



Ingleburn CBD Planning Proposal

Version: 4 (Revised post Council meeting of 3 August 2021)
Purpose: Gateway Determination
Date: August 2021 – Council Meeting
Date: October 2022 – Revised to include Outcome of studies
File: LAP/LAPAPPL/492483

Contents

Background	4
1. Objectives or Intended Outcomes.....	10
2. Explanation of Provisions.....	11
2.1. Planning proposal category	11
3. Justification.....	12
3.1. Need for the Planning Proposal	12
3.2. Relation to Strategic Planning Framework	12
3.3. Environmental, Social or Economic Impact	49
3.4. State and Commonwealth Interests.....	56
4. Mapping	57
5. Community Consultation.....	60
6. Project Timeline	61

Appendices

Appendix 1: Flood Study Summary	62
Appendix 2: Concept Urban Design and Public Domain Strategy	63
Appendix 3: Ingleburn CBD Traffic and Parking Study	64
Appendix 4: Social Infrastructure Assessment.....	65

Maps

Map 1: Aerial Map.....	6
Map 2: Flood Levels Map – 1% AEP Flood Extent.....	7
Map 3: Council Land Holdings.....	8
Map 4: Campbelltown Local Environmental Plan 2015 Land Use Zones.....	9
Map 5: Cumberland Plain Woodland – Ingleburn CBD	49
Map 6: Heritage Items – Ingleburn CBD	50
Map 7: Concept Layout Plan of the Preferred Solution – Flooding	51
Map 8: New Parks and Car Park as part of a Mixed Use Building	54
Map 9: Bus routes Map, Ingleburn Town Centre	56
Map 10: Land Use Zone Comparison Map	57
Map 11: Floor Space Ratio Comparison Map.....	58

Map 12:	Height of Buildings Comparison Map	59
---------	--	----

Tables

Table 1:	Planning Proposal Objectives by Stakeholder	10
Table 2:	Assessment of the proposal under the Vision of the Ingleburn Precinct Plan	15
Table 3:	Campbelltown Local Strategic Planning Statement Planning Priorities	18
Table 4:	Campbelltown Local Strategic Planning Statement Planning Actions	44
Table 5:	Assessment of the proposal under applicable State Environmental Planning Policies	46
Table 6:	Assessment of the proposal under applicable Ministerial Directions	49
Table 7:	Project Timeline	61

Figures

Figure 1:	Ingleburn Precinct Plan with Planning Proposal Precinct Marked	9
-----------	--	---

Background

This section has been update post Council meeting of 3 August 2021 to include more accurate information)

Date	Description
May 2004 to October 2014	Council prepared two structure plans (2006, 2014) for Ingleburn in consultation with and support from the NSW Department of Planning, Industry and Environment under a number of previous names (DPIE).
March – April 2014	Council staff undertook extensive workshops at the Ingleburn Community Centre with the Ingleburn community during the preparation of the Structure Plan.
4 October 2014	Council resolved (Council Resolution Minute Number 185) That Council adopt the draft Ingleburn Structure Plan and Ingleburn Structure Plan – Support Document as contained in attachments 1 and 2 for the purpose of public exhibition over a period of 28 days.
17 November 2014 to 6 February 2015.	The Draft Ingleburn Structure Plan was placed on public exhibition
February 2015 – July 2015	Structure planning for Ingleburn was placed on hold at the request of DPIE pending the outcome of a corridor strategy for the renewal of the urban railway corridor between Glenfield to Macarthur.
July 2015 to December 2017	The NSW Government released the final Corridor Strategy which included precinct plans for the areas around the Macarthur, Campbelltown, Leumeah, Minto, Ingleburn and Macquarie Fields railway stations.
June 2018	A planning proposal for the Ingleburn CBD (the first PP) was presented to Councillors.
August 2018	The first PP was reported to the Campbelltown Local Planning Panel.
April 2019	The first PP was reported to Council. The Council supported the proposal resolved to seek a Gateway determination. The proposal was forwarded to DPIE for a Gateway determination.
March 2020	A Gateway determination (the first GD) was issued supporting the first PP subject to conditions requiring a number of specialist studies, supporting plans and public exhibition. The first GD had a 12 month time limit. COVID 19 lockdowns began in the weeks following the issue of the first GD.
March 2020 to March 2021	Council works towards satisfying the first GD. Flooding and economic impact issues sufficiently resolved to allow public exhibition and the preparation of later specialist studies and supporting documents. DPIE begins a series of reforms to encourage economic recovery from the effects of COVID 19. One of these changes is to move the Gateway determination later in the planning proposal process.
March 2021	The first GD expires. Council seeks an extension.

March to May 2021	Council continues working towards satisfying the first GD.
June to July 2021	DPIE advises that the first GD will not be extended as a result of the recent reforms. Council encouraged to lodge a fresh planning proposal closer to being ready for exhibition. DPIE makes clear their continued support for the proposed urban renewal of Ingleburn and agrees to provide financial assistance for preparing the required studies. The urban design and public domain study resulted in minor changes to the proposal.
3 August 2021	<ul style="list-style-type: none"> On 3 August 2021 a planning proposal and a draft development control plan were reported to Council, and Council resolved: <ol style="list-style-type: none"> <i>That the revised Ingleburn CBD Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway determination.</i> <i>That subject to the receipt of a satisfactory Gateway determination, the Planning Proposal be exhibited along with the attached draft Site Specific Ingleburn CBD Development Control Plan Amendment and further studies</i> <i>That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.</i> <i>That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.</i>
August 2021 – October 2022	All required Studies have been prepared. The planning proposal was updated to reflect the findings of these studies and newly updated SEPPs and Ministerial Directions

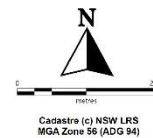
Ingleburn CBD Area – Subject Precinct

The precinct is bounded by Cumberland Road to the southeast, Ingleburn Road to the northwest, Suffolk Street to the southwest, James Street to the northeast and is approximately 42 hectares in area. The subject site is shown on Map 1 below.



Aerial Map

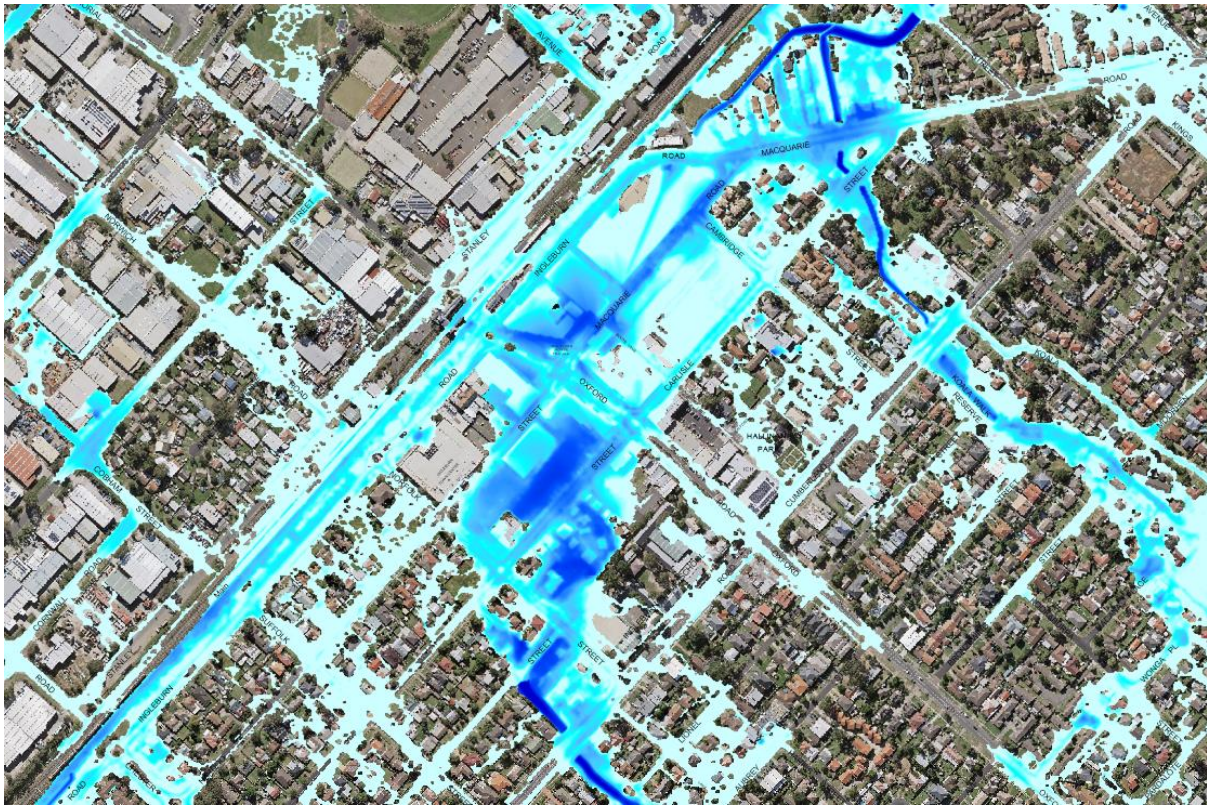
**Ingleburn CBD
Planning Proposal**



Map 1: Aerial Map

The topography within stage 1 is undulating with a high point in the east of the precinct around Cumberland and Oxford Roads.

The precinct is partially flood affected as shown in Map 2 below. A summary of the relevant flood study and its implications for the precinct is attached as Appendix 1 to this proposal.



Map 2: Flood Levels Map – 1% AEP Flood Extent

The precinct contains some small dispersed areas of vegetation that are classified as Endangered Ecological Communities under the Biodiversity Conservation Act 2016. These include areas of Cumberland Plain Woodland and River Flat Eucalypt Forest on Coastal Floodplains.

The most recent Campbelltown Council Bushfire Prone Land Map does not identify any bushfire prone land within the precinct.

The precinct is adjacent to the railway station and is currently the primary commercial and retail centre of Ingleburn CBD. The majority of the land surrounding the commercial area comprises of 1-2 storey low rise residential buildings with a small number of medium density developments.

There are limited connections over the rail corridor. The precinct also experiences high demand for commuter and retail car parking within the town centre.

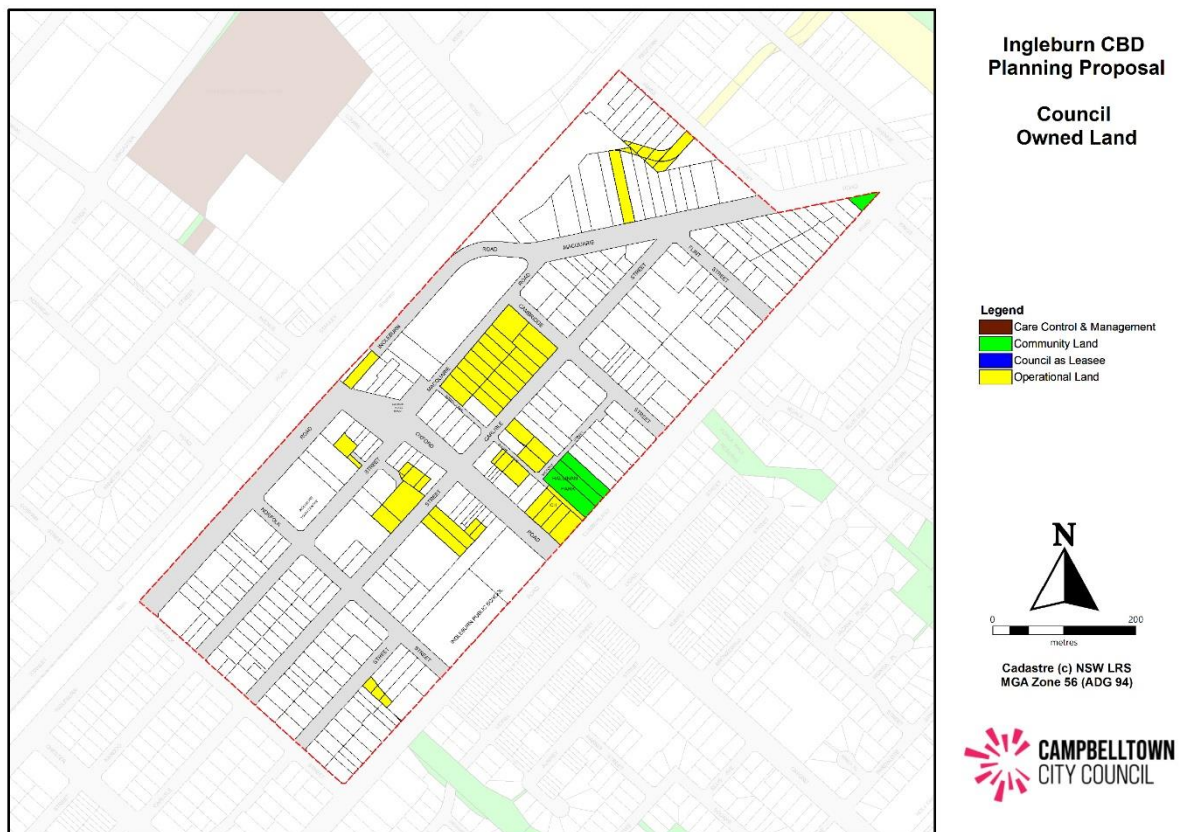
Cumberland Road and Collins Promenade/Harold Street serve as the primary north-south access ways in the precinct, while the Hume Motorway and Campbelltown Road provide the main regional routes for through traffic in the area. East-west access points include Oxford Road and Chester Road, as well as Macquarie Road which is one of the major gateways into the precinct.

Pedestrian and cycling accessibility is greatly restricted by the rail corridor and the lack of dedicated and signalised crossings along Oxford and Cumberland Roads, particularly near the schools and public open spaces.

There are also a number of local streets with limited street lighting and pedestrian footpaths that further restrict active modes of transport.

There is passive and recreational open space within the precinct. Wood Park and Memorial Oval are the only open spaces in the precinct large enough for sports and other active recreation.

Council is a land owner in the precinct as shown in Map 3. The largest single use of Council's land is at grade parking. This is considered to be an underutilisation of the asset. The other significant land uses on Council's land are public parks, a community facility and library and drainage infrastructure.



Map 3: Council Land Holdings

The Planning Context

The precinct is subject to the Sydney Regional Plan (SRP) and Western City District Plan (WCDP). It is located in the Macarthur to Glenfield Corridor (MGC) and the Ingleburn Precinct Plan (IPP) area. The Campbelltown Local Strategic Planning Statement (CLSPS) is the relevant local planning statement and Campbelltown Local Environmental Plan, 2015, (CLEP) is the relevant local environmental plan. The precinct is also subject to Campbelltown (Sustainable City) Development Control Plan, 2015, and Campbelltown Local Infrastructure Contributions Plan, 2018.

The IPP provides the most recent and detailed State level planning for the precinct. The subject precinct is highlighted in the IPP map in Figure 1 below.

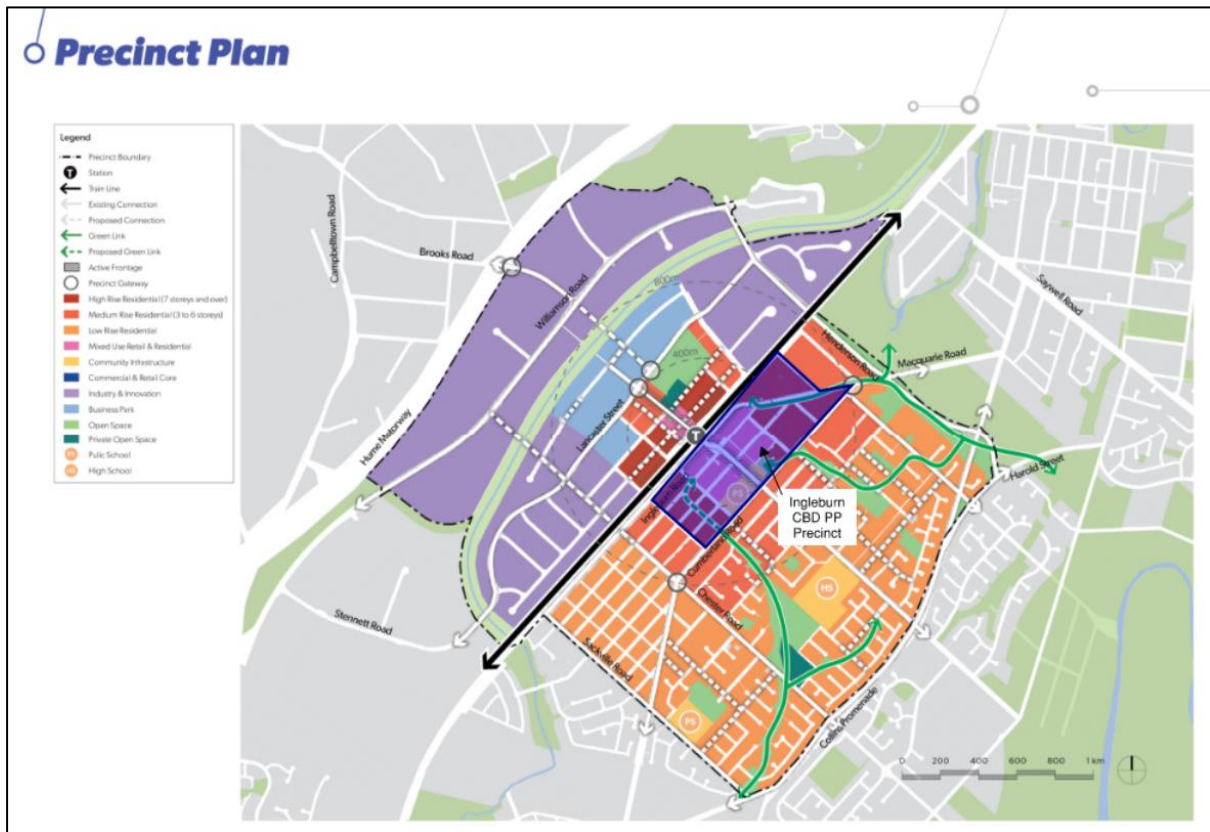


Figure 1: Ingleburn Precinct Plan with Planning Proposal Precinct Marked

The precinct has seven different land zones under CLEP as shown below in Map 4.



Map 4: Campbelltown Local Environmental Plan 2015 Land Use Zones

1. Objectives or Intended Outcomes

This planning proposal seeks to implement the Ingleburn Precinct Plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy and provide for urban renewal of the Ingleburn town centre by providing for:

- Increased building heights
- Increased density of development (commercial and residential)
- Improved flood evacuation routes
- Increased public open space
- Improved car park provision
- Improved pedestrian access and mobility

The outcomes for various stakeholders are summarised in Table 2 below.

Stakeholder	Outcomes
Local Residents	<ul style="list-style-type: none"> - Increased housing choice - A stronger Ingleburn centre to provide a wider range of services - Improved built form outcome, amenity and reputation - Improved flood evacuation routes - Increased public open space - Improved car park provision - Improved pedestrian access and mobility
Local Businesses	<ul style="list-style-type: none"> - Increased density of local patrons - Improved car park provision - Improved pedestrian access and mobility
Regional Residents	<ul style="list-style-type: none"> - A stronger Ingleburn centre to provide a wider range of services to those in the surrounding suburbs - Improved car park provision - Improved pedestrian access and mobility
Regional Businesses	<ul style="list-style-type: none"> - A stronger Ingleburn centre to provide supporting services to the Ingleburn industrial precinct which is a regional employer and an exporter at all levels.
Council	<ul style="list-style-type: none"> - Improved utilisation of Council assets to provide services to the community and to fund infrastructure - Improved flood evacuation routes
NSW DPIE & Transport for NSW	<ul style="list-style-type: none"> - Increased housing provision adjacent the railway station in accordance with state level planning for the Macarthur to Glenfield Corridor.

Table 1: Planning Proposal Objectives by Stakeholder

2. Explanation of Provisions

Amendments are proposed to the Height of Buildings (HOB), Land Use Zones (LZN), Floor Space Ratio (FSR) and the Clause Application (CAP) maps. The existing and proposed maps are detailed at item 4 of this planning proposal.

A number of clause amendments are proposed to achieve the following outcomes in the precinct:

- a. A qualifying site area of 1200sqm for mixed use development and 2000sqm for residential flat buildings
- b. The component of residential development in all high rise mixed used development to be between 60 and 80% of the permissible GFA under the FSR.
- c. That high rise development greater than 5 storeys not be permitted unless a review of the development contributions plan as it applies to the precinct has been completed.
- d. A requirement for the development of the balance of Council's carpark site to provide 600 parking spaces to offset losses from the redevelopment of public infrastructure in the precinct.

2.1. Planning proposal category

This planning proposal is considered to be categorised as 'Complex' under the Planning proposal categories of the Local Environmental Plan Making Guideline dated September 2022 for the following reasons:

- It proposes to change the land use zone and would result in a significant increase in demand for supporting local, infrastructure and would require infrastructure funding through development contribution
- It is in response to the Glenfield to Macarthur Urban Renewal Corridor Precinct Plans.

3. Justification

3.1. Need for the Planning Proposal

Q1. Is the planning proposal the result of any strategic study or report?

The planning proposal is a result of the release of the Corridor Strategy. As discussed in previous sections of this planning proposal, in late December 2017 the Department of Planning and Environment announced the release of final plans (after considering the outcomes of public consultation) for each train station precinct within the Campbelltown LGA excluding Glenfield. As a result, Council has been approached by a number of sole developers and owners who sought to lodge individual planning proposals for individual sites to enable higher density developments. Individual proposals would result in fragmented and unpredictable outcomes.

Therefore, Council is leading the rezoning of the Ingleburn CBD Precinct to ensure that the Ingleburn Precinct Plan is appropriately implemented in a holistic manner so that the collective impacts of the increased densities are appropriately considered and addressed. This approach would identify the required upgrade in infrastructure and the mechanisms to fund it.

Flooding is a major issue in Ingleburn, and by leading the planning of the Ingleburn Town Centre, it is anticipated that a funding mechanism can be identified and developed to finance the work needed to mitigate the flooding issue within the town centre.

Planning proposals initiated by Council would be in accordance with Council's policy, provide certainty to the community and the development industry and potentially eliminate planning proposals submitted by individuals for individual sites.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal represents the best means of achieving the objectives and intended outcomes for the Ingleburn Town Centre as the current building heights under the CLEP 2015 would not achieve the vision for Ingleburn CBD in conjunction with local and state policies.

3.2. Relation to Strategic Planning Framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The proposal is consistent with the applicable regional and sub-regional strategies as outlined below.

A Metropolis of Three Cities – The Greater Sydney Region Plan

Ingleburn is part of the Western Parkland City under this plan. This city has four vision statements with which the proposal must be consistent.

1. The Western Sydney City Deal will optimise infrastructure and business investment, employment and liveability outcomes. Collaboration Areas at Liverpool, Greater Penrith and Campbelltown-Macarthur will address complexities and coordinate planning, governance and implementation to support growth.

Campbelltown City Council is a member of the Western Sydney Planning Partnership and a participant in the Western Sydney City Deal. This planning proposal will leverage existing infrastructure available to Ingleburn and provide an enhanced centre in the northern part of the Macarthur to Glenfield Corridor.

2. The city will emerge with the development of new neighbourhoods and centres, and with urban renewal close to existing centres. Place-making will help to design neighbourhoods with fine grain fabric and human scale. This will support healthy lifestyles and connected communities. Ingleburn is an existing centre and is within the Macarthur to Glenfield Corridor. This corridor is identified for Urban Renewal in the masterplan for the Western Sydney Parkland City. The proposal will result in increased density and improved infrastructure provision in accordance with this vision.

3. The designation of the metropolitan cluster recognises the opportunity to build on the strengths of the three established centres and deliver a 30-minute city. The city will include expansive industrial and urban services lands to the north and east of the Western Sydney Airport. Supported by a freight link, these lands will provide for Greater Sydney's long-term freight and logistics and industrial needs.

The proposal will support the urban renewal of an existing centre along the freight corridor between Sydney and Melbourne/Canberra. It will also leverage the existing industrial land west of the railway line by providing improved access to services in the Ingleburn town centre.

4. Development along the spine of South Creek and its tributaries will re-imagine liveability and sustainability, providing new cool and green neighbourhoods and centres with generous open space in a parkland setting. Increased tree canopy cover will provide shade and shelter for walkable neighbourhoods within easy reach of shops and services. The parkland character will be enhanced by the national parks and rural areas framing the city.

The proposal would enhance the existing Ingleburn centre and provide a walkable town centre with a larger population. Future public domain improvements, including new parks will further enhance the amenity and liability of the centre.

Western City District Plan

The planning proposal is consistent with the objectives and planning priorities for Western City District Plan as demonstrated below:

- Planning Priority W3 – The Planning Proposal supports integrated land uses to provide services that meets the needs of the communities;
- Planning Priority W6 – The planning proposal supports the creation of great local places with a mix of land uses and provision of well-designed open space; and
- Planning Priority W11 – The planning proposal supports investment and business activity in local centres and the creation of local jobs.

Ingleburn Precinct Plan

The Glenfield to Macarthur Urban Renewal Precincts is a strategy that was released by the State Government for the purposes of revitalisation of existing urban centres through good design, providing jobs, open space and improved movement networks.

As discussed in the introduction of this planning proposal, Ingleburn CBD is one of the identified precincts for revitalisation and future rezoning as part of the Glenfield to Macarthur Urban Renewal Precincts.

The Plan identifies Ingleburn Centre as an Urban Village, with the majority of heights of 7+ storeys and greater in certain areas. This planning proposal is a first stage for the implementation of this plan. This staging has been adopted to encourage logical progression of development centred on the town centre. The proposal is generally consistent with the Ingleburn Precinct Plan. Table 3 below details the relevant directions and outlines how the proposal achieves compliance.

Vision	Relevant Directions	Consistency	Comments
Housing	Provide a variety of housing types within walking distance of the station to cater for all members of the community	Yes	This proposal would facilitate apartment buildings and mixed use development (Shop top housing).
	Provide for increased building heights close to the town centre and station	Yes	The planning proposal includes higher densities around the town centre of 8 storeys.
Jobs	Oxford Road to be strengthened as a prominent retail and commercial centre for surrounding suburbs.	Yes	The proposed higher densities around the centre would strengthen Oxford Road as the main retail centre. As for the surrounding suburbs, Ingleburn is anticipated to become a destination for quality coffee shops and restaurants.
	Reinforce Ingleburn as a major industrial centre for south western Sydney.	Yes	The strengthening of Ingleburn's town centre will support Ingleburn's industrial precinct through enhanced service provision.

Vision	Relevant Directions	Consistency	Comments
Movement Network	Promote cycling and walking by providing new shared pathways, separated cycleways, footpaths, pedestrian refuges, street tree planting, bicycle storage facilities and lighting Develop a continuous, safe regional commuter and recreational cycle route from Glenfield to Macarthur adjacent to the rail corridor	Not inconsistent	The enhancement of the public domain, including the elements described, is to be provided as part of a developer contributions plan review. This review is proposed to commence once the outcome of this planning proposal is known.
Open Space and Public Domain	Promote Oxford Road as a vibrant, safe, pedestrian friendly street with widened footpaths, street tree planting, inviting public gathering spaces, outdoor dining, attractive street furniture and barrier free access.	Not inconsistent	The enhancement of the public domain, including the elements described, is to be provided as part of a developer contributions plan review. This review is proposed to commence once the outcome of this planning proposal is known.
	Establish a quality open space and public domain network that provides better linkages to and upgrades of existing open spaces.	Yes	The proposal includes additional open spaces above those identified in the precinct plan. Linkages are proposed to be achieved through future infrastructure enhancements and development control plan controls.
Built Form	Maintain the scale and village feel of Ingleburn town centre by restricting buildings fronting Oxford Road to two storeys, with higher storeys set back from the street.	YES	???? The village feeling will be maintained by including development controls for larger setbacks from for the second floor component of the buildings. These controls are proposed to be included in the site specific DCP for Ingleburn Town Centre.
	Enable residential, commercial and mixed use buildings between 4 and 8 storeys close to the station and surrounding the town centre to maximise pedestrian activity and increase trade for local businesses.	Yes	The Planning Proposal provide for heights of 8 storeys within the core area.

Table 2: Assessment of the proposal under the Vision of the Ingleburn Precinct Plan

Draft Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area

In November 2018, the Department of Planning and Environment released a 20 year vision, entitled Greater Macarthur 2040: An interim Plan for the Greater Macarthur Growth Area (the draft Plan 2040) that sets out the strategic planning framework for the Growth Area.

The draft Plan aims to:

- Provide new homes and local centres
- Create local jobs (21,000 jobs are anticipated to be created within the Glenfield to Macarthur urban renewal precincts)
- Facilitate collaborative planning
- Improve transport connections
- Provide open space and parks
- Protect koala habitat

The draft plan sets out six key actions as follows:

1. rezoning of precincts as agreed with Councils
2. finalisation of the Special Infrastructure Contributions Levy
3. preparation of a Cumberland Plain Conservation Plan
4. develop business cases for public transport and road improvements
5. establishing an economic development strategy for the growth area
6. land owners will have the opportunity to bring forward the release and rezoning of land where there is no financial impost on Government.

The draft Plan 2040 reintroduces and emphasises the 'place-based planning' approach to 12 growth precincts including Ingleburn. For Ingleburn the draft Plan aims to:

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

The draft Plan 2040 proposes a height limit for Ingleburn of eight storeys. The proposal is consistent with this plan.

Q4. Is the Planning Proposal consistent with the Council's local strategy or other local strategic plan?

Campbelltown Strategic Plan – Campbelltown 2032

Campbelltown 2032 represents Campbelltown's Community Strategic Plan (CSP). The CSP is the highest-level plan prepared for the city. It identifies the community's priorities for the future and details strategies to achieve these goals.

Our community has a strong vision for the future of Campbelltown, and together has determined five key Outcomes for our city which are documented in the Community Strategic Plan – Campbelltown 2032.

The CSP provides a Community Vision: A City of Opportunity for All.

This vision statement captures what the community wants Campbelltown to provide in 10 years' time. The vision was developed through deep collaboration and engagement. The word 'opportunity' is one that has been identified repeatedly and resonates strongly with our local people, businesses and environment. Campbelltown is already a City rich in opportunity, and the community has told us they would like this to be strengthened, so they can make the most of everything Campbelltown has to offer now and into the future.

The CSP provides aims to achieve five main outcomes:

Outcome 1: Community and belonging

Outcome 2: Places for people

Outcome 3: Enriched natural environment

Outcome 4: Economic prosperity

Outcome 5: Strong leadership

The proposed increase in residential densities would provide the opportunity for a revitalised commercial and retail core which will support the growth of a strong local economy.

The planning proposal is considered in line with Outcomes No 2 and No 4 above, as it would facilitate additional dwellings for people to live and occupy and will also help Ingleburn Town Centre to prosper by bringing more people to it.

Campbelltown Local Strategic Planning Statement, 2020

The Campbelltown Local Strategic Planning Statement 2020 (CLSPS) provides 16 planning priorities and 306 actions. These are considered in Tables 4 and 5 below.

Planning Priority	Assessment Comment
Creating a great place to live, work, play and visit	The urban renewal of Ingleburn will contribute to improve the quality of the centre for residents, workers and visitors.
Creating high quality, diverse housing	The proposal will increase the diversity of housing available in Ingleburn and provide additional dwelling opportunities in and adjacent the centre of town.

Planning Priority	Assessment Comment
Embracing our heritage and cultural identity	Oxford Street has a number of heritage items within and fronting it. The reinforcement of this street as the heart of Ingleburn is consistent with this priority.
Celebrating the arts and culture	The proposal is not inconsistent with this priority.
Embracing our unique landscape setting	The concentration of housing within an existing centre is consistent with this priority.
Respecting and protecting our natural assets	No adverse impacts are anticipated to result on any natural assets as a result of this proposal.
Managing our use of finite resources	The land to which this proposal relates is a valuable resource with access to services and the rail station. Increasing density in this location is consistent with this priority.
Adapting to climate change and building resilience	The proposal is not inconsistent with this priority.
Building an internationally recognised local economy	The proposal will enhance Ingleburn CBD as an economic centre and will facilitate improved servicing of the nearby industrial precinct.
Creating strong and vibrant centres	The proposal will strengthen the Ingleburn centre by increasing density and population in the vicinity.
Striving for increased local employment	The proposal will result in additional commercial floor space and dwelling opportunities in a strategic location. It will also facilitate improved servicing of the nearby industrial precinct.
Creating a smart, connected, productive city	The proposal is not inconsistent with this priority.
Connecting our city via strategic links	The proposal is not inconsistent with this priority.
Ensuring infrastructure aligns with growth	A clause is proposed to ensure infrastructure contributions are resolved once the detail of the planning proposal is finalised and before intensified development can proceed.
Strengthening relationships with key stakeholders	Stakeholders have been consulted in the preparation of the proposal and public exhibition is proposed prior to any plan amendment being made.
Involving our community	

Table 3: Campbelltown Local Strategic Planning Statement Planning Priorities

Action	Assessment Comment
1.1 Review the development controls in the Sustainable City DCP to ensure the plan promotes optimum amenity, aesthetics, public domain and public open space outcomes.	Not Applicable
1.2 Work with relevant NSW Government agencies to provide social infrastructure in a timely manner to meet the diverse and changing needs of the Campbelltown communities.	Consultation with relevant NSW Government agencies is proposed as part of the planning proposal as is the preparation of a social infrastructure.
1.3 Collaborate with the NSW Department of Education (through our existing MoU) to identify opportunities for local school infrastructure to be shared or jointly used for community uses.	Not Applicable

Action	Assessment Comment
1.4 Complete and implement the Glenfield Public Domain Plan.	Not Applicable
1.5 Consider healthy urban design outcomes and the Aboriginal Interpretation Strategy when developing future public domain plans.	Healthy urban design outcomes are considered in the Urban Design and Public Domain Strategy for the proposal. Consultation with the Aboriginal community in accordance with the Aboriginal Interpretation Strategy will be undertaken at the public exhibition stage.
1.6 Continue planning and promotion of a night time economy.	The proposal will support the activation of the Ingleburn CBD and support night time economy.
1.7 Lead the development and operation of the Sports and Health Centre of Excellence.	Not Applicable
1.8 Capitalise on the establishment of an A League team based in Campbelltown to plan and develop a sports and entertainment precinct in Leumeah.	Not Applicable
1.9 Proactively pursue major sporting events such as the Pacific Test Invitational and explore other options to encourage and support sports of interest to our communities.	Not Applicable
1.10 Investigate the provision for an under 12 year old skate/urban park facility	This proposal would not provide opportunities for such a facility if Ingleburn were otherwise a preferable location for it.
1.11 Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
1.12 Implement Council's adopted social infrastructure strategies, ensuring the planning for greenfield and infill development areas considers the locational imperatives for these facilities and explores opportunities for co-location and joint use.	The proposal provides ample RE1 zoned land to ensure the achievability of this action.
1.13 Work with Government to secure the inclusion of social infrastructure within State Government voluntary planning agreements within greenfield developments and urban renewal projects.	Consultation with the NSW Department of Planning, Industry and Environment is proposed as part of the process for this proposal.
1.14 Liaise with State Government agencies and collaborate to deliver timely and appropriate infrastructure and services integrated into land use planning to support the demands of our existing communities and anticipated population growth.	Not applicable.
1.15 Work with Government to investigate the inclusion of social infrastructure onto the State Government's Development Contributions (section 7.11) Essentials Infrastructure List.	Not applicable.

Action	Assessment Comment
1.16 Maximise urban shade by protecting existing trees, ensuring new developments incorporate appropriate landscaping, and by increasing planting in open space areas and streetscapes.	Landscaping would be required in accordance with State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and proposed DCP provisions. The conversion of part of the existing at grade car park to public open space will also facilitate this outcome.
1.17 Ensure open space is well connected via pedestrian and cycle links.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
1.18 Review landscaping standards to ensure they align with the creation of high amenity, liveable places.	Not Applicable.
1.19 Continue to seek social infrastructure solutions that enhance liveability for Campbelltown and its residents.	The provision of additional public open space is consistent with this action.
1.20 Deliver the Reimagining Campbelltown City Centre master plan and associated economic development and infrastructure planning to create transformational city shaping opportunities.	Not Applicable.
1.21 Actively promote and enable appropriate development of the Campbelltown Health and Education Precinct to respond to local and broader health needs and to provide educational and employment opportunities.	Not Applicable.
1.22 Investigate opportunities to deliver an integrated active transport plan and network (for cyclists and pedestrians) that links important destinations with transport infrastructure between urban development, the open space network and with adjoining areas.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
1.23 Deliver on activities outlined in Council's adopted infrastructure strategies to improve community access to key service centres, recreation and employment nodes.	Not Applicable.
1.24 Work in partnership with Government to enable urban growth supported by infrastructure with a focus on connectivity through sustainable land use integrated with transport planning, and transit-orientated development.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network and railway station.

Action	Assessment Comment
1.25 Support the health and wellbeing of the community through master planning (including that of key public spaces) and encouraging healthy urban design outcomes, particularly for children, seniors, and people with a disability.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network. Lift accessible public car parking, additional open space and public domain improvements are all improvements that will accompany this proposal consistent with this action.
1.26 Provide access to creative opportunities through Campbelltown Arts Centre via development of a Cultural Plan and the reshaping of the public domain to facilitate artistic endeavours and cultural pursuits.	Not Applicable.
1.27 Investigate, promote and support access to creative opportunities and expression through public art and creative and cultural industries and artistic endeavours.	Not Applicable.
1.28 Establish and maintain partnerships with major sporting and entertainment organisations to deliver opportunities and events.	Not Applicable.
1.29 Promote Campbelltown Sports Stadium as a key sporting venue and the venue of choice for major events for the Macarthur Area and outer south western Sydney.	Not Applicable.
1.30 Support the recreational needs of residents by implementing the Sport and Recreation Strategy, and partnering with the NSW Office of Sport to plan for district wide facilities.	Not Applicable.
1.31 Plan and partner with peak organisations for the delivery of additional indoor sport facilities and outdoor sporting fields to meet community needs.	Not Applicable.
1.32 Support the provision of appropriate levels of child care facilities available in the LGA to meet population growth.	The proposal would provide for two storeys of commercial (including childcare) development throughout the B4 zone at the Ingleburn centre.
1.33 Continue to actively participate in the City Deal Health Alliance and drive regional collaboration to improve health outcomes and healthy environments across the Western Parkland City.	Not Applicable.
1.34 Continue to actively participate in the City Deal Education Partnership as the local government lead to ensure effective and innovative education solutions and partnerships for the Western Parkland City.	Not Applicable.

Action	Assessment Comment
1.35 Identify locations for the preparation of local character statements.	This exercise would be appropriate for Ingleburn following the completion of the planning proposal process when future development yield and heights are known.
2.1 Develop a comprehensive Local Housing Strategy for the Campbelltown LGA that identifies and prioritises the areas for growth having regard to housing demand, growth trends, and the existing and likely future housing stock.	Not Applicable.
2.2 Use the Local Housing Strategy to provide the evidence base for Campbelltown City's 10 and 20 year housing targets and dwelling mix, and to determine infrastructure capacity constraints and potential sequencing of housing delivery across the Campbelltown LGA.	Not Applicable.
2.3 Determine principles for a Local Affordable Housing Strategy considering need, current supply, and other shortfalls in various housing types and tenures and, if relevant in Council's housing strategy, preferred locations where new affordable housing initiatives will be encouraged.	Not Applicable.
2.4 Support the NSW Government in the implementation of the State Infrastructure Contributions Levies for the planned precincts.	Not Applicable.
2.5 Contain urban development to existing urban areas and within identified growth and urban investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area.	The proposal would concentrate urban development in the existing Ingleburn centre in accordance with this action.
2.6 Continue to work with the NSW Land and Housing Corporation to support the renewal of social housing within the LGA, consistent with the Communities Plus Program.	Not Applicable.
2.7 Develop urban design principles and standards to guide new subdivisions, development and redevelopment.	The principal urban design standard in this context is State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development with some direction provided by Council's DCP.
2.8 Work with the NSW Government to refine and implement Greater Macarthur 2040 to achieve required growth and respect local needs and priorities, and the environmental context.	This proposal is consistent with Greater Macarthur 2040 and no refinements are required for it to proceed.

Action	Assessment Comment
2.9 Work with the NSW Government to facilitate the strategic rezoning of land and the provision of associated infrastructure for identified urban growth and renewal areas, including identification of appropriate staging and alignment of infrastructure provision with anticipated growth.	The proposal stages the release of Ingleburn for intensified urban development by commencing with the logical core for Ingleburn before moving outwards.
2.10 Collaborate with Government to explore the possibility of re-establishing a Metropolitan Development Program to assist in aligning growth and infrastructure.	Not Applicable.
2.11 Complete and adopt Council's Health Impact Assessment in collaboration with SWSLHD with regard to developing health based criteria for locating high density housing.	The locating of high density housing in the Ingleburn CBD is consistent with these criteria and principles.
2.12 Promote housing diversity through local planning controls and initiatives.	The proposed increase in apartment housing stock in Ingleburn's centre is consistent with improving housing diversity.
2.13 Plan and implement infrastructure that improves community access to key service centres, recreation and employment nodes.	Ingleburn's CBD is a significant and intensifying the population in this location is consistent with this action.
2.14 Prepare master plans for the town centres identified within the Glenfield to Macarthur Urban Renewal Corridor that incorporate opportunities for in-centre living.	The masterplan for Ingleburn has been provided in the NSW Government's precinct plan. This proposal aligns with that plan.
2.15 Ensure that sufficient, quality and accessible open space is provided for new urban areas.	Additional open space is proposed in accordance with this action.
2.16 Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas.	The embellishment of the proposed and existing open space will be a matter for a future contributions plan review once the outcome of this planning proposal is secured.
2.17 Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments.	The proposed public open spaces are optimally located in accordance with this action.
2.18 Develop and implement a Social Strategy to chart a path forward for Council and the community sector to deliver stronger positive and equitable social outcomes and consider the land use implications of these in terms of service and housing provision.	Not Applicable.
2.19 Encourage arts to be used as a mechanism of linking and integrating new communities, including new migrant communities, and connecting them to the Campbelltown City Centre.	Not Applicable.

Action	Assessment Comment
3.1 Work with the Local Aboriginal Land Council, the Aboriginal and Torres Strait Islander community and relevant State Government Agencies to identify and protect Aboriginal heritage, culture and heritage assets.	No Aboriginal heritage items have been identified in the precinct. Consultation with Aboriginal groups will be undertaken in accordance with the Aboriginal Interpretation Strategy.
3.2 Review Council's non-Indigenous Heritage Study to identify and conserve important heritage and implement any recommendations of the revised Heritage Study including updates to the LEP.	Not Applicable.
3.3 Review Council's Local Heritage Fund and seek alternative grant funding to support the scheme.	Not Applicable.
3.4 Engage the services of a Heritage Planner to assist in managing Campbelltown LGA's heritage assets.	Not Applicable.
3.5 Implement the Aboriginal Interpretation Strategy to reflect Aboriginal culture in the built environment and through programs and services that celebrate and nurture culture.	Not Applicable.
3.6 Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	Not Applicable.
3.7 Manage development outcomes having appropriate regard to environmental and heritage considerations.	The Ingleburn CBD is relatively unconstrained in regard to this matters and is suitable for intensification of its urban form. Existing heritage items will retain their listings and be protected under Campbelltown Local Environmental Plan 2015.
3.8 Work in partnership with Government to protect important heritage sites.	Not Applicable.
3.9 Consider opportunities for improved heritage asset management and the conservation and management of all heritage within the LGA.	Not Applicable.
3.10 Ensure that the Social Strategy reflects and builds on the strength of our communities.	Not Applicable.
3.11 Based on the City Identity Project, develop an interpretation and way-finding strategy led by the creative community to reveal alternate identities of the city and stories of our people and places.	Not Applicable.
3.12 Promote healthy food destinations that support place making, encourage healthy lifestyles and promote cultural identity.	Not Applicable.

Action	Assessment Comment
4.1 Deliver and implement a master plan to expand Campbelltown Arts Centre to ensure it continues to be a leading source of artistic production and creativity for Campbelltown City, the Macarthur Region, the District, Greater Sydney and beyond.	Not Applicable.
4.2 Ensure land use zones and planning controls enable the use of public spaces for civic and cultural events.	The B5 and RE1 zones both permit these activities.
4.3 Construct the Billabong Recreation Facility at Apex Park to provide the community with access to water in an urban environment.	Not Applicable.
4.4 Develop a Cultural Plan and Public Art Strategy that celebrate the city's cultural diversity and enhance the role culture plays in delivering cultural, social and economic benefits to our community.	Not Applicable.
4.5 Implement Council's Aboriginal Interpretation Strategy and Reconciliation Action Plan in relation to reflecting Aboriginal culture through programs and services that celebrate and nurture culture.	Not Applicable.
4.6 Continue to evolve our program of community events and to meet the needs and aspirations of our community, promote the city and attract visitors to Campbelltown.	Not Applicable.
4.7 Deliver a high quality artistic program through the Campbelltown Arts Centre that is innovative, relevant, accessible, experimental, engaging and responsive.	Not Applicable.
4.8 Continue to invest to grow the Campbelltown Arts Centre's reach, build audiences and connect the community to artists and art by encouraging and enabling collaborations.	Not Applicable.
4.9 Work to ensure that the Campbelltown Arts Centre continues to attract internationally recognised artists to enrich local experience.	Not Applicable.
4.10 Continue to work with the State Government to invest in the region's creative growth via the Campbelltown Arts Centre.	Not Applicable.
4.11 Continue to use the Campbelltown Arts Centre as a hub for local artists to meet and create and to play a major role in the rejuvenation of the public domain within the Campbelltown City Centre.	Not Applicable.
4.12 Investigate the relocation of the Civic Library, including co-location with a Smart Work Hub, Indigenous Business Hub, Early Learning Centres and retail in line with the Reimagining Campbelltown CBD master plan, and source funding for the project.	Not Applicable.

Action	Assessment Comment
4.13 Continue to build community capacity and connectedness through strategic and innovative community development projects and programs.	Not Applicable.
5.1 Work in partnership with stakeholders to investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River.	Not Applicable.
5.2 Develop and deliver a Bushland Restoration Strategy and Waterway Restoration Strategy which seek to restore new and existing waterways, including Water Sensitive Urban Design features and local bushland reserves.	Not Applicable.
5.3 Implement the Bushwalking Tracks and Trail Review at key reserves across the LGA.	Not Applicable.
5.4 Work with land owners to investigate the provision of a feasibility study for the Georges River Recreational Trail between Wedderburn and Glenfield.	Not Applicable.
5.5 Seek funding for the implementation and enhancement of green infrastructure through development contributions.	Not Applicable.
5.6 Work in collaboration with relevant stakeholders to review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study.	Not Applicable.
5.7 Develop an asset management plan for scenic and cultural landscapes.	Not Applicable.
5.8 Retain and protect significant heritage plantings that denote landscape features, heritage properties and important view corridors.	Not Applicable.
5.9 Undertake a review of the Significant Tree Register to ensure the protection of locally significant trees with regards to heritage and environmental value.	Not Applicable.
5.10 Ensure development is undertaken in accordance with relevant legislation to preserve and/or enhance scenic and cultural landscapes.	Not Applicable.
5.11 Promote community management of scenic and cultural landscapes in the LGA.	Not Applicable.
5.12 Consider the implications of the principles embedded within the growth plans for South Creek and determine whether the outcomes are suitable for the major river catchments within the Campbelltown LGA.	Not Applicable.
5.13 Investigate opportunities to rehabilitate existing waterways within the LGA to maximise the benefits to the community.	Not Applicable.

Action	Assessment Comment
5.14 Work with Government to deliver best practice guidelines and water quality objectives for the Georges River and the Hawkesbury-Nepean Catchments to guide development and inform development provisions for these areas.	Not Applicable.
5.15 Work with the State government to review and implement riparian widths that protect environmentally sensitive land, creek flow dynamics, support connectivity and community amenity.	Not Applicable.
5.16 Continue to require sediment and erosion control measures in all development, to assist in maintaining water quality and catchment health.	Not Applicable.
5.17 Expand the terrestrial biodiversity layer in the LEP to cover the whole LGA.	Not Applicable.
5.18 Work in partnership with Government and key stakeholders, including the development industry, to ensure that future development is undertaken in a manner that protects areas of biodiversity value.	Not Applicable.
5.19 Enhance strategic relationships with service providers and relevant State agencies to ensure best practice in urban environmental management.	Not Applicable.
5.20 Continue to undertake water quality monitoring activities at key locations across the LGA.	Not Applicable.
5.21 Work with land owners to investigate the creation of the Georges River Regional Open Space Corridor as a key regional open space corridor and create a range of unique recreational experiences.	Not Applicable.
5.22 Investigate the active transport and recreational potential of the Prospect Canal as a major regional connection from Prospect Reservoir to the coast, in consultation with WaterNSW, other relevant Government departments and agencies, and adjoining councils.	Not Applicable.
5.23 Work in partnership with key stakeholders to restore and enhance new habitats for threatened flora and fauna species identified in key catchments and waterways.	Not Applicable.
6.1 Examine the feasibility of incorporating natural assets including environmental and cultural assets into Council's existing Asset Management Strategy and Asset Management Plan.	Not Applicable.
6.2 Develop and implement a Protected Area Network Policy to achieve long term conservation of natural and cultural values.	Not Applicable.
6.3 Review and revise the existing Terrestrial Biodiversity layer within the LEP in accordance with best practice methodology.	Not Applicable.

Action	Assessment Comment
6.4 Develop and implement a Local Offset Policy to guide biodiversity offset requirements for all developments.	Not Applicable.
6.5 Work in partnership with relevant stakeholders, including Government, to implement Council's Natural Asset Corridor Principles which consider best practice standards for determining corridor widths within developments within the Greater Macarthur Urban Release Areas.	Not Applicable.
6.6 Review and revise biodiversity provisions in line with best practice within the Campbelltown (Sustainable City) DCP.	Not Applicable.
6.7 Develop best practice biodiversity conditions of consent for developments containing or adjacent to environmentally sensitive areas.	Not Applicable.
6.8 Develop guidelines for development applications and the master planning processes associated with land use proposals to help deliver greater biodiversity outcomes.	Not Applicable.
6.9 Work with relevant stakeholders to develop and implement guidelines for Key Threatened Species, for both flora and fauna.	Not Applicable.
6.10 Incorporate provisions of the Koala Plan of Management within the Campbelltown LEP once endorsed by the State Government.	Not Applicable.
6.11 Work with key stakeholders, including adjoining councils, to implement recommendations for connecting areas of Preferred Koala Habitat.	Not Applicable.
6.12 Implement best practice environmental restoration techniques in strategic areas across the catchment.	Not Applicable.
6.13 Develop and deliver a Pest Animal Strategy to reduce the impacts of pest animals on biodiversity.	Not Applicable.
6.14 Prepare and deliver an Open Space Needs and Demands Assessment.	Not Applicable.
6.15 Ensure park upgrades are delivered in accordance with the relevant strategies.	Not Applicable.
6.16 Collaborate with other levels of government and government agencies to recognise the value of well planned, connected and designed landscapes.	Not Applicable.
6.17 Design and upgrade parks and open spaces for a diverse and growing population.	Not Applicable.
6.18 Review plans and policies to actively support health and wellbeing through the design and structure of our open space and built environment.	Not Applicable.
6.19 Continue to promote and work with Government and other key stakeholders to achieve the conservation of open space for community and recreational use.	The existing open space in the precinct is proposed for retention.

Action	Assessment Comment
6.20 Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities.	Not Applicable.
6.21 Investigate opportunities for agri-business in the Campbelltown LGA, to complement activities in the Aerotropolis, the Western Economic Corridor and those generated by the Western Sydney International, and support innovative everyday healthy food industries and initiatives.	Not Applicable.
6.22 Investigate opportunities within Campbelltown LGA to support agri-businesses and leverage local Plant and Animal Science Research and Development.	Not Applicable.
6.23 Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills.	Not Applicable.
6.24 Ensure natural bushland, open spaces and places are accessible, attractive and safe places for users.	Not Applicable.
6.25 Work towards residents being a maximum of 400 metres from quality open space.	The proposal will provide a more dispersed network of public open space in support of this action.
6.26 Prepare and implement an LGA wide Street Tree Master Plan.	Not Applicable.
6.27 Review Council's existing Noxious Weed Strategy and transition to a Priority Weed Strategy to guide management works across the LGA.	Not Applicable.
6.28 Prepare an Urban Greening Strategy with the aim of improving tree canopy coverage within the LGA.	Not Applicable.
6.29 Collaborate with the DPIE on the preparation of the Cumberland Plain Conservation Plan.	Not Applicable.
7.1 Adopt the use of smart technology to improve the city's environmental sustainability.	Not Applicable.
7.2 Work in partnership with key stakeholders to investigate opportunities to reduce the community's reliance on non-renewable resources.	Not Applicable.
7.3 Investigate opportunities to repurpose and reuse stormwater for urban activities.	Not Applicable.
7.4 Investigate and deliver waste management and resource recovery outcomes that are safe, efficient, cost effective and maximise recycling.	Not Applicable.
7.5 Ensure that waste management and resource recovery make a positive contribution to the built form, urban amenity and liveability of the LGA.	Not Applicable.
7.6 Deliver well planned waste management and resource recovery infrastructure that is responsive to future needs, and provides equitable access to waste, reuse and recycling services.	Not Applicable.

Action	Assessment Comment
7.7 Work in partnership with key stakeholders, including Government, for better waste management and resource recovery practices, increasing the processing of renewable sources.	Not Applicable.
7.8 Promote the reuse of materials, including the local reuse of processed garden organics collected from the kerbside for civic applications, to assist in creating a circular economy.	Not Applicable.
7.9 Identify grant funding opportunities to pilot projects and initiatives for delivering energy and waste management and resource recovery efficiencies.	Not Applicable.
7.10 Implement strategies to encourage innovative building and landscape solutions incorporating green infrastructure (for example green roofs and walls).	Not Applicable.
7.11 Identify appropriate building heights through design requirements to ensure that solar access is not restricted in open space areas adjoining multi-storey developments.	This analysis was undertaken as part of the Urban Design and Public Domain Strategy. Setbacks were required in some places to achieve this outcome.
7.12 Collaborate with Government to ensure BASIX provisions are reviewed and revised to accommodate innovation and best practice.	Not Applicable.
7.13 Ensure development adheres to best practice standards for sustainability, resilience, waste management and resource recovery.	Not Applicable.
7.14 Explore opportunities to preserve and enhance agricultural land.	Not Applicable.
7.15 Work with water service providers to design and deliver infrastructure, water servicing and development approaches that best contribute to local and regional water supply, and to water cycle management.	Not Applicable.
7.16 Where appropriate, embed elements of Water Sensitive Urban Design, into new and existing areas, to improve waterway health.	Not Applicable.
7.17 Where appropriate, develop controls to require developers to connect to planned recycled water schemes for all non-potable water uses, including dedicating space for required metering, storages, connections and plumbing infrastructure.	Not Applicable.
7.18 Work with utilities providers to understand water efficiency and alternative water supply solutions.	Not Applicable.
7.19 Encourage new development to meet best practice in water efficiency.	Not Applicable.
8.1 Adopt, support, and actively participate in the implementation of the Resilient Sydney Strategy.	Not Applicable.

Action	Assessment Comment
8.2 Incorporate the shocks and stresses identified in the Resilient Sydney Strategy into Council's risk management framework.	Not Applicable.
8.3 Leverage the outcomes of Reimagining Campbelltown Phase 2 - Master Plan, which will be underpinned by a Smart City, Sustainability and Resilience framework.	Not Applicable.
8.4 Collaborate with relevant stakeholders to review and revise Council's Climate Change Risk Adaptation Strategy using best practice methodology and evidence.	Not Applicable.
8.5 Review and revise sustainability and resilience provisions within the Campbelltown (Sustainable City) DCP.	Not Applicable.
8.6 Develop best practice standards for sustainability and resilience as conditions of consent for developments.	Not Applicable.
8.7 Collaborate with Government and other key stakeholders to deliver guidelines, including guidelines for the use of Green Star to achieve sustainability and resilience outcomes within urban release and urban renewal areas.	Not Applicable.
8.8 Develop a framework which embraces new technology to assist with better sustainability and resilience reporting to the community.	Not Applicable.
8.9 Work in partnership with key stakeholders to deliver cooling interventions to reduce urban heat.	Not Applicable.
8.10 Implement strategies to encourage innovative building and landscape solutions in relation to green infrastructure to assist in urban cooling.	Not Applicable.
8.11 Integrate effective cooling measures into the planning, design, redevelopment and management of urban areas.	Not Applicable.
8.12 Investigate greater incentives or regulation for green walls and roofs in new urban developments and in redevelopments.	Not Applicable.
8.13 Investigate greater incentives or regulation for specification of reflective roofs and footpaths pavement surfaces.	Not Applicable.
8.14 Work to ensure that master plans for urban sites address sun paths, prevailing winds, overshadowing and utilisation of natural systems, in an effort to reduce the long term requirements for mechanical heating and cooling systems.	Not Applicable.
8.15 Investigate the installation of environmental sensors to capture thermal comfort	Not Applicable.
8.16 Utilise heat maps for the LGA to prioritise cooling interventions.	Not Applicable.

Action	Assessment Comment
8.17 Undertake local studies of tree canopy cover across the LGA identifying a breakdown by suburb, and continue to monitor canopy cover in line with State targets.	Not Applicable.
8.18 Develop and deliver an Urban Forest Strategy to strategically guide an increase in canopy cover for improved recreation and reduced urban heat.	Not Applicable.
8.19 Leverage planning controls to improve canopy cover across roads and footpaths.	Not Applicable.
8.20 Review the Campbelltown Open Space Strategy and seek to prepare an Integrated Open Space Strategy to guide future management, consolidation and enhancement of open space in the LGA.	Not Applicable.
8.21 Work in partnership with various stakeholders to deliver Green Grid projects.	Not Applicable.
8.22 Review and revise relevant provisions within the Campbelltown (Sustainable City) DCP to incorporate provisions for the conservation and restoration of trees to support canopy cover targets.	Not Applicable.
8.23 Promote best practice standards for urban trees as conditions of consent for developments.	Not Applicable.
8.24 Facilitate blue and green projects to introduce water into the urban environment, reducing the impacts of the urban heat island effect and providing increased shade and canopy coverage.	Not Applicable.
8.25 Incorporate best practice Water Sensitive Urban Design initiatives to filter urban stormwater run-off.	Not Applicable.
8.26 Work to achieve greater protection of existing trees within urban areas through increased value assessment of their worth to deter removal and drive responsive design outcomes.	Not Applicable.
8.27 Encourage the retention of water and creation of additional water bodies within the landscape to contribute to urban cooling.	Not Applicable.
8.28 Where appropriate, use stormwater or recycled water for irrigation of public open spaces to support public amenity and urban cooling.	Not Applicable.
8.29 Work with key stakeholders to protect waterways, riparian vegetation and environmental values.	Not Applicable.
8.30 Work with Government to introduce transport demand management initiatives including working from home, improved walking and cycling opportunities, improved access to car sharing, carpooling and on-demand transport, to assist in achieving net-zero greenhouse gas emissions.	The delivery of housing in this location is consistent with this action.

Action	Assessment Comment
8.31 Develop and monitor a network of local air quality sensors to provide real-time and localised information on air quality.	Not Applicable.
8.32 Develop an environmental sustainability framework for children's services.	Not Applicable.
9.1 Develop a distinctive City Identify and Branding Strategy to promote Campbelltown as a dynamic, vibrant city and a destination of choice.	Not Applicable.
9.2 Formulate an effective and inclusive evidence based Economic Development Strategy to identify Campbelltown's competitive advantages to be used as a basis for business investment attraction.	Not Applicable.
9.3 Create a Business Investment Plan that encompasses sector based recommendations and builds on existing and potential sector agglomerations.	Not Applicable.
9.4 Deliver the Reimagining Campbelltown Phase 2 – Master Plan which will establish a range of planning and implementation tools including economic development and infrastructure planning to deliver city shaping transformational opportunities.	Not Applicable.
9.5 Develop and implement a Campbelltown Night Time Economy Strategy and Action Plan that will encourage a diversity of businesses, experiences and activities across different times of the night in the Campbelltown City Centre.	Not Applicable.
9.6 Implement the Campbelltown Destination Management Plan which focusses on opportunities the City Centre can offer to cement Campbelltown as a destination city, including encouraging the provision of additional visitor accommodation.	Not Applicable.
9.7 Deliver an Annual Business Support and Development Program aimed at growing, diversifying and upskilling existing local businesses.	Not Applicable.
9.8 Promote the development and intensification of Campbelltown's existing agglomerations to boost productivity and competitive edge.	The proposal will intensify the Ingleburn CBD in accordance with this action.
9.9 Increase the emerging cluster of health and education uses around the existing hospital precinct and university precinct.	Not Applicable.
9.10 Partner with universities and other education providers, including TAFE and schools, to grow Campbelltown's knowledge economy and skills base and build an economic presence.	Not Applicable.

Action	Assessment Comment
9.11 Facilitate, via the Campbelltown Arts Centre, opportunities for artists that live locally to participate in exhibitions and performances internationally, thereby building our local economy.	Not Applicable.
9.12 Support agri-business in the Campbelltown LGA, to complement activities in the Aerotropolis, the Western Economic Corridor and via the Western Sydney International, and support innovative everyday healthy food industries and initiatives.	Not Applicable.
9.13 Support agri-businesses and leverage local Plant and Animal Science Research and Development.	Not Applicable.
9.14 Investigate how to create a diversity of arts related businesses including the development of a Creative Industry Hub that can grow in line with the city and add vibrancy across the region.	Not Applicable.
9.15 Leverage existing national and international events at Campbelltown Sports Stadium to promote Campbelltown and attract further investment for major events and businesses.	Not Applicable.
9.16 Promote Campbelltown Sports Stadium as the venue of choice for major events for the Macarthur area and outer south western Sydney.	Not Applicable.
9.17 Partner with the Office of Sport and State sporting organisations to cluster sporting facilities within the LGA to intensify participation and employment generation.	Not Applicable.
9.18 Explore opportunities for establishing an Aboriginal Cultural Centre within the Campbelltown LGA to assist in promoting Indigenous economic opportunities.	Not Applicable.
10.1 Develop and deliver an Economic Development Strategy for Campbelltown LGA.	Not Applicable.
10.2 Prepare and adopt Reimagining Campbelltown Phase 2, which includes a detailed master plan for the Campbelltown City Centre (Campbelltown, Leumeah and Macarthur), and aligns with the Campbelltown Collaboration Area.	Not Applicable.
10.3 Work with the Greater Sydney Commission, Government and key stakeholders to develop a Place Strategy for the Campbelltown Collaboration Area.	Not Applicable.
10.4 Develop and deliver master plans for the renewal precincts identified along the Glenfield to Macarthur Rail Corridor – Macquarie Fields, Ingleburn, and Minto (noting Leumeah is part of the Campbelltown City Centre).	The current masterplan is the Ingleburn Precinct Plan from the NSW Government and the proposal has been generally prepared in line with that plan.

Action	Assessment Comment
10.5 Continue to recognise the dynamic and evolving nature of centres, their ability to become activated and integrated mixed use hubs which are highly productive and liveable places, and the potential of large and existing retail providers to offer local employment.	Not Applicable.
10.6 Work with the State Government in the strategic and master planning processes for the Glenfield Urban Renewal Precinct.	Not Applicable.
10.7 Review DCP requirements to create a framework for future development that encourages increased amenity, aesthetics, public domain and open space, and appropriately located ancillary facilities (such as loading facilities) that support these outcomes and are accessible at times to suit surrounding land use requirements.	Not Applicable.
10.8 Develop a framework to deliver the endorsed vision for the Campbelltown Health and Education Precinct.	Not Applicable.
10.9 Actively work with key stakeholders to promote development of the Campbelltown Health and Education Precinct.	Not Applicable.
10.10 Investigate opportunities to enhance commercial amenity and ongoing economic viability through improvements to walking, cycling and public transport accessibility to create stronger centres.	The proposal would intensify the Ingleburn CBD and result in a stronger and more activated centre.
10.11 Strengthen the market position of Campbelltown through the development and implementation of an effective brand and identity for the city.	Not Applicable.
10.12 Develop and implement an effective and comprehensive City Marketing Program for business and investment attraction to the city.	Not Applicable.
10.13 Ensure that new centres are located in accessible and economically viable locations, are orientated to address the public domain, and provide optimum access for local residents.	Not Applicable.
10.14 Ensure that new development in urban centres provide on-site loading facilities to service the freight and service vehicle movements generated by the development.	The proposal includes the retention of the existing laneway network and requirements to consolidate lots to better centralise loading facilities.
10.15 Continue to recognise and plan for a range of retail uses within centres, and enable appropriate retail growth in centres that have the capacity and demand to accommodate additional retail growth.	The proposed two storeys of commercial development in the B4 zoned part of the Ingleburn CBD is consistent with this action.
10.16 Actively encourage the location and expansion of education and related facilities within the Campbelltown City Centre.	Not Applicable.

Action	Assessment Comment
10.17 Ensure town and local centres cater for the community and businesses by providing appropriate community facilities and services, and public areas, in partnership with the State government.	The proposal includes new public open spaces to support the Ingleburn CBD.
10.18 Implement infrastructure for centres in a timely manner that will facilitate development and usage of the centres.	The proposal will contribute to the activation of the Ingleburn CBD and will provide some certainty as to the long term development outcome after an extended period of uncertainty. Both of these outcomes will assist in the provision of infrastructure in the centre.
10.19 Develop a Destination Event Strategy, as outlined in the Campbelltown Destination Management Plan, to attract events that yield high economic value and attract visitors from outside the region.	Not Applicable.
10.20 Facilitate a Public Art Program that showcases Campbelltown City's identity, and provides opportunities to create strong and vibrant centres throughout the LGA.	Not Applicable.
10.21 Engage with the community of key centres within the Campbelltown LGA, and allow them to tell their stories and make their centre unique, led by contemporary artists.	Not Applicable.
10.22 Implement the Reimagining Campbelltown Phase 2 Master Plan and associated initiatives.	Not Applicable.
10.23 Continue to undertake light touch place making and place activation projects.	Not Applicable.
11.1 Undertake an Employment Lands Study to determine future use of industrial lands within the Campbelltown area to generate employment and maximise freight opportunities.	Not Applicable.
11.2 Develop and deliver an Economic Development Strategy for Campbelltown LGA and an Economic Master Plan for the City Centre, which identify an optimal mix of land uses in terms of employment, gross regional product and investment.	Not Applicable.
11.3 Collaborate with State and Federal government for the delivery of necessary infrastructure funding to improve liveability and encourage business investment and job creation in our city.	Not Applicable.
11.4 Collaborate with Government to explore the possibility of re-establishing an Employment Lands Development Program to assist in aligning growth and infrastructure.	Not Applicable.
11.5 Deliver the commitments within existing infrastructure strategies.	Not Applicable.

Action	Assessment Comment
11.6 Work with stakeholders within the health and education sectors to drive the development of knowledge intensive jobs in Campbelltown, and attract value-add employers which will provide more local jobs for local people.	Not Applicable.
11.7 Continue to acknowledge the importance of traditional retail, large format retail and specialised retail premises (bulky goods premises), their contribution to the economy and providing local jobs, and continue to allow these uses in appropriate locations.	A range of commercial activities will continue to be permissible in the B4 zone.
11.8 Link to the Indigenous Business Hub (within the Liverpool LGA) to leverage new economic investment and job creation through skills enhancement in entrepreneurship, and to provide an avenue for cultural skills and practices to be showcased to the broader community.	Not Applicable.
11.9 Develop a Cultural Plan that will provide the south west access to new cultural opportunities and help build a creative economy.	Not Applicable.
11.10 Partner with relevant industry bodies to engage with schools, students, teachers and industry to ensure local youth have access to skill development and employment opportunities.	Not Applicable.
11.11 Facilitate the establishment of a Creative Industry Business Hub for arts, culture and creativity, to facilitate the development of micro-business and start-ups.	Not Applicable.
11.12 Continue to support the range of skills commitments (including Indigenous Skills commitments) under the City Deal.	Not Applicable.
11.13 Explore opportunities for establishing an Aboriginal Cultural Centre within the Campbelltown LGA to support employment opportunities.	Not Applicable.
12.1 Collaborate with Government for the accelerated investigation, protection and construction of the complete North-South Rail Link between Western Sydney International and Campbelltown, delivering the necessary transport infrastructure for one of the fastest growing regions in the country.	Not Applicable.
12.2 Collaborate with Government to achieve better access to the M31 for industrial traffic and local residents.	Not Applicable.
12.3 Continue to be an active participant in the delivery of the Western Sydney City Deal, particularly in relation to the development of the Smart Western City Program and Digital Action Plan.	Not Applicable.

Action	Assessment Comment
12.4 Investigate the opportunity to facilitate development and delivery of integrated walking and cycling networks within and between all centres, that link to the NSW Government's Principal Bicycle Network.	The proposal leverages the existing strength of Ingleburn's road network in line with this action.
12.5 Leverage opportunities to innovate with tourism and enterprise business opportunities that support health and wellbeing including opportunities for healthy tourism such as bushwalking, trails, e-bikes, city farms and the like.	Not Applicable.
12.6 Adopt the use of smart technology to improve our city's liveability, economic and environmental sustainability.	Not Applicable.
12.7 Continue to deliver inclusive and accessible digital channels to enable community engagement with all members of our community.	Not Applicable.
12.8 Continue to implement a data governance framework and tools that enable data to be successfully shared in a controlled, secure and timely way, and that ensures privacy and security are preserved.	Not Applicable.
12.9 Work with the NSW Government to develop and utilise the NSW Digital Twin to assist in better city planning, design and modelling.	Not Applicable.
12.10 Utilise the sensor network to collect information and data to enhance place-based planning and communication with our community.	Not Applicable.
13.1 Plan and implement local infrastructure that enables our growing population to use alternative methods of transport, such as walking and cycling, to move quickly and easily around the city, to connect to public transport and assist in easing traffic congestion.	Not Applicable.
13.2 Collaborate with Government to plan for and implement adaptive infrastructure improvements that allow our community to access key employment centres within the Campbelltown LGA, in the Western Economic Corridor, the Aerotropolis, the Western Sydney International and more broadly across the District, the Region and beyond.	Not Applicable.
13.3 Continue to work with Government for the delivery of transport related infrastructure that can be well integrated into land use planning, support growth, and distribute reliance on various transport modes.	Not Applicable.

Action	Assessment Comment
13.4 Work with neighbouring councils to prepare a joint Greater Macarthur Integrated Transport Strategy to identify necessary future transport and infrastructure corridors.	Not Applicable.
13.5 Work with the NSW Government and adjoining councils to deliver a Joint Greater Macarthur Integrated Transport Strategy that identifies and preserves necessary future transport and infrastructure corridors.	Not Applicable.
13.6 Support Government in the provision of upgraded bus services to connect Campbelltown-Macarthur and the Illawarra in collaboration with the relevant communities.	Not Applicable.
13.7 Support Government in the delivery of a rapid bus connection between Campbelltown and the Western Sydney International Airport and the Aerotropolis in collaboration with the relevant communities.	Not Applicable.
13.8 Work with the NSW Government to identify and protect an alignment for the new north-south transport corridor proposed for the Greater Macarthur Urban Release Area.	Not Applicable.
13.9 Work with the NSW Government to identify and protect an alignment for the Outer Sydney Orbital Stage 2, to enhance connectivity with the Illawarra Region.	Not Applicable.
13.10 Work with Government to secure the early provision of the Outer Sydney Orbital from Appin to the M31.	Not Applicable.
13.11 Develop strategies to harness new ways to plan, build and manage our city and its services to increase connectivity through technological innovations, such as autonomous and on-demand electric vehicles, and continuing to embrace new technologies as they become available.	Not Applicable.
13.12 Use smart technology to connect the Campbelltown LGA to local, District, regional, national and global opportunities.	Not Applicable.
13.13 Embrace new technology, such as digital modelling, to assist with city planning.	Not Applicable.
13.14 Encourage urban environments that foster strong and liveable communities and are compatible with healthy design principles.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
13.15 Improve pedestrian and cycle connections between Leumeah, Campbelltown and Macarthur centres.	Not Applicable.

Action	Assessment Comment
14.1 Support State agencies and stakeholders to deliver efficient, effective and coordinated planning and investment.	Not Applicable.
14.2 Work with the State Government to prioritise the implementation of the State Infrastructure Contributions Levies for the planned precincts.	Not Applicable.
14.3 Collaborate with Government with the aim of achieving the early provision of a north-south transport corridor with public transport in Greater Macarthur, that connects the growth area internally and to other strategic locations.	Not Applicable.
14.4 Work with Government to prioritise efficient integration of transport modes at public transport hubs to reduce interchange times and increase seamless transit options.	Not Applicable.
14.5 Investigate and work in partnership with Government and other key stakeholders to achieve a range of parking solutions including adaptable parking and satellite parking, to deliver car parking for both commuters and CBD users.	Not Applicable.
14.6 Subject to the provision of appropriate and efficient public and alternative transport options for all users, develop a range of maximum parking rates suitable for different land use types and scenarios.	Not Applicable.
14.7 Acknowledge the NSW Government's role in the provision of bicycle storage facilities at railway stations and public transport interchanges.	Not Applicable.
14.8 Work with the NSW Government to explore the possibility of providing electric train suburban services to Menangle Park and areas to the south (as urban development takes place in these areas) to relieve future pressure on Campbelltown and Macarthur stations.	Not Applicable.
14.9 Collaborate with Government and seek support for the provision of a rail link from Campbelltown Railway Station to the Western Sydney International (Nancy Bird-Walton) Airport.	Not Applicable.
14.10 Work with the NSW and Federal Governments to identify Campbelltown Railway Station as a major public transport hub for a future high speed rail link to the south of Campbelltown (as well as a rail link to the Western Sydney International).	Not Applicable.
14.11 Collaborate with the NSW Government to achieve the linking of Cambridge Avenue to the M31 to minimise the impacts of through-traffic from the Moorebank Intermodal.	Not Applicable.

Action	Assessment Comment
14.12 Work with the NSW Government to secure provision of a truck only link between Minto and Ingleburn industrial areas to reduce heavy vehicle impacts on Campbelltown Road, provide capacity for passenger vehicle growth, and create longer term opportunity for bus only access to employment areas.	Not Applicable.
14.13 Collaborate with the NSW Government for the provision of south facing ramps from the Spring Farm Parkway to the M31(Short Term) and connections to Liz Kernohan Drive (Medium Term) to facilitate the development of employment lands around Glenlee and provide relief to Narellan Road. ONGOING 14.14 Work with the NSW Government to provide an integrated transport solution for the Greater Macarthur Urban Release Area that is consistent with the needs and the aspirations of the community and the environment.	Not Applicable.
14.15 Work with the NSW Government to ensure provision of cycleways, tree planting along key transport links and for pedestrian and biodiversity crossings where needed across these transport links.	Not Applicable.
14.16 Provision of road links such as the Badgally Road-Broughton Street link, traffic management works and cycleway links identified in the City Wide Contributions Plan.	Not Applicable.
14.17 Work with Transport for NSW to encourage travel behaviour change to assist in managing demand on the transport network, including encouraging new developments and businesses in key precincts to utilise sustainable transport options. ONGOING 14.18 In collaboration with Government, continue to identify and protect strategic transport and freight corridors and routes, including access routes to employment lands and intermodals.	Not Applicable.
14.19 Work with Government to deliver adequate traffic management infrastructure, public transport, cycling and pedestrian facilities within new and redeveloped urban areas including convenient links to adjoining areas and existing and future transport hubs.	Not Applicable.
14.20 Review design of future streets and retro fitting of existing residential streets to improve amenity and facilitate use for local recreation by residents.	Not Applicable.

Action	Assessment Comment
14.21 Facilitate increased tree canopy, increased water surfaces and reduced hard dark surfaces in the urban environment by increased street tree planting, review of residential street design, increased tree planting in public lands such as parks, drainage corridors and road reserves where appropriate and as part of Reimagining Campbelltown Phase 2, the City Deal and the Uniform Engineering Guidelines.	Not Applicable.
14.22 Acknowledge that bio banking sites to provide 'green infrastructure', 'urban lungs' and to mitigate heat impacts for the growing urban area.	Not Applicable.
14.23 Work with the NSW Government to investigate the decentralisation of administrative functions to the Campbelltown City Centre and CBD, to capitalise on balancing the use of existing and planned transport infrastructure for travel in both directions.	Not Applicable.
14.24 Collaborate with the NSW and Federal Government for the development of an expanded Multi-Jurisdictional Justice Precinct within the Campbelltown CBD, incorporating the co-location of government community service agencies.	Not Applicable.
14.25 Collaborate with Government to deliver additional hospital services at Campbelltown, including specialist services that align with population characteristics (such as paediatrics, diabetes and related disorders, obesity management, and the like). SHORT TERM 14.26 Work with Government to prioritise active and public transport to service the expanding hospital and health and education precinct.	Not Applicable.
14.27 Work collaboratively with Government to ensure the provision of new (and the expansion of existing) primary schools and secondary schools, police facilities, fire station facilities and integrated health hubs to service growth areas and areas experiencing significant density increases as a result of intensive renewal.	Not Applicable.
14.28 Facilitate a Public Art Program that is in line with community expectations, energising the city as it continues to grow.	Not Applicable.
14.29 Implementation of the Sports and Recreation Strategy 2016-2036, the Community Facilities Strategy and the Library Strategic Plan, in line with Council's budget and program.	Not Applicable.

Action	Assessment Comment
14.30 Deliver infrastructure partnerships with the Office of Sport and the Department of Education and Training for community and sport recreational needs.	Not Applicable.
14.31 Consider the development of a Planning Agreements Policy, including an assessment of possible infrastructure gains from potential zoning uplift, to guide the preparation of future planning agreements.	Not Applicable.
15.1 Implement an appropriate framework and mechanisms to develop and maintain long term collaborative relationships across businesses, investors, government bodies and stakeholders.	Not Applicable.
15.2 Work with the Greater Sydney Commission and other relevant Government departments and agencies in the planning of the Campbelltown City Centre, via the Collaboration Area process.	Not Applicable.
15.3 Continue to be an active participant in the delivery of the Western Sydney City Deal.	Not Applicable.
15.4 Work with the NSW and Federal Governments to take advantage of the opportunities provided by the Western Sydney International, the Aerotropolis and the Western Sydney Economic Corridor.	Not Applicable.
15.5 Work with NSW and Federal Governments to achieve provision of infrastructure to facilitate integrated development and growth aligned and sequenced with infrastructure provision across the Campbelltown LGA.	Not Applicable.
15.6 Collaborate with the NSW Government to achieve the provision of open space along the Georges River and Nepean River frontages, including the activation of a trail network that could link Glenfield through to Wedderburn.	Not Applicable.
15.7 Work with health services, universities and other education providers to increase the emerging cluster of health and education uses around the existing hospital and university precinct.	Not Applicable.
15.8 Undertake a regular Business Sentiment Survey to measure business confidence and conditions within Campbelltown.	Not Applicable.
16.1 Develop a comprehensive Community Participation Plan to guide community involvement into the future.	Public exhibition of this planning proposal will meet all requirements of the Community Participation Plan.
16.2 Ensure a comprehensive range of media is used in all public consultations and public exhibitions.	Public exhibition of this planning proposal will meet all requirements of the Community Participation Plan.

Action	Assessment Comment
16.3 Use a wide range of engagement techniques to encourage participation from all sectors within our community.	Public exhibition of this planning proposal will meet all requirements of the Community Participation Plan.
16.4 Continue to undertake regular Community Satisfaction Surveys.	Not Applicable.
16.5 Embrace new technology to assist with community engagement.	Not Applicable.
16.6 Implement infrastructure for the centres in a timely manner that will facilitate development and usage of the centres, and enable centres to become focus areas for community participation and involvement.	The proposal will contribute to the activation of the Ingleburn CBD and will provide some certainty as to the long term development outcome after an extended period of uncertainty. Both of these outcomes will assist in the provision of infrastructure in the centre.
16.7 Ensure that community facilities and public areas are provided in town centres for ease of access by our community, to enable these areas to be centres of participation and involvement.	The proposed public open space and housing provision in the Ingleburn CBD is consistent with this action.
16.8 Continue to engage local communities through contemporary arts, culture and creativity, as a mechanism through which to express their ideas.	Not Applicable.
16.9 As the community grows, leverage arts participation to build social cohesion including the integration of new residents and migrant communities, and allow the local community to express itself in a unique and authentic "Campbelltown way".	Not Applicable.

Table 4: Campbelltown Local Strategic Planning Statement Planning Actions

Q4. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with the relevant provisions of applicable State Environmental Planning Policies as outlined in Table 6 below:

SEPP	Consistency	Assessment Comment
Housing SEPP 2021 Affordable Rental Housing	YES	This SEPP will apply to future development of the subject land if affordable rental housing is proposed. There is sufficient space between the proposed FSRs and maximum building heights to allow for affordable rental housing schemes in accordance with this SEPP.
Building Sustainability Index (BASIX) 2004	YES	This SEPP will apply to future development of the subject land if residential development is proposed. The design excellence provisions of CLEP apply over and above the requirements of this SEPP.

Transport and Housing SEPP 2021 Chapter 3 – Educational establishments and child care facilities	YES	This SEPP will apply to future development of the subject land if educational or childcare is proposed. This proposal will not adversely impact on the realisation of the objectives of this SEPP.
Housing SEPP 2021 Part 5 – Housing for Seniors or People with a Disability	YES	This SEPP will apply to future development of the subject land if housing is proposed under its provisions. This proposal will not adversely impact on the realisation of the objectives of this SEPP.
Transport and Infrastructure SEPP 2021 Chapter 2 – Infrastructure	YES	This SEPP will apply to future development of the land. The controls it provides in relation to car parking, rail noise and other infrastructure are not repeated or contradicted in the proposed CLEP provisions.
Resilience and Hazards SEPP 2021 Chapter 4 – Remediation of Land	YES	The proposal does not propose any new residential zone. The need for contaminated land assessment will be considered on a site by site basis at the development application stage.
SEPP 65 – Design Quality of Residential Apartment Development	NO	<p>The provisions of this SEPP will apply to development for residential apartment buildings on the land. The proposal would create a requirement for the balance of Council's car parking site to provide car parking to replace existing supply that will be lost in the course of public domain upgrades to the centre.</p> <p>It is considered that this is a satisfactory inconsistency for the following reasons:</p> <ul style="list-style-type: none"> - The land owner of the site is Council and the parking will replace existing Council owned parking - The benefit to the Ingleburn centre from the public domain improvements will substantially outweigh the impost on the future mixed use building to provide the parking - The parking will be critical to Ingleburn providing services to those outside of the immediate vicinity in line with the objectives of the Ingleburn Precinct Plan - The control will relate only to one site and not significantly alter the application of SEPP 65 across the state.

Biodiversity and Conservation SEPP 2021	Yes	Future development of the site would take into consideration the requirements of the SEPP.
---	-----	--

Table 5: Assessment of the proposal under applicable State Environmental Planning Policies

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s 9.1 directions)?

The planning proposal is consistent with the relevant provisions of applicable State Environmental Planning Policies as outlined in Table 7 below:

Direction	Consistency	Assessment Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	As previously outlined, the proposal is consistent with the relevant regional and district plans.
1.2 Development of Aboriginal Land Council land	Yes	The planning proposal does not involve State or Regional development and is not on Aboriginal Land Council land.
1.3 Approval and Referral Requirements	Yes	The planning proposal was referred to TfNSW for comment given that it proposed access via Pembroke Road. Comments were received with most of the issues raised able to be dealt with when a future development application is lodged with Council.
1.4 Site Specific Provisions		The proposal requires a floor space ratio map and a height of buildings map for the subject site.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not relevant to the Proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Yes	As previously outlined, the proposal is generally consistent with the Ingleburn Precinct Plan.
1.10 Implementation of Western Sydney Aerotropolis Plan	Yes	The proposal is not inconsistent with the Plan.

1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not relevant to the Proposal
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	Yes	As previously outlined, the proposal is generally consistent with Greater Macarthur 2040.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	N/A	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	N/A	Not relevant to the Proposal.
Focus Area 2		
Design and Place	N/A	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	Not relevant to the Proposal.
3.2 Heritage Conservation	Not inconsistent	The proposal will not reduce or alter the existing heritage conservation provisions that apply to the precinct.
3.3 Sydney Drinking Water Catchments	N/A	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	N/A	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	N/A	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	No	<p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. While Ingleburn Town Centre is flood prone land, the inconsistency with the direction is justifiable for the following reasons:</p> <p>1. The planning proposal is not proposing to rezone land from Special Use, Special Purpose, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zones.</p>

		<p>2. The planning proposal would not result in additional development to what is currently permissible in floodway areas, or permit development that will result in significant flood impacts to other properties,</p> <p>3. The planning proposal would permit a significant increase in the development of that land,</p> <p>4. The proposal is not likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services</p>
4.2 Coastal Management	N/A	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	N/A	Not relevant to the Proposal.
4.4 Remediation of Contaminated Land	Yes	This has been addressed in the report.
4.5 Acid Sulfate Soils	N/A	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	N/A	Not relevant to the Proposal.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The intensification of urban development adjacent a rail station is consistent with this direction.
5.2 Reserving Land for Public Purposes	Yes	The Proposal does not impact on existing land reserved for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not relevant to the Proposal.
5.4 Shooting Ranges	N/A	Not relevant to the Proposal.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The proposal will result in an increase in housing variety and increased density in an appropriate location.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not relevant to the Proposal.
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	The proposal will provide for continuation of existing employment land within the Ingleburn CBD with no loss of supply.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the Proposal.
Focus Area 8: Resources and Energy		

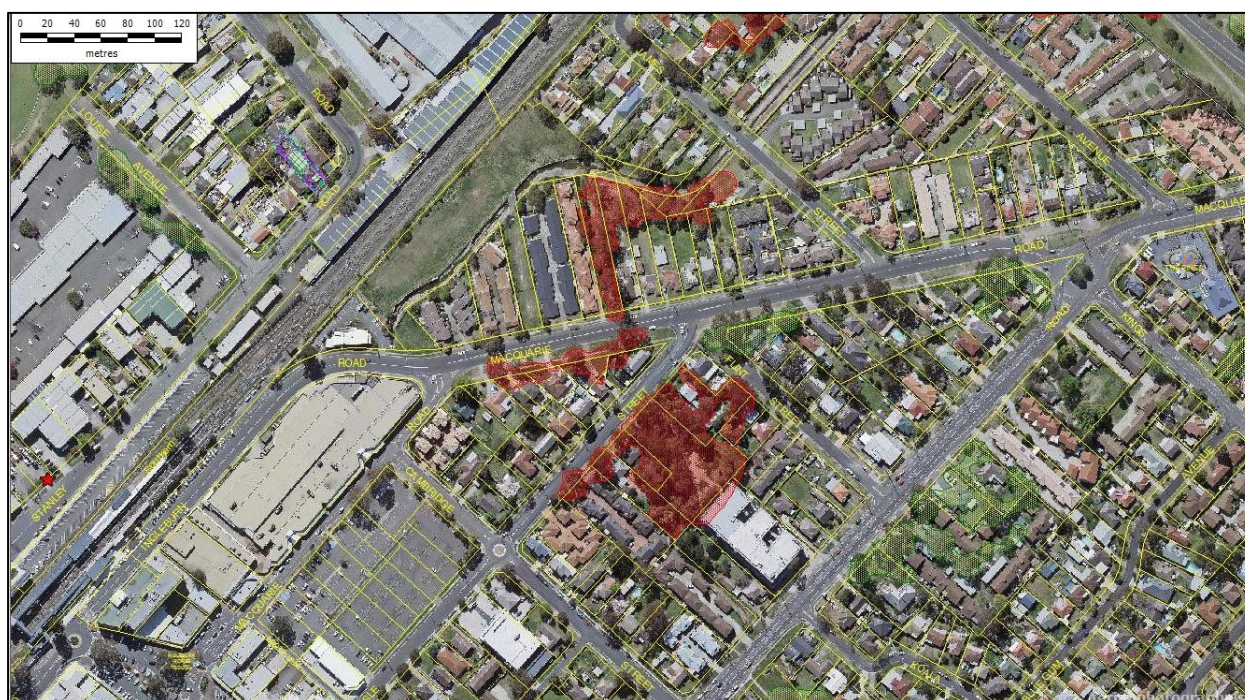
8.1 Mining, Petroleum and Extractive Industries	N/A	Not relevant to the Proposal.
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not relevant to the Proposal.
9.2 Rural Lands	N/A	Not relevant to the Proposal.
9.3 Oyster Aquaculture	N/A	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	N/A	Not relevant to the Proposal.

Table 6: Assessment of the proposal under applicable Ministerial Directions

3.3. Environmental, Social or Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The study area within Ingleburn CBD is almost fully developed with commercial and residential buildings. A small portion has a community of vegetation identified as Cumberland Plain Woodland, as shown on Map 5 below.



Map 5: Cumberland Plain Woodland – Ingleburn CBD

Council will be consulting with the OEH in relation to the vegetation on those sites. There is no proposal to clear the vegetation as the site is not currently subject to a development application. These particular sites are highly inhibited by vegetation, and any proposal to redevelop them would need to be accommodated by detailed biodiversity studies. Further investigation would be required for any removal of vegetation in the future.

Q8. Are there any other likely environmental effects as a result of the rezoning submission and how are they proposed to be managed?

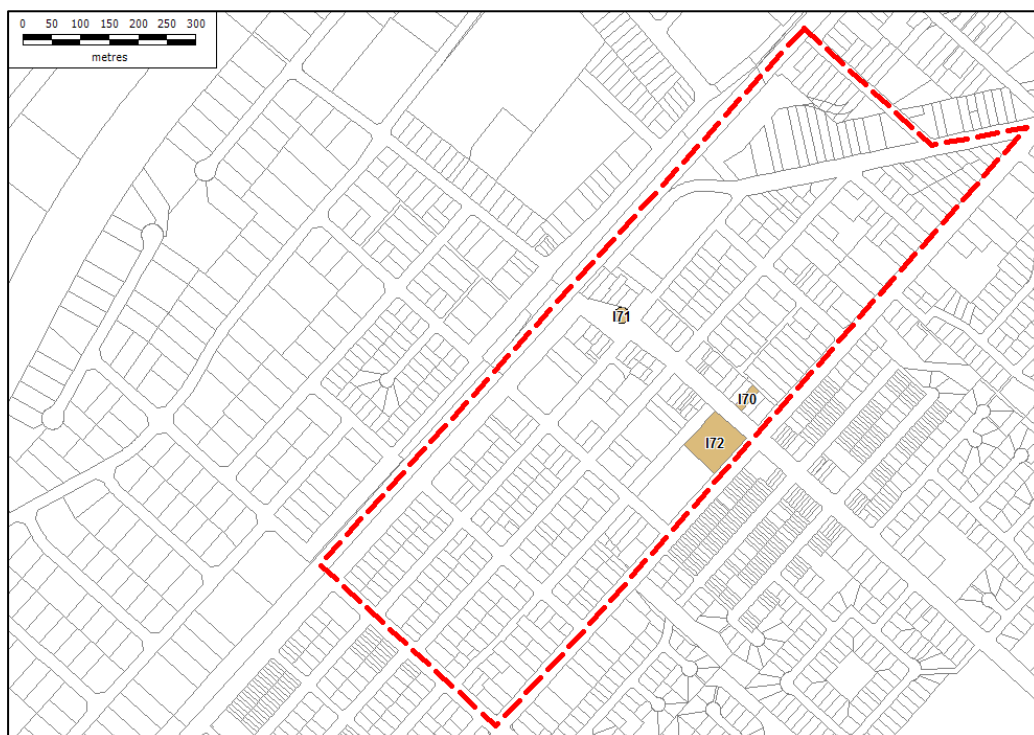
As discussed above, the Ingleburn CBD is almost fully developed with commercial and residential buildings. In this regard the following matters will be further investigated after the issuing of the Gateway Determination:

Heritage

The site contains 3 items of local heritage significance under Schedule 5 of the CLEP 2015.

- Ingleburn Community Hall(170) , Lot 8, Section 8, DP 2913 170
- Ingleburn Horse Trough(171) - Centre of Oxford Road, adjacent to Lot 4, Section A, DP 10494
- Ingleburn Public School (172) Lot 1, DP 122332

The location of the three local heritage items is shown on Map 6 below:



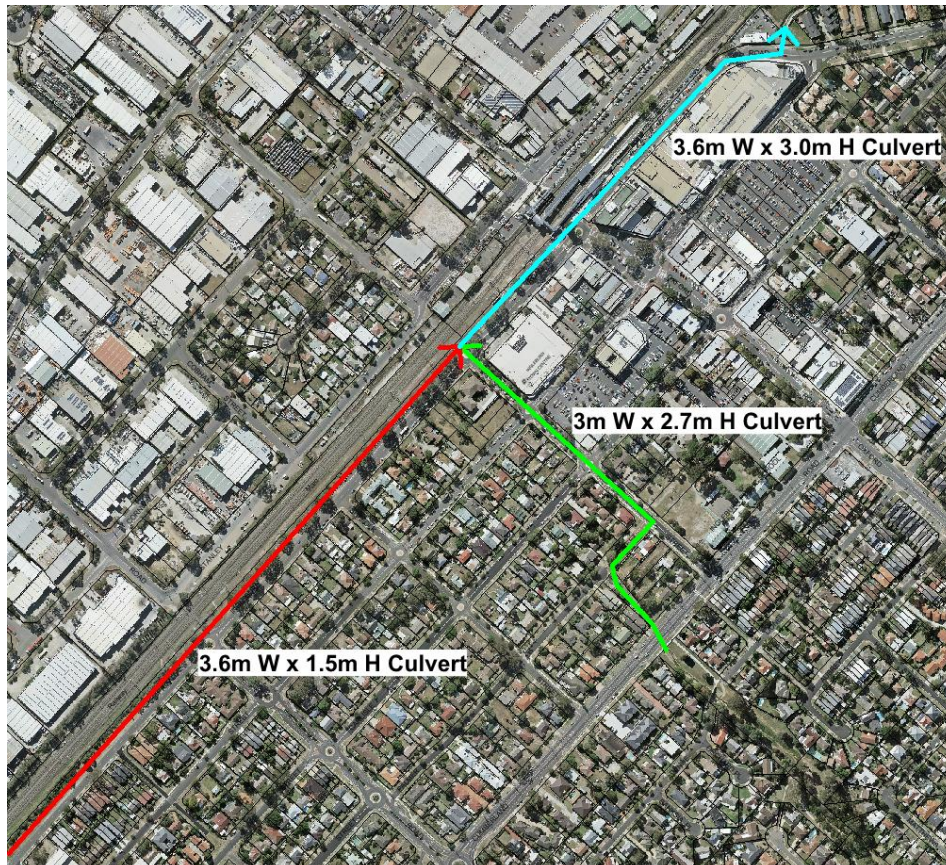
Map 6: Heritage Items - Ingleburn CBD

The urban design and public domain strategy has demonstrated that a satisfactory outcome for these items can be achieved notwithstanding the increase in surrounding building heights. Detailed heritage assessment will otherwise be required under Clause 5.10 of CLEP at the development application stage.

Flooding

The Bow Bowing Bunbury Curran (BBBC) Creek Flood Study was completed by Catchment Simulation Solutions (CSS) and adopted by Council in 2014. CSS completed updates in 2016 as part of the Floodplain Risk Management process. The BBBC Floodplain Risk Management Study and Plan (FRMSP) was subsequently completed by Molino Stewart in December 2018.

The FRMSP identifies significant flooding occurring in Ingleburn CBD, with notable flood depths throughout the CBD observed in events as frequent as the 20% AEP. Numerous solutions have been investigated as part of the FRMSP, the preferred solution being additional drainage lines through roads in the CBD. A concept layout plan of the preferred solution is shown in Map 7. Please note that these are additional pipes and significant stormwater infrastructure already exists in this area.



Map 7: Concept Layout Plan of the Preferred Solution - Flooding

A summary of these studies has been prepared to accompany the exhibition of the plan. This summary demonstrates that the increase in risk from the proposal is negligible. The benefits of increased developer contributions towards future mitigation works will assist in realising a long term solution to existing flood issues through the precinct.

Flood Manuals and Guideline - (This section has been added post Council meeting of 3 August 2021)

Early this year the Department of Planning and Environment released a suite of studies related to flooding including:

- Flood Risk Management Measures
- Flood Hazard
- Flood Risk Management Manual
- Understanding and Managing Flood Risk
- Flood Impact and Risk Assessment

- Administration Arrangement
- Helping Wildlife during Flood
- Delivery under the Flood Risk Management Framework

The above publications aim to ensure that land uses do not contribute to increasing threat to life as a result of flooding.

In regard to this planning proposal it is considered that sufficient development controls and standards, both in the LEP and the DCP have been proposed to ensure that for any future development within Ingleburn CBD, sufficient measures will be undertaken to ensure the safety of occupants, in any flood event.

Section 14.6 of the proposed draft DCP for Ingleburn includes development control measures relating to flooding.

Additional studies

The following studies were being prepared at the time this planning proposal was submitted to Council for endorsement:

- Traffic and Parking Assessment;
- Social Infrastructure Assessment.

These studies have now been finalised and no changes to the planning proposal are required as a result of the studies. Refer to Appendixes 3 and 4

The traffic studies has also recommended car parking rates for the future commercial development within the centres. These will be included in the draft DCP, prior to public exhibition.

The traffic and parking study has identified some upgrades to certain intersections that will need to be undertaken when the need arises and when Ingleburn densities have increased. These updates will be reflected in an amendment to the Campbelltown Local Infrastructure Contributions Plan in the near future.

Q 9 How has the rezoning submission adequately addressed any social and economic effects?

It is likely that Ingleburn has benefited from increased patronage following the previous demise of Minto Mall. With the re-emergence of Minto Mall, Ingleburn is experiencing increased competition and potentially some redirection of trade.

Increasing the residential population within the immediate locality will make a strong contribution to the increased trading performance and vitality of the town centre. In 2012, Campbelltown City Council, in conjunction with specialist consultants Hill PDA, undertook a review of the Business Centres within the Campbelltown LGA. This included the Ingleburn CBD.

With regard to Ingleburn, Hill PDA noted that Ingleburn provides approximately 12,100sqm of retail shopfront (main street) floor space. This is in addition to the 14,100sqm of floor space provided within Ingleburn Fair and Woolworths Marketplace. In total, Ingleburn provides 26,200sqm of shopfront retail floor pace, which represents a marginal increase since the 2005

Study (24,400sqm of retail floor space was recorded in the 2005 Study, including vacant floor space). While the study is about six years old, the numbers are relatively accurate, as no major commercial or retail development has occurred in Ingleburn since the study was finalised.

Social Impacts

The increase in population would increase pressure on community services. This matter is discussed in more detail under Question 10 of this planning proposal.

It is anticipated that the planning proposal would have a significant impact on social and economic factors. The anticipated increase in population initiated by the proposal would boost the economy within the centre and would contribute to facilitating a rejuvenated liveable and safe centre.

Q 10 Is there adequate public infrastructure for the planning proposal?

Ingleburn CBD is an established Centre with adequate services. Further detail about public infrastructure is discussed below.

Open Space

There is currently a limited amount of public open space located within the subject site. Hallinan Park is currently the only formal recreation space within the study area. As such, there are only limited opportunities for public recreation. However there are significant areas of open space located outside of the Study Area.

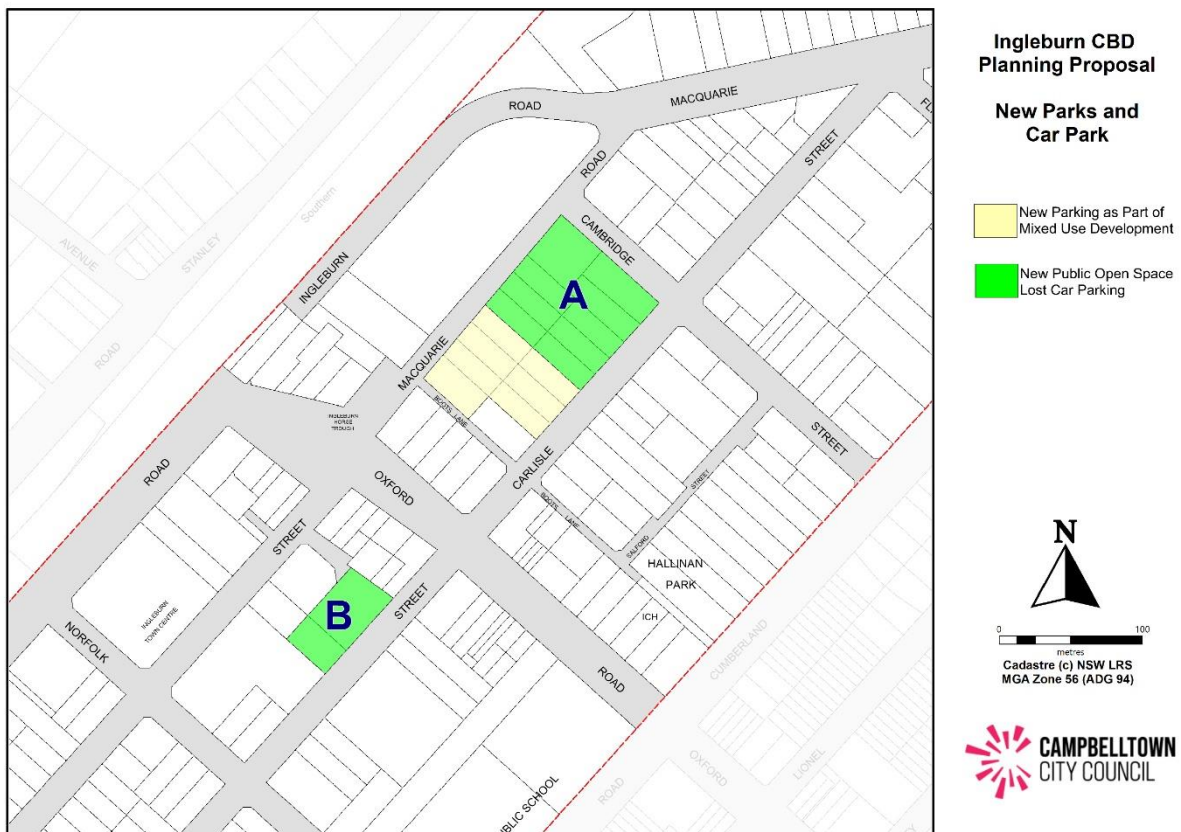
Planning Priority (W18) of the Western Sydney District Plan partially states:

Western Sydney Urban renewal also creates opportunities for increasing the quantity of open space. Planning for urban renewal needs to consider opportunities to deliver new, improved and accessible open spaces, including space for active sport and recreation, that meets the needs of the growing community. High density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space

People in urban neighbourhoods should be able to walk to local open space. In high density neighbourhoods, public open space is used like a shared backyard, providing a green communal living space. Open space in high density neighbourhoods needs to be durable, multipurpose and accessible to a wide variety of users. High density neighbourhoods also need to have high quality open space within close proximity.)

The planning proposal recommends that two additional parks be included within the core area to service the additional occupants of apartment buildings which will be located within the Ingleburn Core Precinct.

Two additional parks are proposed on Council owned land as shown on Map 8.



Map 8: New Parks and Car Park as part of a Mixed Use Building

Park A is proposed to be located on part of a 1.2 hectare site that is owned by Council. It provides 440 on grade car parking spots for vehicles. It is a timed car park intended for the use of the shopping centre customers.

It is proposed that part of this site (approximately 7,500m²) be converted to a park and the remaining part of the site be developed into a multi deck car park of 600 car parking spaces. This would come to at a cost of approximately \$15 million.

In order to minimise impacts on the businesses and customers within Ingleburn CBD, it is proposed that this area would continue to function as a car park until such time the multi deck car park is constructed.

It is anticipated that the Park will be a recreation hub for the residents within the centre. It is also expected that the multi deck car park would be funded by developer contributions. As such it is anticipated that funds would not be readily available for the construction of the multi deck park in the short term. The creation of a quality recreational space would be highly beneficial to future residents. Additionally, it is critical that the economic viability of the commercial and retail premises be maintained during the construction phase.

Proposed Park B is 2,615sqm in area. This land is owned by Council and is currently used for 80 car parking spaces. It is proposed that the car parking spaces would eventually be accommodated within the multi deck car park that is proposed to be located north of Oxford Road, as previously discussed.

Community Facilities (This section has been updated post Council meeting of 3 August 2021)

Campbelltown City Council has developed a Community Facilities Strategy to explore the needs and expectations of our growing and changing community. The Strategy provided Council with an opportunity to look at emerging trends in community facilities and respond to different generational needs. The Strategy was adopted by Council in 2018. Following are the key findings and recommendations of the draft Strategy that relates to Ingleburn:

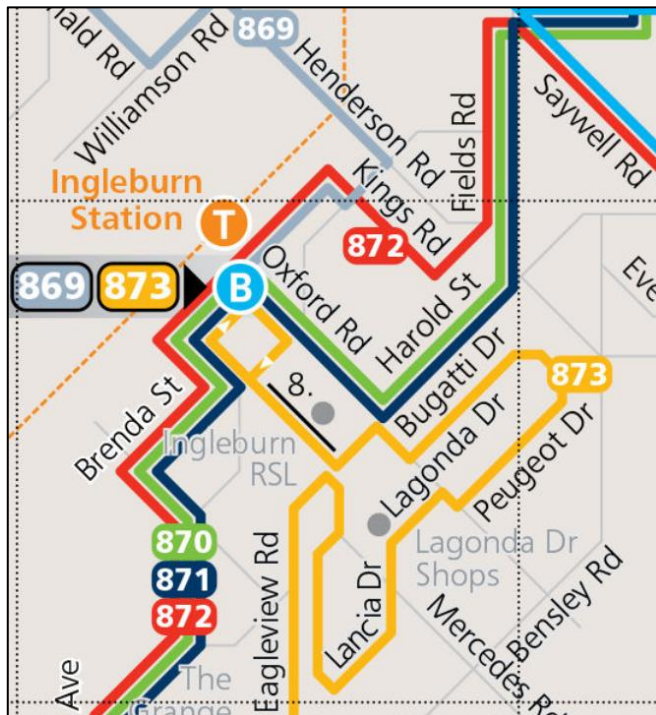
- Ingleburn is well serviced in terms of facilities, location and provision of a district library, community centre and childcare in close proximity to the station and around future development
- The district level assessment supports an upgrade to the Greg Percival Community Centre and Greg Percival Library to allow a performance and community art space (additional 1,000 sqm)
- A community health centre could be integrated into an integrated and upgraded Greg Percival Community Centre/Greg Percival Library

Public Transport

Ingleburn Town Centre is well serviced by public transport. A number of bus routes (refer to Map 9) operate within the centre as follows:

1. Bus Route No 870: Campbelltown to Liverpool via Ingleburn, Harrow Road and Glenfield.
2. Bus Route No 871: Campbelltown to Liverpool via Ingleburn, Glenfield and Leacocks Lane.
3. Bus Route No 872: Campbelltown to Liverpool via Ingleburn, Macquarie Fields and Glenfield
4. Bus Route No 873: Ingleburn to Minto
5. Bus Route No 869: Ingleburn to Liverpool via Edmondson Park & Prestons

Ingleburn Train Station is at the heart of the centre, connecting Ingleburn to Sydney Centre.



Map 9: Bus routes Map, Ingleburn Town Centre

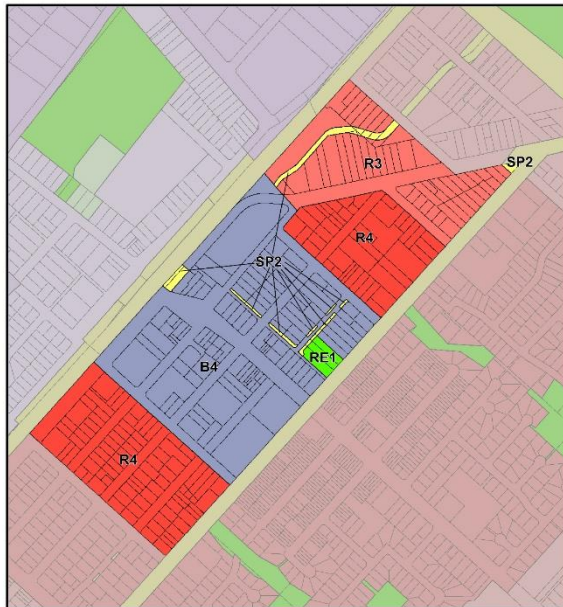
3.4. State and Commonwealth Interests

It is suggested that Council consult with the following agencies as part of the public consultation, while the planning proposal is on public exhibition:

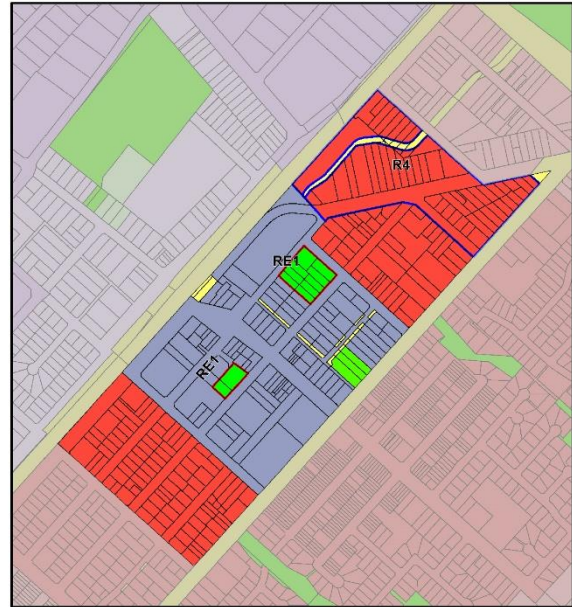
1. Sydney Water Corporation
2. NBN Co
3. Water NSW
4. DPI Water
5. Liverpool City Council
6. Transport for NSW
7. Office of Environment and Heritage
8. NSW Police - Campbelltown Police

4. Mapping

The proposed changes to the maps in CLEP are detailed in the maps below:



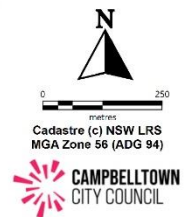
Current Map



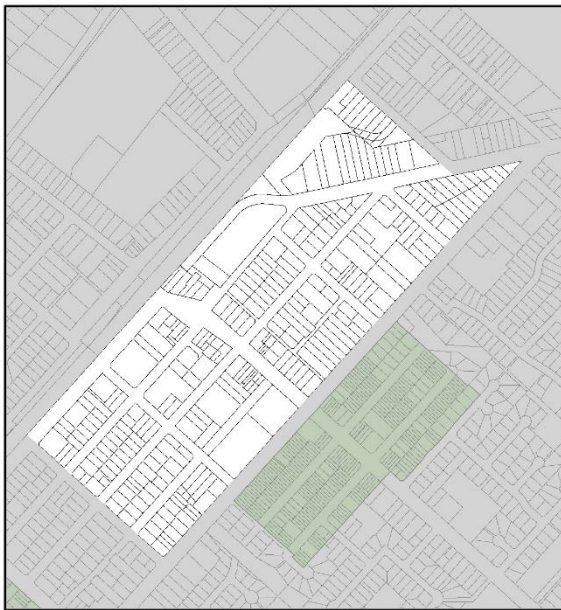
Proposed Map

Ingleburn CBD Planning Proposal

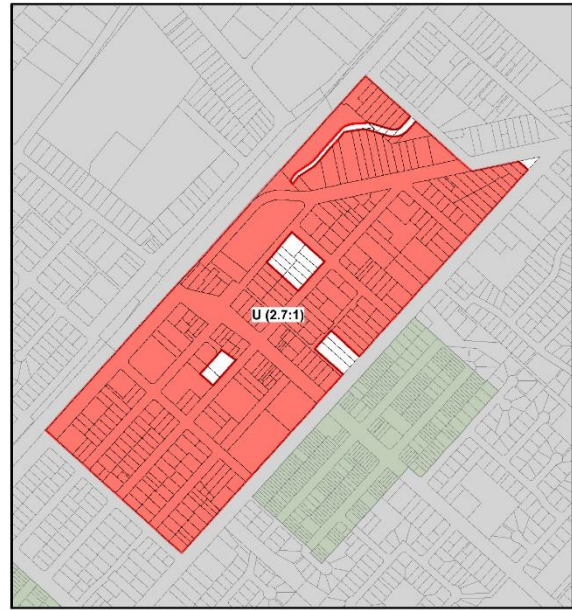
LEP Comparison Map Land Use Zones (LZN)



Map 10: Land Use Zone Comparison Map



Current Map



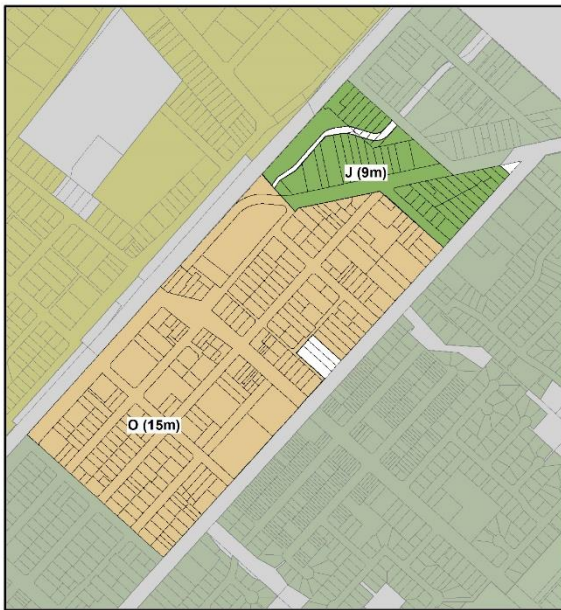
Proposed Map



Ingleburn CBD Planning Proposal

LEP Comparison Map Maximum Floor Space Ratio (FSR)

Map 11: Floor Space Ratio Comparison Map



Current Map



Proposed Map



Ingleburn CBD Planning Proposal

LEP Comparison Map Maximum Height of Buildings (HOB)

Map 12: Height of Buildings Comparison Map

5. Community Consultation

Public consultation will take place in accordance with a future Gateway determination, Campbelltown Community Participation Plan and Aboriginal Interpretation Strategy. A period of 30 days is considered appropriate as recommended in the Local Environmental Plan Making Guideline September 2021.

6. Project Timeline

Milestone	Date
Stages 1 and Stage 2 - Preparation of Planning Proposal and submission to Local Planning Panel	Completed*
Gateway Determination Issued	23 December 2022 (45 days)
Post Gateway	Jan to Feb 2022 (70 days)
Public Exhibition and Assessment	March to August 2022 (115 Days)
Finalisation	December 2022 (70 Days)

**Original planning proposal was submitted to LPP in August 2018.*

Table 7: Project Timeline

Appendix 1: Flood Study Summary

Appendix 2: Concept Urban Design and Public Domain Strategy

Appendix 3: Ingleburn CBD Traffic and Parking Study

Appendix 4: Social Infrastructure Assessment