

EXTRAORDINARY BUSINESS PAPER

18 FEBRUARY 2020

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	– A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



13 February 2020

You are hereby notified that the next Extraordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 18 February 2020 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

Extraordinary Council Meeting to be held on Tuesday 18 February 2020 at 6.30pm

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	4
2.	APOLOGIES	4
3.	DECLARATIONS OF INTEREST	4
	Pecuniary Interests	
	Non Pecuniary – Significant Interests	
	Non Pecuniary – Less than Significant Interests	
	Other Disclosures	
4.	REPORTS FROM OFFICERS	5
4.1	Revised Draft Local Strategic Planning Statement – Final Health Check Outcomes and Assurance Process	5
5.	URGENT GENERAL BUSINESS	13

1. ACKNOWLEDGEMENT OF LAND

I'll acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land.

I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here tonight.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

4. REPORTS FROM OFFICERS

4.1 Revised Draft Local Strategic Planning Statement – Final Health Check Outcomes and Assurance Process

Reporting Officer

Director City Growth and Director City Development
City Growth

Community Strategic Plan

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

Officer's Recommendation

1. That Council note the information regarding the successful outcome of the Local Strategic Planning Statement (LSPS) Final Health Check held on 28 January 2020, and that the feedback of the Greater Sydney Commission (GSC) and various NSW State Government agencies has been incorporated into the Final Draft Campbelltown LSPS.
2. That Council endorse the Final Draft Campbelltown LSPS and its forwarding to the GSC for the purposes of seeking Assurance so that the LSPS can be made.
3. That Council delegate to the General Manager:
 - a. The ability to make minor amendments to the Final Draft LSPS (if needed), to address any changes required as part of the final Assurance process, that do not change the intent of the LSPS, and
 - b. The authority to make the Campbelltown LSPS once Assurance has been granted.

Purpose

To provide Council with an update on the progress of the LSPS preparation process, including:

1. An overview of the process to date
2. The outcomes of the GSC's Final LSPS Health Check held on 28 January 2020
3. The next steps in the process.

History

All councils in the Greater Sydney Region are required to prepare a Local Strategic Planning Statement in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017. LSPSs are required to be in place before 31 March 2020. Relevant past milestones are as follows:

11 June 2019	Council adopted the draft LSPS for exhibition.
12 June – 22 July 2019	Draft Campbelltown LSPS publicly exhibited.
2 September 2019	Council officers attended a LSPS “Preliminary Health Check” with GSC, the Department of Planning and Environment (DPIE) and Transport for NSW (TfNSW). Feedback was provided on the Draft LSPS (as exhibited).
10 September 2019	Council considered a report, which outlined the main issues raised in submissions following public exhibition of the Draft Campbelltown LSPS.
26 November 2019	Councillors were briefed on the proposed responses to matters raised at the LSPS “Preliminary Health Check” and to the issues raised following exhibition of the Draft Campbelltown LSPS.
10 December 2019	Council considered a detailed report on the issues raised in submissions and feedback from the GSC and Government. Council resolved to endorse preparation of the Revised Draft LSPS and its lodgement with the GSC for the purposes of the Final Health Check.
21 January 2020	The Revised Draft Campbelltown LSPS and supporting documentation was lodged with the GSC.
28 January 2020	Final LSPS Health Check Meeting with the GSC and Government Representatives.

Report

1. Background

The Revised Draft Campbelltown LSPS is Council's plan for its community's social, environmental and economic land use needs over the next 20 years. It provides a policy and spatial context and direction for land use decision making within Campbelltown LGA. The Revised Draft LSPS includes:

- a 20 year land use vision for the Campbelltown LGA aimed at positioning Campbelltown as Greater Sydney's Lifestyle Capital
- four planning themes, 16 planning priorities and a range of actions to achieve our future vision
- discussion of the characteristics that make our city special, unique and vibrant, and shared values to be enhanced or maintained
- direction for the management of future growth and change
- guidance to inform changes to Campbelltown LEP 2015 and Council's Development Control Plans

- content, priorities and actions that give effect to the Region and District Plans, as relevant to the Campbelltown LGA, at the local level, and
- identification of where further detailed strategic planning may be needed.

The Revised Draft Campbelltown LSPS responds to Region and District planning initiatives and to what our community has told us is important for the future of our city. It seeks to achieve a balance between NSW Government directives and community concerns.

2. Final Health Check of Campbelltown LSPS by Greater Sydney Commission

The General Manager, Director City Growth, Acting Director City Development, and 14 Senior Council Officers attended the Final LSPS Health Check Meeting with the GSC and Government on 28 January 2020.

The purpose of the Final Health Check was to assess the alignment of the Revised Draft Campbelltown LSPS with the Western City District Plan and particularly the District Plan's priorities and actions. The GSC and Government expressed their overall support for the Revised Draft LSPS and commended Council for the high-quality document that had been produced.

A range of matters were discussed at the meeting, as outlined in Table 1. As a result, it was requested that Council make a number of amendments to the Revised Draft LSPS before being formally submitted to the GSC for Assurance as the Final Draft Campbelltown LSPS. It is noted that formal correspondence from the GSC outlining the outcomes and requirements of the Final Health Check Meeting was only received on 6 February 2020.

The matters discussed at the meeting, and the requested amendments to the Final Draft LSPS, are summarised in Table 1 below.

Table 1 – Final LSPS Health Check – Discussion and Outcomes

Matters discussed	Amendments to LSPS
Housing Targets and Local Housing Strategies – further meetings to be held with councils to discuss these matters separately to the LSPS process.	<p>Additional wording added regarding the potential to work with other councils in the Western City District to develop a combined approach to housing and particularly affordable housing.</p> <p>Additional wording added regarding Council's commitment to explore the idea of an Affordable Rental Housing Scheme (as part of the Local Housing Strategy and potential Western City District wide approach).</p> <p>Further discussion with the GSC clarified that there is no need to amend the LSPS at this stage in relation to the updated population projections.</p>

Matters discussed	Amendments to LSPS
The LSPS should note that the Local Housing Strategy will assist in identifying a 6-10 year housing target. This target will need to be agreed with the GSC.	Additional wording added.
Acknowledgement that growth is dependent on infrastructure capacity.	Noted, no amendments required.
Significance of employment land and urban services land.	Additional wording added regarding the need to retain and manage employment and urban services land to enable future opportunities and further strengthen the link between the LSPS and the Western City District Plan.
Further advice to be provided by GSC and DPIE about inconsistencies between the Glenfield to Macarthur Corridor Strategy, the District Plan and the respective section 9.1 Ministerial Directions.	Advice pending at the time of writing.
Importance of future development at Glenfield needs to be an exemplar of good planning – integrating the interchange, centre and surrounding development.	Noted, no amendments required.
Greater Macarthur Growth Area discussion and Glossary to be updated to reflect recent declaration as a Growth Area. Also need to discuss new precincts approach and North Gilead being a collaborative planning precinct.	Updates and additional text have been added. Updated references to Greater Macarthur to reflect its recent declaration as a Growth Area and ensure consistency with State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP).

Matters discussed	Amendments to LSPS
<p>Approach to dealing with the Metropolitan Rural Area (MRA) and areas of inconsistency.</p>	<p>Amendments made to the maps to further improve consistency with the Region and District Plans.</p> <p>Additional wording added to the text to note there are areas within the MRA that are subject to development consents, planning proposals, planning proposal requests and Council decisions that pre-date identification of the MRA in the Region and District Plans.</p>
<p>Importance of open space and access to open space using 400m benchmark.</p>	<p>Additional wording added regarding open space and enabling access to open space.</p>
<p>Green Grid mapping should, if possible, refer to Priority Corridors, Important Corridors and other Opportunities, consistent with the District Plan.</p>	<p>Green Grid mapping to be reviewed, subject to the availability of sufficient data layers.</p>
<p>Koala Corridors and the Campbelltown Koala Plan of Management (KPoM).</p> <p>It was suggested that additional Koala Corridor Mapping be included, as DPIE advised data layers are available.</p>	<p>Legend on maps to be updated to clarify source of current extent of Koala Corridor that has been mapped.</p> <p>Extending the Koala corridor mapping will be considered once DPIE endorses the Campbelltown KPoM. The mapping in the KPoM is more detailed and accurate. Such mapping changes are likely to be part of a future LSPS Review.</p> <p>Council representatives raised the extensive delay in DPIE approving the KPoM. This was noted by DPIE.</p>
<p>Cumberland Plain Conservation Plan/Program.</p>	<p>Additional wording and action added regarding collaborating with the NSW Government on the Cumberland Plain Conservation Plan/Program.</p>
<p>The action requesting re-introduction of a NSW Government Metropolitan Development Program.</p>	<p>Noted, no amendments required.</p>

Matters discussed	Amendments to LSPS
Capacity of schools to serve the future population of Campbelltown City Centre.	Existing Action 14.27, that relates to working collaboratively with Government to ensure the provision of new infrastructure, has been revised to also include reference to the expansion of existing infrastructure in areas of growth and renewal.
The planning and management of riparian areas.	Additional wording added to highlight opportunities for the planning and management of riparian areas.
Western Sydney Parklands linkages to broader areas.	Action 5.1, relating to the Western Sydney Parklands, has been amended to reflect the latest discussions about potentially connecting the parklands to the Australian Botanic Garden (Mount Annan) via the Scenic Hills.
Mapping amendments.	Amendments have been made to improve consistency and clarity (indicative transport corridors; green grid and green corridors; references to Metropolitan Cluster, and other minor changes).
Remove duplication of actions where possible, and check similar actions for consistency within the LSPS.	<p>It is noted that this matter was not raised or discussed at the Final Health Check but is included in the formal notes provided by the GSC.</p> <p>Previous discussions with the GSC (in September 2019) indicated that actions relevant to several topics in the LSPS should be included in each relevant section.</p> <p>Adjustments have been made where possible, given the limited timeframe to address this matter.</p>

In addition to the above, minor updates have been made to the proposed Final Draft LSPS to reflect the decision to combine the proposed Cultural Plan and Creative Plan into one comprehensive document. Some minor formatting and design changes have also been made.

A copy of the Final Draft LSPS is provided at attachment 1.

3. Next steps and Timeframe

The remaining timeframe for finalising the LSPS is outlined in Table 2.

Table 2 - Remaining Timeframe

Date	Action
25 February 2020 (Date set by GSC)	Submission of Final Draft LSPS for consideration by the GSC Assurance Panel. (The LSPS needs to be endorsed by Council for referral to the GSC for the purposes of Assurance and be accompanied by the required documentation).
3 March 2020 (Date set by GSC)	Assurance Meeting GSC. (GSC may grant unconditional or conditional Assurance to enable the LSPS to be made).
March 2020	If Assurance is granted subject to conditions, make any further adjustments required to the LSPS, before it is made (either by Council or under delegation by the General Manager).
31 March 2020 (Date set by legislation)	LSPS must be made and in place, and published on the DPIE e-planning portal. (LSPS Adoption).

This timeframe is tight and cannot be altered. Council Officers are continuing to undertake the work required to achieve these deadlines.

At the Assurance Meeting (currently scheduled for 3 March 2020), the GSC will consider the Council endorsed Final Draft Campbelltown LSPS. It is anticipated that following the Assurance Meeting, Council will receive a letter of support from the GSC that may or may not include conditions or terms that Council needs to address before making the LSPS.

Once a letter of support has been received, Council (or the General Manager on behalf of Council, if delegation has been granted) can make the LSPS, subject to any conditions or terms of assurance. The LSPS also needs to be published on the DPIE e-planning portal. This needs to occur prior to 31 March 2020.

4. Conclusion

Council successfully prepared a Revised Draft Local Strategic Planning Statement and submitted it to the GSC for review. At the Final LSPS Health Check Meeting with the GSC and Government on 28 January 2020, Council was commended on the high quality of the document. Some amendments were requested. Wherever possible, these amendments have now been incorporated into the Final Draft Campbelltown Local Strategic Planning Statement (Final Draft Campbelltown LSPS), which is presented here to Council for consideration as part of this report.

It is required that Council endorse the Final Draft LSPS, and forward it to the GSC for the purposes of seeking Assurance so that the LSPS can be made.

There is limited time between the Assurance Meeting (3 March 2020) and the legislative deadline for the LSPS to be in place (31 March 2020). It is therefore recommended that Council provide the General Manager with delegation to undertake any minor amendments to the LSPS, and to make the LSPS, once Assurance has been granted and any conditions or terms that do not change the intent of the LSPS, have been addressed.

Council will receive a further information report once the Campbelltown LSPS has been made.

Attachments

1. Final Draft Campbelltown Local Strategic Planning Statement (distributed under separate cover)

5. URGENT GENERAL BUSINESS

PO Box 57, Campbelltown NSW 2560

T 02 4645 4000

F 02 4645 4111

W campbelltown.nsw.gov.au