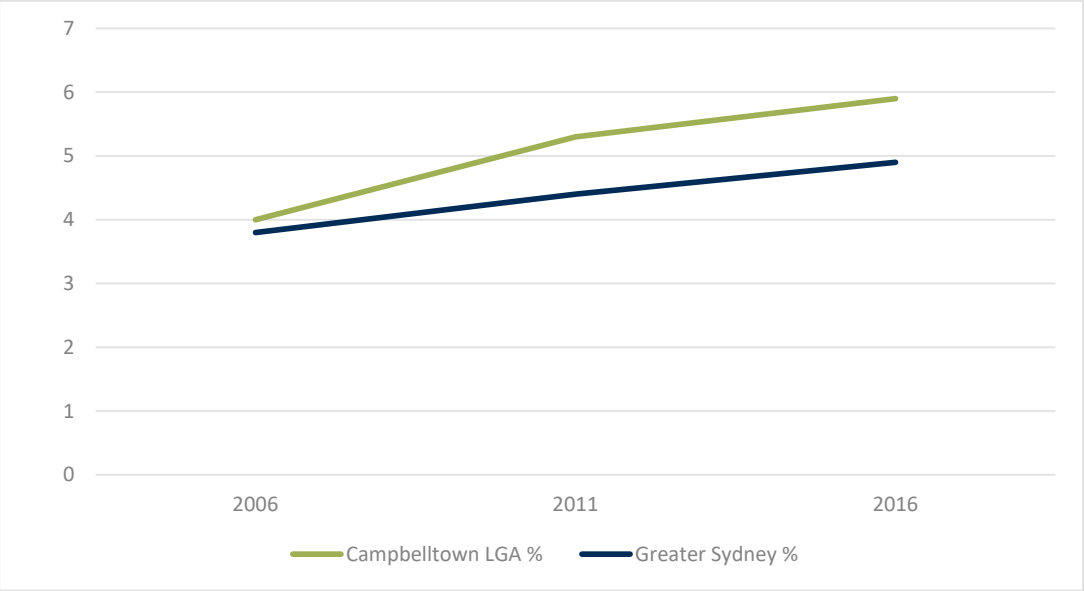
Source: .id, Campbelltown Community Profile (2020)

Figure 47 examines the overall population of the Campbelltown LGA individuals living in need of assistance, compared to Greater Sydney, from the 2006 to 2016 censuses. As of the 2016 Census, Campbelltown LGA included 9,198 people, or 5.9 per cent of the overall population (compared to 4.9 per cent of Greater Sydney). This is up from 7,720 in 2011, or 5.3 per cent of the then population (compared to 4.4 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.

Between 2011 and 2016 the age distribution of those living in need of assistance in Campbelltown changed with a decrease in elderly age groups, a significant increase in middle-aged adult age groups and a general increase across people all ages under 75 years old. This is shown in Figure 48. 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.[20]

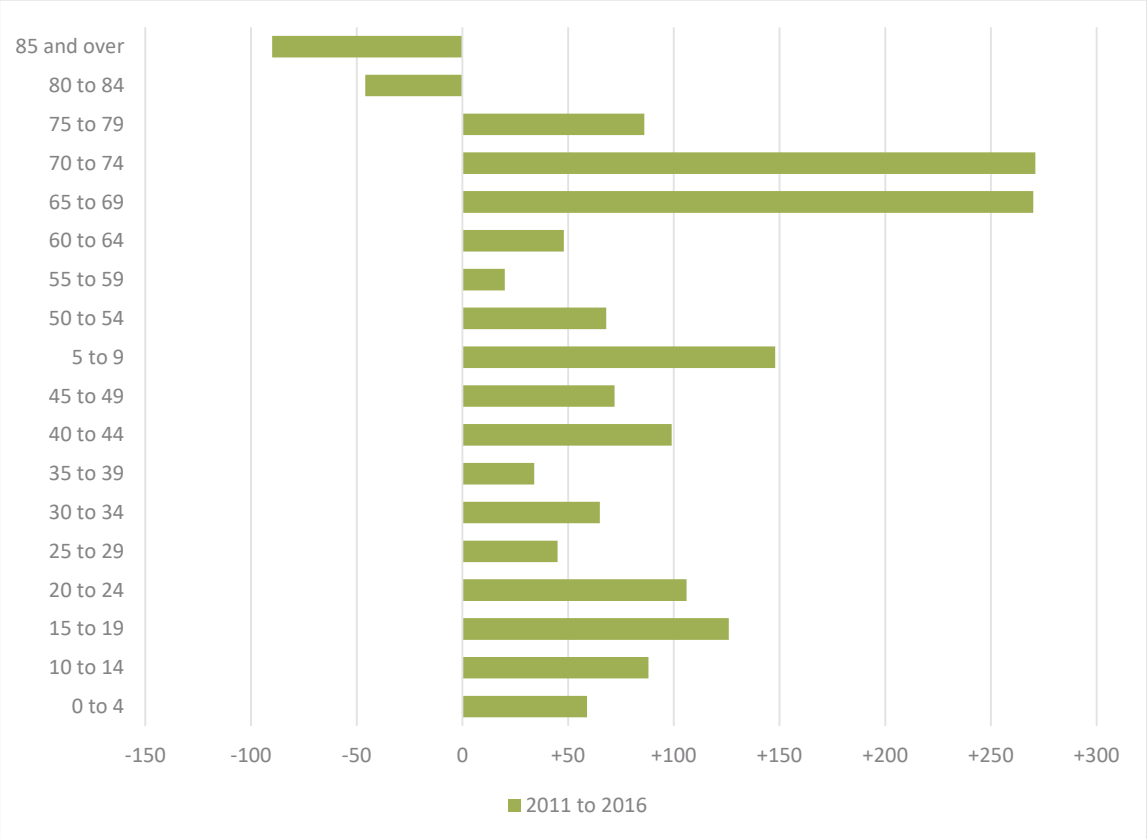
[20] .id, Campbelltown Community Profile (2020)

Figure 47: Proportion of overall population living in need of assistance



Source: .id, Campbelltown Community Profile (2020)

Figure 48: Change in number of people per age group living in need of assistance



Source: .id, Campbelltown Community Profile (2020)

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

While the Seniors 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 (ie beyond the seniors living dwelling type).

5.2.8 Homelessness

Homelessness in Australia is recorded by the ABSs' *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.

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 19.

Table 19: 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

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.

5.2.9 Affordable housing and key workers

In NSW, affordable housing is defined by the 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 2016 Census, the median household income for the Greater Sydney area was $1,750. 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 2019/20 financial year. Bands are provided below:

- Very low (50 per cent of Greater Sydney median): $48,200 per year
- Low (50 to 80 per cent of the Greater Sydney median): $77,100 per year
- Moderate: (80 to 120 per cent of Greater Sydney median): $115,700 per year.

This equates to affordable housing eligible households having a maximum weekly income of $2,225. Census data on weekly incomes is provided in ranges, with the closest range being up to $1,999 per week, which is more suitable for analysis than the next range, which is up to $2,999 per week. According to profile .id, approximately 29,957 Campbelltown households had a weekly income of $1,999 or less, or 59.7 per cent of total households.

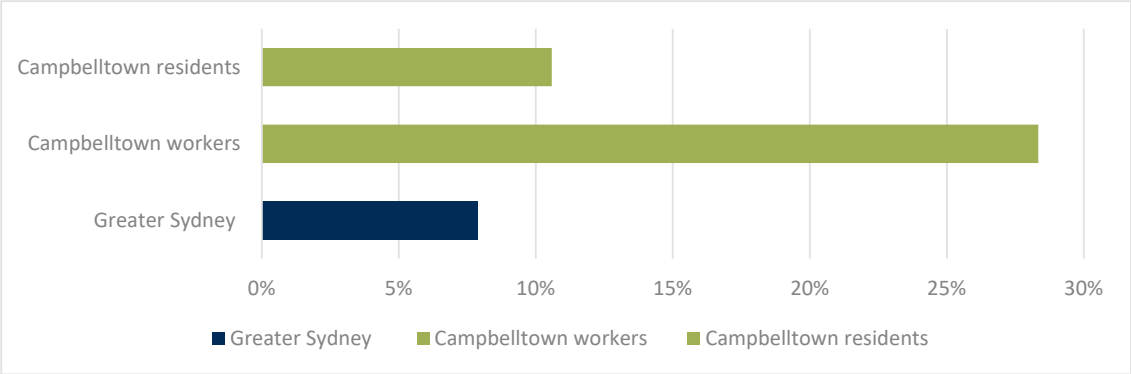
There is a wide range of literature describing approaches to the definition of essential or key workers in any area. Based on review of several resources the definition used by .id in their demographic analysis and in the BankWest *Key Worker Housing Affordability Report, 2018*. The Bankwest Curtin Economic 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.*"[21]

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
- Health and Welfare Support Workers
- Automobile, Bus and Rail Drivers
- Personal Carers and Assistants
- Child Carers
- Cleaners and Laundry Workers
- Sales Assistants and Salespersons
- Hospitality Workers.

Approximately 16,614 Campbelltown LGA residents were identified as key workers in these categories, or 11 per cent of the Campbelltown resident workforce. As shown in Figure 49 there is an over representation of key workers employed in Campbelltown LGA, compared to Greater Sydney, and residents of the Campbelltown LGA are employed in key worker occupations at slightly higher rate than those of Greater Sydney. This is reflective of the role of Campbelltown as a regional centre offering retail, health and education services for a wide catchment.

Figure 49: Percentage of workforce employed in key worker occupations

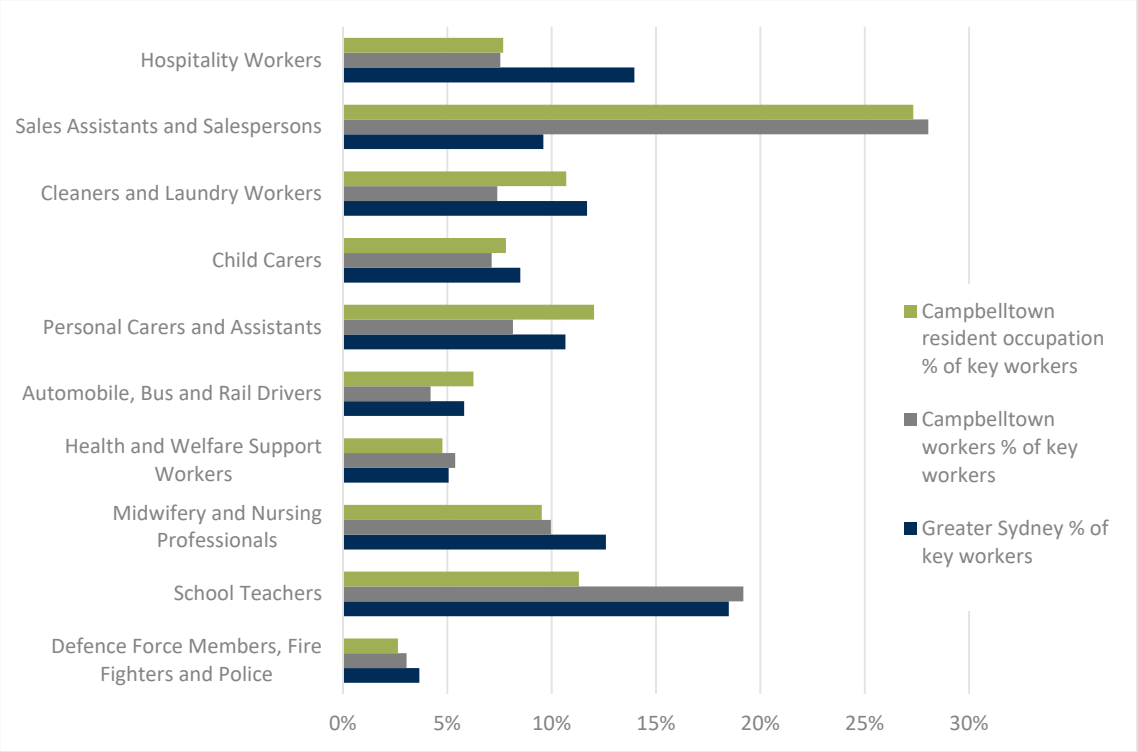


Source: ABS TableBuilder, 2020

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

Campbelltown LGA residents and workers have a strong representation in sales assistants and salespersons, while the workers are under-represented in cleaners and laundry workers, personal carers and assistants and automobile, bus and rail drivers. School teacher and midwife and nurse professional are under-represented occupations among Campbelltown LGA residents, this is an important observation considering the health and education hub to the south of Campbelltown CBD. Figure 50 details the distribution of key worker occupations for Campbelltown LGA residents, workers and Greater Sydney residents.

Figure 50: Distribution of occupations across the key worker groups



Source: ABS TableBuilder, 2020

Analysis of the key workers data shows that 15,888 or 95.6 per cent[22] of key workers who live in the Campbelltown LGA are in the very low, low or moderate income groups. Of these key workers, approximately 12 per cent (1,787) are paying more than the median weekly rent for Campbelltown ($390) and approximately 28 per cent (4,272) are paying more than the median monthly mortgage repayment for Campbelltown ($1,733).

[22] ABS, Census of Population and Housing, 2016, TableBuilder (February 2020)

5.2.10 Market preference

The Campbelltown LGA is part of the South West Sydney Housing Demand Area (HMDA) as identified by UNSW City Futures in their report: *Implementing Metropolitan Strategies: Taking into Account Local Level Housing Demand*.[23] 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, including strong growth in occupied properties occurring in residential flat buildings. 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 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.

An analysis of recent real estate sales data (realestate.com.au) indicates suburbs in the Campbelltown LGA with high effective demand for housing based upon the average number of site visits per property. Suburbs are classified as high demand when they are above the NSW average of 793 visits per property. Suburbs along the Glenfield to Macarthur urban renewal corridor and those immediately adjacent received the greatest demand. Community submissions to council also indicated areas with high demand.

The five suburbs with the highest market demand include:

- Glenfield
- Bow Bowing
- St Andrews
- Kentlyn
- Englorie Park.

Analysis of sales data, while limited, suggests that detached, low-rise residential housing attracts the highest level of demand across the LGA. Existing villa housing attracted strong demand, whereas new housing was typically sought on smaller lots. Townhouses, particularly attached or semi-attached terrace housing, were also more popular than apartment sales over the previous twelve months to March 2020, with the exception of lands between Macarthur and Campbelltown stations.

5.2.11 Projected housing need

Campbelltown LGA's residential population is projected to grow significantly over the two decades to 2036. DPIE projects a population of approximately 227,946 by 2036, which represents a 41 per cent increase in the LGA population from 2016. Forecast.id projects an increase of 71 per cent on the 2016 population over the same period to 2036.

The projections provide additional detail for the components of their population projections in Table 15 (DPIE) and Table 21 (forecast .id).

[23] 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

Table 20: Breakdown of population growth components (DPIE)

Component	2016 to 2021	2021 to 2026	2026 to 2031	2031 to 2036
Natural increase/decrease	10,045	10,098	9,330	9,318
Net migration	8,440	3,890	8,998	6,261
Total population change	**18,485**	**13,988**	**18,328**	**15,579**

Source: DPIE (2019)

Table 21: Breakdown of population growth components (forecast.id)

Component	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036
Natural increase/decrease	9,259	10,407	11,873	14,023
Net migration	10,248	20,475	19,943	17,324
Change in persons in non-private dwellings	26	36	24	12
Total population change	**19,548**	**31,045**	**32,086**	**31,690**

Source: Forecast.id (2017)

Household projections are derived from the projected population based on average household size and implied dwellings are the derived from the average dwelling occupancy rate, shown in Table 22. DPIE projections indicate that approximately 30,132 additional dwellings (+52 per cent) would be required by 2036 beyond 2016 supplies, while projections by forecast.id over the same period indicate that approximately 40,408 additional dwellings (+72 per cent) would be required over the same period.

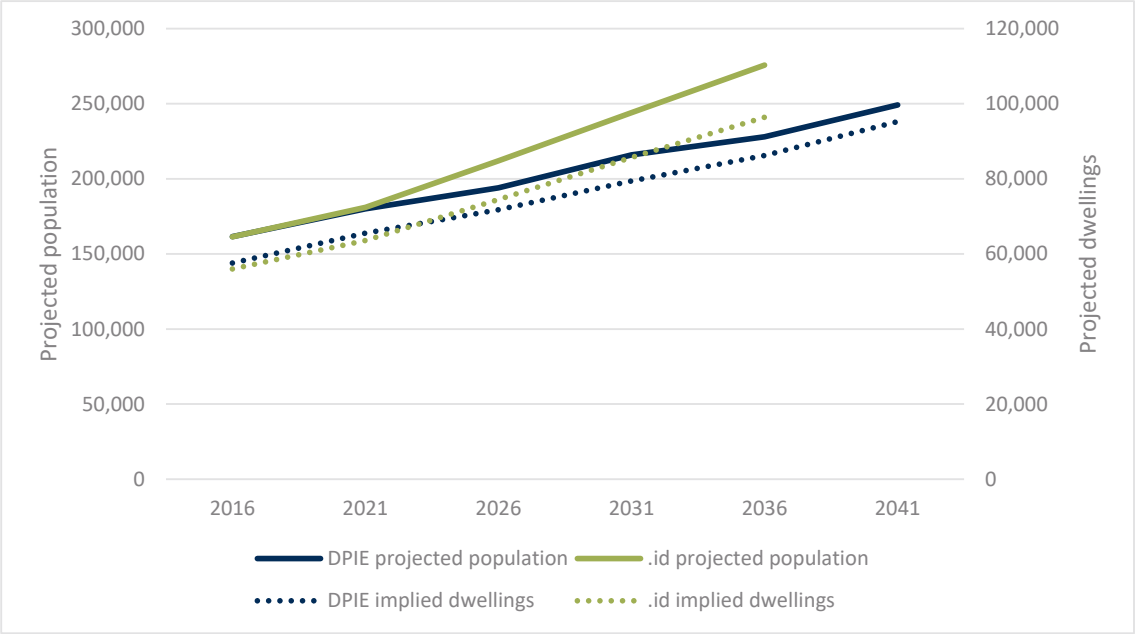
Table 22: Comparison of population, household and dwelling projections for Campbelltown LGA

Projection	2016	2021	2026	2031	2036	2041	Change 2016-2036
DPIE projected population	161,566	180,051	194,039	215,963	227,946	249,262	+66,380 (+41%)
DPIE projected households	54,671	62,223	68,134	75,436	81,860	90,427	+27,189 (+50%)
DPIE implied dwellings	57,591	*65,124**	*72,657**	*80,190**	*87,723**	95,256	+30,132 (+52%)
.id projected population	161,408	180,957	212,002	244,088	275,778	-	+114,370 (+71%)
.id projected households	54,638	61,759	72,212	83,070	93,397	94,638	+38,759 (+71%)
.id implied dwellings	55,986	63,558	74,507	85,718	96,394	-	+40,408 (+72%)

Source: DPIE (2019), ASGS 2019 LGA projections; forecast.id (2017), Campbelltown City Population Forecast

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

Figure 51: Comparison of population and dwelling projections



Source: DPIE (2019), ASGS 2019 LGA projections; forecast.id (2017), Campbelltown City Population Forecast
*Figure has been derived using linear trend of DPIE projections

Projected Dwelling Types

HillPDA has examined housing delivery trends in the Campbelltown LGA, using 2006, 2011 and 2016 Census data. The analysis of trends has been used to inform inputs and assumptions used in the HillPDA Housing Propensity Model to project demand for housing the LGA.

The HillPDA Housing Propensity Model projects housing demand by dwelling type. The projections are based on characteristics of occupied dwellings and the resident households to determine the proportional increase in dwelling types over time.

- Step 1 Exclude other households and dwelling structure not stated from count of occupied dwellings by household composition
- Step 2 Convert occupied dwellings by family composition to proportion of total dwelling stock
- Step 3 Calculate the annual proportional change between 2006 and 2016
- Step 4 Apply this annual change to the 2016 census proportion (2016-2036)
- Step 5 Apply these forecast proportion to the corresponding dwelling projection year.

The most recent DPIE population projections prepared by DPIE have been used as a base.

Ultimately, the type of housing that a household chooses will be influenced by individual preferences, available housing stock, and other factors such as costs and proximity to employment, social infrastructure and other demands.

Trends in dwelling type for different household types are examined below in Table 23 and Table 24.

Table 23: Change in dwelling type by household type,2006 to 2016

Household Type	Separate house	Medium density	High density	Other dwelling	Total
Couple only	900	332	258	3	1,493
Couple with children	229	524	171	8	932
Single parent	524	-353	78	11	260
Other family households	86	33	12	0	131
Lone person	334	486	275	0	1,095
Group	162	20	43	7	232
Total	**2,235**	**1,042**	**837**	**29**	**4,143**

Source: ABS 2006,2011 and 2016 Censuses

Table 24: Proportional change in dwelling type by household type, 2006 to 2016

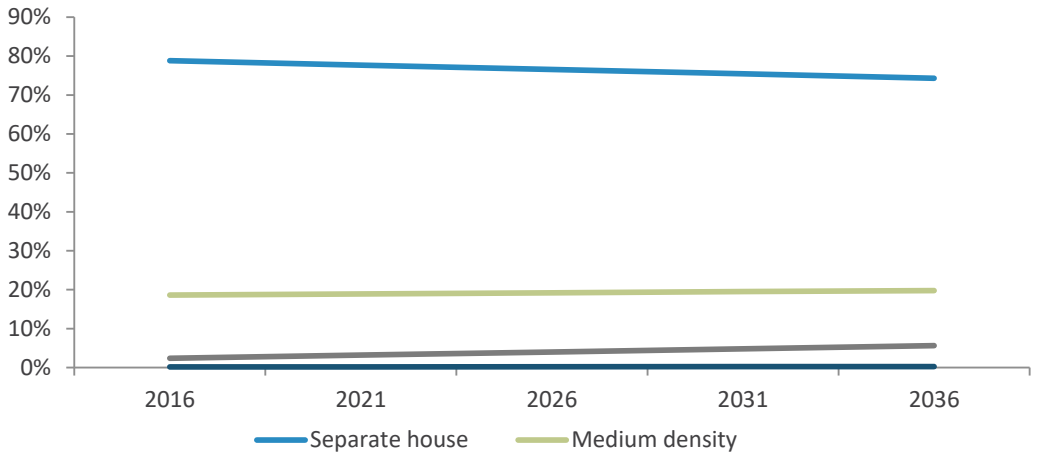
Household Type	Separate house	Medium density	High density	Other dwelling
Couple only	0.4%	0.4%	0.5%	0.0%
Couple with children	-2.7%	0.7%	0.3%	0.0%
Single parent	0.0%	-1.1%	0.1%	0.0%
Other family households	0.1%	0.0%	0.0%	0.0%
Lone person	-0.3%	0.5%	0.5%	0.0%
Group	0.2%	0.0%	0.1%	0.0%
Total	**-2.3%**	**0.6%**	**1.6%**	**0.0%**

Source: ABS 2006,2011 and 2016 Censuses

These housing trends have been projected into the future and applied against the DPIE housing projections in Figure 52 and Figure 53.

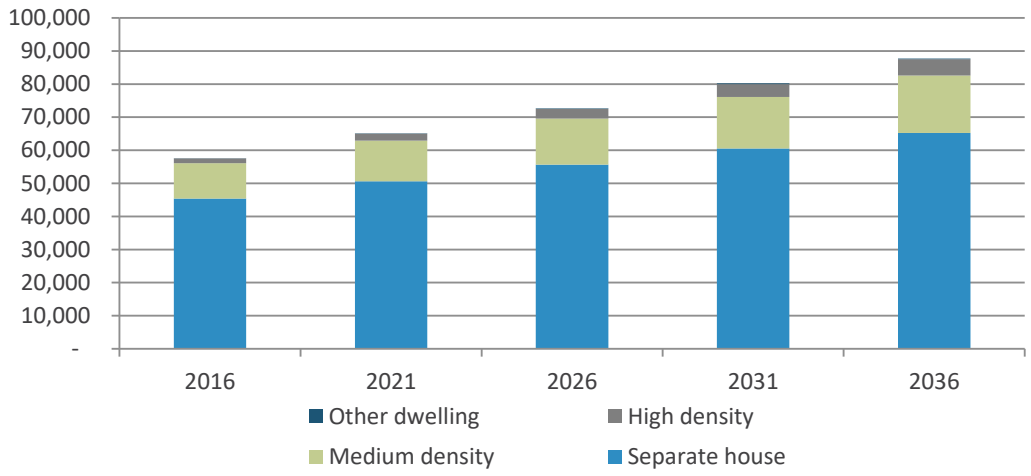
As shown in the figures, the trends translate into a steady demand for low, medium and high density housing into the future. While medium and high density housing types are expected to continue to be in the minority, their proportion of the total dwelling mix is set to increase. In practice, this may be represented in redevelopment of existing low density housing lots into dual occupancies or other forms of medium density housing, or the take-up of higher density dwelling opportunities in centres.

Figure 52: Projected proportion of new dwellings in Campbelltown LGA, 2016-2036)



Source: HillPDA

Figure 53: Projected dwelling mix in Campbelltown LGA 2016-2036 (DPIE)



Source: HillPDA

The projected dwelling demand is indicated in Table 25.

Table 25: Dwelling projections, by year, by housing type

	Separate house	Medium density	High density	Other dwelling	Total
2016	45,393	10,716	1,383	98	57,591
2021	50,597	12,311	2,089	127	65,124
2026	55,631	13,951	2,917	159	72,657
2031	60,495	15,635	3,866	194	80,190
2036	65,190	17,363	4,936	234	87,723
Increase	19,797	6,647	3,553	136	30,132
% increase (relative to 2016)	43.6%	62.0%	256.8%	138.1%	52.3%

Source: HillPDA

6.0 PLANNING REVIEW

The planning framework is a key determinant of the location, type and built form of future housing development. Providing housing to meet the needs of the existing and future population requires a planning framework that provides opportunities for financially feasible housing development in appropriate locations. This section reviews the current planning controls that will impact on housing development to identify any unnecessary barriers to housing development and identify opportunities to encourage needed housing types. This analysis may inform future amendment to the planning controls.

6.1 Review of current controls

This section reviews the primary controls set out in the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and Campbelltown Sustainable City CDCP 2015 (SCDCP 2015) by housing type.

6.1.1 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 E3 Environmental Management E4 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% 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.	

6.1.2 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 ARH SEPP	**Typical DCP controls:** • The principle dwelling shall continue to me 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 ARH SEPP) recognises the potential for larger secondary dwellings in the LGA	• Primary controls are under the ARH SEPP with minimal DCP controls for non ARH SEPP compliant applications • Opportunity to provide guidance regarding the sharing of open space and facilities with principal dwelling.

6.1.3 Dual occupancies and semi-detached dwellings

Dual occupancy and semi-detached dwellings

Definition:	Permissible zones:
• **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	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) E3 Environmental Management (dual occupancy only) E4 Environmental Living (dual occupancy only)
Typical LEP controls:	**Typical DCP controls:**
• Minimum lot size of generally between 700 and 2,000 sqm • 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.	• Minimum street frontage: – Dual occupancy (single lot): 5.5 m – 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

6.1.4 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.

6.1.5 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.

6.1.6 Residential flat buildings and shop top housing

Residential flat buildings and shop top housing

Definition:	**Permissible zones:**
• **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	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: – B3 Zones: First two stories non-residential – B4 Zone: First storey non-residential	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 • 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 • 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

6.2 Planning constraints and barriers

6.2.1 Complexity of planning controls

In addition to the general controls identified above, Volume 2 of CSCDCP 2015 contains DCPs specific to sites across the LGA. The DCPs generally relate to anticipated large scale development of precincts or long term management of important assets. The site specific DCPs are identified below.

- 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.

The site specific DCPs provide clear 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.

6.2.2 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.

6.2.3 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.

6.2.4 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 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 (affordable rental 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. 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.

7.0 STAKEHOLDER VIEWS

The Campbelltown LGA residents are known, from previous engagement activities, to be strong advocates for retaining the rural character of the region, protecting native flora and fauna, while also supporting local employment and economic growth.

Ongoing engagement has also been occurring regarding several other council strategies, particularly the Local Strategic Planning Statement and the *Reimagining – Campbelltown City Centre Master Plan* project that focuses on the Campbelltown CBD. Due to several engagement activities over the past 12 months it is possible the community could be experiencing from consultation fatigue and be less likely to be interested in engagement activities. To avoid this, 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.

7.1 Engagement methods

A broad range of engagement methods were considered for the LHS. The methods have been determined in consultation with Council officers, having regard for project timeframes and constraints during the COVID-19 health crisis.

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, some focused 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 respond to.

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 can provide detailed insight regarding perspectives of individuals, professionals or industry groups. The focus of the phone calls was to understand perspectives regarding the existing supply and demand for housing in Campbelltown while identifying opportunities and challenges in this space.

Part of this element of the engagement was participation 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:

- 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 to communicate findings from the early stages of the study and begin to develop a housing vision and priorities. Due to the Covid-19 health crisis 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 development controls and the direction of the LHS towards scheduling.

7.2 Survey findings

In total 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

7.2.1 Who responded?

70 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.

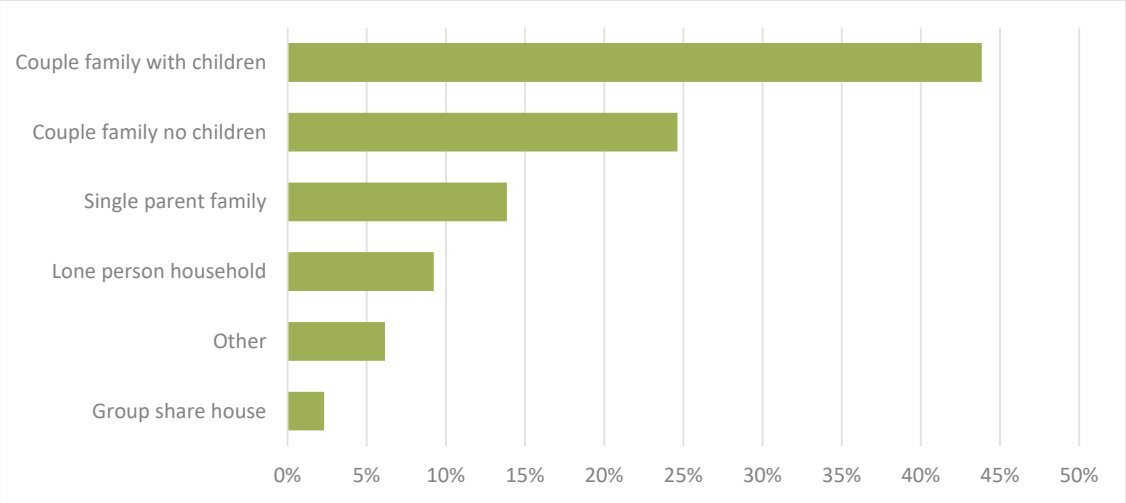
Respondents were generally middle-aged adults with the most respondents being between 35-44 (31 per cent) or 45-54 (25 per cent) years of age. 25-34 year old people represented 19 per cent of respondents and all other age groups were represented across the survey with at least one respondent.

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 54). 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.

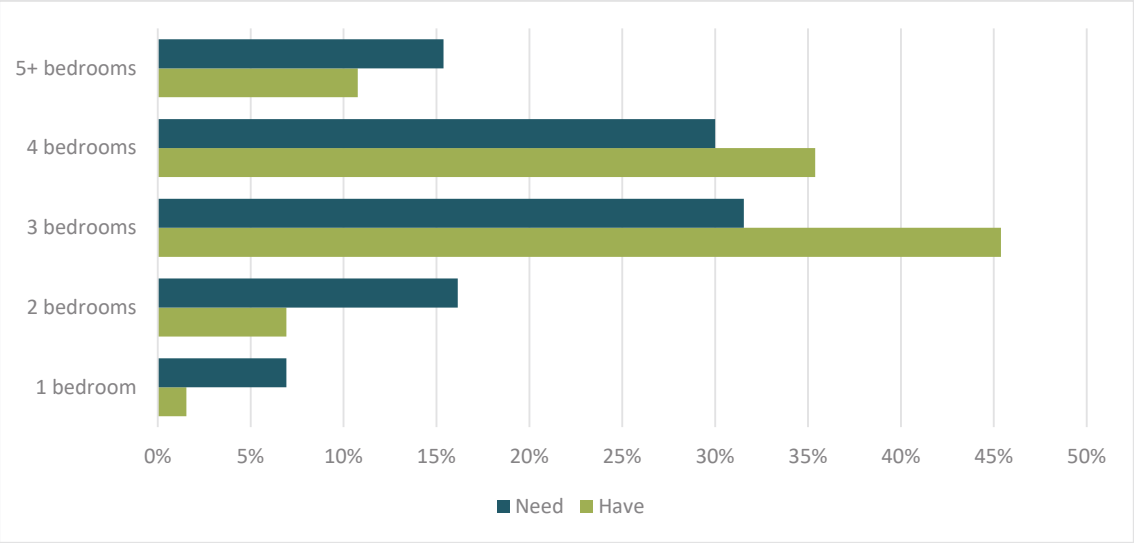
Figure 54: Responses to 'What does your household look like?'



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 55, most commonly the homes of respondents had three (45 per cent) or four (33 per cent) bedrooms in their homes, 10 per cent with five or more bedrooms and seven per cent with 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.

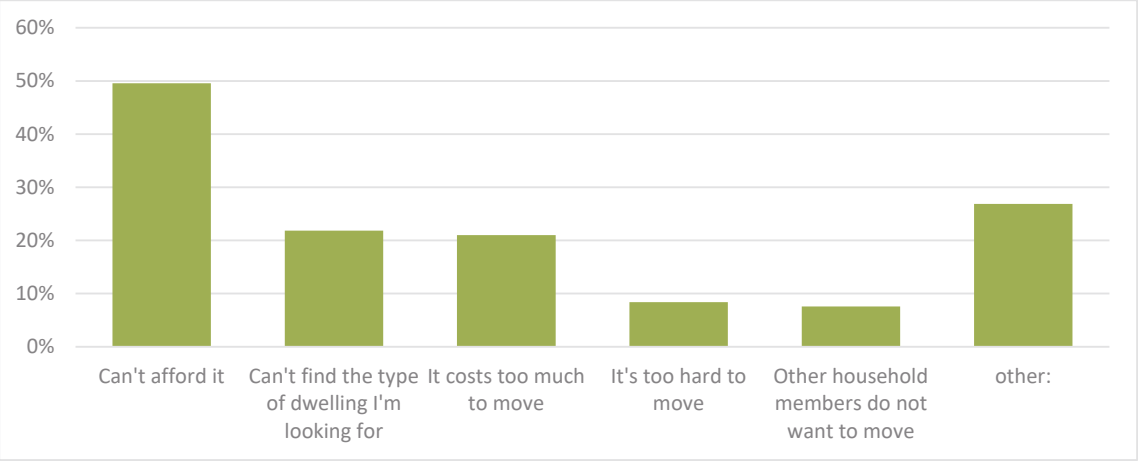
Figure 55: Responses to 'How many bedrooms to you have?' and 'How many bedrooms do you need?'



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 home 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 can't find the type of dwelling they are looking for (Figure 56). 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 56: 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.

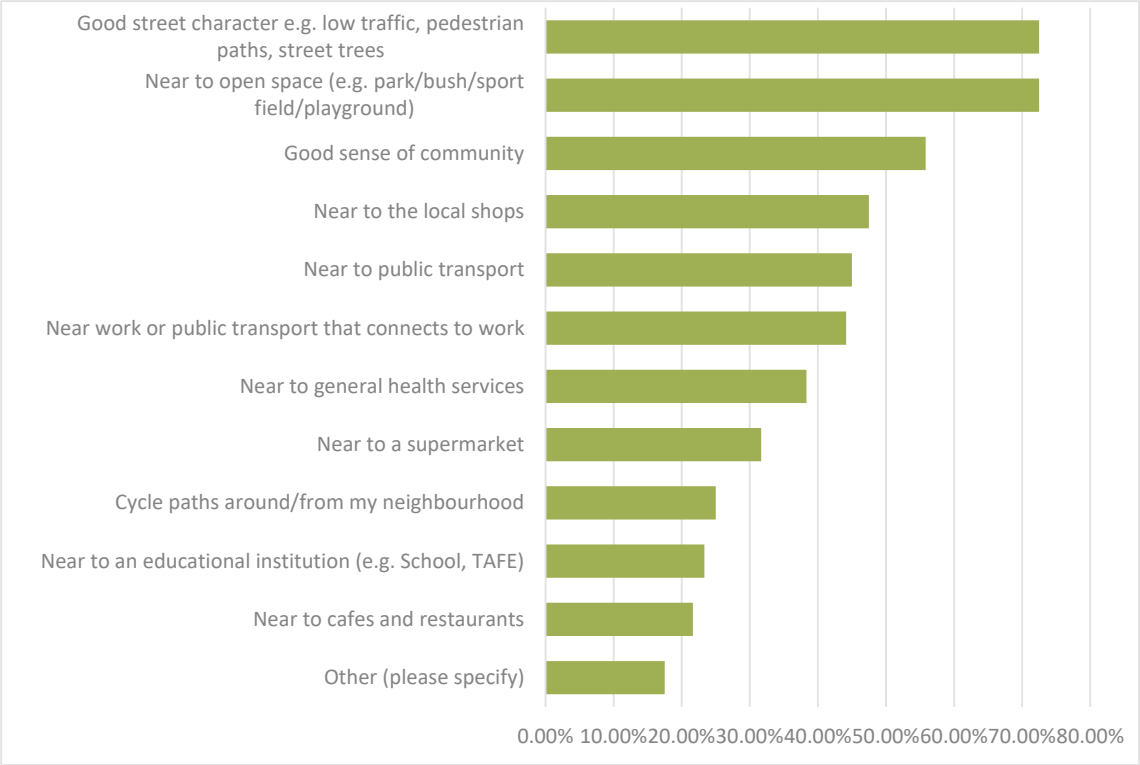
7.2.2 What do they value when choosing where to live?

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.

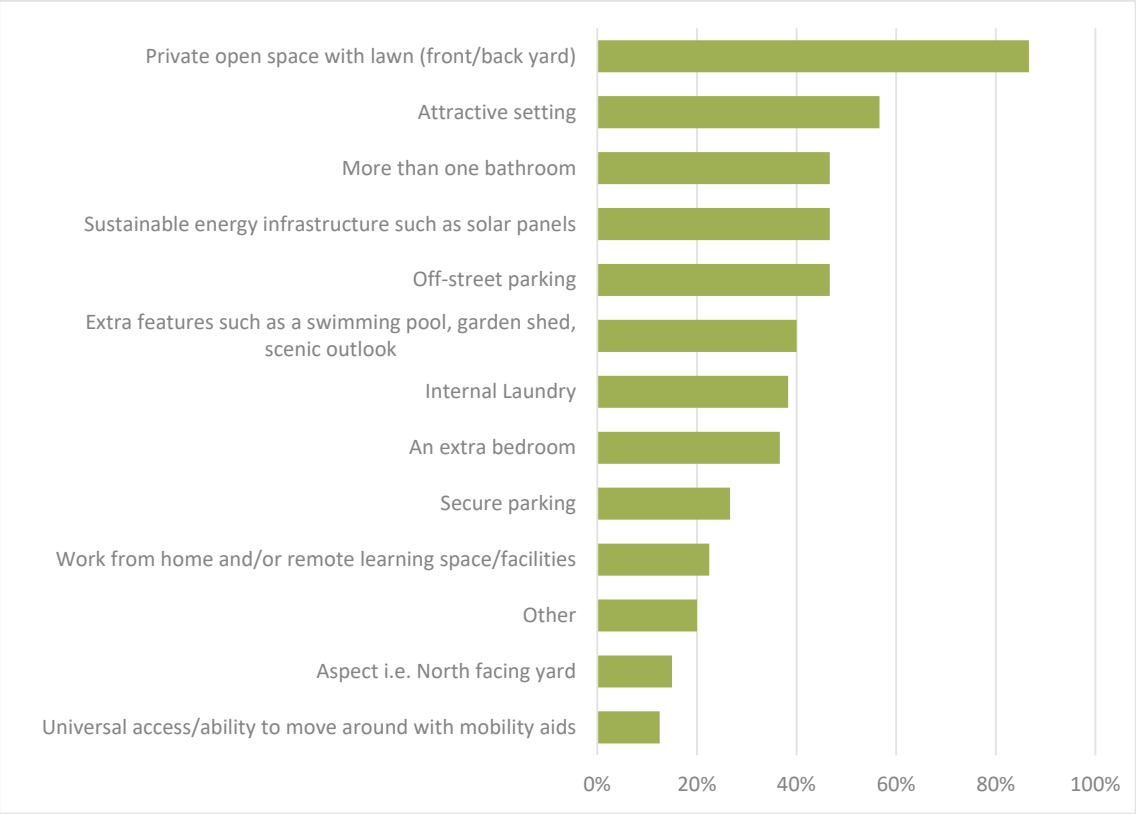
Respondents indicated, as shown in Figure 57, that good street character and being near to open space was the most important factor when choosing where look for a home to live with 73 per cent of respondents including these in their responses. Other popular factors for consideration were, including low 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 57: 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 the most important thing, outside of cost, to influence their decision in the amount of private open space with 86 per cent of respondents including this in their top five considerations (Figure 58). 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.

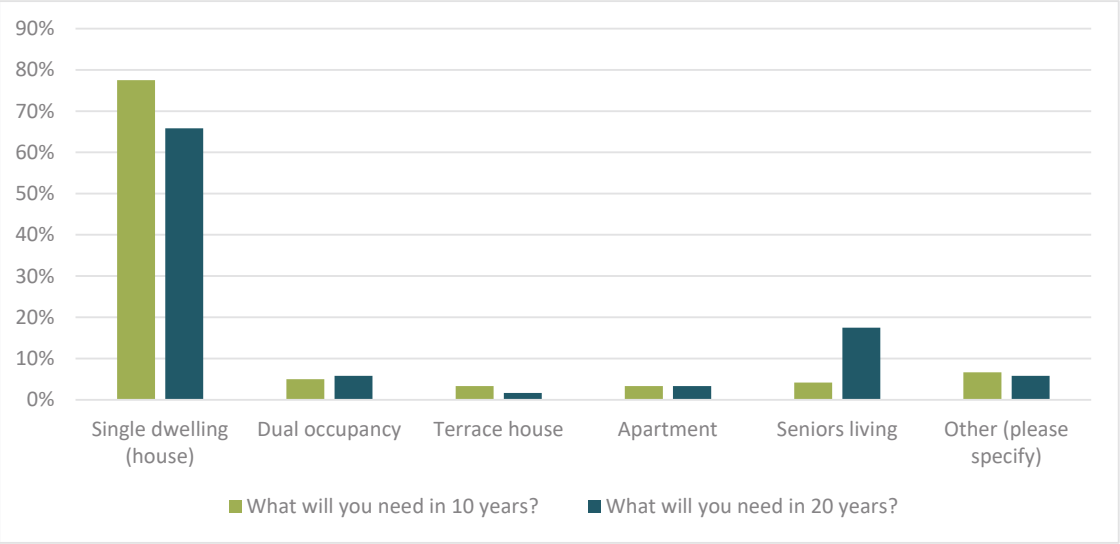
Figure 58: Responses to 'Excluding price, select five factors that are the most important to you when choosing a dwelling to live in'



7.2.3 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 59: Responses to 'What type of dwelling do you think you will need in 10 and 20 years time?'



7.2.4 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.

7.2.5 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 CBD 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.

7.2.6 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.

7.2.7 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.

7.3 Targeted phone calls and meetings

The targeted phone calls and meetings were carried out over several months in early 2020 with various key stakeholders as noted above.

7.3.1 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.

7.3.2 Access and affordability of housing support

Several sources that HillPDA spoke to 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.

7.3.3 Housing typology

A key discussion point in all conversations was housing typology, often leading to conversation regarding the changes to regulation with the now active Code SEPP's Low Rise Medium Density Housing Code. 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.

7.3.4 Market conversations

HillPDA has interviewed several real estate agents that are active within the Campbelltown LGA to gauge an understanding of the current demand for housing. More specifically, the type of housing and how the demand for a specific housing typology differs from client-to-client.

All agents reported that the majority of client preference was for single dwelling followed by medium density and then apartments. Generally speaking, owner-occupiers prefer single dwellings (3 and 4 bedroom) located further from amenities while investors prefer apartments (1 and 2 bedroom) and villas (3 bedroom) which are closer to local amenities. Renters preferences are across the board. More particularly, singles and couples preferred 1 and 2 bedroom apartments, small families preferred three bedroom dwellings (200sqm), established families preferred three or four bedroom (300-400sqm) single dwellings, while seniors preferred two or three bedroom single storey villas or over 55s living.

The most popular dwelling type is a single dwelling with three bedrooms (200sqm) and garage on a 450sqm lot. A number of agents have highlighted that although some clients prefer a larger dwelling and lot, affordability is a major issue among the majority of their clients.

All agents agree that on-site car parking is an important factor as everyone drives a car to work including park and ride areas of the closest station.

The interviewed agents highlighted the following suburbs which are of interest to them:

- Campbelltown due to its amenities and popularity of Macarthur Square and Park Central
- Bradbury due to its affordable price point and close proximity to Campbelltown

Agents have stated that they believe current stock meets current demand. However, they would favour an increased supply of large lot subdivision for housing diversity and three-bedroom dwellings with double garaging

on 450sqm lots rather than the smaller lots seen in residential new estates. Owners tend to have multiple cars or a boat, therefore the narrow streets are difficult to drive along with car parked on both sides.

7.4 Internal workshops

Two internal workshops were held with 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.

PART 3: PLANNING PRIORITIES

8.0 HOUSING FRAMEWORK

8.1 Housing objectives

This housing strategy aims to implement the housing vision stated in section 1.3 and to address the housing needs identified in section 4.0. The objectives of the LHS are:

> *"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

1. To set out a strategy for meeting the housing needs of the future population noting **up to 36,000 additional dwellings** will be needed by 2036.
2. To **support urban containment, protect the important semi-rural character of the LGA** and respect Campbelltown's scenic hills and East Edge Protection Lands by providing housing within the existing urban area.
3. To provide for **housing that meets the needs of all households** within the Campbelltown LGA community, regardless of size, culture, affluence and physical and mental health requirements
4. To encourage the provision of new housing in **locations that support the 30 minute city principle** established by the Greater Sydney Commission[24] and the vitality of local centres and Campbelltown regional centre
5. To encourage the **planning of housing within neighbourhoods** that offer sufficient, high quality and accessible civic, open and community spaces to achieve high liveability and amenity for the LGA's residents
6. Manage the development of greenfield release areas so that **new residents are supported by infrastructure delivery** and have access to a range of housing options
7. Facilitate the **urban renewal of walkable catchments** in the Glenfield to Macarthur Corridor to increase housing diversity and maximise the efficient use of existing infrastructure
8. **Support housing growth in the Campbelltown CBD** consistent with the vision of *Reimagining – Campbelltown City Centre Master Plan*
9. To plan for **incremental growth through infill development** in the established urban areas, excluding Campbelltown CBD and the Glenfield Macarthur Urban Renewal Corridor, to meet market demand and the changing needs of current residents
10. To promote **high quality and environmentally sustainable housing design** that contributes to a vibrant and liveable Campbelltown.

[24] The 30 minute city constitutes a collection of principles and objectives for guiding the improvement of access to jobs and services. Greater Sydney Commission Western City District Plan, March 2018.

8.2 Housing targets

The GSC requires this LHS to:

- Present progress towards the Commission's housing target of 6,800 additional dwellings in the LGA between 2016 and 2021
- Suggest an appropriate housing target for the LGA for the 2021 to 2026 period
- Consider the capacity of the LGA to contribute to longer term 20 year target for the Western City District of 184,500 additional dwellings by 2036.

These matters are addressed below.

8.2.1 2016-2021 housing target

The Greater Sydney Commission has set a target for Campbelltown LGA to deliver 6,800 additional dwellings between 2016-2021. The ability to meet this target is influenced by population growth, the investment conditions and market trends. In particular, dwelling production is known to fluctuate with market trends.

The analysis in Section 4.4 indicated that:

- Between 1 July 2016 and 30 March 2020, 4,600 additional dwellings have been completed in Campbelltown LGA.[25]
- Of these 67 per cent were detached dwellings and 33 per cent were multi dwelling housing
- There are a further 932 dwellings, excluding detached dwellings, dual occupancies and approved and not yet constructed
- According to Cordell Connect, 685 of these approvals are likely to be completed prior to 30 June 2021
- Based on development approvals for the period 2014/15 to 2018/19, average annual approvals of detached dwellings are around 1,100 approvals per annum or which around 80 per cent progress to completion. On this basis round 900 detached dwelling are anticipated in 2019/20 and 2020/21.

Table 26 provides an indication of progress towards the target with further details of the development pipeline provided in section 5.0. This includes estimated dwelling completions for 2019/20 and 2020/21 based on historical trends and current approvals. It suggests that around 6,750 dwelling completions are anticipated 2016-21, which is generally consistent with the GSC target of 6,800 dwellings (Table 27).

[25] Department of planning and Environment Housing Monitor cited at https://data.nsw.gov.au/data/dataset/sydney-region-dwellings/resource/058e4f0b-06b8-4ab0-a444-6fe65c23e4f6 on 11 June 2020

Table 26: Anticipated Dwelling production, 2016-2021

	Additional Dwelling completions 1 July 2016 – 30 March 2020*	Anticipated dwellings 1 April 2020-30 June 2021 #	Anticipated dwelling production 2016-2021
Detached dwellings	3,082	1,460	4,542
Multi unit dwellings	1,518	690	2,208
Total	4,600	2,150	6,750

Source: *Department of planning Industry and Environment Housing Monitor; # based on average annual detached dwelling completions for annum for 2014/15-2018/19

The estimated dwelling completions for 2019/20 and 2020/21 are based on historical trends and do not take into account any changes to the housing market that may occur as a result of the COVID 19 pandemic. At the present time, some market commentators have predicted a housing market downturn but there is some uncertainty around the depth and longevity of the impacts. If the COVID 19 pandemic reduces dwelling construction activity in the LGA during 2019/20 and 2020/21, it is likely the target may not be reached.

Table 27: 2016-2021 anticipated dwelling compared to target

Source	Dwellings
GSC Housing Target 2016-2021	6,800
Anticipated dwelling production 2016-2021	6,750
Anticipated shortfall	-50

8.2.2 Medium term and long term dwelling requirement

The projected housing need in Section 5.2.11 suggests that significant new housing will be needed to support the projected population growth. This LHS adopts benchmarks for the delivery of housing in the Campbelltown LGA while noting that dwelling delivery will be influenced by a range of factors including population growth, market tends and household preferences.

The benchmarks are represented by ranges over periods of time and are informed by DPIE's 2019 low, medium and high population projections for the Campbelltown LGA. The tables below outline the DPIE projections for the growth scenarios and use DPIE assumptions for household sizes and vacancy rates over the periods to identify potential dwelling demand.

The scenarios rely on DPIE data to fulfill the requirements of the LHS guidelines and should be considered in the context of .id projections discussed in Section 5.2.11, which are somewhat higher than DPIE projections. It is noted that the implied dwellings identified below are slightly different than those identified in Section 5.2.11, due to different source materials (i.e. DPIE's population growth scenarios vs DPIE's full household and dwelling growth model) but are suitable for understanding the ranges of potential housing demand.

Table 28: 2016-2036 anticipated dwelling demand (low)

	2016	2021	2026	2031	2036	Total increase
Population	161,566	177,965	187,975	202,764	214,464	52,898
Household size	2.93	2.87	2.82	2.78	2.75	-
Households	55,142	62,009	66,658	72,937	77,987	22,845
Implied dwellings	58,119	65,356	70,256	76,874	82,197	-
Increase		6,800*	4,900	6,618	5,323	23,641

Source: DPIE, 2019

Table 29: 2016-2036 anticipated dwelling demand (moderate)

	2016	2021	2026	2031	2036	Total increase
Population	161,566	180,050	194,039	212,364	227,948	66,382
Household size	2.93	2.87	2.82	2.78	2.75	-
Households	55,142	62,735	68,808	76,390	82,890	27,748
Implied dwellings	58,119	66,122	72,522	80,513	87,365	-
Increase		6,800*	6,073	7,582	6,500	26,955

Source: DPIE, 2019

Table 30: 2016-2036 anticipated dwelling demand (high)

	2016	2021	2026	2031	2036	Total increase
Population	161,566	179,959	199,147	224,674	248,864	87,298
Household size	2.93	2.87	2.82	2.78	2.75	-
Households	55,142	62,703	70,620	80,818	90,496	35,354
Implied dwellings	58,119	66,088	74,432	85,181	95,381	-
Increase		6,800*	8,343	10,749	10,200	36,093

Source: DPIE, 2019

Note: * Assumed District Plan 2016 to 2021 dwelling target of 6,800 applies

These figures indicate the likely demand for additional dwellings in the Campbelltown LGA is between:

- From 2016 and 2026: 11,500 and 15,000 dwellings
- From 2016 and 2036: 23,500 and 36,000 dwellings

Based on recent trends, the HillPDA dwelling propensity model suggests that:

- Separate house development is anticipated to continue to be the dominant form of housing, with approximately 20,000 additional dwellings, although as a significantly reduced proportion of all dwellings (43 per cent increase)
- Medium density developments are anticipated to provide about 6,600 additional dwellings, generally maintaining its current proportion in overall dwelling mix (62 per cent increase)
- High density developments are anticipated to provide about 3,500 additional dwellings, representing a significant increase in relative stock (256 per cent increase), but remaining a relatively low component of the overall dwelling provision.

Suggested actions

It is suggested that:

- Council plan for the following housing targets in Table 31, noting that the target of 2016-2036 is considered to be an upper limit:
- Review the housing targets and new population and dwelling projections become available.

Table 31: Suggested housing need

Period	Dwelling need
2016-2021	6,800*
2016-2026	11,500 to 15,000
2016-2036	Up to 36,000

Source: DPIE and HillPDA

8.3 Land use planning approach

A strategic approach to locating new housing growth is required which prioritises:

- The establishment of Campbelltown CBD a strategic and regional centre.
- Locations within a walkable catchment close to public transport, to maximise access to jobs and services consistent with the 30-minute city principle.
- The establishment of high amenity neighbourhoods and a centre as a focus for convenience retail and community life.
- The protection of the scenic hills and areas of high environmental, heritage, and landscape value through urban containment.
- Locations that can contribute housing to meet the needs identified in Section 5.0 through increased housing diversity and affordability.

In addition to these priorities for locating housing growth, there is significant planning in progress for delivering future housing in Campbelltown LGA including:

- *Reimagining – Campbelltown City Centre Master Plan*
- Glenfield to Macarthur Urban Renewal Corridor
- Greenfield release areas identified in Greater Macarthur 2040.

A framework for delivering housing that responds to the above priorities and current planning, is provided in Table 32. In general, the housing delivery framework promotes:

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

Table 32: Housing delivery framework

Housing need	Housing type to be delivered	Locations - Short term	Locations - beyond 2021
Housing for smaller households	Studios, 1 and 2 bedroom apartments	• Campbelltown CBD	• Campbelltown CBD • Urban renewal areas • 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 CBD	• Campbelltown CBD • Urban renewal areas • Greenfield release areas
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 areas • Greenfield release areas • New R3 zones near neighbourhood centres
Low to moderate income households	Affordable housing	• By negotiation on large development proposals	• SEPP 70 areas including: – Infill developments of more than 10 dwellings – Apartment developments in Campbelltown CBD and other renewal areas – Greenfield release areas

Housing need	Housing type to be delivered	Locations - Short term	Locations - beyond 2021
	Low cost rental accommodation	• As determined by SEPP (Affordable rental Housing)	• As determined by SEPP (Affordable Rental Housing)
	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 CBD	• Campbelltown CBD • Urban renewal areas • Greenfield release areas
Households with special needs	Seniors housing	• As determined by SEPP (Seniors Housing)	• As determined by SEPP (Seniors Housing)
	Adaptable housing	• Campbelltown CBD	• Campbelltown CBD • Urban renewal areas • Greenfield release areas
	Students	• WSU Campus	• WSU Campus • Purpose built accommodation in Campbelltown CBD

Suggested actions

It is suggested that Council:

- Prioritise dwelling delivery in the existing urban area to maximise the benefits of existing transport and social infrastructure and encourage the 30-minute city concept.
- Review the Campbelltown LEP 2015 and Campbelltown Sustainable City Development Control Plan 2015.
- Review the housing delivery framework every five years to ensure that it responds to the community's needs and market demand.

8.4 Locations for housing growth

This section identifies the key locations for housing growth. Planning is already progressing for the areas identified.

No new areas for housing growth are proposed in this LHS because:

- There is adequate capacity within the existing urban area in the short to medium term
- 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.

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

8.4.1 Overview

Creating capacity for new housing in the right locations is about optimising existing infrastructure and maximising benefits from investment in new infrastructure. The urban structure and transport network provide opportunities for new housing in transit-oriented style development at station precincts and within the regional and strategic centre of Campbelltown - Macarthur. New housing development should be prioritised in urban renewal areas with access to infrastructure, local infill developments and already committed greenfield areas. Housing is not encouraged in other areas, including proposals for additional urban areas outside of the nominated growth areas.

Table 33 provides a summary of the location for future housing growth and their capacity to accommodate new dwellings.

Overall, the LGA has capacity for an additional 42,250 dwellings in the following locations:

- 18,050 dwellings in the Glenfield to Macarthur corridor
- 19,000 dwellings in greenfield areas identified in the Greater Macarthur 2040 Interim Plan
- 2,500 dwellings in other existing greenfield release areas.

Additional dwelling capacity is also proposed adjacent to local centres to help improve the viability of local businesses to improve liveability. These areas have been identified for further investigation as part of a broader strategy for employment lands.

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.

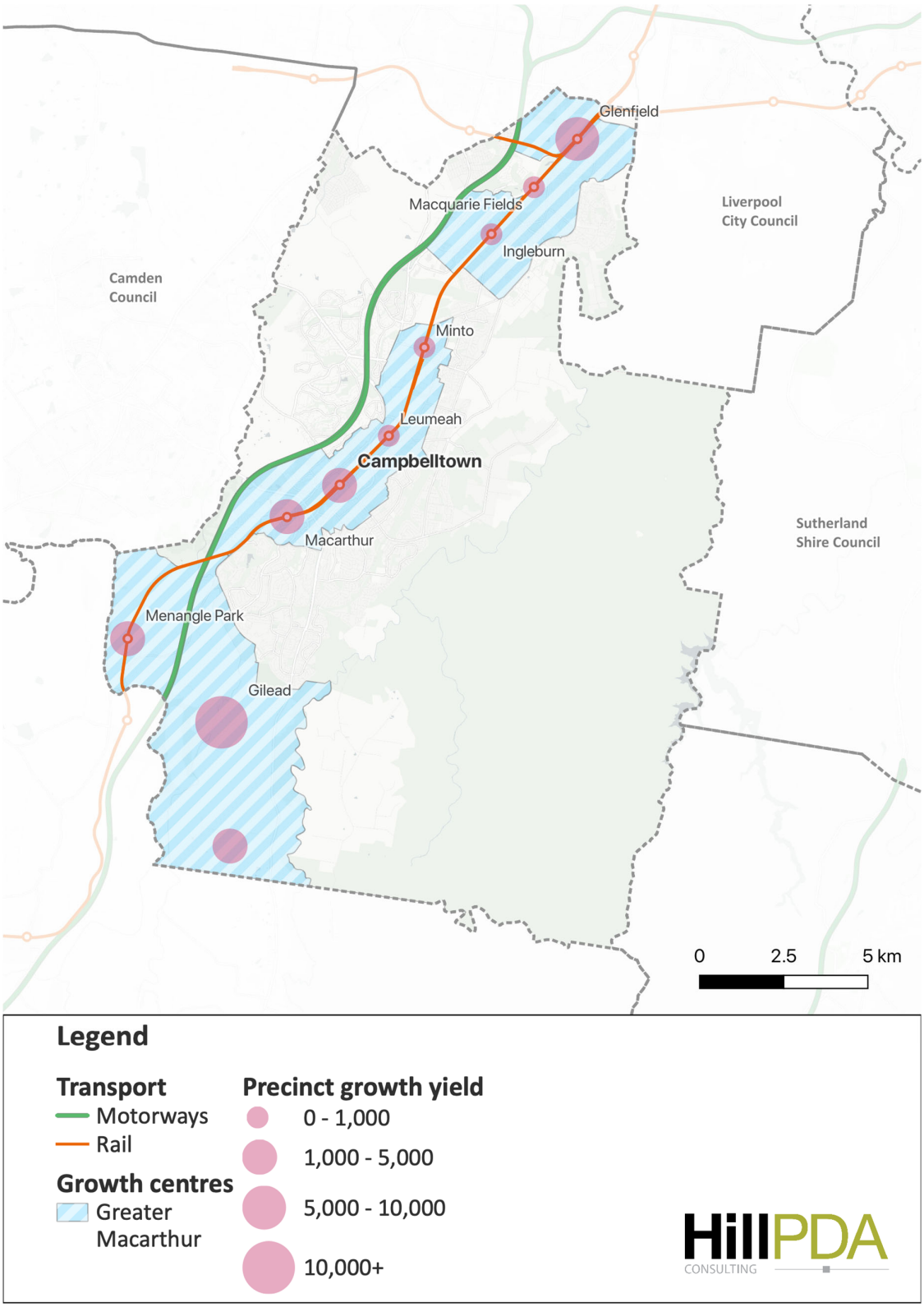
Table 33: Dwelling capacity

Location	Estimated dwelling capacity	Current status
Glenfield to Macarthur urban renewal corridor*		
Glenfield#	7,000	Precinct plan being revised by DPIE to incorporate an education precincts. Rezoning will be a State led process. Landcom has committed to deliver 3,500 dwelling on surplus government land including 5 to 10 per cent as affordable housing with commencement planned for 2022.
Macquarie Fields	300	Precinct Plan prepared by DPIE. Rezoning required. Rezoning can be led by Council or land owners.
Ingleburn	1,000	Planning proposal for the Ingleburn Core precincts has been submitted to DPIE (pre-gateway) to permit 3,240 dwellings and 1,120 jobs.
Minto	350	Preparation of a planning proposal is proceeding to Gateway.
Leumeah	1,000	LEP amendment required.
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	**18,050**	
Greater Macarthur 2040 Greenfield Areas		
Menangle Park	4,000	Menangle Park Release area was rezoned in November 2017 to allow 3,400 dwellings. 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.
Gilead	15,000	Gilead release area was rezoned in 2017 to provide 1,700 lots. A planning proposal for Stage 1 has been lodged with DPIE (pre-gateway) 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 (among other things). The impact of this change to overall dwelling potential should be monitored as the planning proposal progresses.
Sub-total	**19,000**	
Other greenfield release areas		
Bardia	800	Under development
East Leppington (Willowdale)	1,500	Under development
Glenfield (Glenfield Road Area)	200	Under development
Sub-total	**2,500**	
Infill opportunities		
Western Sydney University	500	Proposed development
Maryfields	500	Proposed senior's retirement precinct

Location	Estimated dwelling capacity	Current status
Blairmount	1,200	Proposed low density estate
Airds	300	Communities Plus project. Stage 3 is under construction and Stages 4 and 6 are in the planning phase
Claymore	200	Communities Plus project. Under Construction
Sub-total	**2,700**	
TOTAL	**42,250**	

*Greater Macarthur 2040; # adjusted to exclude Hurlstone Land

Figure 60: Locations for housing growth



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

8.4.2 Campbelltown

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

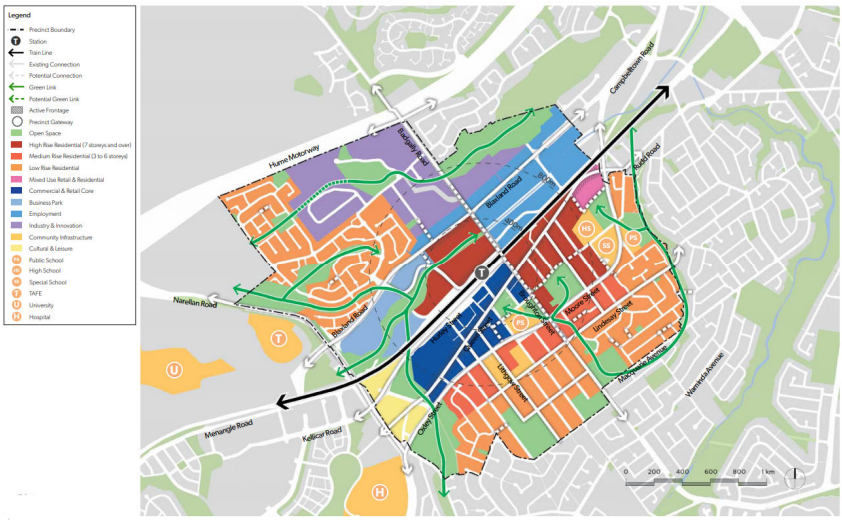
Within the timeframe of this LHS, the Department has identified housing growth potential for 8,250 dwellings for the Campbelltown, Macarthur and Leumeah precincts. In this regard, the land use vision under the *Reimagining – Campbelltown City Centre Master Plan* provides for higher housing growth near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

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

Table 34: Campbelltown profile

Campbelltown	
Characteristics	Campbelltown is the administrative, cultural and transport centre of Campbelltown LGA, approximately 41 kilometres from Sydney's CBD. The eastern side of the rail line is a mix of civic and retail functions as well as low, medium and high density residential housing which is complimented by considerable at-grade parking and open space. Light industrial and bulky goods uses are predominant on western side of the railway station. Campbelltown Railway Station is between Leumeah and Macarthur Stations on the Cumberland, Airport, Inner West and South Lines.
Predominant housing type	Primarily commercial core and mixed use land zones with areas of high density residential to the west of Moore Street and low/medium density residential to the east. To the west of the railway station is the Western Sydney University and TAFE NSW campuses and business development zoned lands with residential lands beyond.
Lots size	The residential lots in this area are generally between 400 m^2 and 800 m^2. Minimum lot size in the CLEP 2015 residential area is generally 500m^2. The areas closest to the station are generally unspecified minimum lot size.
Estimated dwelling potential	LSPS refers to the Greater Macarthur 2040 plan that states the Campbelltown precinct has potential for 3,600 new homes.
Existing facilities and services	• Seven parks and reserves as well as the community hall, art centre, showground, rugby club, aquatic centre, library, scout hall, civic hall, • Eight schools

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

Campbelltown	
	• 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 Steyne Road and Bradbury Ave and Oxley Street. • Cycleway works heading east towards Mawson Park connecting to Condamine St and heading west towards Blaxland road • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting
Development pipeline for Campbelltown and Macarthur combined	Short-Term 2020 to 2021: 101 x apartments 26 x townhouses 22 x residential dwellings
	Medium-Term 2022 to 2023: 42 x apartments 86 x townhouses 8 x dual occupancies

Campbelltown				
	Long Term 2024 to 2025			144 x townhouses 172 x townhouses
Housing prices	Median house price	$557,500	Median unit price	$420,000
	Median rent for house	$400 PW	Median rent for unit	$370 PW
Strategic vision	• Revitalise Queen Street to be a safe, active, green and unified public space • Provide a new state of the art City Library where people come to meet, connect, create, learn, engage, work and relax - becoming the heart of the community. • Establish vertical education campuses where they can directly connect with and leverage surrounding uses and industry clusters. For example, a second WSU campus focussed on law and business would support a revitalised commercial office cluster and support retail growth. • Establish a Community and Justice Precinct to leverage the expansion of Campbelltown's existing Local, District and Childrens' Courts along with associated support services. • Provide opportunities for next generation industrial uses to the west of the train station for higher value industrial uses benefitting from proximity to the Core CBD • Enhance city centre station interchange as the gateway, delivering commuters and visitors from all around Greater Sydney • Create new pedestrian and cyclist connections to bridge major transport corridors and create a more integrated and accessible city centre • Develop the Campbelltown Billabong Parklands to provide unprecedented and distinctive recreational facilities as a focal point for the community, region and beyond • Establish the Cultural Precinct at the heart of located at the centre of the city including a National Aboriginal Cultural Centre and Campbelltown Arts Centre as the premier cultural facility in Sydney's South West.			
Development outlook	Development outlook is strong, subject to the current market downturn. Recent high rise housing development in or adjacent to the CBD demonstrates developer interest in this product under the "right conditions." Planned investment in the CBD will encourage future residential development activity. The CBD has significant capacity as indicated in Figure Amalgamation of lots could be encouraged through developer centres where a public benefit would result.			
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see Section 8.7). Campbelltown CBD is an ideal location of affordable housing as there is significant potential for new residential development and the location offers access to jobs, transport and services.			
Suggested development timeframe	Ongoing			

Figure 61: Lots with development potential in Campbelltown

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

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

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

Suggested actions

The following planning options are relevant to Campbelltown CBD:

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

8.4.3 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

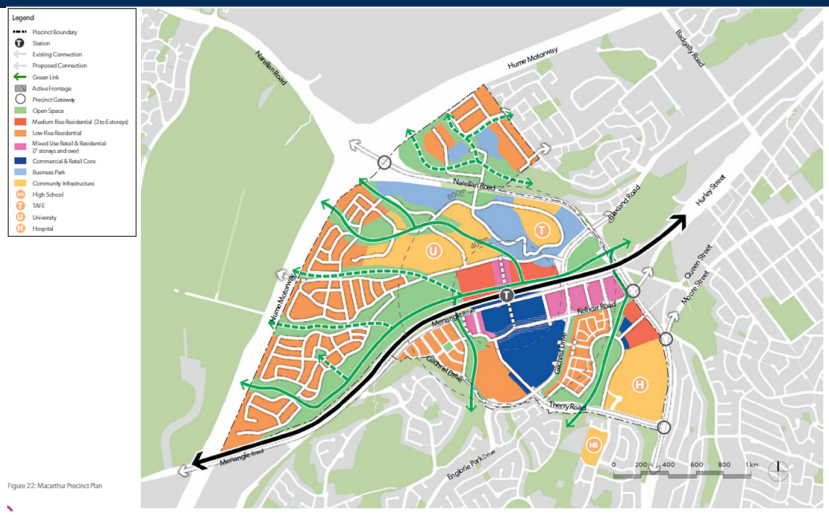


Figure 22: Macarthur Precinct Plan

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	Short-Term 2020 to 2021		101 x apartments 26 x townhouses 22 x residential dwellings	
	Medium-Term 2022 to 2023		42 x apartments 86 x townhouses 8 x dual occupancies	
	Long Term 2024 to 2025		144 Townhouses 172 x townhouses	
Housing prices for Campbelltown and Macarthur combined	Median house price	$557,500	Median unit price	$420,000
	Median rent for house	$400 PW	Median rent for unit	$370 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see Section 8.7). 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.			

Macarthur	
Suggested development timeframe	Medium term

Figure 62: Lots with development potential in Macarthur

Suggested actions

It is suggested that Council could:

- Continue to plan for housing delivery in Macarthur, consistent with the recommendations of *Reimagining – Campbelltown City Centre Master Plan* and *Greater Macarthur 2040 Interim Plan*
- Implement value capture mechanisms to deliver much needed affordable housing as a development contribution through a staged implementation approach as outlined in Section 8.6.5.

8.4.4 Glenfield

Glenfield is the northern most precinct in the Glenfield to Macarthur Urban Renewal Corridor. The most recent plans for the precinct, in the Greater Macarthur 2040 plan, would see the transformation of Glenfield into a vibrant local centre and transport hub. The NSW Government has indicated that rezoning of Glenfield would be a state led process.[27] Department of Planning Industry and Environment is currently exploring the potential for the area including a new education precinct, housing and commercial uses within walking distance of the station. Landcom has committed to developing surplus government land around the Hurlstone Agricultural High School for 3,500 homes.

While the plans for the area are evolving, it is evident that 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
- Retain the existing character of areas east of Canterbury Road and south of Fawcett Road, with a mixture of detached dwellings and townhouses.

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	LSPS refers to the Greater Macarthur 2040 plan that states the Glenfield including the Hurlstone Land has potential for around 7,000 new homes. Plans for Glenfield have changed since the Greater Macarthur 2040 plan was released with Hurlstone Agricultural High School confirming plans to relocate from the site have been abandoned. At this stage capacity for 2,800 dwellings has been assumed based on the Precinct Plan and excluding the school site. Landcom has committed to 3,500 dwellings on the surplus land around Hurlstone Agricultural School
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.

[27] https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Glenfield cited on 10 June 2020

Glenfield				
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 • Signalisation of intersection of Canterbury road and Harrow road • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting			
Development pipeline	Short-Term 2020 to 2021		8 x Single Residential dwellings	
	Medium-Term 2022 to 2023		80 x Townhouses	
	Long Term 2024 to 2025		35 x townhouses	
Housing prices	Median house price	$706,000	Median unit price	$455,000
	Median rent for house	$470 PW	Median rent for unit	$370 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.			

Glenfield	
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. Landcom has indicated that the rezoning process would be completed by 2021 with a development application to be lodged and construction to be commenced in early 2022. For the remaining parts of the precinct, it seems unlikely that development will occur in the short term. Once development does begin, roughly 4,500 additional residents could be expected to the east of the rail station, roughly 1,800 (net) new dwellings. Developed to its full capacity under the proposed zoning would yield an additional 2,800 (net) new dwellings total.

Figure 63: Lots with development potential in Glenfield

Suggested actions

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.
- Review the updated precincts plan, when available and make any 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.

8.4.5 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.

Macquarie Fields				
	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	Short-Term 2020 to 2021		18 x apartments 7 x residential dwellings	
	Medium-Term 2022 to 2023		12 x residential dwelling	
	Long Term 2024 to 2025			
Housing prices	Median house price	$575,000	Median unit price	$442,500
	Median rent for house	$380 PW	Median rent for unit	$350 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 • 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.			

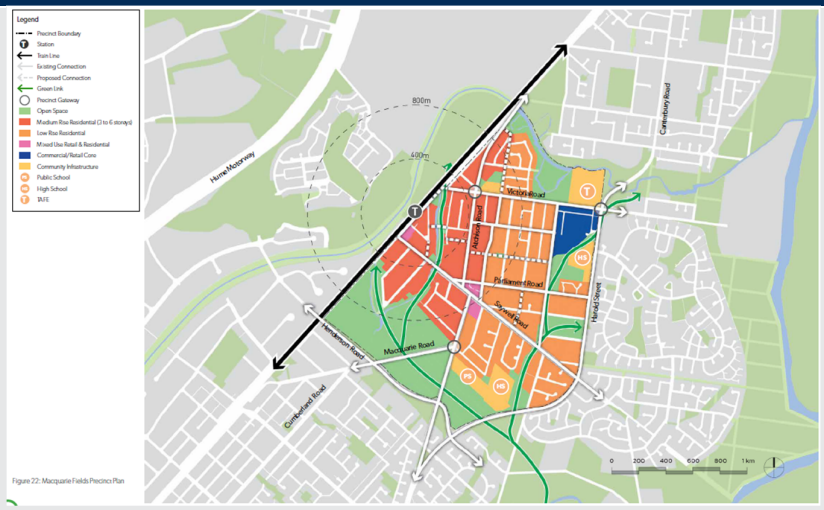
Macquarie Fields	
	 Figure 22: Macquarie Fields Precinct Plan
Planned infrastructure	• Fitness trail/outdoor gym upgrade at Eucalyptus Reserve • Embellishment of regional picnic area and 10km bushwalking track at Simmo's Beach • Macquarie fields leisure centre upgrade • Outdoor sports courts • Cycleway 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 a SEPP 70 Affordable Housing Contributions Scheme, subject to feasibility testing (Section 8.7)
Development timeframe	Suggested improvements to the town centre to improve amenity and stimulate developer interest prior to rezoning.

Figure 64: Lots with development potential in Macquarie Fields

Suggested actions

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.

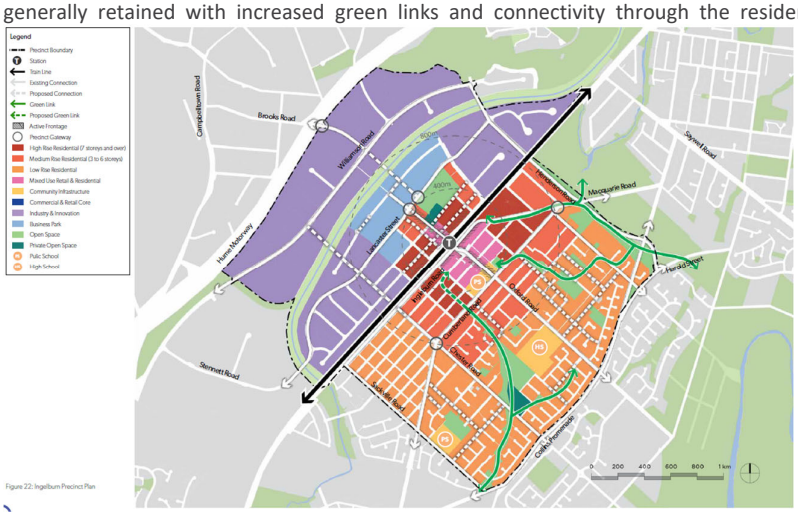
8.4.6 Ingleburn

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.

Ingleburn				
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	Short-Term 2020 to 2021		10 x townhouses	
	Medium-Term 2022 to 2023		76 x apartments 35 townhouses	
	Long Term 2024 to 2025		55 x townhouses	
Housing prices	Median house price	$645,000	Median unit price	$410,000
	Median rent for house	$410 PW	Median rent for unit	$360 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see section 8.7). 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.  Figure 22: Ingelburn Precinct Plan			
Development outlook	A planning proposal has been submitted (pre-gateway) for the core area bounded by Cumberland Road, Ingleburn Road, Suffolk Street and James Street. The Planning Proposal, if implemented, would introduce an R4 High Density Residential zone with a maximum building height of 26 m (8 Storeys), a minimum qualifying site area of 1,200 sq m for mixed use development/shop top housing and 2,000 sq m for residential apartment buildings for certain land, an FSR of 2.7:1 for			

Ingleburn	
	residential apartment buildings within the R4 zone, and for mixed-use buildings an FSR of 1.7:1 for the commercial component and an FSR of 2:1 for the residential component. The Planning Proposal, if implemented is likely to stimulate developer interest.

Figure 65: Lots with development potential in Ingleburn

Suggested actions

It is suggested that Council could:

- Progress the planning proposal for Ingleburn Core Area with a view to completion by the end of 2021
- 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 8.7)
- Overtime, progress the staged implementation of the precinct plan, beyond the core area.

8.4.7 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

Minto				
Development pipeline	Short-Term 2020 to 2021		11 x townhouse developments 3 x residential dwelling	
	Medium-Term 2022 to 2023		22 x apartment 10 x townhouses 6 x residential dwelling	
	Long Term 2024 to 2025		23 x townhouse	
Housing prices	Median house price	$617,250	Median unit price	$420,000
	Median rent for house	$410 PW	Median rent for unit	$330 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see section 8.7). 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.			
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 has been forwarded to DPIE for a Gateway determination in mid 2020.			

Figure 66: Lots with development potential in Minto

Suggested actions

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).

8.4.8 Leumeah

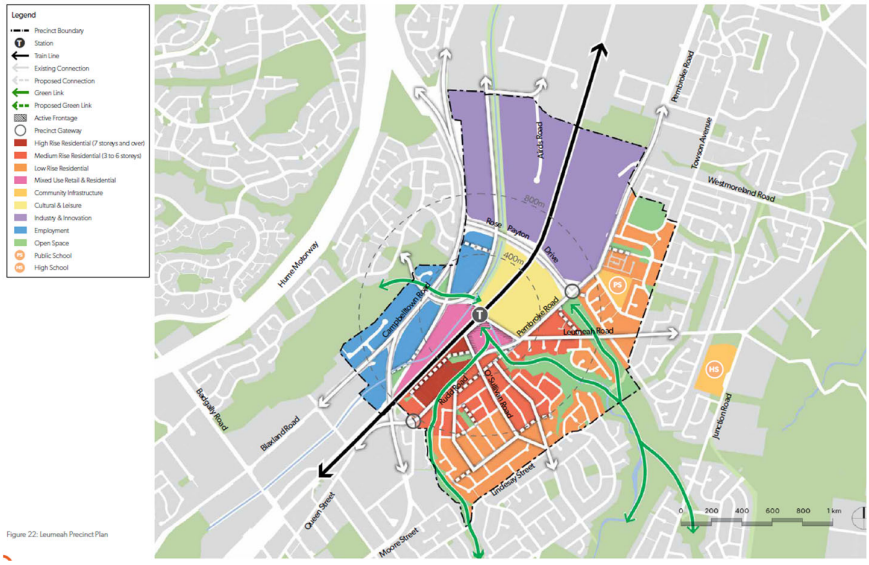
Leumeah is located within Campbelltown LGA, approximately 39 kilometres from Sydney's CBD. Campbelltown LGA in the metropolitan planning framework comes under the Western City District.

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	 Figure 22: Leumeah Precinct Plan 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	Short-Term 2020 to 2021		6 x townhouses 16 x residential dwellings	
	Medium-Term 2022 to 2023		6 x townhouses 7 x dwellings	
	Long Term 2024 to 2025			
Housing prices	Median house price	$600,000	Median unit price	$390,000
	Median rent for house	$390 PW	Median rent for unit	$330 PW
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see Section 8.7). 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.			

Leumeah	
Suggested development timeframe	Medium term

Figure 67: Lots with development potential in Leumeah

Suggested actions

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, likely beyond 2021
- 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.

8.4.9 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

Menangle Park	
	• Community facility • Out of school hours care
Development pipeline	The development pipeline is largely represented by the Menage Park planning proposal (1,850 dwellings) and should be reviewed pending the outcome of the proposal.
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

Suggested actions

It is suggested that Council could review the Menangle Park DCP and development contributions plan on a regular basis to:

- Include details regarding the pending planning proposal, if finalised
- Include sequencing detail with the Stage 1 area, accounting for infrastructure requirements
- Review the new development contributions plan on a regular basis to ensure infrastructure requirements suit future needs, as those needs change over time
- Provide clear requirements for developments seeking out sequence development to prevent gaps in infrastructure provision.

8.4.10 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.

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 funder via a VPA. A planning proposal for Stage 1 has been lodged with DPIE (pre-gateway) 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 (among other things).
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 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 hourtrain 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

Gilead	
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.
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

Suggested actions

It is suggested that Council:

- Prioritise precinct planning or staging plans for the area, with clear guidance for the sequencing of development and supporting infrastructure
- Update infrastructure and development contributions requirements
- Identify requirements for out of sequence development, with the purpose of efficiently delivering infrastructure in the future
- Advocate for State level infrastructure provisioning.

8.4.11 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 focuses 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.

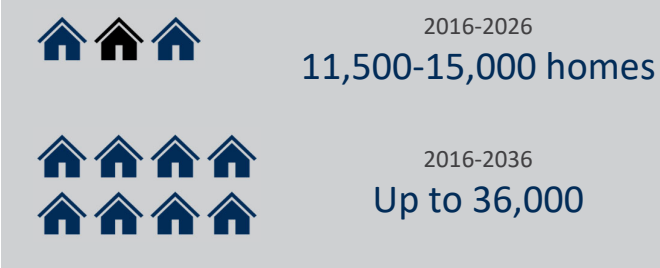
Suggested actions

It is suggested that Council:

- Consider investigating alterations to building height controls to encourage the revitalisation of local and neighbourhood centres and the opportunity to deliver greater residential density through shop-top housing outcomes.]

8.5 Managing housing growth

Population projections indicate that substantial housing growth is to occur in the Campbelltown LGA to 2036. This growth will need to be carefully managed to ensure that new residents have access to services, infrastructure and quality lifestyles. This section outlines a number of measures that will assist in managing housing growth in Campbelltown LGA.



8.5.1 Unsolicited planning proposals

Given the amount of existing zoned residential land and land identified for rezoning and urban renewal, there is no identified need to rezone additional employment, rural or environmental zoned land for residential uses in the foreseeable future.

Planning proposals could be supported where they would deliver additional dwellings in areas already zoned or planned for housing growth. These planning proposals should address:

- The alignment of the planning proposal with the objectives of the LHS (Section 8.1)
- Demonstrated need for additional housing, beyond strategic capacity levels
- The potential to delay or impact on development activity and investment in the areas planned for residential growth, as described above
- 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 planning proposal seeking to rezone land located outside the areas already set aside for urbanisation (i.e. the Greater MacArthur priority growth areas) to allow residential development, is unlikely to be supportable when considered against the above matters, including the objectives of this LHS.

Suggested actions

Enforce the zoning and urban renewal framework outlined above and focus housing growth close to centres, services and transport and protects areas with environmental and scenic qualities by:

- Limiting residential growth to within the existing and planned residential zoned areas of the urban area below the urban growth boundary
- Enabling coordinated development of medium and higher density housing in station precincts based upon a transit-oriented development model
- Prioritise housing growth around Campbelltown CBD and Macarthur.

8.5.2 Sequencing of planning and development

Council is seeking to sequence housing development activity in order to:

- Ensure that competing developments do not detract from the implementation of *Reimagining – Campbelltown City Centre Master Plan*
- Allow time and resources for best practice planning of renewal and greenfield areas
- Reduce competition between development locations
- To encourage delivery of increased diversity of housing types and sizes to address the housing gaps identified in Section 5.0.

Any sequencing of development should seek to reflect developer and market interests in order to encourage housing delivery, while also promoting the delivery of housing in a form that will meet the community's needs. Some developers are likely to favour detached housing development in greenfield areas because this has historically been the major market in the Campbelltown LGA.

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 areas will deliver a supply of smaller, more affordable dwellings suited to the large and growing number of one and two person households in the LGA, as part of an overall mix of apartment sizes. It will also create opportunities for the delivery of affordable and adaptable housing.

Opportunities for housing development enabled through the planning system will only be delivered if they are financially feasible to a developer. Table 42 ranks the housing growth locations in Section 8.4 against a range of factors that are likely to influence developer interests and the timing of development:

- 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

Locations are ranked using the following benchmarks:

● Some ● ● Good ● ● ● Best

Table 42: 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		● ●	● ●	● ● ●	●	● ● ●	● ●
Macquarie Fields		●	●	●	●	●	●
Ingleburn	●	● ●	● ●	● ●	● ● ●	● ●	● ●
Minto	●	●	●	● ●	●	● ●	● ●
Leumeah	● ● ●	●	●	●	● ● ●	● ●	● ●
Campbelltown	● ● ●	●	● ● ●	● ●	● ● ●	● ● ●	● ● ●
Macarthur	● ● ●	●	● ● ●	● ●	● ● ●	● ● ●	● ● ●
Menangle Park		●	● ● ●	●	● ●		●
Gilead		●	● ● ●		● ●		●

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

Regular monitoring of housing delivery combined with a review of housing needs after the 2021 Census may assist Council to refine the sequencing of planning work and capture developer interests that area aligned with the objectives of this LHS (Section 8.1).

Suggested actions

It is suggested that Council prioritise the allocation of planning and infrastructure resources to:

- Continue to prioritise housing delivery in Campbelltown CBD and Macarthur
- Continue to plan for housing growth in Leumeah, Ingleburn and Minto to ensure that the planning framework can deliver housing in those locations in the next upturn of the property market cycle (after 2021)
- Actively monitor the planning by the NSW Government for the renewal of Glenfield
- Continue to support the long term development of Menangle Park and Gilead, through incremental expansions to the existing urban area.

8.5.3 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.

Not all infrastructure is capable of being delivered by Council. Infrastructure planning should be undertaken in consultation with other infrastructure providers to ensure that schools, public transport, and other State facilities are planned and delivered in a timely manner in greenfield and renewal areas. A working group that includes Council and State providers of social, transport and other infrastructure would focus on aligning the planning and timing of provision of infrastructure so the demand of new residents would be met locally.

A special infrastructure contribution is in place for the Greater Macarthur 2040 area, which is to be directed to infrastructure delivery by the State.

Campbelltown Local Infrastructure Plan 2018 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. It applies to the entire Campbelltown LGA.

Section 7.11 levies generally apply to residential development that would increase demand for services, and not otherwise captured by previous contributions. These levies require contributions between approximately $11,000 and $20,000 per dwelling. Dwelling houses, where 7.11 levies were not applied previously, and seniors living housing attract Section 7.12 levy, which typically requires a monetary contribution of 1 per cent of the total cost of works of a development. This structure allows for capturing development contributions to meet additional demand, while also capturing smaller contributions based on background redevelopment.

The infrastructure plan includes a schedule of works for infrastructure across the Campbelltown LGA. The schedule of works includes the type, location and cost of planned infrastructure. These works are supported by previous planning reports, such as *Reimagining – Campbelltown City Centre Master Plan*, *Greater Macarthur Growth Area Infrastructure Schedule, The Glenfield to MacArthur Urban Renewal Corridor Strategy* and *Community Facilities Strategy 2017*, amongst others.

It is noted that areas Menangle Park and Glenfield Park are not subject to 7.11 levies under the 2018 plan, but would have 7.12 levies apply, or captured under separate local plans. VPAs may 'turn off' 7.11 and 7.12 contributions where they apply, unless additional density is approved, beyond the scope of the VPA.

Revisiting the development contributions approach for the Glenfield to Macarthur Urban Renewal Corridor could assist Council to find and deliver local infrastructure facilities, help deliver certainty to industry and transparency to all stakeholders regarding the collection and expenditure of monies. This could be undertaken on a regular basis to ensure the works proposed align with the infrastructure needs of the local population as Council finalises the implementation of strategic planning in the affected areas. This may result in changed levies or planned infrastructure in the precincts, depending on demand.

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. Any new levies could appropriately be set at a level to support the delivery of infrastructure needed for a regional and strategic centre and the high rate of population growth that is anticipated.

A development contributions approach for the Glenfield to Macarthur Urban Renewal Corridor could also incorporate VPAs, depending on Council's preference. This could be an expedient solution to tie delivery of new dwellings to the provision of key infrastructure.

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. Where planning proposals are put forward by a third party, consideration should be given to use of VPAs 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.

In greenfield areas, sequential urban development is to be encouraged to reduce new residents being isolated from urban services and allow leveraging of established infrastructure. Where developers seek an out-of-sequence development approval, the developer is encouraged to provide services and facilities to minimise the impact of isolation.

Suggested actions

It is suggested that Council:

- Ensure the planning of infrastructure:
  - Keeps pace with population growth and meets the needs of existing and future residents
  - Supports a range of cultural and creative community needs
  - Is appropriately planned to provide a network of services and facilities across the LGA.
- Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth
- Continue work with Western City Councils to review the mechanisms for capturing development contributions and the effects of ongoing reforms regarding development contributions
- Prepare costed local infrastructure plans which support the character, distinctiveness and visual amenity of centres
- Determine the local infrastructure funding framework to be applied in the Urban Renewal Corridor (VPA or contribution plan reviews)
- Update development contribution plans and infrastructure schedules to reflect dwelling yield changes as precinct plans and capacity change in the future
- Routinely reviews infrastructure schedules to reflect best practice for meeting demand for social, transport and other types infrastructure.

8.5.4 Develop a clear planning framework

A clear and consistent planning framework provides clarity to industry and consent authorities. It can also encourage higher quality developments, streamlined development assessment and improve developer sentiment.

The current planning framework has scope for streamlining and improving planning controls including:

- Simplifying the LEP and aligning controls with desired objectives
- A review of DCP provisions could remove duplication, ensure alignment of controls with the CLEP 2015 and reference current best practice Guidelines
- A review of DCP provisions that may be inappropriately increase housing construction costs
- The potential for some DCP provisions to be transitioned to performance-based or otherwise less prescriptive controls, to encourage innovative housing products to market
- from prescriptive controls to performance based controls (Section 6.2)

Suggested actions

It is suggested that Council:

- Continue to review the CLEP 2015 to incorporate planning controls for the Glenfield to Macarthur Urban Renewal Corridor and streamline current planning provisions
- Progressively review CSCDCP 2015.

8.5.5 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 convenient and 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 community, local real estate agents and services providers have commented that some locations are of low quality. This deters people from being attracted to the centre. Directing developer contribution monies to improvements in public spaces may assist in improving the public realm. Some options that could be considered include improvements to intersections, footpaths, street lighting, street art, landscaping and street furniture. The potential to close roads within precinct core areas can provide additional civic spaces and improve pedestrian activation and social interaction.

Options that make use of the public domain could also be considered including outdoor cafes, pop-up shops and markets. Other innovative measures could also be explored – for example, the City of Sydney Council was effective in improving the appearance of Paddington by implementing a streetscape improvement program that included providing exterior paint in heritage colours to some building owners. This place-based planning approach can involve the community having a say about the future of where they live.

Public realm improvements would seek to enhance the quality of the renewal precinct's physical environment and shopping and entertaining experiences. Research demonstrates that public realm improvements 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. Development of night time economy strategy for Campbelltown LGA could also be beneficial for creating linkages between the precincts and delivering a safe night-time environment.

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.

Suggested actions

It is suggested that Council work to improve amenity and liveability in the urban renewal corridor by:

- Preparing local character statements, particularly for urban renewal precincts

- Preparing place-based improvement and public domain plans that identify actions and investments to improve local amenity
- Reviewing development contributions for amenity improvements
- Identifying any areas that are significant to the local community that are to be preserved and protected
- Identifying opportunities for cultural representation of the communities of the Campbelltown LGA in the public realm
- Ensuring planning controls encourage centres that can accommodate recreation and entertainment facilities like restaurants and cafés, small bars, cinemas, theatres, indoor recreation facilities and amusement centres.

In new and emerging neighbourhoods in greenfield areas Council could:

- Investigate measures to encourage land uses that will promote vibrancy in higher density residential zones
- Ensure density is provided with, not after, social and transport infrastructure
- Include housing in local centres to support local businesses, pedestrian activity and vibrant places.

8.5.6 Sustainability and resiliency

South western Sydney often experiences higher levels of air pollution. Air pollution, particularly fine particle pollution, has major public health impacts and economic costs for communities.[28]

Emissions from traffic remain a concern. Locating new housing close to public transport can assist in reducing traffic emissions.

Measures to reduce air pollution, such as discouraging use of wood heaters in homes are the most significant air emission source for Western Sydney, with each wood heater generating the equivalent particle emissions of three and half trucks each year.[29] While legislative changes aim to promote low emission wood heaters in homes, new residences should not include wood heaters, especially as alternative heating options are available. Bushfires and hazard reduction burns also contribute to emissions.[30]

There is also an opportunity to incorporate sustainability and resiliency controls into developments relating to power consumption and the suitability of building materials. While requirements such as BASIX and the ADG will commonly include requirements for design elements such as passive heating and cooling, Council could introduce design principles that reflect the unique challenges of the area. These could build on existing CSCDCP 2015 controls or be part of compliance measures. Potential measures that Council may investigate include:

- Low cost passive cooling elements, such as light colour roofs, to reduce power consumption
- 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
- Working with State agencies to expand active transport infrastructure
- Incorporating high quality end of trip facilities into new public and private development.

[28] NSW Department of planning Industry and Environment (2019) Greater Macarthur 2020 Interim Plan
[29] *Ibid.*
[30] *Ibid.*

- Alternative renewable energy sources, such as battery power, that could scale to the development demand could be considered.
- Post-occupancy compliance campaign to ensure measures are maintained into the future

These measures would require further investigative work including possibly a government subsidised trial.

Suggested actions

It is suggested that Council could support sustainable housing development through:

- Minimising private vehicle use by promoting active transport opportunities and access to local services and employment
- Utilising best practice emissions controls to minimise air pollution from industrial and commercial uses
- Introducing Green Plans to achieve urban canopies to contribute to local air quality.

8.5.7 Design outcomes

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.

A competitive design process can be achieved either through an architectural design competition or the preparation of design alternatives on a competitive basis. Some Council's offer height or floorspace bonuses for development that have involved a competitive design process. In the City of Sydney, design competitions are mandatory for new developments of a specified scale.

SEPP 65 and the Apartment Design Guide (ADG) are governed by the State government and are the primary tools for determining the design controls for higher density development. To some extent, Council's options for influencing apartment and shop top housing design are limited. However, there are some steps that Councils can take to encourage good design outcomes:

- Maintain Council's established Design Excellence Panel to assist in providing independent advice regarding design outcomes
- There is an opportunity for CSCDCP 2015's controls to build on the ADG controls to set clear expectations for the character and objectives of certain areas
- Council may also take steps to clearly articulate the vision for higher density development in key centres through master planning exercises that provide certainty to developers and the community regarding expected design outcomes.

Principles that may be considered in the development of design criteria may include:

- Housing is designed for different segments of the community
- Dwellings are designed to be effectively arranged, with space used efficiently
- Living in highly desirable neighbourhoods is achievable for all income levels
- Design character is permitted to evolve, but remains complementary to its surroundings
- Buildings actively incorporate pedestrian traffic and a community-focused outlook
- Passive measures and designs are incorporated into climate control of living areas
- Materials and construction methods ensure long term viability and low maintenance requirements.

Incorporation of these principles into long-term planning would help ensure that urban design is responsive to local character and community expectations without relying on State guideline that may not address local issues.

Suggested actions

It is suggested that Council could encourage good design outcomes by:

- Incorporate design principles for each of the urban renewal precincts, that reflect local character and objectives, into site specific DCPs or similar
- Preparing and implementing local character statements for renewal precincts and greenfield areas
- Review planning controls to ensure built form controls permit design excellence
- Regularly review design outcomes to inform future reviews of planning controls
- Continue working with community stakeholders with particular needs (e.g. the Aboriginal community, social and community housing providers, disability advocates and CALD community representatives) to align design controls with their needs.

8.6 Increasing housing diversity and choice

A mix of housing types allows people to relocate within their local area and stay connected to community services, friends and family. This includes apartments, townhouses/terraces, affordable housing, housing for seniors and people with a disability, dual occupancies and detached dwellings.

In 2016, 46.5% of households were one or two people but only 2% of dwellings had 0 or 1 bedroom and 11% had two bedrooms.

Over 18,000 dwellings have two or more spare bedrooms. Australian Bureau of Statistics

Within this dwelling mix, it is also important to provide for a diversity of dwelling sizes and tenure types. While the dominance of detached dwellings in the LGA is starting to shift, there is a critical need for increased supply of smaller more affordable dwelling types.

Providing a diverse range of dwellings to meet the needs of households at different stages of their lifecycle in areas with good access to transport, services and employment opportunities is critical. Often the housing market will meet mainstream needs efficiently but fail to provide for less affluent households and those requiring special features.[31]

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 are required that 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 houses.
- Accommodation for large families and households with extended families or 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, larger households are characteristically formed by people of Aboriginal and certain other CALD backgrounds.
- Dwellings incorporating accessible design features and group homes enable older people and people with disabilities to stay in their local community or to find housing close to relatives and support networks.

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

- Removal of barriers to and gaps in provision of appropriate and affordable housing for the whole community vary with location.[32]

This section suggests mechanisms to increase the diversity of housing in the Campbelltown LGA.

8.6.1 Apartments

Reimagining – Campbelltown City Centre Master Plan acknowledges the lack of housing choice in the LGA stating that a greater diversity of low, medium and high housing types can support the development of Campbelltown as a city centre, while also accommodating the community's changing preferences for housing as they enter different stages of life.

This LHS recognises the need to retain some existing neighbourhoods that have a lower density of housing while planning for new greenfield communities and urban renewal neighbourhoods that can provide a greater number of dwellings. Ensuring that new dwelling developments in greenfield and renewal areas include a significant proportion of smaller dwellings will boost the supply of smaller dwellings.

The strategies outlined above will significantly increase the development potential for apartments in renewal and greenfield areas. Council has the option to specify a desired bedroom mix for apartment developments, in its DCP provisions. For example, City of Sydney requires apartment development to contain certain dwelling mixes in order to ensure a range of dwelling sizes. Clause 4.2.3.12 of Sydney DCP 2012 requires developments of more than 20 dwellings to provide a mix of dwelling sizes/bedroom types. Similar provisions are identified in *The Hills Local Environmental Plan 2019*, providing a statutory requirement with stronger force.

It is important to note that controls typically for a level of flexibility in the ultimate provision of diversity, as flexible controls allow for delivered dwellings to respond to market demands.

Council could consider including similar controls when reviewing CSCDCP 2015 or as a CLEP 2015 provision. Alternatively, a less rigorous approach could be pursued, such as requesting apartment developments to comprise at least 10 per cent of dwellings as studios or 1 bedroom dwellings.

Suggested actions

It is suggested that Council could undertake the following to support the inclusion of small dwellings in apartment developments:

- Work with developers to encourage the inclusion of studios and one bedroom apartments in apartment and shop top housing developments
- Monitor the effect of the action above
- Consider the need to include a required bedroom mix for apartments and shop top housing

8.6.2 Medium density options

Expansion of the R3 Medium Density Residential zoned land and buildings heights near neighbourhood centres and in renewal areas, as suggested in Section 8.4, will encourage increased supply of low rise medium density dwellings in close proximity to transport, services, health care, shops and parks. These areas, will allow the development of low rise terraces, manor homes, townhouses and small lot housing, to provide for additional housing choice for the community. These additional uses will provide important housing choice for families who

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

cannot afford a detached house. It is anticipated the additional uses will allow for gradual change to these areas while retaining the existing low rise character.

Suggested actions

It is suggested that Council could encourage additional medium density housing development near neighbourhood centres and in the Glenfield to Macarthur Urban Renewal Corridor by:

- Continuing to implement the NSW Government's precinct plans for Glenfield to Macarthur Urban Renewal Corridor.
- Investigating the rezoning options outlined in section 8.4.11 to increase medium density housing options near neighbourhood centres.

8.6.3 Dual occupancies

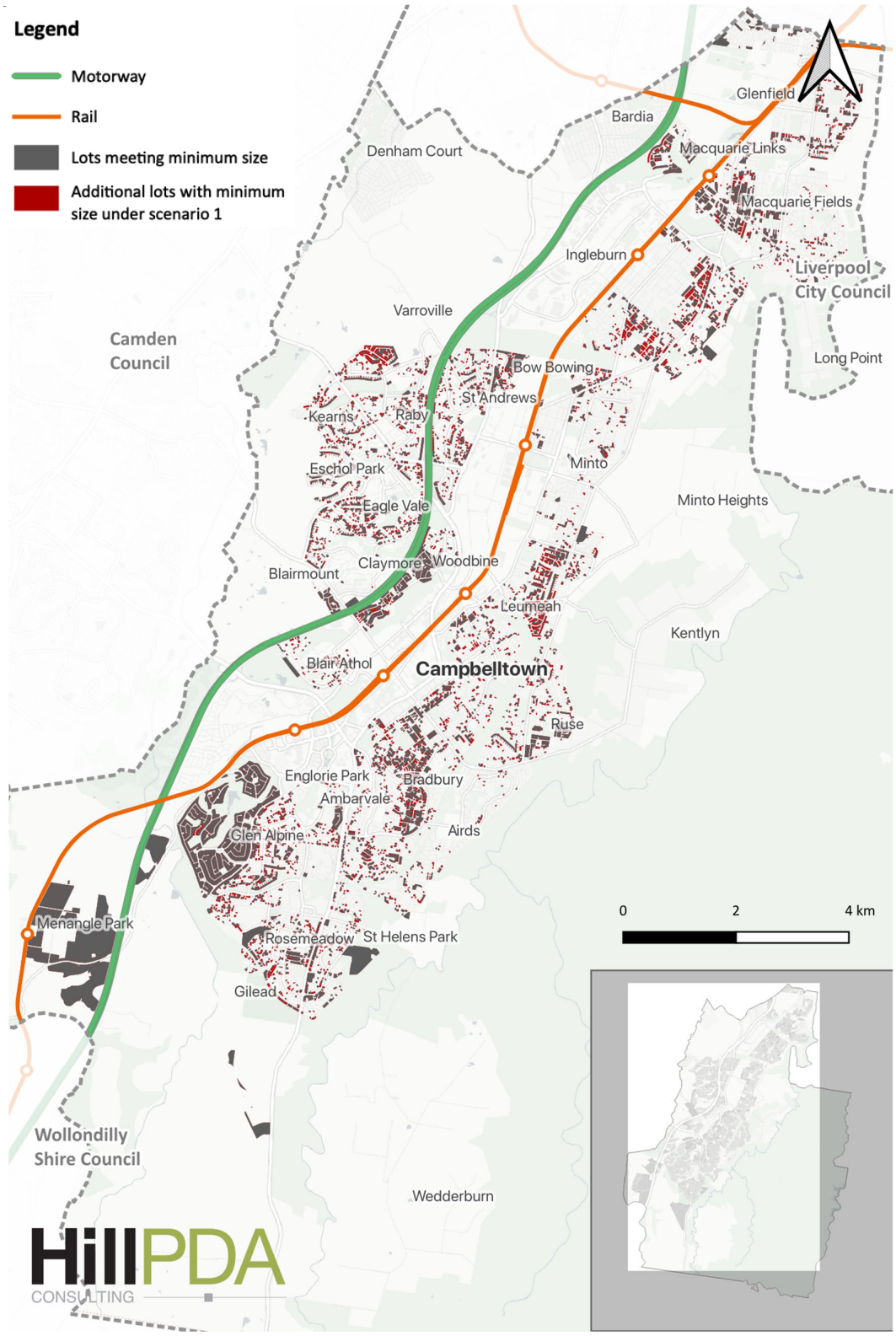
Dual occupancy development can provide an important supply of smaller dwellings in a low density setting. These dwelling types are often popular with couples and young families who cannot yet afford a detached dwelling in the home purchase market.

CSCDCP 2015 includes a range of dual occupancy minimum lot sizes across the R2 Low Density Residential zone ranging from 700sqm to 10,000sqm and above. Figure 68 illustrates the effect of simplifying or consolidating the minimum lot size for dual occupancy development sizes below. Table 43 sets out the assumptions used in the analysis. Changing the minimum lot size would significantly increase the number of lots in the LGA that are capable of a dual occupancies style development, as shown in Figure 68.

Table 43: Minimum Lot sizes used in analysis

Current MLS (sqm)	Tested/Assumed MLS (sqm)
700 950 1000	650
2000 4000	2000

Figure 68: Effect of simplifying minimum lot size for dual occupancies



Suggested actions

It is suggested that Council consider increasing opportunities for dual occupancy development as part of any forthcoming review of CLEP 2015 and CSCDCP 2015.

8.6.4 Secondary dwellings

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.

Suggested actions

It is suggested that Council consider increasing opportunities for secondary dwelling development as part of any forthcoming review of the CSCDCP 2015.

8.6.5 Adaptable housing

CSCDCP 2015 currently requires 10 per cent of dwellings in residential flat buildings to be adaptable dwellings.

In 2016, all age groups less than 75 years in Campbelltown LGA had above average proportions of people needing assistance, suggesting that demand for housing that is suited to people with a disability is likely to be well above average (Section 5.2.7). Council could consider strengthening the current adaptable housing provisions to meet this demand.

Suggested actions

It is suggested that Council could consider, as part of any forthcoming review of CSCDCP 2015, a strengthening of the DCP provisions by:

- Requiring a minimum of 20 per cent of dwelling in multi-unit housing, shop top housing and residential flat building s containing 10 or more dwellings as adaptable dwellings and designed and constructed to a minimum class C certification under AS 4299 Adaptable housing
- Pursue standards for accessible development via the Australian Building Codes Board and the *National Construction Code*
- 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

8.6.6 Seniors housing

As is the case with standard market housing, diversity is an important in providing housing to suit the needs of older people. Many capable and active seniors still want the privacy and space that a detached dwelling provides without the maintenance burden of a larger landscaped lot. Low to high density residential dwellings within the

private market should be able to be adapted and a range of dwelling types must be available in seniors' housing developments.

Location is vital to the liveability of any development. Larger seniors' housing developments may have the means to provide for shuttle buses and medical facilities, while smaller developments should be located to give residents access to essential services including supermarkets, post offices, health care facilities and pharmacies. Further, large scale seniors' housing developments take on the density and built form character comparable to medium and high density housing developments.

Suggested actions

It is suggested that Council could support the delivery of housing suited to older people by

- Reviewing planning controls to ensure the planning framework effectively provides for a diversity of housing in the right locations, with a specific focus on the capacity of land currently zoned R3 Medium Density Residential.
- Increasing the supply of apartments and adaptable housing, as outlined above, to allow people to remain in the local area as they age
- Supporting the development of more medium density residential development in areas serviced by infrastructure.
- Supporting housing for seniors and people with a disability in locations that are close to centres that incorporate retail, medical and community facilities and public transport.

8.7 Increasing the supply of affordable housing

While housing in general is relatively affordable in Campbelltown LGA compared to many parts of Greater Sydney, concerns about housing affordability were identified by local residents as a key concern in the community survey.

> In 2016, 7,873 households were experiencing housing stress in Campbelltown LGA.
>
> NSW Family and Community services

Many councils in NSW have been progressively increasing the supply of affordable housing through leveraging planning mechanisms. Council Could also consider implementing affordable housing provisions in any forthcoming review s of CLEP 2015 and CDCP 2015.

Affordable housing in NSW has been developed in a range of ways and funded through a mix of sources including government (local/state/Commonwealth) grant or land contributions, planning incentives, philanthropic sources, community housing provider equity contributions and from finance secured against assets owned by community housing providers.

As part of this effort, Council has partnered with other local Councils in the Western City Planning Partnership to collectively examine affordable housing demand, gap and cost analysis in the district. This work is anticipated to be completed later this year and will provide the foundation for an affordable rental housing strategy for the Campbelltown LGA and ensure a consistent and best practice approach across all Western Sydney Councils involved in the partnership.

Affordable rental housing targets

Affordable rental housing targets are a mechanism identified by the Greater Sydney 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.

This target would need to be the subject of a development feasibility testing to ensure successful implementation

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 *State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)* (SEPP 70).

In accordance with the SEPP, Council could prepare an affordable housing contribution scheme to identify an affordable housing levy for new development where there is an identified uplift in land value arising from a revision to planning controls. The Scheme would need 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 is to include 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.

It is understood that feasibility testing 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.

Inclusionary zoning

Some councils have successfully imposed an inclusionary zoning via and LEP clause which specifies and affordable housing contribution rate and the circumstances in which it would apply. The contribution may be:

- A prescribed percentage of the affordable housing development or
- A financial contribution to offset the impact of a development on affordable housing demand or supply or
- Variations to planning rules offered in in return for affordable housing.

Such variations may permit additional density in certain areas or waive certain requirements that would normally apply or expedite the development assessment process.

This approach sets in place the ground rules and, as it is a statutory requirement, the approach ensures the delivery of the social/affordable dwellings as part of the overall development.

Inclusionary zonings have been in operation in Sydney, Waverley and Willoughby Local Government Areas. This approach has also become widely used in the United Kingdom and United States. The approach has been very effective in achieving social/affordable housing delivery however, current NSW planning policy favours the implement of affordable housing contributions scheme rather than and inclusionary zoning in an LEP.

Voluntary Planning Agreements

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.

Councils such as the City of Canada Bay, City of Ryde, Waverley and Randwick have successfully negotiated numerous VPAs, to deliver a range of public benefits including affordable housing. The supply of affordable housing via this mechanism can vary greatly, be opportunistic and is dependent upon development occurring and the good will of developers. Negotiations can be resource and time intensive.

Both mechanisms are capable of delivering social/affordable housing. Table 44 outlines the advantages and disadvantages for the two approaches.

Table 44: Contribution Mechanism Overview

Contribution Mechanism	Advantages	Disadvantages
SEPP 70	Directly contributes to the delivery of affordable housing Dedicated free of cost to the planning authority Asset is owned by Council but managed by a community housing provider Likely to be more valuable than a monetary contribution taken at Construction Certificate stage in a rising market Still retains the flexibility to sell the asset if not appropriate or if strata premiums are considered too high Offers a range of housing choice across the LGA Less resource intensive as management is transferred to a Community housing provider.	Affordable housing provided in high-end buildings would incur expensive strata fees which may be unsustainable over the longer term Requires management of the 'life-cycle' of dwellings - so that assets remain suitable for their use Distribution of affordable housing across multiple buildings can create management inefficiencies.
Voluntary planning agreements	Responsive to change and is site specific No nexus required under the EPAA 1979, although the Practice Notes (2015) recommend that the public benefits should have a relationship to the development A possible fall back mechanism should development parameters exceed the planning threshold at any point in time.	Can be administratively onerous Less regulated than inclusionary zoning targets Reliant on developer's willingness to volunteer an offer Industry/community resistance.

Source: HillPDA

In addition to the above, the private market can deliver affordable housing and boarding houses through take-up of the SEPP (affordable Rental Housing Schemes). A study by City Future Research Centre recently found that these are typically aimed at households on moderate income levels. Increased education about these housing options under the SEPP may encourage increase application of this mechanism through the private market. Up zoning land to R3 Medium Density residential would increase opportunities for infill affordable rental housing. Use of the SEPP can work alongside the application of an affordable housing target to increase low cost housing stock within the LGA.

The delivery of boarding houses under the ARH SEPP is a market-led initiative, however Council could consider encouraging boarding houses in locations close to services and transport. Such initiatives are delivered through the ARH SEPP (e.g. a floor space bonus, reduction in application fees), or encouragement through the development control plan and through pre-lodgement advice.

Preparation of an Affordable Housing Policy would identify opportunity locations to increase the provision of affordable rental housing throughout the LGA including both market-led and as well as community housing initiatives. Increased delivery of affordable dwelling can be targeted to key workers such as police, teachers and nurses. The retention of low cost housing in suburban areas can also sustain a form of low cost housing for families.

Suggested actions:

It is suggested that Council could consider adopting a policy position that supports the delivery of affordable housing by:

- Continue working with the Western City Planning Partnership to collectively examine affordable housing demand, gap and cost analysis in the Western City District.
- 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.
- Requiring, on large developments, the dedication of affordable housing to Council in perpetuity
- Enter into an agreement with a community housing provider to manage any affordable dwellings dedicated to Council.
- Undertaking development feasibility testing in the renewal and greenfield areas to determine the locations where an affordable housing contribution can be levied without impeding development activity
- Preparing an Affordable Housing Policy to make clear to industry that Council supports the delivery of affordable housing as part of certain development proposals
- Raving regard to the GSC position for affordable housing provision of between 5 and 10 per cent of new residential GFA, adopt a Campbelltown-specific and feasible contribution rate
- Developing and implementing an Affordable Housing Contributions Scheme that identifies locations and developments that can feasibly include an affordable housing contribution.

PART 4: IMPLEMENTATION

9.0 IMPLEMENTATION

9.1 Implementation and delivery 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.

Timeframes have been provided to generally align with the target periods outlined in the District Plan:

- Short term: 2020 to 2021
- Medium term: 2021 to 2026
- Long term: 2026 to 2036.

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.

9.1.1 Goal one: Establish a clear framework for planning for housing

Ref.	Proposed Actions	Priority	Timeframe	Partner
1.1	Adopt the objectives in Section 8.1 as principles for future decision making on housing related matters	High	Short-term	-
1.2	Adopt the dwelling targets in Section 8.2	High	Short-term	GSC
1.3	Adopt a land use planning approach which broadly seeks to increase housing diversity by: • Encouraging high rise development in Campbelltown CBD and Macarthur • Encourages medium rise housing development near train stations in Glenfield, Ingleburn, Minto, Leumeah • Encourages medium density housing development near neighbourhood centres • Encouraged housing diversity in greenfield release areas.	High	Short-term	-
1.3	Commit to an urban containment policy which seeks to limit future housing growth to the already zoned residential areas	High	Short-term	-

9.1.2 Goal two: Plan for housing development in defined precincts in urban renewal and greenfield areas

Ref.	Proposed Actions	Priority	Timeframe	Partner
Campbelltown CBD				
2.1	Consider options to stimulate development activity by providing planning incentives and creating opportunities to improve development feasibility by: • Offering a 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 such as GoGet.	Moderate	Ongoing	-
2.2	• Encourage a mix of apartment sizes to meet the growing needs for a variety of dwellings and increase the supply of more affordable dwellings.	High	Short-term	Industry
2.3	Require 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	Moderate	Ongoing	DPIE/GSC
2.4	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 design excellence is appropriate 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.	Moderate	Medium-term	Community
2.5	Collaborate with landowners, developers and government agencies to unlock the development potential of strategic holdings in Campbelltown CBD to deliver housing and improved amenity, including car park sites owned by Council.	High	Short-term	Industry/land owners
2.6	In five to 10 years, reassess the needs for additional capacity in Campbelltown based on trends in development activity and take up, with a view to increasing development capacity, if needed, including:	Moderate	Medium-term/long-term	-

Ref.	Proposed Actions	Priority	Timeframe	Partner
	• 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.			
Glenfield				
2.7	While noting that the rezoning of Glenfield will be a State-led process, Council could • Monitor the progress of precinct planning the NSW Government • Review the updated precincts plan, when available and make any necessary revisions to local infrastructure planning • Encourage redevelopment of Glenfield station precinct from 2021, in recognition of its strategic location, through a planning proposal • Monitor the progress of affordable housing delivery on the Landcom site, as demonstration of affordable housing delivery. • Undertake feasibility testing to determine the impact of imposing an affordable housing contribution on development in the station precinct.	High	Ongoing	DPIE
Macquarie Fields				
2.8	• 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.	Moderate	Medium-term	DPIE/ Community/ Industry
Ingleburn				
2.9	• Progress the planning proposal for Ingleburn Core Area with a view to completion by the end of 2021 • 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 8.5.3)	High	Ongoing	DPIE/ Community/ Industry

Ref.	Proposed Actions	Priority	Timeframe	Partner
	• Overtime, progress the staged implementation of the precinct plan, beyond the core area.			
Minto				
2.10	• Consider a centre revitalisation project to address community comments and provide improved amenity which would encourage redevelopment interest • Continue to progress the planning proposal for Minto Urban Renewal Precinct • Ensure infrastructure planning is in place to value capture the rezoning uplift generated by the planning proposal.	Moderate	Ongoing	DPIE/ Community/ Industry
Leumeah				
2.11	• 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 Leumeah precinct plan.	Moderate	Medium-term	DPIE/ Community/ Industry
Macarthur				
2.12	• Continue to plan for housing delivery in Macarthur, consistent with the recommendations of *Reimagining – Campbelltown City Centre Master Plan* and *Greater Macarthur 2040 Interim Plan* • Consider value capture mechanisms to deliver much needed affordable housing as a developer contribution through a staged implementation approach as outlined in Section 8.6.5.	High	Medium-term	DPIE/ Community/ Industry

9.1.3 Goal three: Manage housing growth

Ref.	Proposed Actions	Priority	Timeframe	Partner
3.1	Enforce the zoning and urban renewal framework by: • Limiting residential growth to within the existing and planned residential zoned areas of the urban area below the urban growth boundary • Enabling coordinated development of medium and higher density housing in station precincts based upon a transit-oriented development model • Prioritising housing growth around Campbelltown CBD and Macarthur.	High	Ongoing	-
3.2	Prioritise the allocation of planning and infrastructure resources: • Continue to prioritise housing delivery in Campbelltown CBD and Macarthur	High	Ongoing	-

Ref.	Proposed Actions	Priority	Timeframe	Partner
	• Continue to plan for housing growth in Leumeah, Ingleburn and Minto to ensure that the planning framework can deliver housing in those locations in the next upturn of the property market cycle (after 2021) • Actively monitor the planning by the NSW Government for the renewal of Glenfield • Continue to support the long term development of Menangle Park and Gilead, through incremental expansions to the existing urban area.			
3.3	• Prepare costed local infrastructure plans which support the character, distinctiveness and visual amenity of centres • Determine the local infrastructure funding framework to be applied in the Urban Renewal Corridor (VPA or Contribution plan(s)) • Ensure the provision of local infrastructure: – Keeps pace with population growth and meets the needs of existing and future residents – Supports a range of cultural and creative community needs – Is appropriately planned to provide a network of services and facilities across the LGA. • Advocate for the NSW Government to address the timely funding and delivery of State funded infrastructure to support residential growth • Considers mechanisms that allow contributions to be reviewed when dwelling yield changes.	High	Ongoing	-
3.4	• Continue to review the CLEP 2015 to incorporate planning controls for the Glenfield to Macarthur Urban Renewal Corridor and streamline current planning provisions • Undertake a comprehensive review of CSCDCP 2015.	High	Ongoing	DPIE
3.5	Improve amenity and liveability in the urban renewal corridor by: • Preparing local character statements • Preparing place-based improvement and public domain plans that identify actions and investments to improve local amenity • Directing developer contributions toward the cost of amenity improvements • Identifying any areas that are significant to the local community and are to be preserved and protected • Ensuring planning controls encourage centres that can accommodate recreation and entertainment facilities like restaurants and cafés, small bars, cinemas, theatres, indoor recreation facilities and amusement centres.	Moderate to High	Short to medium term	-

Ref.	Proposed Actions	Priority	Timeframe	Partner
	In new and emerging neighbourhoods in greenfield areas Council could: • Investigate measures to encourage land uses that will promote vibrancy in higher density residential zones • Include housing in local centres to support local businesses, pedestrian activity and vibrant places.			
3.6	Support sustainable housing development through: • Minimising private vehicle use by promoting active transport opportunities and access to local services and employment • Utilising best practice emissions controls to minimise air pollution from industrial and commercial uses • Include provisions in development control plans to reduce polluting emissions from construction activity • Introducing Green Plans to achieve urban canopies to contribute to local air quality.	Moderate to high	Ongoing	-
3.7	Encourage good design outcomes by: • Developing design principles for each of the urban renewal precincts, that reflect local character and objectives in DCP or similiar • Preparing and implementing local character statements for renewal precincts and greenfield areas • Review planning controls to ensure built form controls permit design excellence • Regularly review design outcomes to inform future reviews of planning controls.	High	Short-term	-

9.1.4 Goal four: Increase housing diversity and choice

Ref.	Proposed Actions	Priority	Timeframe	Partner
4.1	Support the inclusion of small dwellings in apartment developments by: • Working with developers to encourage the inclusion of studios and one bedroom apartments in apartment and shop top housing developments • Monitoring the effect of the action above • Considering the need to include a required bedroom mix for apartments and shop top housing	High	Short-term	-

Ref.	Proposed Actions	Priority	Timeframe	Partner
4.2	Encourage additional medium density housing development near neighbourhood centres and in the Glenfield to Macarthur Urban Renewal Corridor by: ▪ Continuing to implement the NSW Government's precinct plans for Glenfield to Macarthur Urban Renewal Corridor ▪ Investigating the rezoning options outlined in section 8.4.11 to increase medium density housing options near neighbourhood centres.	High	Ongoing	-
4.3	Consider increasing opportunities for dual occupancy development, by consolidating and streamlining minimum lot sizes, as part of any forthcoming review of the CSCDCP 2015.	Moderate	Short-term	-
4.4	Council consider increasing opportunities for secondary dwelling development as part of any forthcoming review of the CSCDCP 2015.	Moderate	Short-term	-
4.5	Strengthening of the DCP provisions for adaptable housing by: ▪ Requiring a minimum of 20 per cent of dwelling in multi-unit housing, shop top housing and residential flat building s containing 10 or more dwellings as adaptable dwellings and designed and constructed to a minimum class C certification under AS 4299 Adaptable housing ▪ 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.	Moderate	Short-term	-
4.6	Support the delivery of housing suited to older people by: • Reviewing planning controls to ensure the planning framework effectively provides for a diversity of housing in the right locations, with a specific focus on the capacity of land currently zoned R3 Medium Density Residential. • Increasing the supply of apartments and adaptable housing, as outlined above, to allow people to remain in the local area as they age • Supporting the development of more medium density residential development in areas serviced by infrastructure. • Supporting housing for seniors and people with a disability in locations that are close to centres that incorporate retail, medical and community facilities and public transport.	Moderate	Medium-term	-
4.7	It is suggested the Council establish procedures for monitoring residential development to assist in managing land supply and infrastructure delivery.	Moderate	Short-term	-

9.1.5 Goal five: Increase the supply of affordable housing

Ref.	Proposed Actions	Priority	Timeframe	Partner
5.1	• Undertake development feasibility testing in the renewal and greenfield areas to determine the locations where an affordable housing contribution can be levied without impeding development activity	Moderate	Short-term	-
5.2	• Prepare an Affordable Housing Policy to make clear to industry that Council supports the delivery of affordable housing as part of certain development proposals	High	Short-term	-
5.7	• Adopt an affordable housing target, consistent with the Greater Sydney Commission's position in the District plan, that between 5 and 10 per cent of residential GFA should be affordable housing	High	Short-term	-
5.8	• Consider an Affordable Housing Contributions Scheme that identifies locations and developments that can feasibly include an affordable housing contribution	Moderate	Medium-term	-
5.9	• Consider, on large infill developments, the dedication of affordable housing to Council in perpetuity	Moderate	Medium-term	-
5.10	• Enter into an agreement with a community housing provider to manage any affordable dwellings dedicated to Council	Moderate	Medium-term	-

9.2 Monitoring and reviews

Delivery of housing is contingent on a variety of factors, ranging from permissibility of controls, demand for housing types, 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 DPIE or Cordell Connect.

An annual review 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.

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APPENDIX A SURVEY QUESTIONNAIRE

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Community Survey

1. Do you live in the Campbelltown Local Government Area (LGA)? If so for how long?

- ◯ Yes, less than one year
- ◯ Yes, 1 - 5 years
- ◯ Yes, more than 5 years
- ◯ No, I live in:

2. What suburb do you live in?

3. What best describes your living situation?

- ◯ Rent privately (e.g from real estate or landlord)
- ◯ Rent from government authority or a community housing provider
- ◯ Mortgage
- ◯ Own outright
- ◯ Living with someone else who owns or rents (i.e. family, parent, friend)
- ◯ Homeless
- ◯ Other (please specify)

4. How long have you been homeless for?

- ◯ Less than 6 months
- ◯ Between 6 months and 2 years
- ◯ More than 2 years

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5. What type of dwelling do you live in now?

- ◯ Single dwelling (house)
- ◯ Duplex
- ◯ Townhouse/terrace house
- ◯ Apartment
- ◯ Other (please specify)

6. Are you planning to buy an investment property in the Campbelltown LGA in the next 5 years?

- ◯ Yes
- ◯ No

Please specify where and what type of dwelling you are interested in investing in. (e.g. Menangle Park, townhouse)

7. Are you planning to invest further in your home? i.e. renovations, extensions, alternations etc.

- ◯ Yes
- ◯ No
- ◯ Not Applicable

8. What does your household look like?

- ◯ Couple family no children
- ◯ Couple family with children
- ◯ Single parent family
- ◯ Lone person household
- ◯ Group share house
- ◯ Other (please specify)

9. How many people live in your home?

10. How many bedrooms do you have in your home?

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5+ bedrooms

11. How many bedrooms do you need for your household?

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5+ bedrooms

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?

- My current house
- A different house

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14. What type of dwelling would you like to live in?

- ◯ Single house
- ◯ Duplex
- ◯ Terrace House
- ◯ Apartment
- ◯ Other (please specify)

15. Which suburb would you like to live in?

- ◯ My current suburb
- ◯ A different suburb

16. What is stopping you from living in your preferred dwelling type or suburb?

- ☐ Can't afford it
- ☐ Can't find the type of dwelling I'm looking for
- ☐ It costs too much to move
- ☐ It's too hard to move
- ☐ Other household members do not want to move
- ☐ other:

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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?

- Yes
- No
- I don't have internet

Comments

20. Does your home have adequate space to accommodate your household working from home and remote learning?

- ◯ Yes
- ◯ No
- ◯ N/A

Comment

21. What type of house do you think you will need in 10 years?

- ◯ Single dwelling (house)
- ◯ Apartment
- ◯ Dual occupancy
- ◯ Seniors living
- ◯ Terrace house
- ◯ Other (please specify)

22. What type of house do you think you will need in 20 years?

- ◯ Single dwelling (house)
- ◯ Apartment
- ◯ Dual occupancy
- ◯ Seniors living
- ◯ Terrace house
- ◯ Other (please specify)

23. Excluding price, select FIVE (5) factors that are the most important to you when choosing where to live?

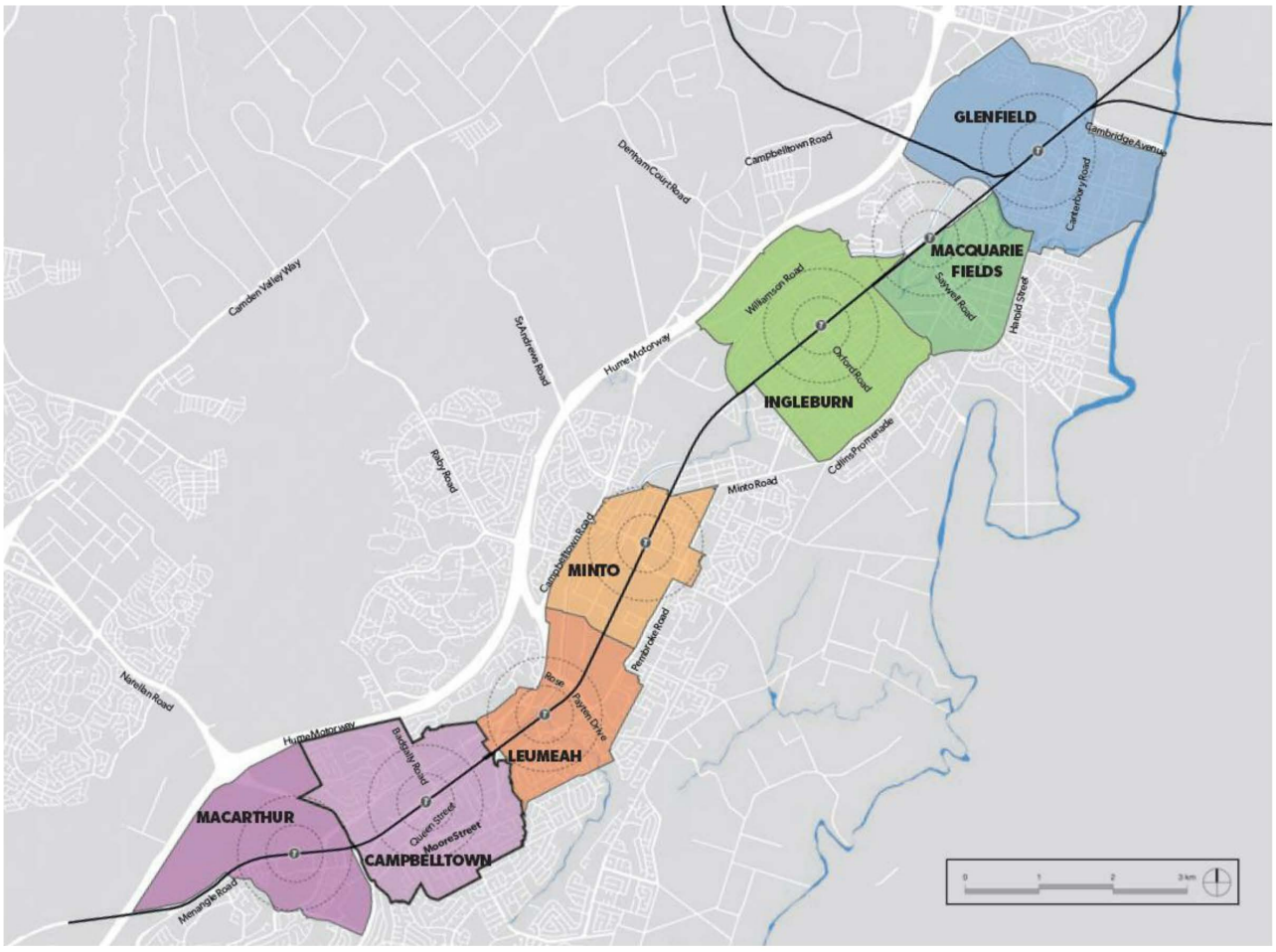
- [ ] Near to the local shops
- [ ] Cycle paths around/from my neighbourhood
- [ ] Near to public transport
- [ ] Near to open space (e.g. park/bush/sport field/playground)
- [ ] Near to an educational institution (e.g. School, TAFE)
- [ ] Near work or public transport that connects to work
- [ ] Other (please specify)
- [ ] Good sense of community
- [ ] Good street character e.g. low traffic, pedestrian paths, street trees
- [ ] Near to cafes and restaurants
- [ ] Near to general health services
- [ ] Near to a supermarket

24. Excluding price, select FIVE (5) factors that are the most important to you when choosing a dwelling to live in?

- [ ] Off-street parking
- [ ] Secure parking
- [ ] Private open space with lawn (front/back yard)
- [ ] An extra bedroom
- [ ] Universal access/ability to move around with mobility aids
- [ ] Extra features such as a swimming pool, garden shed, scenic outlook
- [ ] Other (please specify)
- [ ] Sustainable energy infrastructure such as solar panels
- [ ] Attractive setting
- [ ] Internal Laundry
- [ ] Aspect i.e. North facing yard
- [ ] More than one bathroom
- [ ] Work from home and/or remote learning space/facilities

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?



- [ ] Glenfield
- [ ] Macquarie Fields
- [ ] Ingleburn
- [ ] Minto
- [ ] Leumeah

- [ ] Campbelltown
- [ ] Macarthur

Why these precincts?

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 do to make this possible for you?

27. What is your age?

- [ ] Under 18
- [ ] 18-24
- [ ] 25-34
- [ ] 35-44
- [ ] 45-54
- [ ] 55-64
- [ ] 65-74
- [ ] 75+
- [ ] I'd rather not say

28. Please select all of the below options that describe you

- [ ] I am a full time student at a tertiary institution (e.g. TAFE, University)
- [ ] I am Aboriginal or Torres Strait Islander
- [ ] I have a disability
- [ ] I was born outside of Australia
- [ ] English is not my first language

29. Do you have any further comments about your housing needs or housing in the Campbelltown LGA?

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