



Campsie Draft Master Plan Engagement Submissions Table

May 2022





General submission responses

Submission Number(s)	Theme	Issues	Response
2, 10, 11, 18, 20, 21, 24, 29, 31, 32, 33, 34, 37, 39, 48, 49, 52, 53, 54, 57	General support for draft Master Plan	Expressed broad support for the draft Master Plan and the approach to growth.	Noted.
3, 5, 7, 15, 26, 27, 35, 51, 55	Does not support draft Master Plan	Expressed opposition to the draft Master Plan.	Noted.
3, 6, 8, 11, 14, 24, 30, 32, 33, 34, 38, 48, 51	Support for revitalisation of Campsie core	<p>Supports the revitalisation of Campsie.</p> <p>Wants to maintain the distinctive identity of Campsie including cultural diversity and lower-cost housing options.</p> <p>Wants to increase night-time economy and the vibrancy of the centre.</p> <p>Supports the retention of local business along Beamish Street rather than residential flat buildings.</p> <p>Use the draft Master Plan as an opportunity to revitalize Beamish Street and increase the vibrancy of the centre.</p>	Noted. The actions included in the draft Master Plan aim to achieve these objectives.



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53	Support for active transport infrastructure	Supports approach to improved walking and cycling paths.	Noted. Submission will be passed onto the team undertaking Campsie Complete Streets
3, 6, 12, 28, 30, 33, 34	Support for revitalisation of Cooks River	Supports revitalisation of the Cooks River and the Cooks River Foreshore.	Noted.
30	Support for focus on Aboriginal Culture and Heritage and European Heritage.	Supports objectives around the celebration of Aboriginal Culture and Heritage and protecting heritage buildings.	Noted.
30	Special Character Area	<p>Support for the introduction of special character areas.</p> <p>The northern side of Redman Street should be included in the Wonga Street Special Character Area.</p>	<p>Action: Amend text in draft Master Plan to note that design consideration should be given to development surrounding the Special Character Areas.</p> <p>Response: The northern side of Redman Avenue does not contain a continuous character streetscape due to the presence of the strata dwellings in the centre of the street, for this reason it has not be included as part of the Special Character Area. Notwithstanding design consideration will be given to development surrounding the Special Character Areas, this work will be undertaken during the development of the Development Control Plan.</p>
1	Campsie Street Heritage Conservation Area	The Campsie Street Heritage Conservation Area includes three recent developments at 1, 3 and 5 Loftus Street, Campsie.	<p>Action: No change</p> <p>Response: The draft Master Plan no longer identifies 1, 3 and 5 Loftus Street, Campsie as being part of Campsie Street Heritage Conservation Area investigation area.</p>



Submission Number(s)	Theme	Issues	Response
3, 46	Heritage and character	<p>Campsie should carry out a heritage study before progressing with MP and retain local character.</p> <p>Does not support the proposed heritage investigation of St John's Anglican Church and Halls at 26 Anglo Road, Campsie.</p>	<p>Action: No change</p> <p>Response: As part of the development of the draft Master Plan, items for heritage investigation were identified.</p> <p>The heritage values of identified sites will be explored as part of the City-wide heritage review, this includes the heritage value John's Anglican Church and Halls.</p> <p>Should the heritage-wide review recommend not listing any of the identified items, the draft Master Plan recommendations can be reviewed through the Planning Proposal process.</p> <p>The need to retain existing character has been considered as part of the preparation of the draft Master Plan. The draft Master Plan proposes to introduce two special character areas. The aim in these areas is to retain the existing character, with the draft Master Plan recommending changing the zoning of these areas from R3 Medium Density Residential to R2 Low Density Residential.</p>
3	Heritage - items for investigation	Submission recommended that a series of dwellings be reviewed for heritage investigation.	<p>Action: Council has outlined the following dwellings for heritage investigation in the draft Master Plan:</p> <ul style="list-style-type: none"> • 21 Duke Street • 46, 48, 50, 52 and 54 Duke Street. <p>Response: These properties were referred to Council's heritage planner for review, the above mention property were identified as having potential</p>



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			<p>heritage value that should be investigated as part of the City-wide heritage review.</p> <p>The other properties identified in the submission had either been altered substantially or did not have the distinctiveness to warrant heritage listing.</p>
2, 29, 40, 50	Affordable Housing	<p>The draft Master Plan should propose a higher affordable housing contributions rate. The rate should be 15% - 25% of residential uplift.</p> <p>The 3% affordable housing rate is lower than the 10-15% affordable housing rate on residential uplift proposed by the Greater Sydney Commission.</p> <p>Seeking further clarification of who the provision of affordable housing is catering to.</p> <p>Concern the draft Master Plan contains no provision for public housing.</p>	<p>Action: No change</p> <p>Response: The Canterbury Bankstown Affordable Housing Strategy notes that Master Plans should test the provision of 15% of residential floor space as affordable housing with affordable housing contributions to be determined for each precinct/site through feasibility testing of built form controls. The proposed 3% rate is the equivalent of up to 12% of residential uplift, noting that the 3% rate is of overall development, whereas the 15% rate identified in the Local Strategic Planning Statement, and the 5-10% noted by the Greater Sydney Commission is on 'uplift only'.</p> <p>Affordable housing will be for a range of households, including families and those who work in industries that earn less than the median income and may not be otherwise able to afford to live in the local area.</p> <p>Affordable housing units will need to be of the same quality and size as standard apartments in the area.</p> <p>Public housing is the responsibility of the NSW Government.</p>
40	Affordable Housing	Concern that the Campsie Master Plan does not specify whether the affordable housing delivered will be held by Council or if it could be sold off.	Action: Amend the draft Master Plan text to note that affordable housing will be held by Council as a long-term asset.



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			Response: Amended to draft Master Plan it to clarify that affordable housing is not designed to be sold.
3	Informal housing	Issues with informal housing are occurring in Campsie and the draft Master Plan may exacerbate this problem.	<p>Action: No change</p> <p>Response: A lack of general housing stock exacerbates informal housing, new dwelling delivery as proposed under the draft Master Plan may help reduce the occurrence of informal housing.</p>
29	Housing targets and density	<p>The draft Master Plan is implementing NSW Government housing targets that are not enforceable</p> <p>The housing targets will mean Campsie will be as dense as New York City.</p>	<p>Action: No change.</p> <p>Response: The housing target for Campsie has been established in the Local Strategic Planning Statement and Council's Local Housing Strategy. Both policies were underpinned by robust analysis. The proposed growth in Campsie is commensurate with the centre's role as a Strategic centre. Focusing growth in strategic centres such as Campsie is consistent with the NSW Government's strategies to have growth located close to amenities and transport and Council's Local Strategic Planning Statement which aims to focus 80% of growth in centres in order to protect our suburban areas.</p> <p>The population density of New York (Manhattan) is 2.3 times higher than the population proposed in the draft Master Plan. Comparing the population density of New York (Manhattan) and Campsie is misleading. New York (Manhattan) covers a significantly larger area than the Campsie Town Centre. Making comparisons is akin to comparing the density of the Campsie Town Centre with an area that is around half the size of the CBCity LGA. If you compared the core of New York with the Campsie Town Centre, the population density of New York would be more than 3 times higher.</p>



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3, 29	Housing capacity	Concern the draft Master Plan does not consider capacity in no change areas	<p>Action: No change</p> <p>Response: Capacity in the no-change areas has been considered and factored into the dwelling delivery targets.</p>
3, 15, 26, 31, 38, 51, 55, 59	Apartments and built form	<p>The built form is inappropriate for Campsie. The proposed building heights would result in adverse impacts on existing properties and the amenity of the streets and will alter the existing character of the centre</p> <p>Opposition to apartment towers in Campsie, high-rise development up to 20 storeys is not appropriate for Campsie.</p> <p>Campsie will look like Burwood, Chatswood and Parramatta.</p> <p>Campsie will look like Hong Kong.</p> <p>Campsie should retain existing controls with 6 to 8 storey height limits.</p> <p>The draft Master Plan proposed too many apartments – houses should be replaced with houses.</p> <p>Housing sales and rental listings indicate no demand for apartments in Campsie.</p>	<p>Action: No change</p> <p>Response: The rate of growth, building heights and density in Campsie is lower than the growth in Burwood, Chatswood and Parramatta.</p> <p>The intensification strategy for Campsie has been designed to achieve the right balance of growth between new and existing development - Two-thirds of Campsie remains unchanged. The Master Plan has been designed to manage the transition between existing and proposed growth. The proposed building height create appropriate transitions between high and low density area and protect the amenity of the public domain and open space. In addition, the master plan proposes street wall height controls, upper and lower level building setbacks to ensure that new development delivers high quality-built form outcomes. New apartment development will be required to provide minimum building separation, consider privacy of adjacent dwellings, and will need to ensure solar access to public spaces and neighbouring properties is retained.</p> <p>The State Government has identified Strategic Centres receiving investment in mass transit as ideal places for housing growth. As a strategic centre receiving a Metro Station, Campsie has an important role to play in housing delivery. Growth in Campsie needs to be aligned with its role as a Strategic Centre.</p>



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		Concern that development will result in nail houses.	<p>New housing growth will cater to a range of different household types. The draft Master Plan includes initiatives to ensure housing diversity and deliver homes suitable for both large households (couples with children and group households) and smaller households (couples with no children, single parents, single people).</p> <p>Direction 9 of the draft Master Plan emphasises the need for more flexible, larger and family-friendly apartments. Such diversity and higher design standards will contribute to improving apartment quality. Notwithstanding, apartments have been a long-standing housing choice in established centres across Sydney, including Campsie.</p> <p>Sales and rental listings indicate the presence of a certain dwelling typology in an area, booms in the housing market (when lots of listings are present), they don't generally indicate housing demand.</p> <p>The built form proposed has been designed to encourage amalgamation and avoid isolated sites (nail houses).</p>
3, 5, 6, 14, 26	Impacts of housing growth	<p>Does not support the increased housing growth and the associated population density.</p> <p>Does not support the rezoning of R3 residential areas to high rise.</p> <p>Lower density housing allows for car parking and less impact of neighbours.</p>	<p>Action: No change.</p> <p>Response: The housing target for Campsie has been established in the Local Strategic Planning Statement and Council's Local Housing Strategy. Both policies were underpinned by robust analysis. The proposed growth in Campsie is commensurate with the centre's role as a Strategic centre. Focusing on growth in Strategic Centres such as Campsie is consistent with the NSW Government's strategies to have growth located close to amenities and transport.</p>



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		Density is associated with traffic congestion and will exacerbate parking issues within Campsie.	The intent of the draft Master Plan is to provide a framework for future growth in Campsie, to ensure development is undertaken in a coordinated way that delivers benefits to the community. The intensification strategy underpinning the Master Plan will concentrate growth and density in areas of Campsie that are in close proximity to transport services and open space, thereby aiming to reduce the adverse effects of ad-hoc growth in the area.
35	Precinct specific issue - Thorncraft Parade, Tudor Street, and Waverly Street.	<p>Seeking 10 - 25 storeys on Thorncraft Parade, Tudor Street, and Waverly Street for the following reasons:</p> <ul style="list-style-type: none"> • Council has rezoned the surrounding areas for high density and should be equitable with their rezoning. • A sports and medical precinct anchored by Belmore Sports and Recreational Precinct and Canterbury Hospital has not been given proper consideration, similar to the Randwick Collaboration Area. 	<p>Action: No change</p> <p>Response: No change has been proposed for the blocks between Thorncraft Parade and Tutor Street as:</p> <ul style="list-style-type: none"> • The draft Master Plan intensification strategy proposes a maximum building height of 20 storeys, building heights beyond this are inappropriate for the role and function of Campsie. • High density is limited to sites within walking distance to the Metro Station, near the Cooks River foreshore and at the Beamish Street and Canterbury Road node. • 10 - 25 storeys would be inconsistent with the surrounding built form, which has a maximum building height of 3 storeys • Council have focused the medical precinct along Canterbury Road given the presence of existing and proposed hospital, to be consistent with the Canterbury Road Review and to realise Campsie's vision as a genuine Strategic Centre. The Randwick Collaboration Area contains a university and three hospitals, as such it is of a different scale from a health precinct in Campsie.



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			Tutor and Waverly Street are located outside the Campsie Master Plan Study area and therefore have not been considered.
23, 30	Precinct Specific amendments - 'The Avenues'	<p>Does not support growth 7 storey height limit along Clissold Parade.</p> <p>Along 'The Avenues' 7 storey development should not be located next to each other. This built form will result in Campsie looking like Charles Street, Canterbury.</p> <p>Does not support the increase in building height along the Southern side of Clissold Parade</p>	<p>Action: No change</p> <p>Response: 'The Avenues' along Clissold and Brighton Street is designed to create an linear approach to growth rather than having a dense pocket of high-rise in a single area. The lot configuration in Campsie also differs from Charles Street, lots in this area are narrower than the lots in Charles Street, which will lead to different built form outcomes.</p> <p>Increasing building height along the southern side of Clissold Parade is to improve built form transition between the 7 storeys proposed along the northern side of Clissold Parade and the areas of no change further to the south. The proposed controls will result in a consistent street wall height along Clissold Parade and a built form that will step down towards the river. This will create a stronger visual connection along Clissold Parade to the Cooks River.</p> <p>The draft Master Plan refers to the establishment of a Design Review Panel. The Design Review Panel will evaluate the appearance and architectural quality of new development. This process will occur separately from the draft Master Plan but will apply to Campsie.</p>
30	Precinct-specific amendment – Byron Street	Does not support 8 storeys along Byron Street due to flooding and overshadowing.	<p>Action: Note change.</p> <p>Response: The proposed built form will help deliver green space along this portion of the Cooks River Foreshore.</p>



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	and Nowra Street	<p>Does not support 8 storeys along Nowra Street due to impacts on adjacent 2 storey development</p> <p>8 storeys sites along the Cooks River Foreshore could cause issues with flooding and should be included as an additional open space.</p>	<p>The Cooks River is located to the North of Byron Street, accordingly the proposed built form will not overshadow the Cooks River.</p> <p>Solar access testing has been undertaken for the proposed growth along Nowra Street, upper level setbacks can be used to minimise overshadowing on surrounding lower density dwellings. Upper-level setbacks will be set out in the Development Control Plan.</p> <p>Streetscape testing has been undertaken for Nowra Street. The 5-storey street wall height proposed for Nowra Street will provide an appropriate street aspect ratio and built form transition.</p> <p>Flood affectation has been considered as part of the development of the draft Master Plan and influenced the intensification strategy.</p>
2	Precinct specific amendment – Vicliffe and Nicholas Avenue	<p>Council should consider rezoning the sites near the intersection of Bexley Road and Beamish Street including parts of Vicliffe and Nicholas Avenue as:</p> <ul style="list-style-type: none"> • Sites are in walking distance to the future Metro Rail station and have access to high-frequency bus routes on Canterbury Road. • Sites are on the ridgeline • The sites are proximate to Canterbury hospital 	<p>Action: No change</p> <p>Response: Sites are largely outside of the draft Master Plan Study area and are not proximate to the Cooks River, open space or the future Campsie Metro Station.</p>



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4	Precinct-specific amendment – Fletcher Street	<p>Concern residents will be forced out of their homes.</p> <p>Does not support the medical precinct as there are other sites that could be used for medical uses on Beamish Street.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan does not force residents out of their homes. Residents can choose whether they wish to sell or develop their land.</p> <p>Sites adjacent the existing Canterbury Hospital and the proposed private Hospital are the optimum location for medical facilities due to the effects of agglomeration.</p>
28	Precinct-specific amendment - Wairoa Street	<p>Flooding is not an issue so growth in this area should occur with a 15-metre building height and a 1.5:1 to 2:1 floor space ratio.</p>	<p>Action: No change</p> <p>Response: Growth in this area would result in an inconsistent streetscape, for this reason no change is proposed in this precinct.</p>
30, 31, 55, 45	Precinct specific amendment - Cowper Street and Cooks River	<p>This area is too far from the station for residents to be car-free. The proposed development will exacerbate existing car parking and congestion issues.</p> <p>The foreshore areas should be predominately green space and lower density</p> <p>Council should not increase density in a flood zone.</p> <p>Higher density should be focused on the non-river facing streets.</p>	<p>Action: Amended the draft Master Plan to enhance the built form outcomes along the Cooks River Foreshore by:</p> <ul style="list-style-type: none"> • Amending the 'Cooks River Foreshore' character area description to reinforce the delivery of good built form outcomes and connection to the Cooks River • Increasing setbacks to the existing between Moore and Cowper Street to encourage appropriate street aspect ratio • Reducing the street wall heights along Cowper Street to improve street aspect ratio and streetscape outcomes • Reducing setback controls along with Adam and Gordon Streets to emphasise the lower order nature of these streets in the precinct's street hierarchy • Amend active street frontage and setback controls to allow for 'corner shops' or cafes on the northern corner of Lindsay street.



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			<p>Response: The proposed built form will not encroach on the existing green space along the Cooks River Foreshore. Rather, the proposed built form and associated planning controls have been designed to use growth as a catalyst for open space delivery.</p> <p>The highest built form is focused on the non-river facing streets. Growth in this area has been designed to step down as it reaches the Cooks River. Notwithstanding edits have been made to the draft Master Plan to further enhance the built form in this location including – please see above.</p>
31	Precinct specific amendments – Burns and Dryden	Increasing height from 2 – 3 storeys and allowing apartments undermines the existing character.	<p>Action: No change</p> <p>Response: Under existing planning controls residential flat buildings (apartments) are currently permissible with consent along Dryden Street.</p> <p>The draft Master Plan is increasing the building height along the majority of Burns Street by 1-storey. This proposed increase is unlikely to substantially impact the character of this precinct.</p>
48	Precinct specific amendment – 52 - 56 Amy Street and 81 - 85 Evaline Street	Requesting further uplift, so that streetscape along Evaline and Amy Street has a continuous 8 storey height limit.	<p>Action: No change.</p> <p>Response: The 5 storeys height limit proposed along Evaline Street and Amy Street is to provide a transition between the higher density (8 – 15) storeys towards Beamish Street and the lower 3 storey development on the Western Side of Evaline and Amy Street.</p>



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58	Precinct specific – amendment – 30-44 Amy Street	Requesting an 8-storey height limit, cited proposed heights in the Sydenham to Bankstown Urban Renewal Strategy as rationale.	<p>Action: No change.</p> <p>Response: The building heights proposed along Amy Street are intended to provide a transition between high density development toward Beamish Street and the lower density areas on the western side of Amy Street.</p>
26	Precinct specific amendment – Browning and Dryden Street	Raised concerns about the height of buildings proposed on Browning Street, and their impacts on properties immediately to the east on Dryden Street. In particular, the submission was concerned that 5 storeys developments would result in overshadowing, noise and privacy impacts on adjoining residential properties.	<p>Action: No change.</p> <p>Response: New apartment development will be required to provide minimum building separation, consider privacy, and overshadowing and will need to ensure solar access to neighbouring properties is retained.</p>
3	Precinct specific amendment – Sixth Avenue	Raised concerns about high-density development along Sixth Avenue and its impact on-street parking.	<p>Action: No change.</p> <p>Response: A site-specific clause in the Canterbury Local Environmental Plan 2021 applies to 2 - 16 Sixth Avenue, Campsie allowing for a maximum building height of 25 metres and a Floor Space Ratio of 2.9:1. The proposed built form along Sixth Avenue is to allow more slender buildings and to provide a transition between 2 - 16 Sixth Avenue and sites to the north.</p>
36, 42	Precinct-specific amendment – 4, 6, 8 Fifth Avenue, Campsie	<p>Supports the inclusion of the western side of Fifth Avenue in areas of change with a maximum building height of 20m and a Floor Space Ratio of 1.8:1.</p> <p>Supports the inclusion of 7-11 Fourth Avenue, Campsie in areas of change with a maximum</p>	<p>Action: No change.</p> <p>Response: This block has not been selected for additional uplift under the Master Plan as:</p>



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		<p>building height of 18m and a Floor Space Ratio of 1.7:1.</p> <p>The submission noted that the adjacent block received uplift under the draft Master Plan, and the rationale for that applies to their site (within 400m of Campsie Station).</p>	<ul style="list-style-type: none"> • The draft Master Plan proposed growth within 200m of open space, the subject site does not fulfil this criterion • The draft Master Plan seeks to strike a balance between growth and retaining existing built form and character in Campsie, as such it was identified the northwest quadrant of Campsie as having limited change, further growth in this area would undermine the Intensification Strategy of the draft Master Plan. • The block contains many strata properties, which constrain potential built form outcomes. The surrounding strata developments create difficulties in creating a sympathetic transition between new high-rise development and existing apartment buildings.
11	Precinct-specific amendment – Shakespeare Street	Increase height along Shakespeare Street due to the area's proximity to the new Metro Line	<p>Action: No change</p> <p>Response: The 5 - 8 storey height limit along Shakespeare Street was considered appropriate given the site's location at the transition between the commercial offerings and future development on the Campsie Civic and Cultural Centre block to the west and the more residential areas to the east.</p> <p>Taller development would be out of context and contrary to the Intensification Strategy.</p>
30	Precinct specific amendment – Sites around Anzac Park	Do not support proposed development around Anzac Park as it will negatively impact the amenity of the park	<p>Action: No change</p> <p>Response: Providing transition and preserving solar access to existing parks is a key priority of the Intensification Strategy. The proposed growth around Anzac Park has been designed to avoid overshadowing of the Park.</p>



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			In addition, future development will be required to demonstrate consistency with overshadowing standards set by the Apartment Design Guide.
32, 33	Site-specific amendment - 134 - 136 Brighton Street, Campsie	Building height should be increased to 12 storeys to reduce land-use conflicts associated with the existing petrol station operating from this site and surrounding residential land uses.	<p>Action: No change</p> <p>Response: The draft Master Plan proposed 8-storey height limit for this site. A 12-storey height limit would be out of character with the surrounding development and inconsistent with the Campsie Intensification Strategy that focuses high density built form around the future Metro Station and at the intersection of Beamish Street and Canterbury Road.</p>
8	Site-specific amendments - 6, 8 and 10 Seventh Avenue, Campsie	<p>Seeking additional maximum building height of 6 storeys and a floor space ratio of 1.8:1 as:</p> <ul style="list-style-type: none"> 2 -10 Seventh Avenue, Campsie has been included in the area for uplift despite this property not fronting Beamish Street. Current development controls are not feasible. 	<p>Action: No change</p> <p>Response: 2 - 10 Seventh Avenue, Campsie have not been identified in the no change area, as such uplift on 6, 8 and 10 Seventh Avenue, Campsie would result in an inconsistent built form transition.</p>
10	Site-specific amendment - 419-431 Canterbury Road, Campsie	<p>Supports the vision and objectives of the draft Master Plan but raised the following concerns:</p> <ul style="list-style-type: none"> Objected to the proposed built form typology for 'low-rise commercial buildings' on the subject site and in the vicinity. Argued that this typology would not be feasible in this part of Campsie. 	<p>Action: No change</p> <p>Response: No change is recommended for the following reasons:</p> <ul style="list-style-type: none"> Residential uses in the B6 zone would undermine the creation of a medical precinct in this location and contravene the recommendations of the Canterbury Road Review The use of the term 'low-rise commercial buildings' reflects the future built form typology proposed for this precinct.



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		<ul style="list-style-type: none"> Concern that the draft Master Plan proposes few incentives to establish employment space in the eastern part of the Health and Lifestyle Precinct. Lack of zoning change and the proposed built form controls for the site prevent the achievement of any substantial increase in commercial or medical space. Recommended Council consider zoning changes that would permit residential apartments as part of mixed use development (B2 Local Centre or B4 Mixed Use). Suggested Council also include controls ensuring minimum commercial or medical floorspace. Requested Council consider a Floor Space Ratio of 2.8:1 - 3:1. 	<ul style="list-style-type: none"> Canterbury Roads transformation into a Health and Lifestyle precinct is a long-term objective, development feasibility in the current market is not the only consideration when developing built form controls. Notwithstanding, the proposed built form controls do not depart from what is currently achievable on the subject site. Requirements mandating medical uses on this site would restrict the ability to deliver employment generating uses capable of supporting a medical precinct.
41	Site-specific Amendment – 50 Fletcher Street Campsie	Does not support high-rise adjacent existing residential flat buildings.	<p>Action: No change</p> <p>Response: Council is proposing medium rather than high rise development along the western portion of Fletcher Street, with a maximum building height of 5 storeys proposed.</p> <p>New apartment development will be required to provide minimum building separation, consider privacy, overshadowing and need to retain solar access to neighbouring properties.</p>



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16, 43, 44	Site-specific amendments – 19 Claremont Street Campsie	Does not support high-rise adjacent existing residential flat building, 15 storeys either side will have adverse impacts on solar amenity and result in poor built form transition.	<p>Action: Amend built form control on this site to allow for a maximum building height of 15 storeys and a floor space ratio of 3.8:1. Proposed built form controls reflect the controls of the adjacent site.</p> <p>Response: The proposed built form changes will encourage the amalgamation of this site.</p>
37	Site-specific amendment - 445-459 Canterbury Road, Campsie	<p>This submission supported the overall objectives of the draft Master Plan to deliver a medical precinct in Campsie and noted that a separate planning proposal is being undertaken to facilitate a private hospital on this site. However, the submission raised the following concerns related to the subject site:</p> <ul style="list-style-type: none"> • Building typology identified for the subject site was 'low-rise multi-storey commercial buildings'. The submission objected to this and suggested that the typology be amended to 'Social Infrastructure/Institutional Facilities and/or multi-storey commercial buildings' to better reflect the intended outcomes of the planning proposal for this site. • Base and maximum FSR controls identified in the draft Master Plan were not supported and would not allow the site to be redeveloped feasibly. • Objected to the proposed street setbacks of 6m on Canterbury Road and Stanley Street 	<p>Action: No change</p> <p>Response: Development on this site for a hospital use is being progressed through a separate planning proposal. Should a hospital not be developed, only uses compatible with the business zone would be permitted in accordance with the Master Plan.</p>



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		as this would make a large strip of the subject site undevelopable.	
39	Site-specific amendment – Campsie RSL	<p>Submission offered general support for the strategic intent of the draft Master Plan but seeks:</p> <ul style="list-style-type: none"> • That the site be rezoned to B4 Mixed Use with residential flat buildings and senior housing being permitted with consent. • The proposed building height amended to 7 storeys for the southern portion of the site fronting Anglo Road, and that the maximum building height should not include all incentives. • The base FSR for the site be amended to 3.2:1 and the proposed incentive FSR be amended to 3.6:1. • The maximum heights should not be inclusive of all incentives. • Further clarification on the application of the incentive height and floor space system. • Maximum car parking rates should not apply register clubs and other non-residential land uses not listed in Objective 6.3 of the draft Master Plan. 	<p>Action: No change</p> <p>Response: Proposed built form will be considered as part of the Site-Specific Review Process.</p>



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		<ul style="list-style-type: none"> Sustainability measures should be flexible and allow for development that exceed best practice environmental standards. 	
57	Site-specific amendment - 43 and 44 South Parade, Campsie	<p>Submission seeks:</p> <ul style="list-style-type: none"> An increase in the FSR from 1.6:1 to 3.5:1 An increase to the proposed building height for the site up to 12 storeys to allow for a stepped tower development Provisions for bonus height and FSR subject to design excellence and affordable housing delivery. <p>These changes were proposed to allow the redevelopment of the site along with the retention of the heritage item and the delivery of affordable housing.</p>	<p>Action: No change</p> <p>Response: Council undertook further urban design analysis for this site as part of the previous round of engagement. This analysis resulted in an increase to the proposed building height to 5 storeys. Council maintains its position, additional uplift on this site is inappropriate as it will:</p> <ul style="list-style-type: none"> Adversely impact the of amenity of the adjacent 3 storey residential flat building Result in inconsistent built form transition along South Parade. The 5-storey height limit provides a transition between the existing 6 storey residential flat building to the west of South Parade and the 3 storey residential flat building to the east of South Parade. A 5-storey height limit allows for built form that responds appropriately to the existing 2 storey heritage item located on the subject site.
52	Site-specific amendment – 9 Unara Street, Campsie	Supports Unara Street receiving uplift due to proximity to station and Canterbury Road.	<p>Action: No change</p> <p>Response: A key objective of the draft Master Plan is to achieve a balance between growth and retaining the existing character of Campsie, for this reason, two-thirds of Campsie will remain unchanged. The area around Unara Street sits within the no change area due to the high presence of existing strata development.</p>
54	Site-specific amendment -	Submission seeks:	Action: No change



Submission Number(s)	Theme	Issues	Response
	23 Anglo Road, Campsie	<ul style="list-style-type: none"> An increase in the proposed height of the building and floor space ratio controls Removal of the 1,500sqm tall buildings minimum site area control. <p>Notes that redevelopment of the site will deliver affordable housing and community facilities</p>	<p>Response: No change is proposed for this site, as development above 5-8 storeys in this block will impact the amenity and solar access to Anzac Park, which is inconsistent with the Intensification Strategy for Campsie. The minimum site area control is designed to encourage good built form outcomes, development of tall buildings on sites below this size could result in poor design outcomes including issues with servicing and waste.</p> <p>Council has considered commercial floor space requirements when determining the proposed built form. An FSR of 2.4:1 is recommended for this site (inclusive of all bonuses).</p>
2, 3, 12, 24, 32, 33	Public domain improvements	<p>Submissions raised a series of suggested improvements to the public domain, including:</p> <ul style="list-style-type: none"> New trees and be pedestrian-friendly environments and kerbside car parking Reduce vehicular crossings Install pedestrian sensors at traffic lifts Current footpaths and public domain infrastructure cannot accommodate additional density Suggests footpath seating along Beamish Street Improving the interface between buildings on ANZAC Mall and Beamish Street and the public domain New laneways and activation of existing laneways 	<p>Action: No change</p> <p>Response: The draft Master Plan proposed public domain upgrades including new laneways, activation of existing laneways and new street trees. The draft Master Plan also seeks to encourage improved design quality in new buildings through comprehensive building height, setback and street wall controls and ensuring appropriate transitions and interfaces with existing heritage items and public spaces.</p> <p>In addition, Council has commenced Campsie Complete Streets Transport and Public Domain Plan, which is an integrated transport and streetscape plan. Campsie Complete Streets will involve a holistic review of the transport network in Campsie. This study will prioritise pedestrians and seek to improve the public domain for all users. The study will consider public domain improvements, car parking and vehicular and pedestrian movements.</p> <p>Relevant submissions will be passed on to the team responsible for Campsie Complete Streets.</p>



Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> More cycling and pedestrian routes. 	
3, 12, 21, 31, 49	Transport – Specific road network improvements	<p>Submissions raised a series of specific road upgrades, including:</p> <ul style="list-style-type: none"> The widening of Beamish Street Improving congestion along Canterbury Road Improving Duke Street as the dip at the side of the road and potholes are dangerous during school pick up and drop off. 	<p>Action: No change.</p> <p>Response: Council has commenced Campsie Complete Streets Transport and Public Domain Plan, which is an integrated transport and streetscape plan. Campsie Complete Streets uses a place-based approach to address transport challenges and prioritises the movement and safety of people. Campsie Complete Streets will ensure Campsie’s transport network is designed to accommodate future growth by identifying short, medium- and long-term transport upgrades.</p> <p>The NSW Government is responsible for major roads such as Canterbury Road. As part of Campsie Complete Streets, Council will be engaging with the RMS to improve traffic flow and intersection upgrades along Canterbury Road</p> <p>Relevant submissions will be passed on to the team responsible for Campsie Complete Streets.</p>
13, 15, 19	Transport – Bypass	<p>Seeks the removal of the SP2 zoning on-site on Claremont Street.</p> <p>Concern over errors in traffic estimates assuming residents travel from Burwood to Hurstville through Campsie.</p>	<p>Action: No change.</p> <p>Response: The Proposal to extend Loch Street from Evaline Street to Canterbury Road forms part of an existing plan – this is not a new road being proposed by the draft Master Plan. Council’s Canterbury Local Environmental Plan 2012 currently indicates this road extension by zoning affected lots SP2 – Classified Road. Council will advocate to TfNSW for the delivery of this alternate traffic route.</p>



Submission Number(s)	Theme	Issues	Response
			Discussion about Burwood to Hurstville through Campsie refers to the future of mass transit (public transport) projects rather than existing traffic estimates.
25, 27, 29, 38, 50, 55	Transport – Accommodating further growth	<p>Traffic Study does not assess the impact on additional dwellings in Campsie</p> <p>An increase in traffic has not been considered</p> <p>Current road network cannot support existing residents.</p> <p>The traffic report has not considered a change in the function of Beamish Street and the Campsie Bypass.</p>	<p>Action: No change.</p> <p>Response: The Traffic Reports prepared by GTA Consultants assesses the ability of the local transport network to accommodate the planned growth under the draft Master Plan. The Stage One Report presented strategic transport modelling outlining the effects of the expected population growth and transport network on the performance of the broad network in 2026 and 2036.</p> <p>The Stage Two Report includes two traffic models, one which simulates the traffic impacts of the proposed growth without a new north-south route west of Beamish Street (the Campsie bypass), and the other with the Campsie bypass. Both these models are based on the level of growth proposed under the draft Master Plan.</p> <p>Should the draft Master Plan be adopted, Council is also committed to a 'Complete Streets' project for Campsie, which provide more detailed work on the road network and intersection upgrades required, develop an approach to public parking and take a detailed look at the pedestrian and bicycle network in Campsie. This will consider the future role of Beamish Street and the Bypass in more detail.</p>
2	Car parking - support for amendments	Submission expressed support for the following actions associated with car parking provision:	Action: Noted



Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> Introduce a resident-only car parking scheme Introduce nil or low car parking within an 400m radius of the Metro Station and reduce car parking rates in other areas. 	Response: Suggestions around car parking rates are included within the draft Master Plan. Campsie Complete Streets will investigate car parking schemes.
5, 25, 26, 27, 29, 38, 55	Car Parking – Do not support the reduction in car parking rates	Does not support reducing car parking rates.	Action: Reduce the ‘no minimum car parking’ area boundary, provisions will now only apply to B4 – Mixed-use sites within a 400m radius on the proposed Metro Station. Response: Council sought further technical advice on the ‘no minimum car parking’ boundary outlined in the draft Master Plan. While in the long term, Government and Council should be working towards a reduction in parking that is commensurate with public transport accessibility, it is supportable to reduce the area to which the proposed ‘no minimum parking’ controls will apply, so that this control is limited to the core of the B4 Mixed Use Zone only.
25, 29, 50	Car parking – Unbundled car parking	<p>Council has not provided sufficient detail about the implementation of the unbundled car parking scheme.</p> <p>Concern that a commercial operator will be able to buy car parking spaces and turn residential car parking into a paid car park.</p>	Action: No change. Response: The unbundled car parking scheme will be further developed as part of the preparation of the Development Control Plan, this will include details about the scheme’s application area and administration. The planning process restricts the ability of a landowner to turn car parking associated with a unit block into a commercial operated public car park. Public parking is not permitted without development consent.



Submission Number(s)	Theme	Issues	Response
29, 56	B6 zoning along Canterbury Road	<p>Rezoning R3 properties to B6 along Canterbury Road will increase rates paid by landowners, landowners will be unable to develop their sites as B6 zoning is not feasible as outlined in the Land Use and Economic Study.</p> <p>Canterbury Road is unlikely to transform into a medical precinct as there is no demand for medical or other commercial uses in the area as seen by the proliferation of vacant commercial premises.</p>	<p>Action: No change.</p> <p>Response: Within CBCity there are two main rate levy categories – business and residential. There is a different rate used in the calculation of these rate categories, with businesses generating a higher levy than residential. If the properties along Canterbury Road continue to be used for residential purposes, the residential rate will apply. However, if landowners lodge a development application to change to a business use this will trigger the business rate. In summary, unless landowners choose to change the use of their sites from residential to business uses, they will continue to be subject to the lower rate.</p> <p>While land use is a key determinant of the rates being charged within CBCity, other factors are taken into consideration including land value. Land value is determined by the Valuer General. Land valuation is determined using multiple considerations including:</p> <ul style="list-style-type: none"> • Broad range of sales evidence • Most valuable use • Zoning, heritage restrictions or other use constraints • Size, shape and features • Location • Nearby development and infrastructure. <p>Land zoning is only one of the many factors that determine land value. If a change to land zoning decreases development potential, this would be reflected in the land valuation of a site and accordingly the rates paid.</p>



Submission Number(s)	Theme	Issues	Response
			It is recommended that the B6 zone proposed around Canterbury Hospital be retained along Canterbury Road, as this will assist in facilitating an employment-focused cluster around the Hospital.
15	Cooks River	8-storey vertical faced apartments blocks along the Cooks River Foreshore should be prohibited. The Cooks River should be expanded.	Action: No change. Response: The draft Master Plan proposed a 5-storey street wall height for the 8 storey development along the Cooks River foreshore. The upper portion of the Cooks River is owned by Sydney Water, Council does not have jurisdiction over the Cooks River.
53	Sustainability	Council needs to do more than commit to carbon neutrality by 2050 and should commit to carbon neutrality by 2030.	Action: No change. Response: The draft Master Plan recognises that buildings are significant contributors to greenhouse gas emissions, and commits to achieving carbon neutrality in Campsie by 2050. Council will achieve this by mandating new energy efficiency and sustainability requirements in new buildings, including all-electric buildings, dual reticulation, new electric vehicle infrastructure and minimum solar panel coverage on rooftops. The draft Master Plan will also introduce a sustainability bonus to encourage new development to go beyond the minimum requirements to deliver best practice sustainability outcomes in the built form. The draft Master Plan is a long-term plan for Campsie, and the sustainability measures will be implemented gradually through new development. This is the reason that the target for carbon neutrality is 2050.



Submission Number(s)	Theme	Issues	Response
9	Tasker Park Foot Bridge	The footbridge proposed as part of the redevelopment of Charles Street that connects Tasker Park and Canterbury Station is not included in the draft Master Plan.	<p>Action: No change.</p> <p>Response: Council's draft City-wide Contributions Plan has amended the location of the proposed bridge along the Cooks River. Rather than locating a bridge between Robert Street and Tasker Park, Council is funding a bridge 250m to the north between Charles Street and Tasker Plan. This was determined as the preferred location as the bridge will be adjacent to the Canterbury Leisure and Aquatic Centre.</p> <p>There has been \$3,000,000 allocated to the construction of the bridge in the draft City-wide Contributions Plan that is currently on exhibition.</p>
30	Tree planting	<p>The draft Master Plan should include a specific action for the planting of additional trees with set targets</p> <p>The draft Master Plan should include actions to maintain and increase birdlife in our area.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan includes actions and targets around tree planting, please refer to Objective 5.3.</p> <p>Objective 5.2 of the draft Master Plan includes provisions around the promotion of biodiversity as part of the landscape management area along the Cooks River, this includes fauna.</p> <p>In addition, the Tree Canopy Master Plan provides recommendations for DCP controls, including controls around refusing the pruning or removal of trees for inappropriate reasons such as to reduce maintenance resulting from leaf, fruit, bird, bat droppings.</p>
22, 47	Land acquisition – Dryden and Burns Street	The draft Master Plan was not accompanied by a planning proposal when reported to the Local Planning Panel in September 2021	Action: Amend the setback controls along the northern portion of the proposed open space.



Submission Number(s)	Theme	Issues	Response
		<p>Council has misused their downzoning power by not proceeding with force acquisition Rather than delivering open space between Burns and Dryden Street, Council should deliver a through site link through land dedication in the same location.</p> <p>The proposed acquisition will result in site isolation of 20 Dryden Street, Campsie</p> <p>Council should enhance existing open space rather than creating a new pocket park.</p> <p>The proposed open space between Burns and Dryden Street will be overshadowed by development to the north, preventing adherence to Council's requirements around minimising the overshadowing of open space.</p>	<p>Response: Local Planning Panels Direction – Planning Proposals notes that Council is required to refer planning proposals to the Local Planning Panel for advice. The planning proposal is to be accompanied by an assessment report prepared by Council staff setting out recommendations in relation to the planning proposal, including whether or not the planning proposal should be forwarded to the Minister or Greater Sydney Commission.</p> <p>On 9 and 10 September 2021, Council reported the draft Master Plan to the Local Planning Panel. Included in the documentation report to the Panel was the Agenda for the Canterbury Bankstown Local Planning Panel Meeting 09 and 10 September 2021. This document can be viewed here: https://councilweb.azurewebsites.net/CBC/meetings/DOCS/2021/CBLPP_09092021_10092021_AGN.pdf.</p> <p>The Agenda provided the following:</p> <ul style="list-style-type: none"> Proposed LEP amendment – proposed provisions and intended outcomes (see page 54 – 62) A series of recommendations in relation to the planning proposal preparation and submission to NSW Planning and Environment for Gateway (see page 30). <p>If the Councillors endorse the draft Master Plan, a planning proposal to amend the Canterbury Bankstown LEP 2021 will be prepared and submitted to the NSW Planning and Environment for Gateway, this planning proposal will comply with the requirements of section 9.1 of the EP&A Act.</p> <p>For sites identified on the Land Reservation Acquisition Map, Council will proceed with the acquisition with the consent of owners (when the owner</p>



Submission Number(s)	Theme	Issues	Response
			<p>chooses to sell on the open market or by directly approaching Council). During the land acquisition process, Council will comply with its statutory obligations under the Land Acquisition (Just Terms Compensation) Act 1991. Sites identified on the Land Reservation Acquisition Map will also be identified in the Canterbury Bankstown Development Contributions Plan.</p> <p>Council have undertaken an analysis of open space needs with the centre and identified this portion of Campsie as requiring additional open space. For this reason, a park rather than a through site link is proposed. The area around the park is intensifying, and in accordance with the principles of maximising access to open space in high density areas, this part of Campsie has been identified as having a deficiency in local parks, as set out in the Phase 1 Analysis Report.</p> <p>Through site links delivered through land dedication have been proposed on sites receiving a floor space ratio uplift of more than 1:1 above the current maximum floor space ratio control. The sites proposed for acquisition between Burns and Dryden Street do not meet this criterion.</p> <p>20 Dryden Street is capable of consolidating with 22 – 24 Dryden Street, which is not a strata-titled property. Notwithstanding, not all sites in the draft Master Plan will be re-developed particularly in the low intensification areas. This is noted in the Intensification Strategy, which states that lower intensity of re-development is likely in the low intensification areas.</p> <p>Given the need for open space in Campsie, Council is undertaking a multi-faceted approach to open space in the draft Master Plan. Council has proposed the embellishment of existing open space in addition to the creation of a new pocket park alongside other open space measures. Focusing only</p>



Submission Number(s)	Theme	Issues	Response
			<p>on the embellishment of existing open space will not meet the open space needs of Campsie in the long term, as set out in the Phase 1 Analysis Report.</p> <p>Council have amended the setback controls along the Northern portion of the proposed open space to ensure the back is able to achieve suitable solar amenity.</p>
29, 30	Land acquisition	The draft Master Plan should aim for faster acquisition	<p>Action: No change.</p> <p>Response: Council needs to balance the needs of the residents whose sites are being acquired with the broader demand for open space.</p>
5, 25, 27, 29, 30, 31, 35, 38, 50, 55	Open space	<p>Open spaces within Campsie are at capacity. The Master Plan does not propose significant new open space.</p> <p>The draft Master Plan does not locate high-density housing within 200 metres of open space.</p> <p>It is unclear how much open space will be delivered on the Civic Centre Site redevelopment.</p> <p>Belmore Sports and Recreational Precinct and Tasker Park cannot be considered a regional open space. Belmore Sports and Recreational Precinct and Tasker Park cannot support the residents of Campsie, Belmore and Canterbury.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan proposes the following new and upgrade open spaces to support the proposed growth in Campsie:</p> <ul style="list-style-type: none"> • Expansion of Lofts Gardens with the renewal of Campsie Civic Centre. • Expansion of Harold Street Reserve, approximately doubling in area. • Large development sites within high intensification areas to provide small urban plazas and publicly accessible open space. • Duke Street pocket park to be completed. • New neighbourhood park between Dryden Street and Burns Street. • Expanded foreshore open space along the Cooks River • Embellishment of existing open space in the Campsie core including Anzac Park and Carrington Square • Creation and expansion of green laneways throughout the centre.



Submission Number(s)	Theme	Issues	Response
		The draft Master Plan does not consider the 'Belmore Sports and Recreational Precinct Master Plan'.	<p>One of the key objectives of the draft Master Plan is to locate high-density residential areas within 200 metres of open space, this has influenced the distribution of growth proposed in the draft Master Plan.</p> <p>The Infrastructure Funding Strategy notes that an additional 4,300sqm of open space will be delivered on the Civic Centre site.</p> <p>Belmore Sports and Recreational Precinct and Tasker Park are defined under the NSW Government Architects Greener Place Guide as regional open spaces. As regional parks they have the capacity threshold to broader population catchments. Notwithstanding, the draft Master Plan is not reliant on the Belmore Sports and Recreational Precinct and Tasker Park for the provision of open space to accommodate the proposed growth.</p> <p>The draft Master Plan is consistent with the Belmore Sports and Recreational Precinct Master Plan. The recommendations of the Belmore Sports and Recreational Precinct Master Plan inform the Campsie Master Plan Phase 1 Analysis Report.</p>
25, 38	Recreational facilities	Master Plan does not include provisions for recreational facilities	<p>Action: No change.</p> <p>Response: The draft Master Plan refers to the Canterbury Leisure and Aquatic Centre re-development. Plans for the new Centre include indoor and outdoor pools, gym, multipurpose rooms children's water play and presents a substantial investment into local recreational facilities.</p> <p>The draft Master Plan identifies the embellishment of existing recreational facilities at Tasker Park and Rudd Park.</p>



Submission Number(s)	Theme	Issues	Response
29	Recreational facilities	Support for the Canterbury Leisure and Aquatic Centre redevelopment.	Noted.
28, 29	Recreational facilities	<p>The basketball court in Tasker Park should be retained</p> <p>Refurbishment of public toilets in Tasker Park is required.</p> <p>Refurbishment of the Canterbury Olympic Ice Rink.</p>	<p>Action: No change.</p> <p>The draft Master Plan identifies the need for upgrades to Tasker Park. Specific upgrades are outside the scope of the draft Master Plan.</p> <p>Council is not responsible for the Canterbury Olympic Ice Rink, as it is privately operated.</p>
3, 5, 25, 27, 29, 38, 50	Local infrastructure funding	<p>The Infrastructure Funding Study does not consider the costs associated with infrastructure delivery.</p> <p>The NSW Government could apply a special rate levy to Campsie.</p>	<p>Action: No change.</p> <p>Response: The Infrastructure Funding Study prepared by GLN includes a detailed works list of the infrastructure needed to support growth in Campsie. In addition, the infrastructure funding study outlines the type of funding mechanism that will be used to fund the identified infrastructure and likely costings.</p> <p>The draft Master Plan does not include any type of special rate variation to fund infrastructure works to support the draft Master Plan.</p> <p>Council's draft Local Infrastructure Contributions Plan is currently on exhibition, this plan includes provisions and funding mechanisms for a number of local infrastructure items proposed as part of the draft Campsie Mater Plan.</p>



Submission Number(s)	Theme	Issues	Response
3, 5, 7, 25, 29, 35, 38, 51	NSW Government infrastructure delivery	<p>There is no NSW Infrastructure planned to support growth.</p> <p>NSW Government has not committed to infrastructure delivery.</p> <p>Council is not upgrading NSW Government infrastructure.</p>	<p>Action: No change.</p> <p>Response: Council cannot commit to NSW Government infrastructure, but also has limited tools for advocacy without having a Master Plan in place. The draft Master Plan provides that platform for Council and the community to hold agencies and utility providers to account to ensure they are properly servicing our community. For the NSW Government to plan for infrastructure provision they need to understand the location and extent of population growth and a commitment (through an endorsed Master Plan and a Planning Proposal) that growth will occur.</p> <p>As part of the implementation of the draft Master Plan through the Planning Proposal process, Council will be required to undertake further consultation with various government stakeholders including utility providers such as Sydney Water and Ausgrid in addition to the current engagement that has occurred during the development of the draft Master Plan.</p>
25, 29, 38, 50	School capacity	<p>Local primary schools are currently at capacity.</p> <p>Hardcourt Public School will lose their open space.</p>	<p>Action: No change.</p> <p>Response: Planning for schools is outside of Council's remit and controlled by State Government through Schools Infrastructure.</p> <p>The assertion that local schools are at or nearing capacity is therefore not accurate. Analysis of enrolment numbers indicates that from 2016 to 2021, there was an overall decline of 200 students attending the Campsie Primary Schools. Most notably, the majority of the enrolment decline is coming from the two main public primary schools in the centre. Campsie Public School and Harcourt Public School have lost the (105 and 106 respectively) from 2016 to 2021.</p>



Submission Number(s)	Theme	Issues	Response
			<p>Council met the principles of local schools who noted the enrolment decrease and explained that a downturn in enrolments can result in the need to cancel some of their activities and services.</p> <p>Notwithstanding the draft Master Plan will provide an outline of the location and extent of population growth that will be useful for the State Government in planning for the future of local schools. Council will continue to work with Schools Infrastructure to ensure adequate school capacity to accommodate the proposed growth. The draft Master Plan provides a platform to facilitate this discussion and clearly articulate the anticipated growth and change.</p> <p>The draft Master Plan is not proposing changes to Harcourt Public School.</p>
12	Canterbury Hospital	Improve the facilities at Canterbury Hospital.	<p>Action: No change.</p> <p>Response: Public hospitals and other health facilities are outside of Council's remit. The operation of Canterbury Hospital is controlled by State Government through NSW Health. Council has engaged with NSW Health and the Local Health District throughout the master planning and engagement process to ensure that the planning for Canterbury Hospital aligns with the vision for Campsie articulated in the draft Master Plan.</p> <p>As part of the implementation of the draft Master Plan through the Planning Proposal process, Council will be required to undertake further consultation with various government stakeholders including NSW Health.</p> <p>The draft Master Plan maintains flexibility in the planning controls for the Hospital to continue to grow on its current site. Together with the rezoning of</p>



Submission Number(s)	Theme	Issues	Response
			land around the hospital for employment precincts, the draft Master Plan provides the foundations for a growing medical precinct.
25, 29, 38, 50, 59	Detail on planning controls	<p>The draft Master Plan did not provide details on the proposed floor space ratio and building height controls.</p> <p>A development control plan did not accompany the draft Master Plan.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan provides both building height and floor space ratio controls alongside setbacks, street wall height and active street frontages provisions.</p> <p>The draft Master Plan also included an easy to access fact sheet entitled 'Making it Happen'. This fact sheet provided zoning, height and floor space maps and a short summary explaining these planning controls. In addition, the 3D visualisation that was prominently displayed on Council's Have Your Say website indicated how the proposed planning controls may influence built form outcomes.</p> <p>The Development Control Plan (DCP) is the companion document to the Local Environmental Plan (LEP), not a Master Plan. At the master planning stage, it is not appropriate to prepare a detailed DCP. Rather, the DCP will be prepared alongside the Planning Proposal (which outlines the proposed LEP controls) to implement the Campsie Master Plan. Council intends for both the Planning Proposal and DCP to be exhibited at the same time, to give a comprehensive understanding of the proposed amendments and allow for the community to comment on both.</p>



Submission Number(s)	Theme	Issues	Response
29, 30	Council's role in redevelopment	<p>Council should hold off on development until new infrastructure has been provided.</p> <p>Council should restore the existing shops along Beamish Street</p>	<p>Action: No change.</p> <p>Response: Council cannot hold off development, particularly site-specific planning proposals. Council can only manage the type of development occurring, this is the purpose of the draft Master Plan.</p> <p>Council cannot restore existing shops along Beamish Street, these shops are privately owned. Council can introduce planning controls that influence the design of shops. However, if landowners want to re-develop their sites and deliver modern buildings they currently are able to under existing controls and will continue to be able to under the draft Master Plan.</p>
29	Consultation process – Local Planning Panel recommendations	<p>Council did not provide a physical 3D model.</p> <p>Council did not integrate the site-specific proposals into the model.</p>	<p>Action: No change.</p> <p>Response: Council Local Planning Panel advised Council to engage a community engagement consultant to provide guidance on the optimal engagement approach. An independent consultant was engaged to assist Council with their consultation activities. The consultant recommended a virtual model rather than a physical model. A virtual model could be accessed more widely and reach more community members as community members did not need to travel to a particular location to view the model.</p> <p>Council did not included site specific proposals into the virtual model as these were subject to a separate Site-Specific Review Process where proposals were reviewed and considered. This report is provided under separate cover.</p>
29, 59	Consultation process – Notification letter	<p>The notification letter was simplistic and misleading as:</p> <ul style="list-style-type: none"> The Cooks River renders do not show 8 storey development. 	<p>Action: No change.</p> <p>Response: 8-storey development is not proposed along that portion of the Cooks River. The images of the development along the Cooks River depict a</p>



Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> The render of Canterbury Road and Beamish Street shows Canterbury Road as a 4-lane road, which is misleading. Community members might not understand that when Council says “New medical precinct around Canterbury Hospital” they mean a new medical precinct around the Hospital rather than just the hospital being expanded. Listing a range of engagement activities in the notification letter indicated the engagement process was a tick box exercise. Notification letter focused on new jobs but did not address impacts of change, proposed building heights or population densities. 	<p>6-storey development, the type of development proposed under the draft Master Plan in that location.</p> <p>The render of the Canterbury Road and Beamish Street intersection depicts Canterbury Road correctly, the road is 4-lanes.</p> <p>Council explained the proposed medical precinct using simple and accurate language.</p> <p>The engagement activities listed in the notification letter were genuine and occurred. Council recorded feedback from the engagement activities and reviewed this feedback as set out in the Engagement Outcomes Report prepared by WSP.</p> <p>The notification letter outlined that the delivery of new housing was proposed under the draft Master Plan and outlined that change will bring jobs, homes and new infrastructure to Campsie. The letter also included links to Council's Have Your Say page, where further information including population projections and proposed building heights were made available.</p>
35, 55	Consultation process – general process	<p>Council is not engaging with the multicultural community.</p> <p>Letter outlining the ‘speak with a planner’ initiative at Campsie Library was received late.</p> <p>Council undertook engagement during the COVID-19 pandemic.</p>	<p>Action: No change.</p> <p>Response: Council placed a strong emphasis on engaging with multi-cultural community members:</p> <ul style="list-style-type: none"> Council established a multi-lingual hotline and message service where Council staff would respond to community enquiries in a wide range of local languages



Submission Number(s)	Theme	Issues	Response
		<p>Flooding prevented community members from engaging with Council.</p> <p>The draft Master Plan material did not indicate that apartment development may occur.</p> <p>The community webinar that formed part of the previous consultation process did not include a Q&A.</p> <p>There were over 100 people lined up to speak to Council at their Campsie Luna Market pop-up, but insufficient staff to answer their questions.</p> <p>Council hasn't responded to correspondence for a specific community member.</p>	<ul style="list-style-type: none"> • Collateral such as the posters, flyers were translated into seven different languages: Chinese, Korean, Arabic, Greek, Vietnamese, Nepalese and Tagalog. • The factsheets and other collateral included a translated call to action to contact the multi-lingual hotline to be able to speak to a CBCity staff member who would be able to speak their preferred language. • Council's Have Your Say page has a translation option and the online survey was translated into the top six languages. • In the three pop up sessions, staff who were able to speak Cantonese, Tagalog and Arabic were also present. • Briefings were offered to key CALD community stakeholders. • Staff from non-English speaking backgrounds were available as part of the 'speak with a planner' initiative at Campsie Library. • The draft Master Plan was advertised in multi-lingual newspapers including the Daily Chinese Herald, Dan Viet (Vietnamese), An Nahar Newspaper (Arabic) and The Korean Herald. <p>Council sent the notification letter more than a week before the engagement process commenced. The 'speak with a planner' initiative at Campsie Library ran for 6 weeks to ensure enough time for the community to speak directly to with Council's planners.</p> <p>Engagement occurred where there were limited COVID-19 restrictions in place. Notwithstanding, Council provided multiple online and in-person engagement activities to ensure community members were comfortable and could engage safely.</p>



Submission Number(s)	Theme	Issues	Response
			<p>Campsie experienced very limited flooding. The draft Master Plan engagement process ran for 6-weeks, giving community members sufficient time to engage.</p> <p>All communication material showed images of apartment developments. A 3D visualisation of Council's Have Your Say website also depicted future growth in Campsie and indicated that apartments are proposed.</p> <p>The community webinar formed part of a previous round of engagement. Notwithstanding the webinar included a Q&A, community members were able to submit questions to be answered both prior to and during the webinar.</p> <p>There were 4 to 5 staff members and an additional 2 backup staff members attending the Campsie Luna Market pop-up, including multilingual staff members. During the busiest times, community members were waiting fewer than 5 minutes before speaking to Council staff. Staff members were taking notes and recording the feedback from all interactions as indicated in the Engagement Outcomes Report prepared by the independent engagement consultant.</p> <p>Council has provided personal correspondence to community members referred to in submission in the form of detailed letters responding to the matters they raised.</p>
17	Miscellaneous questions	Will the underground floor space controls reduce the amount of car parking on applicable sites?	<p>Action: No change.</p> <p>Response: Underground floor space will not influence car parking rates.</p>



Submission Number(s)	Theme	Issues	Response
		<p>Will removing car parking from Campsie Shopping Centre expand the footprint of Campsie Library?</p> <p>For Council owned car parks, how will Council encourage the replacement of car parking with green and pedestrian spaces?</p> <p>Will Council provide active transport paths along the Campsie side of Cooks River?</p> <p>How will Council encourage the provision of an additional entrance to Campsie Railway Station from Anglo Road?</p> <p>Will Council mandate the provision of air purification for apartments located near the freight rail line to mitigate the impacts of coal trains?</p> <p>Would Council accept development applications in no change areas if community infrastructure was proposed?</p> <p>How will Council encourage the increase in the provision of Liveable Housing Design Guidelines accredited dwellings?</p>	<p>Council is not removing car parking from the Campsie Shopping Centre. If the site was to be re-developed, the landowner will be subject to car parking controls in place at that time. This could include reduced car parking rates.</p> <p>The Campsie Complete Streets Transport and Place Plan will provide further guidance on the location and quantum of car parking required for the centre to function, including future opportunities for existing public car parks.</p> <p>A cycling and pedestrian path is proposed along the Cooks River.</p> <p>The draft Master Plan acts as a tool for Council to help advocate for the additional entrance to the Campsie Railway Station from Dewar Street.</p> <p>Council does not have plans to implement the provision around the air purification for apartments near the existing freight line. The relevant portion of the Southern Sydney Freight Line transports containerised freight rather than coal.</p> <p>In the 'no change' areas, the existing planning controls will continue to apply. Council will not consider development applications for additional height and floor space for the provision of community infrastructure.</p> <p>Council will require new dwellings to comply with the Liveable Housing Design Guidelines. These provisions will be set out in the Development Control Plan.</p> <p>The NSW Government employment zone reforms will be considered as part of a future planning proposal.</p>



Submission Number(s)	Theme	Issues	Response
		Have Council considered the NSW Government employment zones reform?	
3, 5, 12, 15, 14, 17, 28, 29, 31, 38, 40, 55	Matters outside of the scope of the draft Master Plan	<p>The following issues were raised that are outside the scope of the draft Master Plan:</p> <ul style="list-style-type: none"> • Rubbish and illegal dumping • Advertising and fruit crates on the footpath • Unpleasantness of Campsie Woolworths • Presence of illegal brothels on residential streets • Noise being emitted from Buses stopping at St Mel's Primary School during morning drop-off • NSW Government conversion of T3 line to Metro • Incorrect advertising of proposed built form by real estate agents • The cleaning and dredging of the Cooks River • Cooks River expansion and canal creation near Strathfield • Improvements to construction standards • Reducing Australia's population growth • The infiltration of neoliberal ideology in the Australian psyche • 2016 Council mergers • Harmonisation of Council rates 	<p>Action: No change.</p> <p>Response: These issues are outside the scope of the draft Master Plan, however where applicable will be passed on to the relevant teams for review.</p>



Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none">• NSW Government MPs infrequently visiting Campsie• Insurance increases due to land being listed as flood prone• Location of accessible playground throughout the LGA• Site-specific development application advice• The Greater Parramatta Growth Infrastructure Compact pilot• Capacity of Meadowbank Public School• The future of Canterbury Racecourse• Moratorium on development within Campsie.	



General submission responses

Agency – Sydney Local Health District

A summary of the submission from Sydney Local Health District to the draft Campsie Master Plan (the draft Master Plan) is provided below:

- Support for much-needed health, medical and education precinct around Canterbury Hospital.
- That Canterbury Hospital is the Local Health District's highest priority for capital investment due to the projected population growth, ageing population and the urgent need to upgrade the hospital infrastructure.
- Significant funding has been provided for the planning of the future of Canterbury Hospital, which gives regard to the existing and forecast population growth. No announcement on the redevelopment has been made to date, noting that planning is still underway.
- A number of interim investments are planned for the hospital including a satellite renal dialysis service, education and training facilities and fetal medicine ultrasound services.
- Support for maintaining the current land use and unrestricted height and floor space ratio controls for the Hospital, allowing for on-site redevelopment of the hospital.
- The Hospital also includes lands on the western side of Tudor Street (Council has noted this in the Master Plan).
- In addition to employment growth in the hospital as it redevelops, it is likely that there will be additional employment growth in allied health including specialists and GPs who which to locate near the hospital and leverage off the precinct's activation.
- The Local Health District's vision for Canterbury Hospital is to be a major Metropolitan Hospital of the future. The intent is that the Hospital remain in the heart of Campsie/Canterbury and be fully digitally enabled, providing the latest medical technology and expanded virtual health care.
- The Local Health District supports the emergence of Campsie as a Health and Lifestyle Precinct and seek ongoing collaboration with the community and Council.

Proposed changes to the draft Campsie Master Plan:

- Amend draft Master Plan text to acknowledge hospital uses along Tudor Street and note the need to review this through future master planning.
- Amend the draft Master Plan text to further articulate the role of Canterbury Hospital and the critical need for investment to support the Hospital.

Council Comments:

- Council acknowledges **Sydney Local Health District** support of the proposed medical precinct along Canterbury Road and the broader vision to transform Campsie into a Health and Lifestyle precinct
- Council will retain current built form controls on the Canterbury Hospital Site



Agency – Sydney Metro

A summary of the submission from Sydney Metro to the draft Campsie Master Plan (the draft Master Plan) is provided below:

- Generally supportive of the draft Master Plan as it proposes a place-based design-led strategy
- The draft Master Plan responds positively to the development of Sydney Metro by increasing residential density in accessible locations around the station and creating more active and green walking and cycling opportunities
- Consider providing active frontages to Lilian Lane opposite the station as it is part of State Government's East/West Pedestrian and Cycle Link
- Correct the name of state transport projects referenced in the document
- The document should reference that local active transport connections be integrated with the east-west pedestrian and cycle link being developed by TfNSW
- Sydney Metro will not be upgrading the Cooks River Bridge as part of the East-West Pedestrian and Cycle Link. This reference needs to be removed from the document.
- Location of potential commuter parking should be within the shaded blocks along North Parade
- All developments should conform to the Sydney Metro at grade and elevated sections corridor protection guidelines

Proposed amendments to the draft Master Plan

- Correct references to the names of State Transport Projects (such as the "East West Pedestrian and Cycle Link")

Council Comments:

- Council acknowledges **Sydney Metro's** overall support of the draft Master Plan as it proposes a place-based design-led strategy
- Residential frontages are proposed along Lilian Lane preventing the ability to deliver active street frontages, however street activation along Lilian Lane will be managed by Development Control Plan provisions that encourage street activation
- Campsie Complete Street will outline the role and function of Lilian Lane in the broader street hierarchy and identify opportunities to connect local pedestrian/cycle links with the State Government's committed East-West pedestrian and cycling link. This work will involve collaboration with Sydney Metro.
- The Cooks River Bridge as part of the East-West Pedestrian and Cycle Link has been identified for funding in the draft city-wide Development Contributions Plan.



Agency – Sydney Water

A summary of the submission from Sydney Metro to the draft Campsie Master Plan (the draft Master Plan) is provided below:

- Sydney Water will continue to engage with Council as the draft Campsie Master Plan progresses
- Sydney Water support Council's vision for growth, water efficiency and sustainability.
- Sydney Water is currently working with Council to develop water servicing plans that delivers the outcomes of the Master Plan through an integrated water cycle management (IWCM) framework.
- The IWCM approach recognises recycled water as a reliable water servicing option when integrated with water supply and stormwater design. Recycled water can be used to great effect when greening urban areas, mitigating urban heat island effect and in improving water efficiency and flood resilience.
- Sydney Water requests advice on the yearly stage of growth for dwellings. Previous advice was given, however, an update is required based on the latest draft Master Plan. This information enables Sydney Water to effectively plan for water related infrastructure in a controlled and sequenced manner, as the delivery of water and wastewater infrastructure to service growth is subject to internal funding gateways which require confidence in the proposed growth to justify the funding approvals.
- Council's proposal for buildings with dual piping for alternative water sources and improved water sensitive urban design outcomes will be instrumental in helping market viability for both public or private water providers and to ensure recycled water usage can be fully optimised across the Campsie precinct.

Proposed changes to the draft Campsie Master Plan:

Nil.

Council Comments:

- Council acknowledges Sydney Water's support of the draft master plan's water sustainability initiatives and will continue working with Sydney Water to inform the water servicing plans and Integrated Water Cycle Management Framework
- Council will provide Sydney Water the anticipated yearly staging of dwelling growth from now to 2036 to inform their water servicing plans.
- Council to continue to work with Sydney Water as a key stakeholder in realising the draft Master Plan.