



# Campsie Town Centre planning proposal

Implementing the adopted Campsie  
Town Centre Master Plan

October 2024

Prepared by Canterbury-Bankstown Council







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## Introduction

Campsie Town Centre is a Strategic Centre of the Canterbury Bankstown LGA. The Greater Cities Commission's, *South District Plan* identifies Campsie a thriving commercial centre, that has a high level of amenity and is an important transport hub for rail, local and cross-regional bus routes. It provides job capacity target for Campsie strategic centre of 7,500 jobs by 2036. To meet this, 2,700 additional jobs will be needed. Infrastructure commitments (and potential projects) are underway to realise a lifestyle and medical precinct, including the Sydney South West Metro and a potential private hospital.

The *Campsie Town Centre Master Plan* (the Master Plan) is a strategy document that aims to guide the area's transition from a suburban centre to a lifestyle and cultural hub on the banks of the Cooks River by leveraging government and institutional investments in transport, education and health. It reinforces the strategic objectives of the *South District Plan* by clustering health and allied knowledge and education uses anchored by Canterbury Hospital, adopting a high performing ecologically sustainable city and creating well-designed built environment.

The *Local Strategic Planning Statement 'Connective City 2036' (LSPS)* affirms Council's commitment to delivering on the housing and upper jobs targets set out in the South District Plan. Council's *Local Housing Strategy* sets a 2036 housing delivery target of an additional 5,600 dwellings in Campsie core, with additional housing required for the local centre at Canterbury Road and Beamish Street. These dwellings will contribute to the City-wide target of 50,000 additional dwellings by 2036.

## Master Plan Vision and Direction

The Master Plan sets a 20-year vision for Campsie and translates this vision into placed-based principles and actions. The Master Plan provides an evidence based approach to support the growth and change within the Campsie Town Centre envisaged by the South District Plan and Council's LSPS.

The Master Plan is supported by a long-term strategic vision. This vision has then been translated through a series of "spatial moves" and "intensification" approaches, which have been used to guide the 10 Directions, outlined in detail below.

The Master Plan is defined by the following 10 directions:

1. *A centre that aligns growth with public benefit*
2. *A centre for people*
3. *A centre that attracts health and lifestyle investment*
4. *A well-designed centre*
5. *A riverfront centre with nature at its heart*
6. *A centre at the cross roads of inner Sydney*
7. *A resilient and carbon neutral city by 2050*
8. *A centre proud of its heritage and culture*
9. *A centre with housing for all*
10. *A centre with collaborative governance.*





These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city – from ensuring infrastructure aligns with growth, to building a strong night-time economy and ensuring adequate housing that is well designed and sustainable.

The vision is for new buildings to define streets and public spaces to deliver a comfortable, functional and attractive public domain; while the towers above are tall and slender and are set back to allow daylight, views and circulation of air to the streets and public spaces below. The LEP amendments also increase the energy and water performance of buildings to contribute toward the Council's targets of net zero carbon emissions, increased climate resilience and ecological sustainability outcomes. Supporting the delivery of these objectives will be a Development Control Plan that will be prepared by Council and exhibited concurrently with this planning proposal.

## Making changes to Council's land use planning framework

This *Campsie Town Centre planning proposal* (planning proposal) will implement the Campsie Master Plan and deliver a new planning framework through amendments to Council's Consolidated Canterbury Bankstown Local Environmental Plan (CBLEP).

The CBLEP is the statutory planning framework that establishes land use zones and built form controls such as Floor Space Ratios (FSR) and building heights in the Canterbury Bankstown Local Government Area (LGA). This planning proposal proposes a range of amendments to the CBLEP to give effect to the objectives and actions of the Master Plan.

These LEP amendments expand the capacity for commercial activities and support higher density mixed use and residential development in Campsie Town Centre. The amendments also increase the number of new dwellings and affordable housing and incentivise the delivery of community infrastructure. New controls are proposed to ensure certain types of new development achieve a high standard of environmentally sustainable performance.

This planning proposal has been prepared in accordance with Section 3.31 of the Environmental Planning and Assessment Act 1979 (the Act), the Standard Instrument – Principal Local Environmental Plan (Standard Instrument) and guidelines published by the Department of Planning, Housing and Infrastructure including the *Local Environmental Plan Making Guideline (LEP Making Guideline)* (December 2021).

## The role of this planning proposal

This planning proposal explains the intent of, and justification for, the amendments to the CBLEP and is supported by a range of technical studies and documentation.

This planning proposal will assist with the realisation of the priority actions in the Master Plan and Council's LSPS through the following key moves:

- Incentive-based height and floor space system – where sites are proposed to receive uplift (generally of more than 1:1) above current controls, the uplift is intended to be subject to the provision of on-site infrastructure, affordable housing and/or employment generating floor space
- Infrastructure funding, delivery and advocacy strategy – a clear strategy for the development of infrastructure in Campsie is established, utilising a combination of Section 7.11 and 7.12 contributions, property renewal and capital works investment



- Affordable housing delivery
- Sustainability initiatives
- Changes to parking requirements for new developments,
- Recommended changes in height and density.

As per the Department's LEP Making Guideline, this planning proposal is comprised of the following components:

<b>Part 1</b>	A statement of the objectives of the proposed LEP
<b>Part 2</b>	An explanation of the provisions that are to be included in the proposed LEP
<b>Part 3</b>	Justification of strategic and potential site-specific merit, outcomes, and the process for implementation
<b>Part 4</b>	Maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
<b>Part 5</b>	Details of the community consultation that is to be undertaken on the planning proposal
<b>Part 6</b>	Project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in the LEP Making Guideline

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to this planning proposal.

In accordance with the LEP Making Guideline, this planning proposal is classified as 'Complex'.

Figure 1: planning proposal Categories (Source: Local Environmental Plan Making Guideline, the Department 2021, p14)

<b>Complex</b>	<p>A complex planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment:</p> <ul style="list-style-type: none"><li>• To change in the land use zone and/or the principal development standards of the LEP, which would result in a significant increase in demand for supporting local, regional or State infrastructure and would require infrastructure funding</li><li>• To respond to a new policy e.g. local character or new provision not in the standard instrument template</li><li>• That is inconsistent with a District/Regional Plan or council's endorsed LSPS</li><li>• Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends</li><li>• That is progressed under the Aboriginal Land SEPP</li><li>• Any other amendment or amendments that are not categorised as a principal LEP, standard or basic planning proposal</li></ul>
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# Background

## Site Description

This planning proposal applies to the entire Campsie Town Centre as shown in the dashed black outline in Figure 2 below. The Campsie Town Centre as defined in this planning proposal is generally bound by the Cooks River to the north and east, Canterbury Road to the south, First Avenue, Clarence Street, Varidel Avenue, Omaha Street, Bruce Avenue, Loftus Street and Tudor Street to the west. The properties on the southern side of Canterbury Road are also included as part of this planning proposal (refer to Figure 2).

The total area encompassed by this planning proposal is approximately 346ha.

## Town Centre 'Site' Context

The Campsie Town Centre a major urban centre of the Canterbury Bankstown LGA. As the second largest centre in the Canterbury Bankstown LGA, Campsie plays an important economic role in the broader area. It is recognised as a strategic centre by the Greater Sydney Region Plan and the South District Plan seeks to build upon Campsie's role as a thriving commercial centre with a range of medical services and a high level of amenity and connectivity.

Campsie is located 12km southwest of the Sydney CBD and is currently accessible via the T3 Bankstown train line, numerous bus services and Canterbury Road (an arterial road). Campsie Town Centre is centred around a retail and commercial strip running north-south along Beamish Street. The commercial strip contains fine grain built form with one to two storey buildings together with shop top housing developments up to eight storeys. Beamish Street is bisected by the T3 Bankstown train line, which will be upgraded to a Metro rail line and commences operation in 2024.

The residential areas surrounding the commercial core primarily consists of two to three storey red brick 'walk-ups' alongside federation and post war homes. The Cooks River is a significant natural feature that wraps around the east and north of the study area and offers access to river foreshore areas and green space. To the south of the study area is Canterbury Road which provides vehicular access to Campsie from the east and west. Canterbury Hospital is located on Canterbury Road at the south west corner of the Town Centre and acts as an anchor to an emerging health and lifestyle cluster.

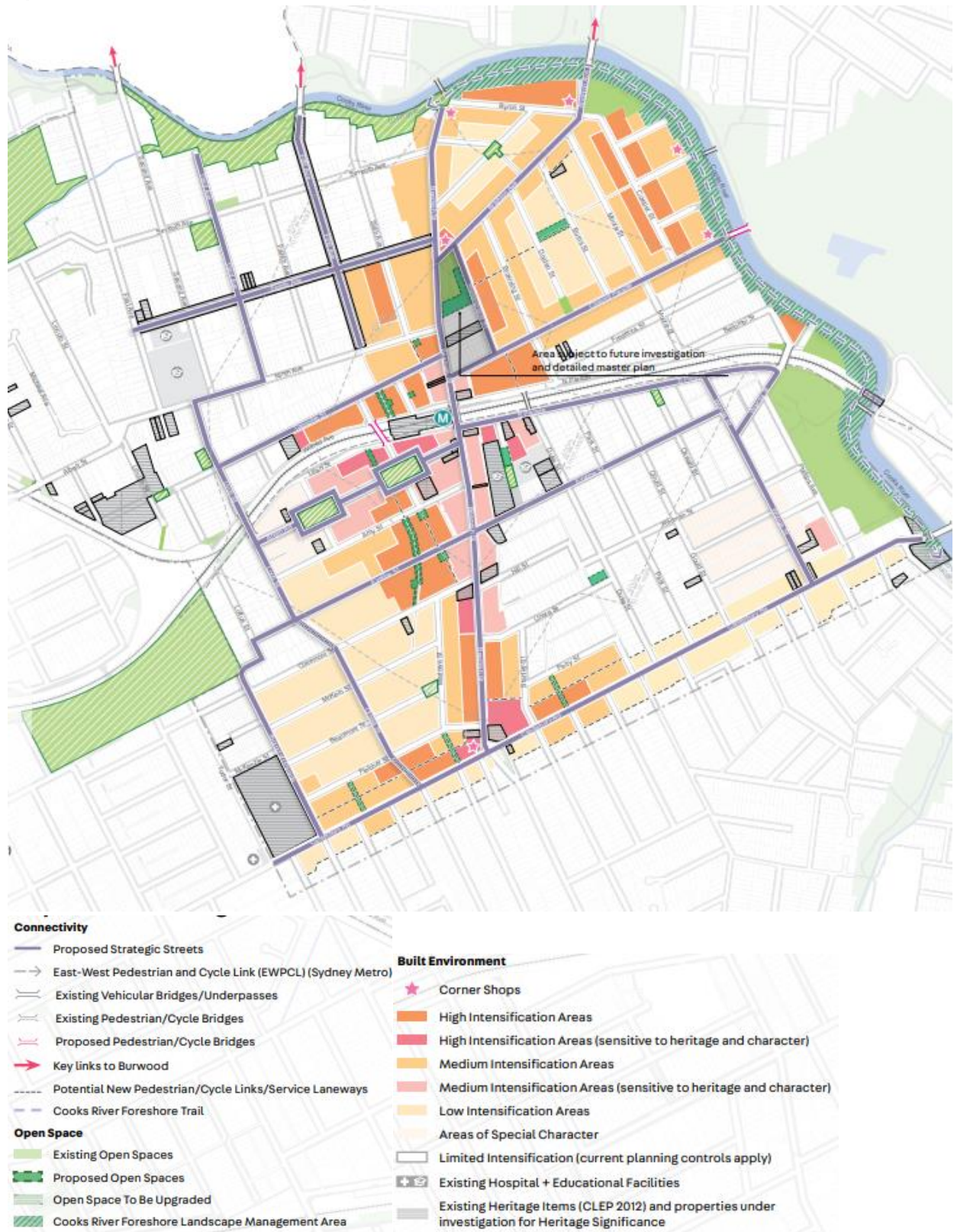
Campsie is culturally and linguistically diverse with over 65% the community born overseas. This blend of cultures has helped to create Campsie's distinct sense of place through commerce, city life and use of space. The centre contains several larger commercial anchors alongside smaller businesses, including Campsie Centre shopping centre, Campsie RSL and Canterbury Bankstown Council's administration building on the norther side of Campsie.

Open spaces are scattered across Campsie from pocket parks to more significant spaces, such as Anzac Park in the Campsie core, and Tasker Park, which sits adjacent to the Canterbury Aquatic Centre (construction is already underway in 2024).





Figure 2: Campsie Town Centre Urban Design Framework Map and areas of intensification (Source: Master Plan, p28)





## Existing Planning and Development Context and Opportunities

This planning proposal seeks to address key issues impacting the delivery of new, high quality development in Campsie. Primarily this planning proposal provides an overarching set of planning controls for development and ensures a coordinated approach to growth and infrastructure delivery for the Campsie Town Centre.

The current controls have encouraged development of housing in areas not suited to residential accommodation, particularly in the B5 and B6 zones along Canterbury Road and away from the core of the centre where services and transport are not easily accessible. This planning proposal seeks to prohibit further residential development in the current B5 and B6 Zones along Canterbury Road (consistent with the Canterbury Road Review) and around Canterbury Hospital and encourage renewal and investment in the core and along the Cooks River.

Despite some underlying capacity within the current controls, there has been a lack of housing growth within the Campsie Town Centre, with 472 dwellings delivered over the last five years, averaging 94 dwellings per year. Compounding this issue is the lack of investment along the main street, Beamish Street, which has old and poor quality building stock. The planning proposal supports the intent for no minimum parking controls for these fine grain lots near the future Metro Station and seeks to unlock their redevelopment to improve the appearance and pedestrian experience of Beamish Street. These controls will be implemented as part of a future DCP amendment.

During the early engagement of the Master Plan, it became apparent that the current planning control framework for Campsie is not meeting community expectations for higher design quality and sustainability outcomes. Due to the lack of density controls (in certain locations) and inadequate detailed design controls and guidance, development has been of a poor quality or has resulted in poor streetscape outcomes. With a shifting focus towards design quality, progressive sustainability standards and incentives and controls for building heights at the street level, tower setbacks and detailed design – this planning proposal which will be supported by a draft Development Control Plan amendment – seeks to deliver higher quality buildings in the right locations.



## Future Context

This planning proposal implements the Master Plan which has been developed in consultation and collaboration with community groups, landowners, student and worker focus groups, industry engagement and public authorities.

The vision for the future of Campsie is set out in the Master Plan as follows:

**Campsie will transform from a main street into a thriving lifestyle and medical precinct** that brings together the vibrancy of **Beamish Street, Canterbury Hospital and the amenity of the Cooks River foreshore. This evolution will be underpinned by development that responds to human scale and the existing urban character.**

**Campsie will become a significant centre within Canterbury-Bankstown, with significant investment in jobs and housing, which will attract residents, visitors and workers** alike. Future development will be supported by improved transport connections, an **activated riverfront and green streets.**

**Campsie will become a civic and cultural hub for inner Sydney**, supported by its close proximity to Central Sydney. The centre will have **new and enhanced community, arts and cultural facilities** complementing a growing night time economy as a **visitor destination.**

## Listening to the community

Community feedback was sought by Council as part of ongoing engagement on the Master Plan, between 29 March and 14 May 2021, with late submissions received until 11 June also being assessed and considered.

A second community engagement period between 16 February 2022 and 28 March 2022 was undertaken by Council. Council has considered the submissions received during the community engagement which has informed amendments to the Master Plan which has carried across into this planning proposal.





# Part 1 – Objectives and Intended Outcomes

## Objectives

The objectives of this planning proposal are to:

- Support the growth of Campsie Town Centre into a cultural, retail and local employment hub that provides cross-regional links to surrounding metropolitan centres and fulfil its role as a Strategic Centre
- Increase employment generating uses and floor space and retain existing employment land uses to support Council's Master Plan target of 7,500 jobs by 2036 (an additional 2,700 jobs)
- Provide additional capacity in planning controls to support Council's Master Plan target to deliver an additional 6,360 dwellings by 2036
- Include Campsie Town Centre as part of the Council's Affordable Housing Contributions Scheme that has been initiated as part of the Bankstown City Centre planning proposal
- Achieve a higher benchmark for development in relation to energy and water efficiency to meet Council's target of net zero carbon emissions by 2050
- Ensure development in Campsie Town Centre commits to quality design outcomes and the associated Design Review Panel
- Encourage a high quality and activated public domain with good solar access
- Increase active and public transport use and reduce car dependence
- Increase longer term affordable housing provision to accommodate more very low, low and moderate-income households in the town centre
- Provide a diverse range of community infrastructure, in both type and size, to promote community health, cohesion and well-being and make Campsie an attractive place to work, and
- Unlock underutilised public land holdings within the Town Centre for redevelopment, delivering new housing, employment generating floor space and revitalised community infrastructure.

## Intended outcomes

The intended outcomes of this planning proposal are:

- Protect existing employment floorspace by maintaining a minimum amount of employment uses to be a ground floor level, or equivalent to the existing employment generating floorspace on the site, whichever is greater
- Establish building envelope controls that maintain adequate solar access to significant parks and public spaces in winter
- Improve amenity and allow for residential growth by identifying and reserving land for acquisition
- Require a proportion of new residential developments above a certain yield to deliver affordable housing
- Set controls which incentivise new developments to achieve energy and water efficiency performance over legislated targets
- Provide incentive height and FSR to incentivise the delivery of community facilities/on-site infrastructure on certain sites, up to 3% affordable housing (phased in over four years) **or** more than 50% of employment generating floor space.



- Apply Council's Draft Affordable Housing Contributions Scheme to the Campsie Town Centre (formerly to be
- Facilitate employment growth by introducing B4 Mixed Use Zoned sites to elevate the centre from a local centre to a genuine strategic centre and protect employment generating uses by ensuring there is no net loss of commercial floor space when sites are redeveloped
- Remove the permissibility of residential accommodation within the B5 Business Development zoned land along Canterbury Road to align with the recommendations of the Canterbury Road Review (2017)
- Provide an FSR bonus of 0.25-0.5:1 to deliver higher performance residential and commercial buildings in relation to water and energy, and
- Facilitate and regulate the delivery of underground floor space in the Campsie Town Centre

### Confidential documentation submitted

The following reports have been submitted to the Department under separate cover as confidential reports due to confidential details being included that should not be made publicly available:

- Affordable Housing Viability Assessment – Campsie Town Centre (Atlas Urban Economics)
- Development Feasibility Analysis – Bankstown and Campsie Strategic Centres (Atlas Urban Economics), and
- Hazard and Risk Assessment of Oil and Gas Pipelines in Campsie Town Centre, NSW (Arriscar).



## Part 2 – Explanation of Provisions

This Part of the planning proposal provides an explanation of the provisions that are to be included in the proposed LEP.

### Summary of intended provisions

The CBLEP 2023 should be amended to allow for the revision of planning controls, facilitating the proposed land use and built form changes outlined within the Campsie Town Centre Master Plan. Changes made will facilitate growth in local housing stock and employment opportunities, which can be achieved by new or amended CBLEP 2023 clauses and/or maps:

- Land Zoning Map (LZN) to change B2 Local Centre zoning to B4 Mixed Use Zone, increasing opportunities for residential development in specific areas while maintaining and protecting their existing character.
- Lot Size (LSZ) Map to apply controls consistent with the proposed zoning changes.
- Height of Building (HOB) Map to allow development up to a maximum of 67m (20 storeys) on specific sites, with most controls providing higher density between 23-30m (6-8 storeys.) Specific controls will be established within the Campsie Town Centre DCP to protect daylight access and solar amenity for residents and to public spaces.
- Floor Space Ratio (FSR) Map to apply density controls to key employment zones and propose increased controls in the intensification areas with a maximum FSR of 6:1.
- *Clause 4.4 – Floor Space Ratios* or other clauses to encourage lot consolidation to aid the delivery of functional and efficient building footprints for new developments in the Campsie Town Centre.
- *Clause 6.14 - Restrictions on development in Zone B4 Mixed Use* and associated Special Provisions (SPV) Map to identify sites that will require employment generating uses on the ground floor or elsewhere in the development if residential uses are proposed at the ground floor level.

#### Definition of 'employment generating floor space' uses

Centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, function centres, health services facilities, hotel or motel accommodation, information and education facilities, passenger transport facilities, public administration buildings, recreation facilities (indoor), residential aged care facilities, registered clubs, tourist and visitor accommodation.

- *Clause 6.XX – 'Incentive height of buildings and floor space in Bankstown and Campsie'* to allow greater building heights and densities in Campsie Town Centre where community infrastructure, substantial employment generating floor space or affordable housing is also provided.
- *Clause – 6.29 'Additional gross floor area for development in Bankstown CBD commercial core'* to encourage sustainable design by providing up to 0.5:1 additional FSR for a building design of large-scale high-density residential, commercial, or mixed-use development within Campsie Town Centre that minimises the consumption of energy and water.
- Inclusion of Campsie Town Centre within the Council's Affordable Housing Contribution Scheme (initiated by the Bankstown City Centre planning proposal) to enable the introduction of an affordable





housing levy phased in over four years. This may rely on the Department's finalisation of the Bankstown Transport Oriented Development Precinct rezoning.

- Include a new LEP clause and map to establish a foreshore building area and line, restricting development and provide continuous public access along the Cooks River foreshore adjacent to development within the Campsie Town Centre. The new LEP clause aims to promote and enhance public amenity and access along the water's edge.
- Add certain key sites along Cooks River to the Additional Permitted Use map to allow for the development of cafes and the like as permissible development to encourage activation and contribution to the amenity of the Cooks River foreshore area.
- Adopt the 'No Net Loss of Employment Generating Uses' Clause in Campsie Town Centre.
- Underground Floor Space Ratio Exclusion Clause to be applicable in Campsie.
- Inclusion of sites proposed to be reclassified from Community Land to Operational Land.
- Inclusion of new heritage items to be listed under Schedule 5, Part 1 of CBLEP 2023.

The final drafting of all LEP provisions will be subject to drafting of NSW Parliamentary Counsel's Office and are subject to change.

### Implications of the Bankstown Accelerated Transport Oriented Development (TOD) Precinct

It is noted that the State Government-led rezoning of the Bankstown City Centre via the Transport Oriented Development program may have implications for this planning proposal in terms of the proposed LEP clauses for affordable housing and building sustainability for instance.

Council intends to work with the Department to ensure that the final gazetted LEP amendments for Bankstown and this planning proposal for Campsie Town Centre are not in conflict and that there is a logical approach to how the LEP amendments work between both of these Strategic Centres.

### Implications of the low to mid rise housing changes announced by State Government in 2023 on this planning proposal:

In 2023 the State Government announced proposed planning changes to enable the construction of low to mid rise housing in more areas in NSW. Public consultation was held between 15 December 2023 to 23 February 2024.

Council considered a submission to Transport Oriented Development Program and Low to Mid Rise Housing Policy changes at its Ordinary Meeting on 27 February 2024. This final submission can be viewed via Council's website [page here](#). The Council's recommendations in the submission in relation to Campsie Town Centre are summarised as follows:

- Make Campsie and Canterbury a staged joint Accelerated Precinct under the proposed TOD SEPP.
- Adopt the Campsie Town Centre Master Plan as the basis for the Campsie Accelerated Precinct to deliver 6,300 additional dwellings and a total 7,500 jobs.
- Work with Council to identify population dependent infrastructure upgrades in the joint Campsie and Canterbury accelerated precinct.
- Do not apply the Draft Low to Mid-Rise Housing controls to the master plan areas.



- As per the above, identify Campsie as an accelerated precinct to ensure key objectives for walkability and bikeability, particularly along the Cooks River, are achieved.

The low to mid rise housing changes may result in additional dwellings being built within Campsie Town Centre where no intensification was proposed by Council in the Master Plan and this planning proposal. The actual realised new development will depend on a range of factors including development feasibility, market fluctuations and willingness of land owners to redevelopment their properties. Therefore, the intended effects of this planning proposal remain unaffected whether or not the above recommendations are implemented by State Government, and it can proceed regardless of the eventual implementation of low to mid rise housing changes.

## Built Form Controls (Floor Space Ratio and Height of Building changes)

### Changes to Floor Space Ratio

It is proposed to amend the Floor Space Ratio Maps to include changes to FSR across the Campsie Town Centre to reflect changes to residential and business zonings and to provide capacity for new jobs and housing. The proposed changes to the FSR maps have been informed by development feasibility and viability testing and urban design modelling to account for setbacks, likely future amalgamation patterns and solar access.

This modelling has been prepared by Council and has been informed by the Canterbury Bankstown Tall Building Study prepared by Bates Smart (held at Attachment M**Error! Reference source not found.**).

The FSR Map is to be amended to reflect the FSRs based on the 'Proposed Floor Space Ratio Map' at Objective 9.1 of the Master Plan. It is noted that sites receiving a significant uplift in FSR will have FSR uplift reflected on the Incentive Floor Space Ratio Map (discussed further below) rather than the base FSR map. This planning proposal concentrates the higher FSRs generally within 400m of the Campsie Train Station and future Metro Station. FSRs in this inner core are up to 6:1 inclusive of incentives bonuses. Sites beyond 400m generally have a maximum FSR of up to 3.2:1.

It is the intent of this planning proposal that planned intensification occurring beyond the 400m distance is primarily along the Cooks River and the associated open space along the foreshore – which will locate growth in areas of existing or proposed high amenity.

In addition to the above, this planning proposal will require a minimum provision of employment generating floor space delivery in the B4 Mixed Use Zone in Campsie Town Centre (i.e. deliver as a minimum employment generating floor space at ground floor level). A relevant draft LEP clause, and supporting LEP map if required, can be prepared prior to exhibition.



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## Explainer: Placing density in the right locations

The intensification strategy developed in the Master Plan locates the development densities (height and FSR) generally within 400m from Campsie Station due to proximity of future residents and workers to sustainable public transport, open space, services and important social and cultural infrastructure (see **Error! Reference source not found.** below). Based on this strategy, it is considered appropriate to locate 15-20 storeys within a 400m radius from Campsie Station on sites can support these densities.

### Economic considerations

The Economic and Land Use Study included a financial analysis to understand the feasibility of mixed-use development and commercial developments for sites in Campsie. The Economic and Land Use Study noted that of the two Campsie sites tested, one was viable for mixed-use development and the other not being feasible to develop either as a mixed use or commercial development despite increased FSR from 0.5:1 to 1.62:1. It is noted that this planning proposal proposes an FSR of 1.8:1 for the site.

The key reason for the unviability of one of the tested sites is

- The relatively high site acquisition costs and development costs, and
- Currently low revenues for retail and commercial floor space in Campsie

The report stated that over time, higher revenues are possible in Campsie with improvements in accessibility and amenity (refer to Section 5.3 of the Economic and Land Use Study). The Economic and Land Use Study observations were that higher revenues or lower land values are required to make redevelopment of certain sites feasible. The introduction of the Metro in particular will provide a step- change in accessibility that should be reflected

in the value of all land uses, but particularly for commercial development that is responsive to accessibility to labour markets, customers and other firms. To assist with improving the market conditions and foster more viable and good quality development outcomes more broadly, strategic planning objectives for Campsie should make a commitment to orderly development of genuine mixed-use centres, in line with growth forecasts and policy aspirations, to contribute to improved development feasibility in the longer term.

### Urban design considerations

The Tall Building Study provides guidance on the most appropriate locations for tall buildings in the Campsie Town Centre and regarding how future tall buildings (buildings exceeding 25m) can meet Council's Master Plan Objectives relating to design excellence and sustainability. Bates Smart undertook specific design testing of two sites to inform recommendations on development standards for tall building developments in Campsie Town Centre. The key results of the testing were:

- Sites around 1,500m<sup>2</sup> can support tall residential buildings of more than 25m in height
- Buildings taller than 25m can pose challenges relating to solar access and overshadowing adjoining properties
- Floorplates of over 1,500m<sup>2</sup> will unlikely achieve good sky-view and airflow outcomes and measures are required to provide adequate space between tall buildings
- A low scale podium with 6m landscaped setback allows tall buildings to integrate with the streetscape and will allow for a minimum 12m separation between towers of adjoining sites, and 25% of the site as deep soil planning is achievable, however, would be under pressure with proponents seeking larger basement levels.



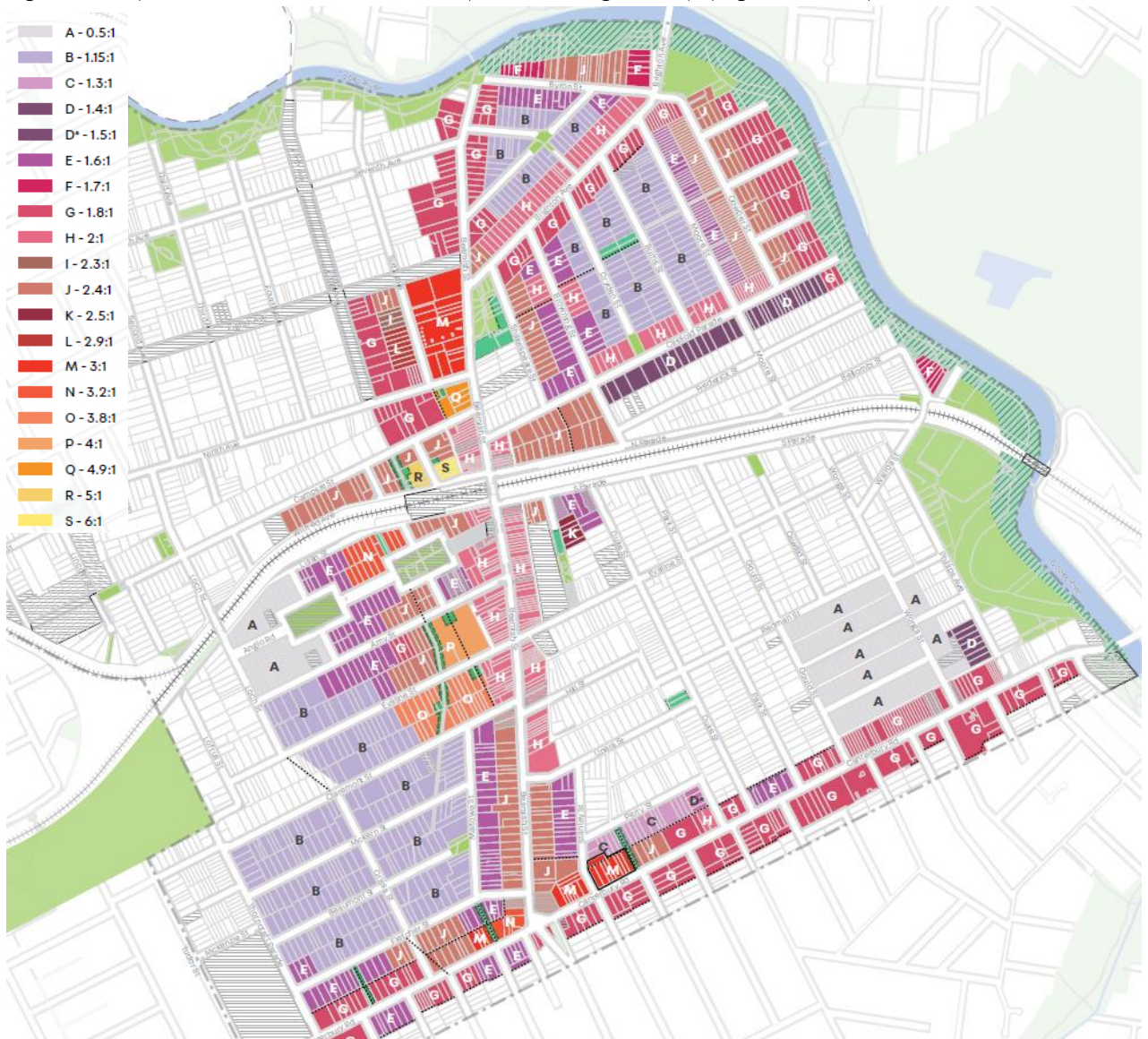


The map below shows the maximum Floor Space Ratios across the town centre inclusive of development incentives.

### Certain flood impacted land to be excluded from this planning proposal

Land at 17-25 Byron Street 6-12A Gordon Street, Campsie - flooding analysis suggests these sites are not suitable for high density development due to the potential flood risk requiring significant raising of ground levels, resulting in poor outcomes for this precinct. This planning proposal does not zone these properties for high density residential uses and will retain their current LEP provisions.

Figure 3: Campsie Town Centre Master Plan Proposed Building FSR Map (page 127 of Campsie Master Plan)





## Changes to Height of Buildings

In tandem with changes to the FSR, this planning proposal will amend the Height of Buildings Map to increase maximum building heights in key locations as set out by the Master Plan Intensification Strategy Map which generally includes land within 400m clustered around the Campsie Railway Station and future Campsie Metro Station and sites along the Cooks River.

The Proposed Building Heights Map and Intensification Strategy Map is shown at and Figure 4. The maximum building heights for Campsie under this planning proposal is 67m inclusive of incentive height bonus.

Figure 4: Campsie Town Centre Master Plan Proposed Building Heights Map (page 128 of Campsie Master Plan)

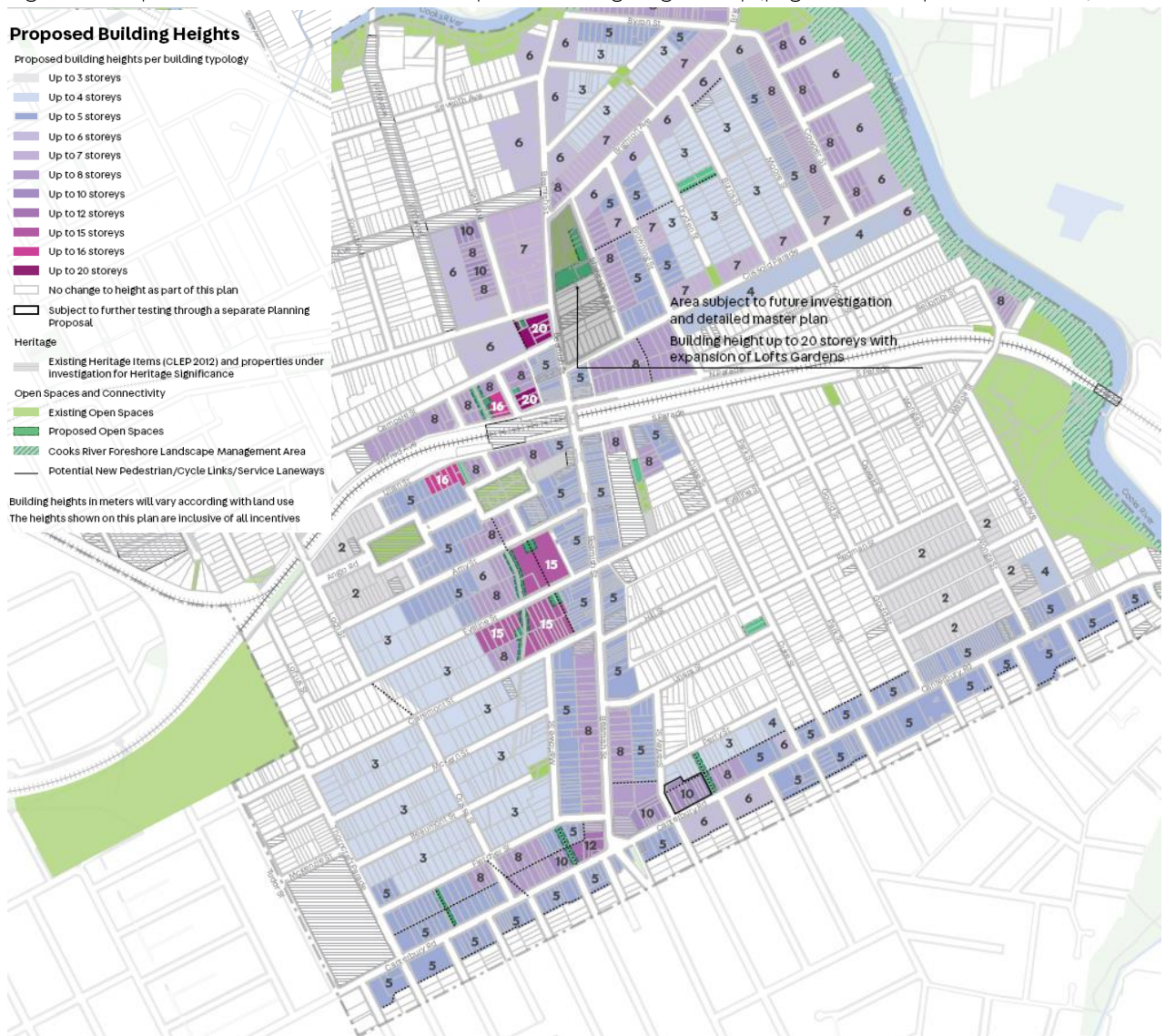
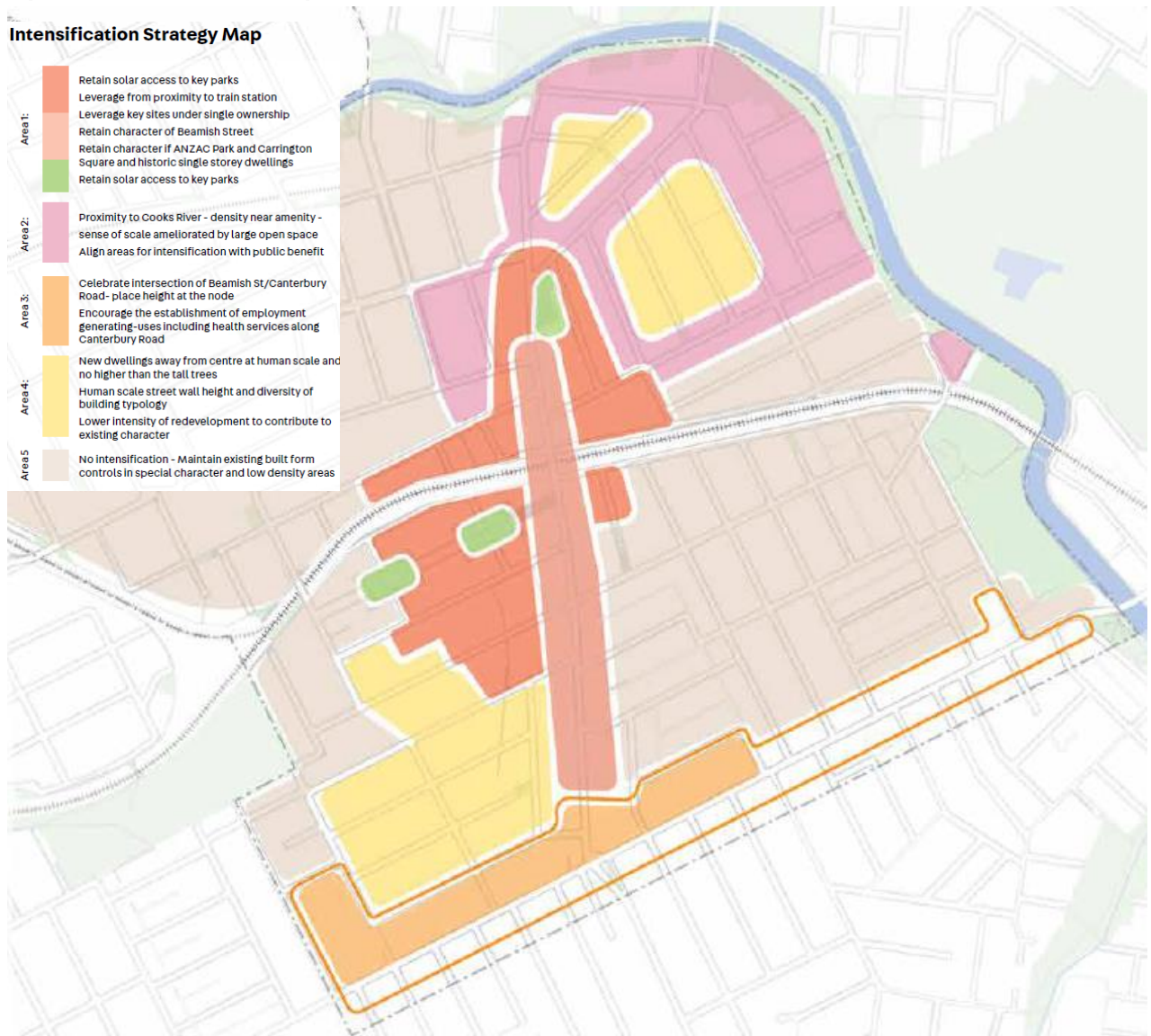






Figure 5: Intensification Strategy Map (p24 of the Campsie Town Centre Master Plan)



The intended outcome of the changes to the Height of Buildings Map is to align maximum building heights with the maximum FSR achievable on the site and have been informed by testing and modelling undertaken by Council. Depending on the proposed level of uplift, the building heights proposed within Objective 9.1 *'Increase residential capacity in Campsie Town Centre to meet our targeted population growth by 2036'* of the Campsie Town Centre Master Plan (p125) will be reflected on the Height of Buildings Map, or the proposed Incentive Height of Buildings Map.

The height of buildings factors in the following height clearances:

- For mixed-use developments, 4.4m ground floor-to-floor heights and 3.1m first floor-to-floor heights (commercial uses) and 3.1m floor-to-floor heights for the upper residential levels (consistent with the ADG requirements which sets minimum floor to ceiling heights with additional allowance for slabs and services, topographic change and roof articulation)



- For commercial developments, 4.4m ground floor-to-floor heights and 3.7m floor-to-floor heights for the first floor and upper commercial levels
- For residential flat buildings, 4.4m ground floor-to-floor heights and 3.1m floor-to-floor heights for the upper residential levels. The generous ground floor-to-floor heights enables flexibility in the accommodation of non-residential uses that are permitted in residential zones. It also enables on-site waste collection, which is an important objective of Council to minimise amenity and traffic impacts from on-street waste collections.
- A 3m lift core at rooftop level is allocated for all uses.

The Height of Building LEP clause should include an objective which requires developments to accommodate height clearances that allow good amenity, flexibility and functionality of non-residential uses and accommodate on-site waste services.

For guidance, the Campsie Town Centre DCP should outline the required heights as listed above.

Given the number of properties affected, the properties that will be subject to amended Floor Space Ratio and building height controls are detailed in a Microsoft Excel spreadsheet submitted with this planning proposal.

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## Explainer: Providing sunlight to key public spaces

*The height of buildings across the Campsie Town Centre in this planning proposal has been guided in part by solar access modelling impacts on key public domain areas undertaken by Council.*

*Further, solar access to the public domain is a key consideration in the Tall Building Study. **Refer to Attachment W – Urban design response for some details on how solar access was considered when Council proposed building heights and FSRs.***

*The Tall Building Study included the objective to maintain an appropriate level of solar access to public open space between key periods of high use (i.e. 10am-2pm in winter).*

*The building heights for all land across the Campsie Town Centre has been analysed and modelled by Council to achieve the minimum solar access sought under the Master Plan (Objective 5.3) for key public open space areas and key streets.*

*A hierarchy of open space has been developed including Neighbourhood and Local Parks along with Key Connections that have minimum solar access requirements when measured on the Winter Solstice. Where height controls are proposed to increase, these have been modelled to achieve the intended solar access.*

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## Introduce a 'no net loss of employment generating floor space' clause

This planning proposal seeks to amend *Clause 6.14 of the CBLEP 2023* to introduce a 'no net loss of employment generating floor space' to apply to the Campsie Town Centre as recommended by the Economic and Land Use Study. For sites that have more than the minimum employment generating floor space





requirement within existing development, any future redevelopment will be required to accommodate the equivalent quantum of employment generating floor space as a minimum.

Whilst much of the existing employment generating floor space is commercial and retail and nature, it will not be necessary to have the equivalent floor space of the same land use. The equivalent floor space can be transferred to any other employment generating uses (defined earlier in this report under ‘**Summary of intended provisions**’ in Part 2), allowing for market flexibility in providing a range of employment generating uses.

For example, if a site currently provides office premises floor space, the redevelopment of that site would require the same Gross Floor Area to be maintained in the new development, however it could be used for any of the ‘employment generating floor space’ uses listed above, not necessarily for office premises only.

This could be achieved by amending Clause 6.14 of the CBLEP 2023 with new wording shown in **red** below.

#### *6.14 Restrictions on development in Zone B4*

*(1) The objectives of this clause are as follows—*

- (a) to reinforce the status of the **Bankstown City Centre and Campsie Town Centre** as the strategic centres for Canterbury-Bankstown and a place for employment,*
- (b) to encourage the economic growth of the **Bankstown City Centre and Campsie Town Centre** by having commercial floor space in the commercial core,*
- (c) to promote active street frontages in the commercial core.*

*(2) This clause applies to land identified as “**Area X**” on the Special Provisions Map.*

*(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the ground floor and first floor of the building **in the Bankstown City Centre and the ground floor in Campsie Town Centre** will be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use **and that there will be no net loss to employment generating floorspace (whichever is greater).***

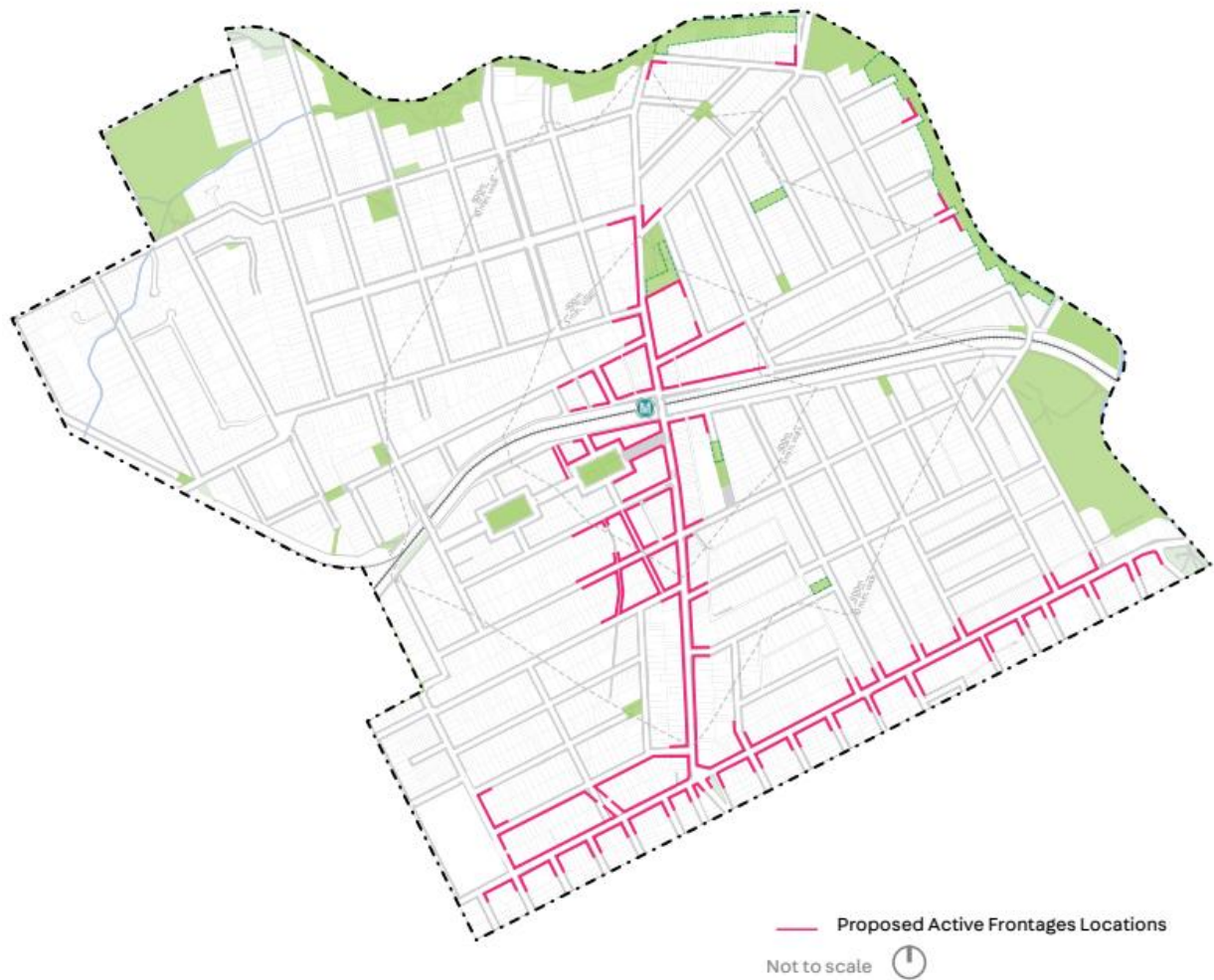
### **Requiring ground floor non-residential uses in mixed use development in the B4 Zone**

This planning proposal will require the ground floor of mixed-use development to accommodate non-residential uses or if residential gross floor area is proposed at the ground floor, provide the equivalent employment generating floor space elsewhere in the building (excluding underground floor area). The clause will apply to all B4 zoned land in the Campsie Town Centre.

Most sites within the B4 Zone will also be required to provide active street frontages. Where an active street frontage is not required for a site in the B4 Zone, the proposed development can allocate employment generating floor space above the ground floor level.

Active street frontages will be defined in the Campsie Town Centre DCP chapter, an indicative proposed active street frontages map from the Master Plan is provided below.

Figure 6: Proposed active street frontages map (Campsie Town Centre Master Plan, page 73)



### Introduce an Underground Floor Space Ratio Exclusion Clause

Due to the potential to develop limited uses in basement/underground settings on certain sites within the Campsie Town Centre, this planning proposal proposes to facilitate underground floor space in addition to the maximum Floor Space Ratio for land in the B3 and B4 Zones. This provision can facilitate larger floorplate uses such as supermarkets, parts of registered clubs and community facilities as well as entertainment facilities to be located underground, allowing improved street activation by reducing large format uses at street level, and allow for greater ground floor permeability and encourage activity in the Town Centre.

The intended outcome is to ensure public spaces and accessibility seamlessly integrated without urban design compromises such as lengthy blank walls or glazed shopfronts that are blocked with opaque film. This approach would also assist in achieving the jobs target for Campsie. The following factors should be considered in formulating the final drafting of the LEP clause by the NSW Parliamentary Counsel's Office:

- Objectives to ensure retaining an active and safe streetscape and public domain around the site and so that as demand on parking is reduced, underground parking spaces can be converted to other uses such as art galleries and other creative spaces



- Application of this clause is to be in areas subject of car parking controls that impose 'maximums' rather than 'minimums'
- Limitations on the type of uses
- Limitations on minimum lot size to which development can apply this clause
- Mandating minimum floor to ceiling heights for such uses of 3.7m and ensuring the upper most basement levels closest to the Ground Floor are used for underground floor space
- This clause will specify that underground floor space will be permitted in addition to the maximum FSR prescribed to a site on the Floor Space Ratio or Incentive Floor Space Ratio Maps, and
- Consideration of flood impacts on a site.

### Implications of underground floor space on car parking

To minimise the impacts of additional car parking on sites that propose to take advantage of the 'underground floor space ratio' provision, such sites will be in areas that do not have minimum parking rates, to ensure the design does not force deeper excavation to accommodate minimum parking rates. There will also be an opportunity for Council, and the Council's independent Design Review Panel where applicable, to provide feedback to applicants at the pre-lodgement stages before lodgement of a Development Application to provide comment and advice on the design of underground floor space.

Subject to the conditions of a Gateway determination, Council notes that the application of the clause may also require identification of areas to which this clause may apply on the Special Provisions Map or any other map. The Campsie Town Centre DCP will also include provisions to address the above matters.

### Proposed Uses to apply to the underground floor space clause

Underground floor space is a method employed in other Council Local Environmental Plans (LEPs). For example, in the Sydney LEP 2012 provisions permit an equivalent Gross Floor Area (GFA) for specific uses, including end-of-journey space, entertainment areas, and club facilities, among others. These supplementary floor space allowances are explained in Clauses 6.4 to 6.9 of the Sydney LEP 2012, with particular emphasis on underground space for club and entertainment purposes articulated in Clause 6.7.

The *Bankstown City Centre & Campsie Town Centre Economic and Land Use Study* prepared by SGS Economics and Planning notes that large format uses would help to encourage activity in a centre and the following land use could be appropriate for underground floor space:

- Community facilities
- Entertainment facilities
- Function centre
- Registered club
- Recreation facilities (indoor), and
- Restricted premises.

In addition to the above uses, Council proposes to consider the following uses to apply to this clause:

- Retail premises (such as supermarkets and food and drink premises. Restrictions on total floor space can be imposed if required).



Council's intention is not to designate specific sites to which this clause applies. Instead, the proposal suggests that the clause be an available provision for the market to utilise and propose, contingent upon economic viability and site constraints, which include excavation costs and the provision of parking. Consequently, the number of applicable sites would vary based on the floor size and type of underground uses.

During the Development Application stage, Council will assess the allocation of underground space for mixed-use developments, only granting exemption to the specific underground portions covered by this clause. To ensure adherence to the parameters outlined in the development consent, appropriate measures, such as restrictions on title or similar legal property mechanisms, can be instituted.

## Introducing Development Incentive Clauses and Maps

This planning proposal will introduce a Height and FSR incentive clause to incentivise the provision of on-site community infrastructure, affordable housing, and employment generating uses as part of new development. Figure 7 illustrates the delivery pathways for development to achieve incentive FSR and building height.

This planning proposal will mean that new development in Campsie Town Centre can take advantage of bonus height and FSR based on the delivery of one or more of following:

- On-site infrastructure
- Affordable housing, or
- Employment generating floor space (at least 50% of Gross Floor Area).

### On-site infrastructure

Certain sites across the Town Centre are required to provide:

- Through-site links.
- Open space to ensure continuous access along the Cooks River.

These features will contribute to the desirability of Campsie as a place to live, work, and visit. For these sites, the floor space ratio will be appropriately set to ensure sites are able to re-develop and open spaces and links can be dedicated to Council. Some sites will be required to deliver service laneways to service their own development. Relevant controls will be outlined in the DCP.

### Affordable housing

Council's Housing Strategy and Affordable Housing Strategy identify a clear need for the delivery of affordable housing in Canterbury Bankstown. Feasibility testing recommends that up to 3 per cent of gross floor area in residential developments can be dedicated to Council or paid as a monetary contribution to Council for the delivery of affordable housing before most development becomes unfeasible. Given the imposition of this new levy on development, it is proposed that the Affordable Housing Contribution be implemented in a staged manner.



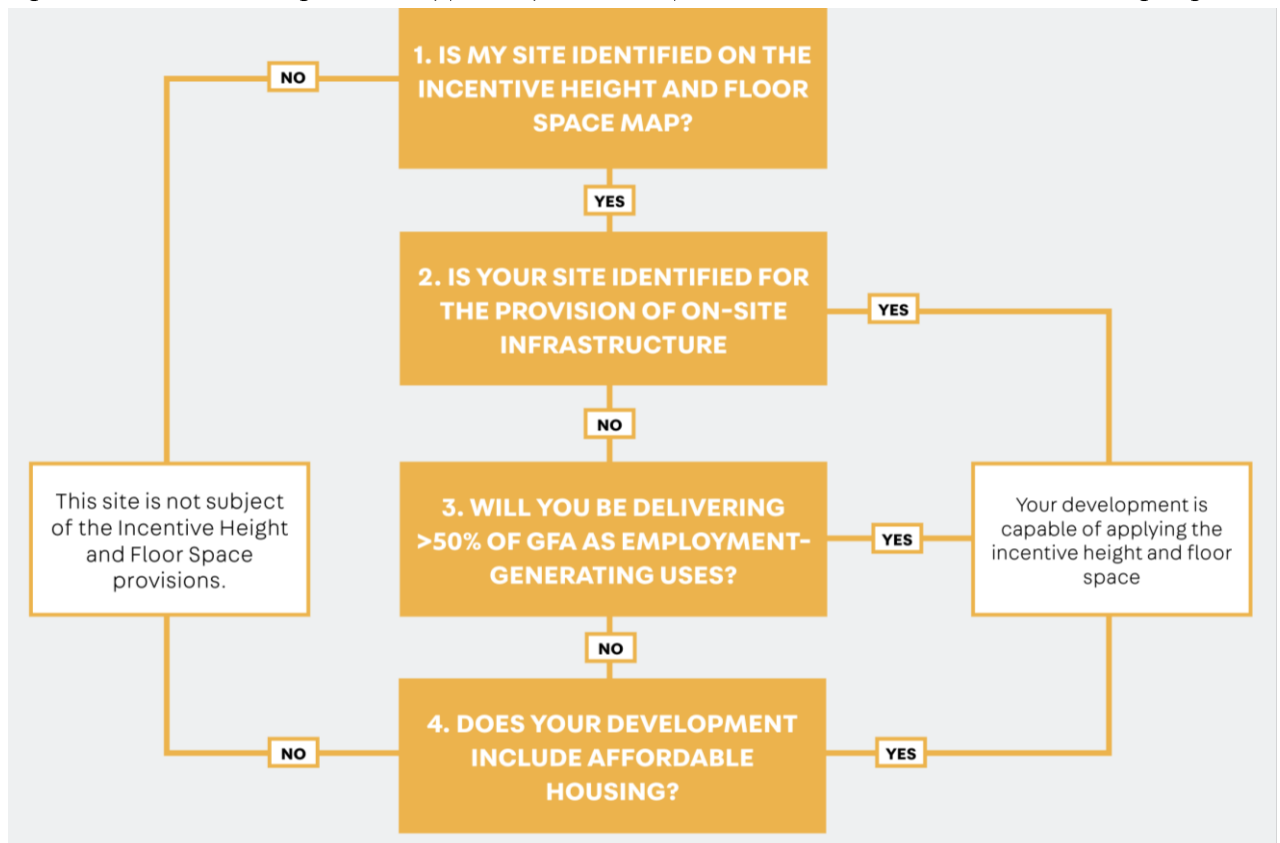


## Employment generating floor space

Employment generating uses have been defined above under ‘**Summary of intended provisions**’ in Part 2.

Council has adopted a job target for Campsie of 7,500 by 2036. Meeting the target requires substantial investment in employment-generating floor space. The delivery of employment-generating floor space will play a significant role in the transformation of Campsie into a genuine employment centre. Development that provides employment generating floor space to trigger use of the incentive height and floor space provisions will negate the need to provide affordable housing on that site, however, on-site infrastructure provisions will continue to apply.

Figure 7: Flowchart showing the delivery pathways for development to achieve incentive FSR and building height



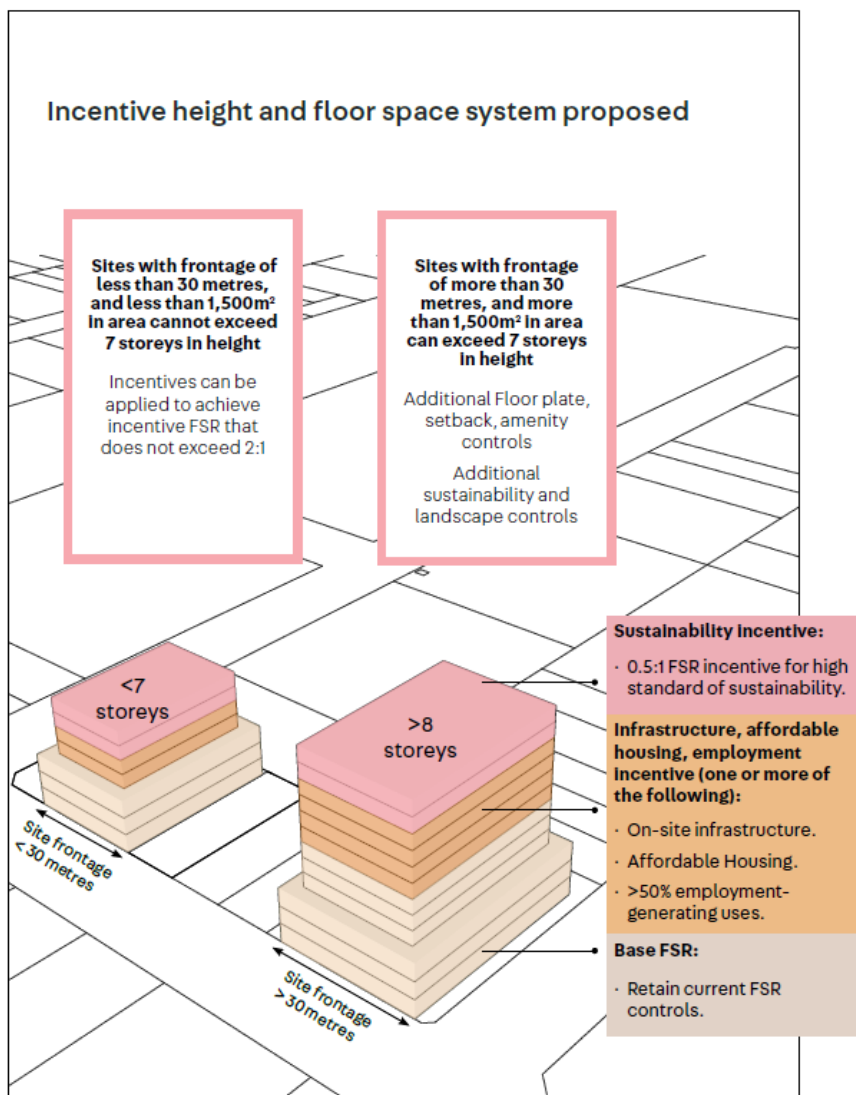
Amending the draft CBLEP to adjust the Incentive Clause and associated maps, which are being created as part of the Bankstown City Centre planning proposal to include specific provisions for the Campsie Town Centre. This would include changes to:

- *Clause 6.XX: Incentive height of buildings and floor space in Bankstown and Campsie* in Part 6 Local Provisions to enable utilisation of this clause in the Campsie Town Centre



- Incentive Height of Building Map to identify sites that have the potential to achieve taller built form outcomes where the provision of community infrastructure, affordable housing or employment generating uses is envisaged
- Incentive Floor Space Ratio Map to identify sites that have the potential to achieve higher densities where the provision of community infrastructure, affordable housing or employment generating uses is envisaged, and
- Affordable Housing Contribution Scheme (ACHS) Map to identify the sites where this part of the incentive clause may be utilised, noting this implementation model may rely on the outcome of the Bankstown TOD Precinct gazettal and the final form of the affordable housing clause in the CBLEP 2023.

Figure 8: A diagrammatic explanation of the proposed incentive height and floor space system proposed



The provision of on-site infrastructure will be included in an adopted Council document (such as the DCP) and include maps showing the location of required infrastructure as identified by Council. Development that is located on sites that are identified by Council as required to provide on-site infrastructure will benefit from



increased building height and FSR bonuses to offset the cost of providing the on-site infrastructure. In these instances, such sites would not be required to contribute to Affordable Housing.

### Reference:

Refer to Part B of the Bankstown City Centre planning proposal for details on the Affordable Housing Contributions Scheme and how it will apply to the Campsie Town Centre.

In addition, development that proposes more than 50% employment generating uses, will also not be required to contribute to Affordable Housing. Employment generating uses have been defined above under ‘[Summary of intended provisions](#)’ in Part 2.

As noted above, supporting the new clause will be a new Incentive Floor Space Ratio Map and Incentive Height of Buildings Maps. These maps identify land that will be subject to the proposed ‘*Clause 6.XX – Incentive height of buildings and floor space in Bankstown and Campsie*’ and set out the maximum height and floor space for each site (excluding the sustainability bonus) that will be capable of accessing the incentive height and floor space scheme.

The incentive heights factors in the desired floor-to-floor heights for mixed use, commercial and residential development for amenity, flexibility and functionality of uses and accommodation of on-site waste services. An objective should be included in the incentive LEP and height clause to support these desired building design outcomes.

#### *Indicative Draft Clause - Clause 6.XX – ‘Incentive height of buildings and floor space in Bankstown and Campsie’*

*Note, the final drafting of the LEP clause is subject to change and will be the responsibility of the NSW Parliamentary Counsel’s Office*

*(1) The objectives of this clause are as follows–*

- (a) to allow greater building heights and densities at Bankstown City Centre and Campsie Town Centre where community infrastructure, substantial employment generating floor space or affordable housing is also provided,*
- (b) to ensure that those greater building heights and densities reflect the desired character of the localities in which they are allowed and minimise adverse impacts on the amenity of those localities,*
- (c) to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure and supports the provision of affordable housing,*
- (d) to accommodate building height clearances to allow for good amenity, flexibility and functionality of future development and on-site waste collection*

*(2) Despite clauses 4.3 and 4.4, the consent authority may consent to development on a site that results in additional building height or additional floor space, or both, in accordance with subclauses (3) or (4) if the development includes community infrastructure, substantial employment generating development or affordable housing on the site.*



(3) In deciding whether to grant development consent, the consent authority must be satisfied that the development is consistent with the objectives of this clause, and:

(a) be satisfied that:

- (i) the community infrastructure has been identified by a Council-adopted document in Bankstown City Centre and Campsie Town Centre, and
- (ii) takes into account the nature of the community infrastructure and its value to Bankstown City Centre or Campsie Town Centre, or

(b) If the site is not subject to (a), and is located within the Bankstown City Centre, be satisfied that it provides housing of:

- (i) 1% for development applications lodged within 12 months of gazettal of this clause [final LEP to specify dates]
- (ii) 2% for development applications lodged after 12 months but within 24 months of gazettal of this clause [final LEP to specify dates]
- (iii) 3% for developments in the B1 Neighbourhood Centre or B4 Mixed Use zones or 4% for developments in the R4 – High Density Residential Zone for development applications lodged after 24 months,
- (iv) If a site has been identified for the provision of community infrastructure in a Council-adopted document, that community infrastructure must be provided in lieu of affordable housing or

(c) If the site is not subject to (a), and is located within the Campsie Town Centre, be satisfied that it provides housing of:

- (i) 0.75% for development applications lodged within 12 months of gazettal of this clause [final LEP to specify dates]
- (ii) 1.5% for development applications lodged after 12 months but within 24 months of gazettal of this clause [final LEP to specify dates]
- (iii) 2.25% for developments applications lodged after 24 months but within 36 months of gazettal of this clause [final LEP to specify dates],
- (iv) 3% for development applications lodged after 36 months,
- (iv) If a site has been identified for the provision of community infrastructure in a Council-adopted document, that community infrastructure must be provided in lieu of affordable housing or

(d) be satisfied that at least 50% of the total gross floor area of the development is for employment generating uses, if the site is not subject to Clause (3)(a) of this clause.

(4) Under subclause (2), a building on land in any of the areas identified on—

- (a) the Incentive Height Map—is eligible for an amount of additional building height determined by the consent authority but no more than that which may be achieved by applying the maximum height specified in relation to that area, and
- (b) the Incentive Floor Space Ratio Map —is eligible for an amount of additional floor space determined by the consent authority by no more than that which may be achieved by applying the maximum floor space ratio specified in relation to that area.
- (c)- This clause does not apply to land on which development to which State Environmental Planning Policy (Housing) 2021 applies
- (6) In this clause—

**community infrastructure** means development for the purposes of community facilities, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), public roads, public through-site links and laneway.





*Affordable housing has the same meaning as the Act.*

*Employment generating uses includes centre-based child care facilities; commercial premises; community facilities; educational establishments; entertainment facilities; function centres; group homes; health services facilities; hostels, hotel or motel accommodation; information and education facilities; passenger transport facilities; public administration buildings; recreation facilities (indoor); registered clubs; residential care facilities; tourist and visitor accommodation*

This planning proposal also introduces a Special Provisions Map to identify the Campsie Town Centre as 'Area XX' (number to be confirmed at LEP Amendment finalisation stage) to give effect to and reference new LEP clauses including delivery provision of infrastructure on individual sites in the form of open space or through site links and apply a sustainability incentive scheme which incentivises sustainability excellence in development. A draft Special Provisions Map is intended to be prepared prior to exhibition of this planning proposal.

### Implementing changes to the Sustainability Bonus Clause to include new requirements and to include Campsie Town Centre

The intended outcome of the clause is to incentivise new development in the Campsie Town Centre to achieve best practice sustainability outcomes and building efficiency measures by granting bonus FSR of up to 0.5:1 for development that meets the criteria outlined in the clause. This will be achieved through the following measures:

- Identifying land on the Special Provisions Map that will be subject to this clause
- Apply the *Clause 6.29 'Additional gross floor area for development in Bankstown CBD commercial core'* to a range of development types including residential flat buildings, commercial premises, tourist accommodation and mixed-use development
- New development will not be connected to natural gas, include installation of a solar photovoltaic system and for residential development, achieve energy and water efficiency targets as set out in the draft Plan and supporting Sustainability Study
- There will be specific energy, water and emissions controls for non-residential development including office premises, shopping centres/retail development or new hotels as set out in the draft Plan and supporting Sustainability Study
- All other development not covered by the above criteria will be required to demonstrate exceeding the Section J 'Energy Efficiency' National Construction Code Building Code of Australia by 15%, and
- Setting out the allowable bonus FSR, being up to an additional 0.25:1 if the total resultant FSR of development will be 1.25:1 or less, or 0.5:1 if the total resultant FSR of development will be more than 1.25:1. This bonus FSR may be applied above the maximum FSR permitted on the 'Maximum Floor Space Ratio' Map, or the 'Incentive Floor Space Ratio Map'.



*Indicative Draft Clause 6.29 – Additional gross floor area for development in Bankstown CBD commercial core*  
*Note, changes shown in red. The final drafting of the LEP clause is subject to change and will be the responsibility of the NSW Parliamentary Counsel's Office*

(1) The objectives of this clause are as follows–

- (a) to encourage building design (namely the built form and layout) of ~~large-scale~~ high density residential development, commercial development and mixed use development in Bankstown City Centre and Campsie Town Centre that minimises the consumption of energy and water,
- (b) To promote design excellence in delivering higher-performance buildings
- (c) To improve sustainability outcomes in the areas of greenhouse gas emissions, water and health.
- (d) to ensure the increase in gross floor area is compatible with surrounding buildings in terms of bulk, height and amenity.

(2) This clause applies to development if –

- (a) the development is on land in B2 – Local Centre, B3- Commercial Core, B4 – Mixed Use, B5 – Business Development, B6 – Enterprise Corridor or R4- High Density Residential zones ~~in Zone B4 Mixed Use, and~~  
~~(b) the lot on which the development will be sited is at least 18 metres wide at the front building line, and~~  
~~(c) the lot on which the development will be sited has a maximum floor space ratio of 3:1 as shown on the Floor Space Ratio Map, and~~
- (b) the development includes the erection of one or more buildings for the purposes of a residential flat building, commercial premises, tourist and visitor accommodation, health services facilities, educational establishment or a mixed use development.

(3) Despite any other provision of this Plan, the consent authority may grant development consent to development to which this clause applies if the gross floor area of the buildings on the development site exceeds the gross floor area otherwise permitted by this Plan by:

- (i) no more than 0.25:1 if the site is identified on the SPV map, or
- (ii) No more than 0.5:1, if the site is identified on the SPV map.

(4) Before granting development consent to development under this clause, the consent authority must be satisfied that–

(a) Residential development, Commercial premises, Mixed Uses and Tourist and Visitor Accommodation will comply with the following standards –

- (i) not be connected to natural gas
- (ii) Install a solar PV system of no less capacity than:
  - a. A coverage area of solar panels of not less than 60% of the roof area does not occupy by cooling towers or communal open space, or
  - b. Sized to provide no less than 45 w/m<sup>2</sup> of total site area in year one AC maximum peak power deliverable after allowances for inverters and system losses.
  - c. Strata residential buildings of three storeys or less are to connect solar panels directly to the meters of individual units.

(b) all new residential development to achieve energy and water efficiency targets, as follows:

- (i) BASIX energy score of:
  - a. 65 for 3 storey residential flat buildings;
  - b. 55 for 4-5 storey residential flat buildings



- c. 45 for 6 or more storey residential flat buildings  
(ii) BASIX water score of at least 50.

(c) The following development is required to achieve a greenhouse gas and water efficiency rating that are at least 15% improved upon the performance currently being achieved by the 15th percentile of best performing buildings within the same building class as at the date of DA receipt by the Consent Authority in accordance with Federal Government's NABERS registry as taken on 26 February 2020:

- (i) New development containing office premises with a net lettable area (NLA) of 1,000m<sup>2</sup> or more.  
(ii) New shopping centre/retail development with gross lettable area retail (GLAR) of 5,000m<sup>2</sup> or more.  
(iii) New hotels.

(d) All other development is required to exceed the requirements of Section J of the NCC BCA, current at the time of application, by 15% to be demonstrated using the JV3 method for combined envelope and services.

(5) This clause does not apply to land on which development to which clause 17 of State Environmental Planning Policy (Housing) 2021 applies is to be carried out.

(6) In this clause—

BASIX certificate has the same meaning as in the Environmental Planning and Assessment Regulation 2021

BASIX energy target score means the energy target score set out in a BASIX certificate.

BASIX water target score means the water target score set out in a BASIX certificate.

Mixed use development means a building or place comprising commercial premises and dwellings.

## Delivery of Improved Open Space and public access to the Cooks River Foreshore and Removal of Residential Development from B5 Zone along Canterbury Road

Amending the CBLEP to expand planning controls to protect and deliver open space amenity for population demands, both existing and future. This will require changes to:

- Land Reserved for Acquisition (LRA) Map to protect Land for future community use, and
- Provide a clause and map solution to ensure public access along the Cooks River and the foreshore area is protected. Draft clause wording to be confirmed by Council prior to finalisation, post exhibition, however similar provisions existing at Clauses 6.5 and 6.6 of the Inner West LEP 2022 <sup>8</sup>.

Amending the CBLEP to implement the recommendations of the Canterbury Road Review, *Reimagining Canterbury Road*, that required planning control changes; these include:

- Change in land zoning in addition to increased height and density planning controls around the Beamish Street and Canterbury Road intersection to create a landmark node.
- Remove land identified as "A" on the Canterbury LEP 2012 Key Sites Map from B5 Business Development Zone as per the Canterbury Road Review recommendation (see Table 1). The intent of



this amendment is to remove residential accommodation as a permitted use from land zoned B5 Business Development along Canterbury Road. This change is intended to focus residential development closer to and around Campsie Railway Station and reinforces the current and future role of Canterbury Road as an enterprise corridor, and

Table 1: Properties proposed to be removed from the Additional Permitted Use Map

Address	Reason for Removal
314-380 and 369-411 Beamish Street, Campsie	Originally included on the Additional Permitted Uses map in the Canterbury LEP 2012 to allow development for the purposes of business premises, office premises and a veterinary hospital.  The Campsie Town Centre planning proposal proposes to rezone these sites to B4 Mixed Use. Under this zone the above-mentioned land uses are permitted with consent under the draft Canterbury Bankstown LEP, removing the need for inclusion on the APU map.
269 - 297 Canterbury Road Canterbury 301-301A Canterbury Road Canterbury 303 -353 Canterbury Road Canterbury 40 Gould Street Canterbury 357 Canterbury Road Campsie 363 Canterbury Road Campsie 367 - 371 Canterbury Road Campsie 375 Canterbury Road Campsie 266-268 Canterbury Road Canterbury 270-272 Canterbury Road Canterbury 274-276 Canterbury Road Canterbury 1A Fore Street Canterbury 278-288 Canterbury Road Canterbury 290 Canterbury Road Canterbury 296 Canterbury Road Canterbury 300-306 Canterbury Road Canterbury 308-320 Canterbury Road Canterbury 322 Canterbury Road Canterbury 1A Howard Street Canterbury 336 Canterbury Road Canterbury 338-342 Canterbury Road Canterbury 2A Cooks Avenue Canterbury 356 Canterbury Road Canterbury 1 Cooks Avenue Canterbury 352 Canterbury Road Canterbury 364 Canterbury Road Canterbury 376-380 Canterbury Road Canterbury 382-384 Canterbury Road Canterbury 388-394 Canterbury Road Canterbury 1 Allen Street Canterbury	Originally included on the Additional Permitted Uses map in the Canterbury LEP 2012 to allow development for the purposes of residential accommodation.  The Campsie Town Centre planning proposal proposes to remove residential accommodation as a permissible use with the B5 Business Development Zone to align with the recommendations of the Canterbury Road Review (2017).





Address	Reason for Removal
396-398 Canterbury Road Canterbury	
4 – 12 Northcote Street Canterbury	
400 Canterbury Road Canterbury	
1A Northcote Street Canterbury	
402-404 Canterbury Road Canterbury	
408-410 Canterbury Road Canterbury	
2 Messiter Street Campsie	
418 Canterbury Road Campsie	
424 Canterbury Road Campsie	
428 Canterbury Road Campsie	
6-8 Nicholas Avenue Campsie (note: this property is outside the Campsie Town Centre boundary)	
434 Canterbury Road Campsie	
456-458 Canterbury Road Campsie	
460-462 Canterbury Road Campsie	
480-486 Canterbury Road Campsie	
478 Canterbury Road Campsie	
474-476 Canterbury Road Campsie	
464-472 Canterbury Road Campsie	
532-536 Canterbury Road Campsie	
520-522 Canterbury Road Campsie	
37 Charlotte Street Campsie	
502-518 Canterbury Road Campsie	
538-546 Canterbury Road Campsie	
25-31 Anglo Road and 33 - 43 Anglo Road Campsie	Identified on the Additional Permitted Uses map under the draft Canterbury Bankstown LEP (not under the existing Canterbury LEP 2012) to allow development for the purposes of a registered club.  The Campsie Town Centre planning proposal proposes to rezone these sites to B4 Mixed Use. Under this zone, the above-mentioned land use is permitted with consent under the draft Canterbury Bankstown LEP, removing the need for inclusion on the Additional Permitted Uses map.

## Achieving Building Design Excellence

In June 2023, the CBLEP 2023 was gazetted which includes clause 6.15 'Design excellence'.

In addition to this clause, and like that required in certain land within the Bankstown CBD, site specific clauses are proposed to be introduced to further improve public domain amenity especially in relation to development adjacent to the Cook River. This will include:



- Applying an LEP clause, similar to that proposed in the Bankstown City Centre planning proposal, to ensure 'tall buildings' (buildings over 25m) must have a minimum frontage of 30m and 1,500m<sup>2</sup> in total site area to achieve improved design outcomes and public domain interfaces
- Clause and map changes to implement active street frontages to ensure that frontages can accommodate access and servicing in addition to non-residential uses in the appropriate locations, and
- Additional Permitted Uses clause and map changes to allow for restaurants, cafes and takeaway food or drink premises on specific sites that are directly adjacent to the Cooks River to allow for activation of the open space frontage to provide increased amenity along the foreshore area.

The draft DCP amendment that will apply to this planning proposal area will include reference to the Tall Building clause and provide development controls to support the objectives and development standards which will have greater statutory weight to seek excellent design quality tall buildings than the DCP would be able to achieve alone.

The DCP controls will generally seek to implement the recommendations of the Tall Buildings Study prepared by Bates Smart for the Master Plan.



## Other proposed LEP amendments in this planning proposal

### Late Night Operation – Certain Retail and Business Uses

It is proposed to add a new subclause in Schedule 2 – Exempt Development to allow extended operating hours, including late night operation, in B4 Mixed Use Zone for certain business premises and retail premises without requiring development consent of Council. The amendment to Schedule 2 will specify the types of uses that will be subject to this clause (refer to the indicative draft clause wording below). It is intended to allow certain business and retail premises the subject of this new clause to operate between 6.00am and 11.00pm, Monday to Thursday, Sunday and public holidays and between 6.00am to 12.00am, Fridays and Saturdays within the B4 Mixed Use Zone. The clause would also apply to the B2 Zone in the Bankstown City Centre.

The intended outcome is a reduction in regulatory approval processes for operating hours which will encourage and enable certain existing and new businesses and retail premises to operate extended hours, in particular into the night time within a precinct-wide area to trade later, without development consent, whilst also providing certainty to the residential community over areas that will have increased night time activity. This will also help complement the growing health and lifestyle function of Campsie Town Centre, whilst will generate significantly more activity outside of core business hours.

A draft clause is provided below and would apply to Bankstown City Centre and Campsie Town Centre. In addition to applying to the zones stipulated in the below indicative draft clause, this planning proposal seeks to include additional sites on the Additional Permitted Use map to allow cafes and the like at key locations including along the Cooks River. It is noted that most Active Street Frontages will align the with these potential Additional Permitted Uses.

#### *Indicative Draft Clause – Trading Hours – Certain Retail and Business Uses*

*Note, the final drafting of the LEP clause is subject to change and will be the responsibility of the NSW Parliamentary Counsel's Office*

1. *The operation of business premises or certain retail premises between 6.00am and 11.00pm, Monday to Thursday, Sunday and public holidays and between 6.00am to 12.00am, Fridays and Saturdays, is development specified for this code if–*
  - a. *The premises are defined as a shop or business premises, and*
  - b. *Is located in the B2 and B4 Local Centre Zone in Campsie, the B3 – Commercial Core or B4 – Mixed Use Zone*
2. *The operation of certain retail premises between 6.00am to 11.00pm, Fridays and Saturdays, is development specified for this code if–*
  - a. *The retail premises are defined as a market, restaurant or café, take away food and drink premises or mobile food and drink outlets, and*
  - b. *Is located in the B3 – Commercial Core, B3 – Local Centre or B4 – Mixed Use Zone*
3. *The standards specified for that development are that the development must–*



- a. be for the operation of premises that are the subject of a development consent and comply with all conditions of the consent for the use of the premises, with the exception of operating hours
- b. not, as a result of the exempt development, contravene any existing condition of any active development consent that applies to the premises relating to noise, car parking, loading or waste management, and
- c. must comply with the provisions of the Liquor Act 2007 and not contravene any licenses pertaining to the business under this Act.

## Amend the zoning of existing public open space in road reserves to RE1 Public Recreation to protect their existing function

It is proposed to rezone land that is currently publicly accessible open space 'pocket parks' to RE1 Public Recreation to preserve the use of these land parcels for public recreation purposes. The four pocket parks that are proposed to be rezoned are provided below (highlighted) and are zoned either R3 Medium Density Residential or R4 High Density Residential Zone.

Campsie Street – between Loftus and Lincoln Street (existing Zone: R3 Medium Density Residential)



Shelly Street – intersection with Tennyson Street (existing Zone: R4 High Density Residential)







Oswald Street – end adjacent to South Parade (existing Zone: R4 High Density Residential)



Harold Street – Local Park adjacent to two existing schools (existing Zone: R3 Medium Density Residential)



## Amend Canterbury Bankstown Development Control Plan 2023

Council intends to prepare a comprehensive set of DCP amendments to the adopted consolidated Canterbury Bankstown DCP 2023 (CBDPC 2023) to support this planning proposal. The draft DCP will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design quality and a range of other controls identified in the Master Plan and supporting studies.

It will also illustrate the location and typology of on-site infrastructure that is required to be provided as part of the incentive height and FSR scheme, such as through site links, open space for dedication to Council and multi-purpose facilities.

## Site-specific Land owner Submission Review

On 9 and 10 September 2021, the Master Plan was reported to Council's Local Planning Panel (LPP). During the LPP, a number of land owners requested variations to proposed planning controls in the then draft exhibited Master Plan. The LPP advised that Council should formally assess these variations prior to post-Gateway exhibition of this planning proposal due to the complex nature of the issues discussed.



Having considered this advice, Council undertook a review of these site-specific land owner submissions prior to submitting this planning proposal for Gateway determination. The land owners of the following properties were invited to provide formal submissions that respond to the 10 guiding objectives outlined in the brief prepared by Council:

- 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie (Site C1)
- 25, 27, 29-31 and 33-43 Anglo Road, Campsie (Campsie RSL) (Site C2)
- 76-90 Evaline Street and 21-23 Claremont Street, Campsie (Site C3)
- 445-459 Canterbury Road, Campsie (Site C4)
- 413-415 Canterbury Road and 2-8 Una Street, Campsie (Site C5), and
- 430 Canterbury Road, Campsie (Site C6).

Figure 9: Location of site specific investigation sites the subject of the review



It is noted that during the Panel's considerations of the above site submissions and following the meeting with the land owners of Site C4 at 445-459 Canterbury Road, a planning proposal for that site is proceeding as part of a separate, site-specific planning proposal (PP-2022-1169). A Gateway determination for PP-2022-1169 was issued by the Department on 23 June 2022 and exhibition will commence prior to 23 September



2022 in accordance with the Gateway determination conditions. Therefore the Panel did not proceed with providing advice regarding Site C4.

The 10 guiding objectives of the brief are:

1. Create outstanding planning and urban design outcomes for the sites and Campsie Town Centre and achieve the vision and objectives outlined in the 10 directions for the draft Master Plan.
2. Deliver high quality residential amenity in accordance with the Apartment Design Guide
3. Adhere to the Intensification Strategy that guides the draft Master Plan
4. Align with the strategic directions of the Tall Buildings Study (Bates Smart), Bankstown and Campsie Landscape Controls (Oculus), which are technical studies that supported the Bankstown and Campsie Master Plans
5. Protect and improve the amenity, built form/public domain quality, heritage, and natural environment of Campsie Town Centre
6. Achieve a high standard of architectural and urban design for the site and surrounding streetscape
7. Protect solar access to the public parks as detailed in Objective 5.5 of the draft Master Plan (where applicable)
8. Achieve a suitable built form transition to neighbouring properties when factoring existing context and future built form controls, and likelihood of neighbouring properties to be redeveloped, and
9. Ensure sites are not isolated for redevelopment.
10. Deliver on-site infrastructure, affordable housing or employment generating uses (where applicable) in accordance with Direction 1 of the draft Master Plan.

A Panel comprising an independent Town Planner and Urban Designer (LFA and More Urban) was engaged by Council to assess the merits of the land owner submissions. Council received submissions from the land owners and separate presentations held between the land owners and the Panel and Council's probity observer. The Panel has prepared a report containing their assessment findings and recommendation for each site having regard to the land owner submissions and the associated presentations by the land owners and their consultants and Council's urban design review of the submissions.

A summary of the Panel's FSR and building height recommendations for each site is provided in the table below and a map showing the sites is at Figure 9. Details of the analysis undertaken and justification for the Panel's recommendations is provided in the Panel's report at Attachment R.

### Implementing the recommended building height and FSRs of the Site-specific Land owner Submission Review

The recommendations of the Panel have been incorporated into this planning proposal in the table below and all relevant draft LEP maps for this planning proposal will be updated to reflect the FSR and building heights after a Gateway determination is issued and prior to exhibition of the planning proposal commences.

This is Council's proposed approach to most efficiently deal with any other conditions of the Gateway determination that may involve mapping changes and avoid 'double handling' prior to exhibition of the planning proposal. The Department can include a condition on the Gateway determination that requires this mapping change prior to exhibition commencing.



Table 2: Summary of Panel recommendations – site-specific land owner submission review for Campsie Town Centre sites

Site	FSR (in Master Plan)	FSR (Panel recommendation)	Height (in Master Plan)	Height (Panel recommendation)
124-142 Beamish Street and 16-18 Ninth Avenue, Campsie (Site C1)	4.5:1 plus 1:1 underground floor space	4.9:1 plus 1:1 underground floor space	20 storeys	20 storeys
25, 27, 29-31 and 33-43 Anglo Road, Campsie (Campsie RSL) (Site C2)	3.2:1 plus 1:1 underground floor space	3.2:1 plus 1:1 underground floor space	8-16 storeys	4-16 storeys
76-90 Evaline Street and 21-23 Claremont Street, Campsie (Site C3)	3.8 plus 1:1 underground floor space	3.8 plus 1:1 underground floor space	8-15 storeys	8-15 storeys
445-459 Canterbury Road, Campsie (Site C4)	A planning proposal for this site was proceeding as part of a separate, site-specific planning proposal (PP-2022-1169), therefore the Panel did not provide advice regarding this site. The LEP amendments under that planning proposal have since been finalised and gazetted.			
413-415 Canterbury Road and 2-8 Una Street, Campsie (Site C5), and	1.3:1 (max FSR Perry Street), and 1.8:1 (max FSR Canterbury Road)	1.5:1 (max FSR Perry Street), and 2:1 (max FSR Canterbury Road)	3-5 storeys	4-6 storeys
430 Canterbury Road, Campsie (Site C6).	1.5:1	1.5:1	5 storeys	5 storeys

## Inclusion of sites proposed to be reclassified from Community Land to Operational Land

It is proposed to reclassify land from Community Land to Operational Land, except for one site proposed to be reclassified from Operational Land to Community Land due to that site becoming a new public park. These changes are proposed to streamline the management of Council's landholdings and avoid the need for separate planning proposals in the future, which would involve more time and cost to Council.

Table 3 includes a list of all land proposed for reclassification as part of this planning proposal.

Table 3: Sites in Campsie Town Centre proposed for reclassification

Address	Lot & DP	Land Zoning	Drainage Reserve (YES/NO)	Proposed New Classification
80 Duke Street, Campsie	Lot 181 DP 733757	RE1 Public Recreation	No	Community (to become new public park)
30A Amy Street, Campsie	Lot 93 DP 5930	R4 High Density Residential	Yes	Operational





Address	Lot & DP	Land Zoning	Drainage Reserve (YES/NO)	Proposed New Classification
9A Beaumont Street, Campsie	Lot 150 DP 4357	R4 High Density Residential	Yes	Operational
12A Beaumont Street, Campsie	Lot 149 DP 4357	R4 High Density Residential	Yes	Operational
63A Charlotte Street, Campsie	Lot 1 DP 173626	R3 Medium Density Residential	Yes	Operational
1A Lincoln Street, Campsie	Lot 7 DP 501691	R3 Medium Density Residential	No	Operational
7 Lincoln Street, Campsie	Lot 103 DP 1160208	R3 Medium Density Residential	Yes	Operational
7A Lincoln Street, Campsie	Lot 102 DP 1160208	R3 Medium Density Residential	Yes	Operational
7B Lincoln Street, Campsie	Lot 101 DP 1160208	R3 Medium Density Residential	Yes	Operational
41A Loch Street, Campsie	Lot 3 DP 231052	R4 High Density Residential	No	Operational
22A Loftus Street, Campsie	Lot 2 DP 1013067	R3 Medium Density Residential	Yes	Operational

Subject to a Gateway determination being issued and prior to exhibition commencing, Council will update the planning proposal to address the matters identified in the Department's LEP practice note 'PN16-001 Classification and reclassification of public land through a local environmental plan' in relation to the proposed reclassification of the above properties, including:

- Provide a copy of the titles for all lots to be reclassified
- Specify if the land is a 'public reserve' (defined under the LG Act)
- Provide a summary of council's interests in the land including how the land was first acquired and the nature of any trusts or dedications
- Advise whether an interest in land is proposed to be discharged and if so an explanation of the reasons why
- Provide details of current or proposed business dealings (e.g. agreement for the sale or lease of the land)
- Provide any plan of management that applies to the land
- Explain how Council will ensure the funds remain available to fund community infrastructure within the area or acquiring land better suited for open space purposes, and
- Provide a Land Reclassification Map.



## Inclusion of heritage items to be listed under Schedule 5, Part 1 of CBLEP 2023

It is proposed to include 22 new heritage items of local significance under Schedule 5, Part 1 – Heritage Items of the CBLEP 2023. The heritage items are yet to be numbered, as this will be determined later when the LEP Amendments are being finalised. The items were referenced in the adopted Master Plan.

It is not proposed to create any new heritage conservation areas.

Table 4 includes a list of all sites proposed to be included as heritage sites as part of this planning proposal. As advised by the Department in September 2024, for exhibition of the planning proposal an assessment against the listing criteria in the NSW Heritage Office Guideline and a statement of significance is required. An Inventory Sheet for each proposed item can be prepared prior to finalisation.

Table 4: Sites in Campsie Town Centre proposed to be included as new heritage items under Schedule 5 Part 1 of the CBLEP 2023

Suburb	Item Name	Address	Lot & DP
Belfield	Federation Weatherboard Cottage	35 Baltimore Street	Lot 23 DP 412913
Belfield	Rudd Park gates	4A Clarence Street	Part Lot 1 DP 69643
Campsie	Inter-War house	38 Albert Street	Lot X DP 399499
Campsie	Street layout	Anglo Road, Carrington Square, Anzac Square, Anzac Mall	
Campsie	St John's Anglican Church	26 Anglo Road	Lot 14 and Lot 15, Section G DP 4190; Lot 1 and Lot 2 DP 115860
Campsie	Federation house 'Kesby'	69 Anglo Road	Lot 1 DP 583471
Campsie	Inter-War shop	257 Beamish Street	Lot A DP 329393
Campsie	Inter-War hotel 'Campsie Hotel'	327-329 Beamish Street	Lot 1 DP 124365 Lot 1 DP 309552
Campsie	Inter-War shop group with dwellings above	341 to 347 Beamish Street	Lot A-E DP 16533
Campsie	Campsie Christadelphian Ecclesia	406 Beamish Street	Lot 54, DP 4178
Campsie	Federation weatherboard house	2 Burns Street	Lot B, DP 418042
Campsie	Inter-War electricity substation 'MC of S Electricity Dept. Substation No.177'	428 Canterbury Road	Lot X DP 410684



Suburb	Item Name	Address	Lot & DP
Campsie	Federation semi-detached houses	10 and 12 Claremont Street	Lots 1 and 2 DP 407920
Campsie	Inter-War School Building 'St Mel's Catholic School'	10 Duke Street	Lot 52 and 53 DP 3846
Campsie	Inter-War Church 'Campsie Uniting Church'	36 Evaline Street	Lot 62 DP 3846
Campsie	Federation house group	85 and 89 Frederick Street	Lot 1 DP 125371; Lot 1 DP 125370
Campsie	Campsie Public School	3 Harold Street	Lot 1 DP 628726
Campsie	Inter-War house 'The Shak'	14 Tudor Street	Lot 22 Section 1 DP 1192
Canterbury	Inter-War picture theatre 'Windsor Theatre' (former)	225-229 Canterbury Road	Lots 1 and 2 DP 124317; Lot 14 DP 13752
Canterbury	Inter-War Uniting Church	303-305 Canterbury Road	Lots 31 and 32 DP 2785
Canterbury	Victorian Railway Bridge	Cooks River near Broughton Street	Part Lot 1
Canterbury	Inter-War house	66 Wonga Street	Lot 1 DP 124426



## Part 3 – Justification of strategic and site-specific merit

This section of the planning proposal provides the rationale for the amendment of the draft CBLEP and responds to questions set out in the Department's LEP Making Guideline.

### Section A–Need for this planning proposal

#### *1. Is the planning proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?*

Yes. This planning proposal implements the key principles and priorities set out in the Campsie Town Centre Master Plan, which in itself is in response to the following actions of the LSPS that requires Council to:

- E1.6.22 Develop master plans for all precincts and growth centres.
- E3.1.56 Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses.
- E3.2.62 Plan for a health precinct that includes urban services anchored by Canterbury Hospital in Campsie.
- E3.2.64 Invest in enhanced connectivity to the Cooks River and community infrastructure to create a genuine lifestyle, health and wellness based centre at Campsie.
- E3.3.65 Prepare master plans for Bankstown and Campsie, reinforcing their strategic centre functions'
- E3.7.75 Provide housing typologies that support the employment role of Bankstown, Campsie
- E4.5.84 Establish a pilot at Campsie to become a water-sensitive city that integrates best practice sustainable urban water management into place planning.
- E6.1.110 Use the centres hierarchy to prioritise master planning, precinct planning and master planning for centres.
- E6.1.112 Develop master plans for centres to inform development control reviews.
- E6.2.115 Confirm the role of Campsie as the City's second strategic centre through master planning and precinct planning
- E6.9.130 Use master planning to guide Campsie's transition to a strategic centre
- E6.10.134 Increase the stock of accessible dwellings and consider permitting more group homes in Campsie.
- E7.2.144 Investigate feasibility and location of a new cultural facility in Campsie.

This planning proposal has been informed by technical studies which are summarised further below in Part 3 and included in the technical appendices of this planning proposal.

A brief summary of the supporting studies that informed the preparation of this planning proposal is provided in the table below.





Table 5: Supporting studies that informed the preparation of this planning proposal

Attachment	Study	Summary
A	Campsie Town Centre Master Plan (Council adopted version)	The Master Plan document provides a spatial framework, principles and actions to guide growth and change in Campsie.
B	Campsie Town Centre Master Plan Phase 1 Report (Council)	<p>The Phase 1 report collates the findings of the technical studies to identify the vision, aims and principles for the Campsie Town Centre.</p> <p>The Phase 1 Report provides the evidence base framework and analysis that informed the preparation of the Master Plan. A detailed open space analysis is provided in Direction 5 (pp 77-85) of the Report.</p>
C	Planning proposal Consistency with Master Plan Actions (Council)	A spreadsheet that identifies the actions from the adopted Campsie Town Centre Master Plan and confirms that this planning proposal has addressed these actions.
D	Bankstown City Centre and Campsie Town Centre Economic And Land Use Study (SGS)	Analysis of employment trends and drivers, floor space demand, supply and capacity, feasibility analysis and planning options to support employment in Campsie.
E	Student and Worker Needs Study (Ethos Urban)	Provides research and recommendations for the delivery of social infrastructure to support existing and future workers and students in Bankstown and Campsie.
F & G	Campsie Stage 1 and 2 Traffic Analysis: Strategic and Mesoscopic Transport Modelling Assessments (GTA Consultants)	<p>Assesses the transport challenges that may result from the expected growth through the use of a strategic transport modelling. Stage 1 involves strategic transport modelling utilising a sub-area of the metropolitan wide Strategic Traffic Forecasting Model (STFM) to enable a high-level assessment of the forecast growth on the strategic transport network within and surrounding Campsie.</p> <p>Stage 2 involves detailed traffic modelling using the Aimsun model program – a mesoscopic model for the Campsie precinct for a more detailed level of assessment of the forecast growth on the transport network in the Campsie precinct.</p>
I	Off-Street Parking, Servicing and Loading Study and Additional Minimum Car Parking Rate Analysis for Campsie Town Centre (GTA Consultants)	<p>Identifies constraints within the current framework for parking and servicing within Bankstown and Campsie. Recommends opportunities to improve parking and servicing provisions in line with best practice for comparable centres in Sydney and NSW.</p> <p>Further car parking analysis was obtained from GTA Consultants to review changes to minimum car parking requirements.</p>
J & K	Sustainability Studies: Phase Two and Three (Flux)	Investigates an understanding of the environmental impacts of existing development and established baseline environmental impacts for



Attachment	Study	Summary
		future development within Bankstown and Campsie. Recommends site-wide and development-specific sustainability controls.
L	Landscape Controls	Makes recommendations on principles, objectives and controls for landscaping and tree canopy for the Bankstown and Campsie centres. Informs future LEP and DCP controls.
M	Tall Buildings Study	Provides guidance on how future tall buildings can satisfy Council's objectives regarding design excellence and sustainability. The study is relevant to both Bankstown and Campsie.
N	Infrastructure Funding Study: Campsie and Bankstown Centre Master Plans	Identifies the proposed infrastructure needed to support the implementation of the Master Plans for Bankstown and Campsie. Reviews the opportunities and constraints of funding mechanisms and made recommendations for ways in which Council could address any funding gaps.
O	Aboriginal and Cultural Heritage Study	Provides information on Aboriginal heritage values and knowledge within the Bankstown and Campsie study areas. Made recommendations on strategies and actions Council could undertake to protect Aboriginal heritage and enhanced Aboriginal values within both centres.
P	Urban tree Canopy Master Plan	Outlines strategies and actions for achieving a higher standard of urban greening and landscaping with the Bankstown and Campsie centres.
Q	Campsie Draft Master Plan Engagement Outcomes Report (including Government Agency Submissions)	Details regarding the engagement undertaken by Council in preparation of the Master Plan, prior to submission to the Department of Planning, Housing and Infrastructure to request a Gateway determination. Details of State Agency submissions are also provided.
R	Campsie Master Plan Site-specific Review Joint Panel Report (LFA and More Urban)	A Panel comprising an independent Town Planner and Urban Designer (LFA and More Urban) was engaged by Council to assess the merits of the land owner submissions. The Panel's report is included with this planning proposal and the recommendations included as part of this planning proposal.
S	Campsie Town Centre Flood Risk Assessment (Stantec)	An independent consultant review of the flooding implications in Campsie Town Centre against the Local Planning Direction for flooding.
T	Preliminary Site Investigation Report 25 Anglo Street, Campsie (Douglas Partners)	A Contamination Preliminary Site Investigation (PSI) for a portion of 25 Anglo Road, Campsie. This PSI is required to address NSW Government Section 9.1 Local Planning Directions (Ministerial Directions) on rezoning of land, to confirm whether the site is suitable (or will be suitable, after remediation) for dwellings and other more sensitive land uses than is currently permitted on the site.



Attachment	Study	Summary
N/A	Affordable Housing Viability Assessment – Campsie Town Centre (Atlas Urban Economics)	<p>Provides guidance on the feasibility of development under the proposed controls within Bankstown and Campsie, including the feasibility of incentive height and FSRs, affordable housing contributions and sustainability measures.</p> <p><i><u>Note:</u> This report is provided to the Department for the purposes of assessment of this planning proposal. Council requests that this Study is not made publicly available as it contains sensitive commercial information.</i></p>
N/A	Development Feasibility Analysis – Bankstown and Campsie Strategic Assessments (Atlas Urban Economics)	<p>The Development Feasibility Analysis examines the viability of the Master Plans, including testing the density thresholds recommended for feasible development before examining the tolerance of development to various new contribution requirements, such as affordable housing contributions or on-site infrastructure, s7.11 local contributions and higher design and sustainability standards.</p> <p><i><u>Note:</u> This report is provided to the Department for the purposes of assessment of this planning proposal. Council requests that this Study is not made publicly available as it contains sensitive commercial information.</i></p>
N/A	Campsie Land Use Safety Study (Arriscar)	<p>Provides a hazard and risk assessment of nearby existing oil and gas pipeline infrastructure on Campsie Town Centre and identifies any impacts on the planning changes envisaged in this planning proposal.</p> <p><i><u>Note:</u> this report is provided to the Department for the purposes of assessment of this planning proposal. Council requests that this Study is not made publicly available for security reasons. A separate summary report will be prepared for public exhibition.</i></p>
U	Biodiversity Impact Report (Ecoplaning)	Provides assessment of areas within Campsie Town Centre affected by Terrestrial Biodiversity, inclusive of both flora and fauna species. This informs the inclusion of new sites to be added to Terrestrial Biodiversity map of the CBLEP 2023.
V	Traffic and Transport Statement (prepared by Council)	Demonstrates the increased housing and employment envisaged by the Campsie Town Centre Master Plan can be well accommodated by existing and proposed road networks such as the future Campsie Bypass system and pedestrian and cycling infrastructure. The Statement also address the revised draft Gateway Determination advice from TfNSW.
W	Urban Design Response (Built form scenarios and 3D modelling) (prepared by Council)	Specifically addresses the Department’s draft Gateway Conditions in regard to built form scenarios.



Attachment	Study	Summary
X	Open Space Package (prepared by Council)	Visually demonstrates open space network including existing open space, new open space, connectivity and amenity proposed in the Master Plan and addresses the Department's comments regarding the additional open space.
Y	Draft LEP maps	The combined draft LEP maps in connection with this planning proposal
Z	Table of draft Gateway conditions with Council's comments	This table provides a response to each of the draft Gateway determination conditions that were provided by the Department in mid-late 2023.

## *2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes, a planning proposal is the only legal way under the Act to amend the planning controls necessary to achieve the objectives and planning outcomes of this planning proposal.

A single planning proposal that applies to Campsie Town Centre is the most rational and orderly means to implement the Master Plan and achieve the intended outcomes for employment, dwellings, social infrastructure, urban design and sustainability.

An alternative method, such as relying on individual site-specific and ad hoc planning proposals submitted in accordance with the Master Plan, will be the most inefficient means of achieving the objectives of the South District Plan and Local Strategic Planning Statement as it will derogate from Council's ability to co-ordinate and accommodate development and supporting infrastructure that achieves great place outcomes.

## **Section B–Relationship to the strategic planning framework**

### *3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?*

#### *3.1 Greater Sydney Region Plan 'A Metropolis of Three Cities'*

The Greater Sydney Region Plan was released by the Greater Sydney Commission (GSC, now Greater Cities Commission) in March 2018. It provides a 40-year vision for the Greater Sydney region and is designed to inform district and local plans and the assessment of planning proposals.

The Greater Sydney Region Plan identifies several key objectives around the need to ensure communities are healthy, resilient and socially connected; and improving housing supply to all groups in the community. The planning proposal is consistent with several planning objectives in the GSRP as outlined in Table 6.





Table 6: Greater Sydney Region Plan Relevant Objectives – Assessment against relevant objectives

Objective	Consistent / Rationale
<b>Infrastructure and Collaboration</b>	Consistent – The planning proposal will implement the actions identified within the Master Plan to enable growth in housing and employment growth near the new Metro Station at Campsie (operational from late 2025). The Sydney Metro South West Upgrade from Sydenham to Bankstown represents a significant infrastructure investment by the NSW Government.
Objective 1: Infrastructure supports the three cities	
Objective 2: Infrastructure aligns with forecast growth-growth infrastructure compact	The introduction of an incentive FSR and Height on certain sites will increase the opportunity for provision of community facilities that are co-located with employment and residential uses. The incentive provisions have been developed through an evidence based approach undertaken by Council in preparation of the Master Plan and informed by supporting studies (appended to this planning proposal). These studies have augmented the existing Council policies and strategies including but not limited to:
Objective 3: Infrastructure adapts to meet future needs	
Objective 4: Infrastructure use optimised	
Objective 5: Benefits of growth realised by collaboration of governments, community and business	<ul style="list-style-type: none"> <li>• Affordable Housing Strategy</li> <li>• Campsie Complete Streets (currently under development, estimated completion 2024)</li> <li>• Canterbury Road Review 2017</li> <li>• Employment Lands Strategy</li> <li>• Housing Strategy</li> <li>• CBCity 2028 Community Strategic Plan</li> <li>• Playgrounds and Play Spaces Strategic Plan, and</li> <li>• Creative City Strategic Plan.</li> </ul>
	<p>This planning proposal implements the adopted Master Plan and is the culmination of extensive analysis and assessment carried out by Council with input from the community and other stakeholders.</p> <p>The planning proposal has developed proposed new controls to encourage new housing and jobs growth and deliver the required public infrastructure to support this growth. Council has aimed to ensure the proposed new planning controls are able to deliver the housing and jobs targets under the South District Plan. While prevailing market forces have been considered and viability testing has been undertaken in the <i>Land Use and Economic Study</i>, a planning proposal is not able to direct market demand or mandate private investment in certain types of development. To this end, given the multitude of potential market outcomes, it is not instructive to speculate on hypothetical ‘worst case scenarios’ where community infrastructure, affordable housing or employment generating floor space may be favoured at different rates for market reasons.</p> <p>The intent of the Master Plan is to encourage increased public and active transport usage for daily activities by focusing density on the future Metro</p>



Objective	Consistent / Rationale
	<p>station, along Beamish Street and down to the Cooks River, in accordance with the Intensification Strategy developed for the Master Plan. This intent is consistent with objectives 1, 2 &amp; 4 of the Greater Sydney Region Plan (GSRP) to facilitate future growth in places supported by city-shaping infrastructure that is connected to the three cities.</p> <p>The planning proposal is generally consistent with Objective 3 of the GSRP as it seeks to deliver improved sustainability outcomes for future developments within the Campsie Town Centre. These improved sustainability outcomes include increased electricity and water efficiencies to minimise impacts on existing infrastructure in addition to controls which promote allowances within apartment blocks for electric vehicles charging. Car parking requirements will also be addressed in amendments to the draft Canterbury Bankstown Development Control Plan (CBDPC) to place 'maximums' on car parking provision to minimise the quantum of car parking provided in future developments and change behaviour towards public or active transport options.</p> <p>The planning proposal is generally consistent with Objective 5 as it has been developed in consultation and collaboration with a range of key government, institutional and private stakeholder groups including Sydney Water, Health Infrastructure, Transport for NSW (TfNSW), Schools Infrastructure NSW and the Sydney Local Health District. A summary of the agency responses received during Council's engagement is at Attachment Q.</p> <p>Engagement with the community to inform development of the Master Plan document has been undertaken by Council between March to June 2021 and February to March 2022, following an LPP recommendation for further engagement. Feedback from this public engagement has been incorporated into the final version of the Master Plan and is reflected in this planning proposal.</p>
<p><b>Liveability</b></p> <p>Objective 6: Services and infrastructure meet communities' changing needs</p> <p>Objective 7: Communities are healthy, resilient and socially connected</p>	<p>Consistent – This planning proposal seeks to make amendments to the LEP to provide capacity for the additional dwellings anticipated within the Master Plan. The proposed amendments include, but are not limited to, changes to Zoning, Floor Space Ratio (FSR) and Height of Building (HOB) planning controls as identified in the LEP maps (Appendix C).</p> <p>This planning proposal has anticipated additional delivery for around 6,360 dwellings within Campsie by 2036 which will be supported by improved accessibility to the Cooks River foreshore, the South West Metro and improvements to pedestrian and cycling infrastructure. The existing planning controls have not resulted in housing growth, with 472 dwellings delivered over the last five years, averaging 94 dwellings per year. and</p>



Objective	Consistent / Rationale
Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	therefore, has an overall minimal contribution to Canterbury Bankstown's dwelling target of 50,000 new dwellings across the LGA by 2036.
Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	Three approaches have been applied within the Master Plan to accommodate this greater housing supply which is more affordable and diverse than the existing stock, while supporting the retention and growth of employment generating uses:
Objective 10: Greater Housing Supply	<ul style="list-style-type: none"> <li>• Adoption of a B4 Mixed Use zoning into the existing Campsie economic spine along Beamish Street to support diverse, vibrant communities and employment growth</li> </ul>
Objective 11: Housing is more diverse and affordable	<ul style="list-style-type: none"> <li>• Minimum provisions of employment generating uses on B4 zoning through a mix of controls for no-net loss, compulsory ground floor utilisation and minimum 50% requirements</li> </ul>
Objective 12: Great places that bring people together	<ul style="list-style-type: none"> <li>• Selective upzoning of certain existing residential areas with increased HOB and FSR controls as per the intensification Strategy set out in the Master Plan, and</li> </ul>
Objective 13: Environmental Heritage is identified, conserved and enhanced	<ul style="list-style-type: none"> <li>• Introduction of an incentive clause that would allow for increased HOB and FSR controls where the following is provided: <ul style="list-style-type: none"> <li>– Community infrastructure required by Council</li> <li>– Minimum amounts of non-residential floor space to generate employment opportunities, or</li> <li>– Affordable Housing Contributions.</li> </ul> </li> </ul> <p>The incentive clause referred above ensures that any significant increases in development opportunities will contribute to improving the local community. These planning incentive mechanisms in tandem with the significant new and future public infrastructure investment in Campsie, and State-led changes to permit build to rent development, will provide opportunities for new and diverse housing development. This planning proposal will be able to support housing diversity as referred in the 'Liveability' chapter of the Greater Sydney Region Plan (p72) by enabling the following housing:</p> <ul style="list-style-type: none"> <li>• Small scale owner-developer apartment projects</li> <li>• Institutionally delivered and managed rental accommodation in purpose designed rental buildings (build to rent)</li> <li>• Innovative purchase and rental models in accordance with the housing types permitted under the Housing SEPP including boarding houses, co-living housing (including 'off-campus' student housing), seniors housing and short-term rental accommodation, and</li> <li>• Allowing delivery of the Affordable Housing Contributions Scheme to another growth precinct in the Canterbury Bankstown LGA.</li> </ul>



Objective	Consistent / Rationale
	<p>Regarding delivery housing supply, Council proposes increases in allowable FSR and height to provide capacity to deliver an additional 6,360 dwellings by 2036, which is consistent with its Local Housing Strategy.</p> <p>The rezoning of some residential precincts from R3 Medium Density Residential to R4 High Density Residential will support the overall intent of the Campsie Town Centre Master Plan to focus development in close proximity of the future Metro Station while embracing the Cooks River and creating a clear connection with the Canterbury Hospital as outlined in the intensification strategy (page 24 of the Master Plan).</p>
<b>Productivity</b>	Consistent – This planning proposal is focused on integrating the proposed increases in residential and commercial density with planned
Objective 14: Integrated land use and transport creates walkable and 30-minute cities	improvements to the transport network. The future Sydney Metro line is anticipating a travel time under 20 minutes to the Eastern Harbour City (Central Station) from Campsie Station making the centre well positioned to accommodate increased density, contribute toward a 30-minute city and
Objective 22: Investment and business activity in centre	support investment in the Eastern side of Canterbury Bankstown and Sydney's inner ring. The planning proposal will implement these changes by applying the four approaches mentioned in the previous Liveability section
Objective 24: Economic sectors are targeted for success <b>Sustainability</b>	to support growth in employment generating uses while accommodating greater housing supply which is more affordable and diverse than the existing stock.
Objective 25: The coast and waterways are protected and healthier	The amendments to the FSR, zoning and height provisions in the LEP, as well as clauses to require a minimum 50% of employment generating floor space, adopting a B4 Mixed Use Zone and maintain existing commercial floor space when existing sites are redeveloped will deliver an additional
Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	capacity of employment generating floor space to cater for the expected demand. The increased commercial floor space requirements and zoning will encourage clustering of medical and allied health uses around the Canterbury Hospital, Canterbury Road and Beamish Street Spine of the Town Centre. By clustering these uses together the objective is to foster
Objective 28: Scenic and cultural landscapes are protected	the establishment of the LSPS City Direction for an Eastern Lifestyle and Medical Precinct from Campsie to Kingsgrove.
	The introduction of an exempt provision clause for extended operating hours (including late night trading) will encourage certain business and retail premises to operate longer hours which would lead to a more diverse night time economy.
	Based on the above, this planning proposal is consistent with objectives 14, 22 and 24 of the GSRP.



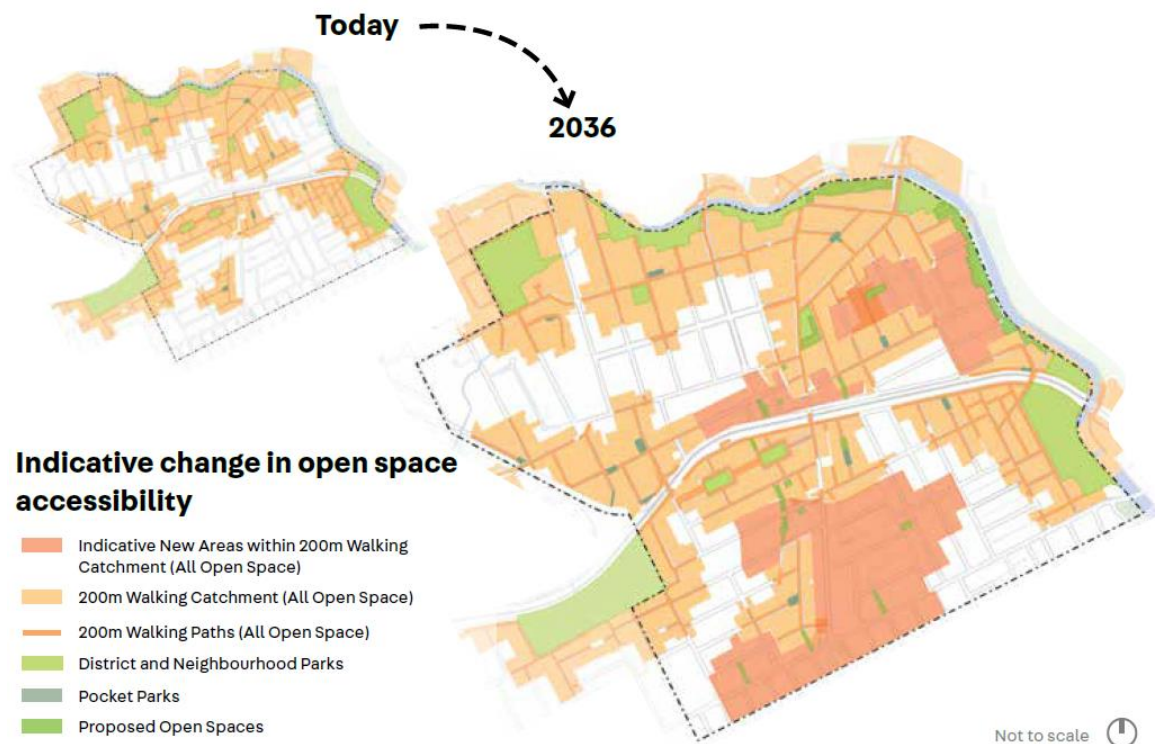
Objective	Consistent / Rationale
Objective 30: Urban tree canopy cover is increased	Consistent – This planning proposal has sought to focus higher density development close to the future Campsie Metro Station, Cooks River Foreshore and Canterbury Hospital and in a compact city footprint that preserves amenity. Amenity preservation has included ensuring adequate solar access to public open space and suitable built form transitions to surrounding areas while protecting of important cultural destinations and heritage in addition to safeguarding public access and naturalisation of the Cooks River Foreshore.
Objective 31: Public open space is accessible, protected and enhanced	
Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	By increasing housing and employment capacity within the walking catchment of existing and future public transport infrastructure the proposal will place downward pressure on car dependency, increase the attractiveness and convenience of active transport modes (i.e. walking and cycling) and therefore broadly improve environmental and sustainability outcomes for Campsie and the LGA.
Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	An objective of this planning proposal is to reduce urban heat and improve water health across Campsie through increased tree canopy and water sensitive urban design in the public domain and new private development.
Objective 34: Energy and water flows are captured, used and re-used	Campsie's tree canopy is currently at 13% with Beamish Street's coverage being below average at 6%, the key targets established in this planning proposal (as per the Master Plan) are:
Objective 36: People and places adapt to climate change and future shocks and stresses	<ul style="list-style-type: none"> <li>• 15% for commercial centres, and</li> <li>• 25% for urban residential areas.</li> </ul>
Objective 37: Exposure to natural and urban hazards is reduced	To achieve these targets, this planning proposal will be supported by a DCP that includes controls for the establishment of deep soil zones, tree canopy on ground and tree canopy on structure where practical. Please refer to section 9.4 of this proposal for more information.
Objective 38: Heatwaves and extreme heat are managed	Other land proposed to be reserved for public purposes is generally for future open space to support the increased densities proposed in the Master Plan. Refer to the proposed land reservation map for more details. The planning proposal has been developed to ensure residents are within a 200m to 400m walking catchment of a green open space by introducing new parks and/or new pedestrian links to green open spaces or providing new open space as shown in Figure .
	This planning proposal also proposes amendments to the existing sustainability bonus clause of the CBLEP 2023 (Clause 6.29 - Additional gross floor area for development in Bankstown CBD commercial core') to incentivise the achievement of energy and water efficiency outcomes, reducing dependency on fossil fuel consumption and contributing towards





Objective	Consistent / Rationale
	a climate resilient and net zero city centre. Higher energy and water targets are required for larger mixed use developments.
	The planning proposal is consistent with the relevant objectives of 25, 27, 28, 30-34 and 36-38 of the Greater Sydney Region Plan.

Figure 10: Indicative Areas well served and underserved by publicly accessible open space within the Campsie Town Centre – existing and proposed (p79 of the Master Plan)





### 3.2 South District Plan

The Greater Sydney Commission released the South District Plan on 18 March 2018 to give effect to the Greater Sydney Region Plan. The District Plan contains priorities and actions to guide the development and planning of the south district while improving the district's social, economic and environmental assets. The planning proposal addresses the priorities of the South District Plan as follows:

Table 7: South District Plan Relevant Objectives - Assessment

Objective	Consistent / Rationale
<b>Infrastructure and Collaboration</b>	Consistent – The planning proposal is consistent with both Planning Priorities S1 & S2.
Planning Priority S1: Planning for a city supported by infrastructure	The planning proposal will facilitate increased numbers of residents and workers within close proximity to the new Sydney Metro Station at Campsie, encouraging increased public transport usage for daily activities. Advocacy for State infrastructure is proposed in relation to schools and transport infrastructure, and local infrastructure improvements are identified.
Planning Priority S2: Working through collaboration	<p>This planning proposal has been prepared in consultation and collaboration with key government, institutional and private stakeholder groups including, but not limited to; GCC, the Department, Sydney Local Health District, Health Infrastructure, Schools Infrastructure and Sydney Water.</p> <p>Refer to section 1.6 of the Master Plan for more detail on the approaches to planning for infrastructure and collaboration within Campsie Town Centre.</p>
<b>Liveability</b>	Consistent – The planning proposal is generally consistent with Planning Priorities S3 to S6.
Planning Priority S3: Providing services and social infrastructure to meet people's changing needs	The proposed amendments to zoning, FSR and height of building provisions will provide an additional capacity for around 6,360 dwellings in Campsie which contributes to the South District Plan's 83,500 dwelling target for the region by 2036. The GCC set a target of 58,000 additional dwellings for the Canterbury Bankstown LGA by 2036 in the South District Plan. Council's Housing Strategy identified that 50,000 dwellings could be created in the LGA to ensure new housing is in appropriate locations where it can be supported by infrastructure.
Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities	Increased housing will be supported by the future South West Metro and improvements to pedestrian and cycling infrastructure as outlined in the Master Plan and future Campsie Complete Streets Transport and Place Plan (Complete Streets) which is currently under development. This may include new footpaths, segregated and shared bike lanes, creating pedestrian focused areas and public domain improvements throughout the centre to encourage a more active lifestyle.
Planning Priority S5: Planning housing supply, choice and affordability, with access to jobs, services and public transport	



Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage	<p>Adoption of a B4 Mixed Use Zone along the Beamish Street Spine and adjacent to the existing Canterbury Hospital will encourage a greater mix and variety of land uses, increasing the diversity of businesses and services in the Campsie Town Centre. The introduction of an incentive height and FSR clause will encourage the provision of community infrastructure, employment generating uses and affordable housing.</p> <p>This planning proposal, and the Master Plan, was informed by the following reports which identified housing, infrastructure and community needs that would be required to support the development of Campsie as a strategic centre:</p> <ul style="list-style-type: none"><li>• Economic and Land Use Study</li><li>• Student and Worker Needs Study</li><li>• Infrastructure Funding Study, and</li><li>• Aboriginal and Cultural Heritage Study.</li></ul>
<b>Productivity</b>	<p>The planning proposal is generally consistent with Planning Priorities S8, S9, S11 and S12.</p>
Planning Priority S9: Growing investment, business opportunities and jobs in strategic centres	<p>The amendments to the FSR, zoning and height provisions in the LEP will deliver an additional capacity for employment generating floor space, meeting the additional 2,700 jobs required to meet the total employment target established in the South District Plan of 7,500 jobs in Campsie by 2036. This is delivered specifically by:</p>
Planning Priority S11: Supporting the Growth of targeted industry centres	<ul style="list-style-type: none"><li>• Introducing a clause that requires no net loss of existing commercial floor space</li><li>• Adoption of a B4 Mixed Use zone in the centre's key activity areas</li></ul>
Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city	<ul style="list-style-type: none"><li>• Introducing requirements for minimum of 50% commercial floor space linked to incentives</li><li>• The increased commercial floor space capacity to encourage a clustering of research and allied health uses around the Canterbury Hospital and the Campsie Metro Station</li><li>• Increase in housing and employment within 800m of the current Campsie Station and future South West Metro Station will contribute toward a 30-minute city by reducing travel time for residents to work and services, and</li><li>• The introduction of an exempt provision clause for extended operating hours (including late night trading) to facilitate a more diverse night time economy.</li></ul>
<b>Sustainability</b>	<p>The planning proposal is generally consistent with Planning Priorities S13 to S18.</p>
Planning Priority S13: Protecting and improving the health and enjoyment of the District's waterways	<p>Increasing housing and employment capacity within the walking catchment of existing and future public transport infrastructure decreases car dependency and improves environmental and sustainability outcomes.</p>



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Planning Priority S15: Increasing urban tree canopy cover and delivering Green Grid connections	The planning proposal will include a sustainability bonus clause to incentivise energy and water efficiency outcomes, reducing fossil fuel dependency and contributing towards a climate resilient and net zero centre. Furthermore, amendments to design quality provisions (as part of the draft CBLEP, once gazetted) will ensure improved urban design outcomes, including enhanced canopy cover and Green Grid connections within the Campsie Town Centre.
Planning Priority S16: Delivering high quality open space	The planning proposal will deliver enhanced green spaces and pedestrian/cycle access along the Cooks River Foreshore through land acquisition or dedication of land.
Planning Priority S17: Reducing carbon emissions and managing energy, water and waste efficiently	
Planning Priority S18: Adapting to the impacts of urban and natural hazards and climate change	

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#### 4. *Is this planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?*

##### 4.1 *Community Strategic Plan 'CBCity 2028'*

CBCity 2028 is Council's 10-year plan to guide the City of Canterbury Bankstown on its journey to be a thriving and dynamic city. The planning proposal is consistent with the identified "destinations" in CBCity 2028 as discussed below:

- *Clean and Green* – This planning proposal introduces new energy and water saving measures and encourages best practice sustainability outcomes in future development.
- *Prosperous and Innovative* – This planning proposal will facilitate the transformation of the Campsie Town Centre into a lifestyle and medical precinct including opportunities for additional jobs within the town centre through new LEP clauses that will facilitate delivery of employment generating floor space.
- *Moving and Integrated* – This planning proposal will enable housing and employment growth near existing public transport services and the future City and Southwest Metro station through new LEP controls to support the proposed areas of intensification.
- *Liveable and Distinctive* – This planning proposal supports the culturally rich and distinct local identity of the Campsie Town Centre. For instance, places of special character, such as Carrington Square and its surrounding properties, will be largely maintained as per the current controls so as to encourage the maintenance of their fine grain, active character.



#### 4.2 Local Strategic Planning Statement 'Connective City 2036'

The planning proposal has been prepared in response to Council's endorsed Local Strategic Planning Statement (LSPS) – *Connective City 2036*. The LSPS is the consolidated strategic vision for Canterbury Bankstown to guide growth. *Connective City 2036* is underpinned by five Metropolitan Directions that focus on the role of the City in Greater Sydney and five City Directions that focus on how the City can support 500,000 people by 2036. Ten theme-based evolutions identify the challenges and opportunities for the City with indicators and actions to drive change.

The plan responds to the directions of the Greater Sydney Region Plan, the planning principles of the South District Plan, Future Transport 2056 and the Council's Community Strategic Plan CB City 2028. The plan was informed by supporting technical studies in community infrastructure need, sustainability, housing and employment studies, transport and movement and open space.

The LSPS and Local Housing Strategy set a target to deliver 50,000 new homes by 2036. This revised target balances projected housing demand undertaken by Council's own Local Housing Strategy (approximately 39,000) whilst attempting to work toward the aspiration of the South District Plan (58,000).

An extract of the LSPS centres map in Figure shows Campsie and its various surrounding centres (LSPS, page 26). Campsie Town Centre planning proposal area in dashed red outline. Campsie Town Centre was identified in the LSPS as a centre that required master planning to identify and inform strategic city shaping outcomes as it transitions to a strategic centre in role and function (refer Actions E3.3.65, E6.2.115 and E6.9.130).

Figure 11: Extract of Campsie Town Centre (outlined in red) and its surrounding centres (Source: LSPS, page 26)

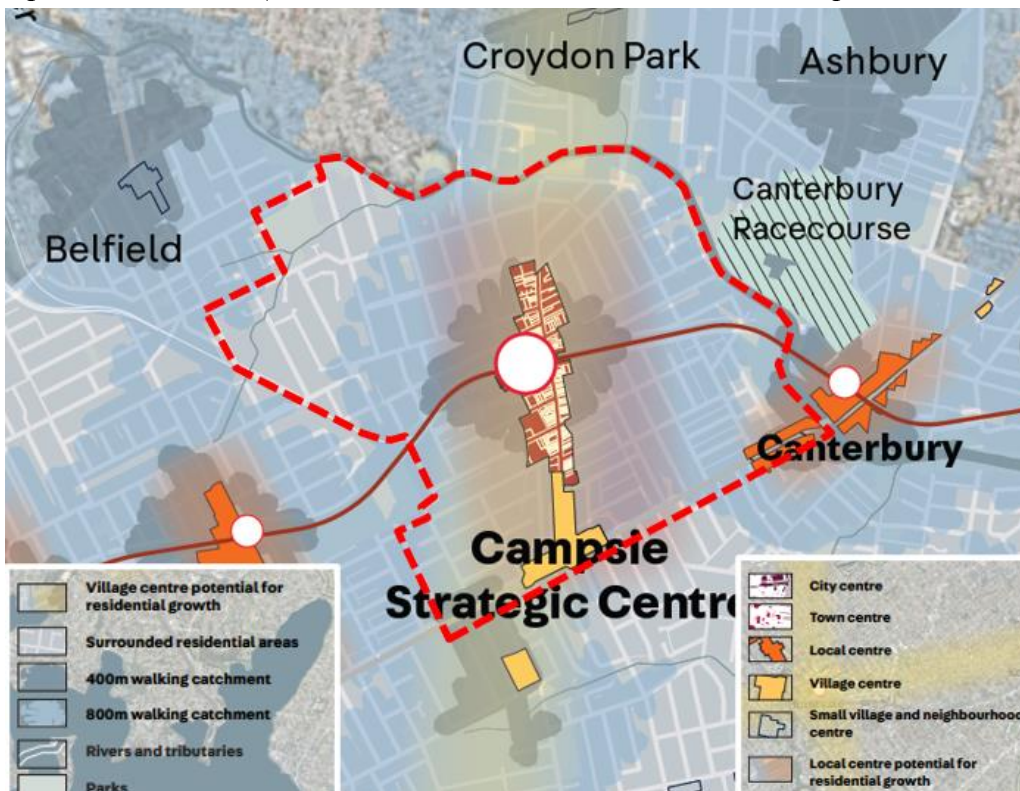






Table 8 below provides a discussion on the consistency of the planning proposal with the LSPS's 10 Metropolitan and City Directions.

Table 8: LSPS Metropolitan and City Directions - Assessment

Actions	Consistent / Rationale
<b>Metropolitan Directions</b>	
1. Support Greater Sydney's evolution into a Metropolis of Three Cities	The LSPS establishes a hierarchy of centres within the LGA and seeks to focus new development within and around existing centres. This planning proposal is consistent and gives effect to the LSPS and Master Plan by concentrating dwelling and jobs growth within Campsie Town Centre as it transitions to a Strategic Centre.
2. Allocate metropolitan serving roads while optimising Canterbury Bankstown as a freight and distribution powerhouse	The LSPS sets a housing target of 50,000 more dwellings accommodating 80% of increased housing supply in centres along the Sydenham to Bankstown Metro line and sustainable growth in local village and small village centres. The Campsie Town Centre planning proposal directly supports the LSPS Direction to realise the 'Metropolis of Three Cities' vision and facilitate a true 30-minute city.
3. Fulfil the aspiration for an interconnected mass transit system;	
4. Connect the Cooks, Georges and Parramatta River catchments through the Greater Sydney Green and Blue Grids; and	The Master Plan and planning proposal also ensure that future growth in Campsie fosters a stronger connection with the Cooks River. This will allow future growth to capitalise on the scenic, recreational and environmental opportunities provided by this natural asset. The planning proposal implements key actions of the Master Plan by acquiring sites along the Cooks River and protecting public access and naturalisation of the foreshore area along the river corridor, contributing towards the wider metropolitan evolution of connecting the Cooks, Georges and Parramatta River catchments.
5. Support a growing Sydney by creating a hierarchy of great places and dynamic urban centres.	Campsie's existing canopy cover is currently 13% and in areas along Beamish Street it is reduced to 6%. This means there is a significant gap that needs to be addressed to meet the State Government targets and Council's LSPS vision. This planning proposal has been informed by the <i>Bankstown and Campsie Landscape Controls</i> and the <i>Urban Tree Canopy Master Plan</i> both prepared by Oculus. The LSPS and Government Architect NSW (GANSW) Greener Places document set clear targets for canopy cover in urban areas, including:  25% target for Medium to High Density areas; and 15% target for Commercial Centres.  In considering the land uses within these more generalised zones, the Urban Tree Canopy Master Plan breaks these targets down into the adjacent targets for open space, streets and private land as follows (from Section 3.2 'Targets', page 28):



Actions	Consistent / Rationale
	<p><b>Targets by Land Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #006400; margin-right: 5px;"></span> 40% target for open space</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #006400; margin-right: 5px;"></span> 40% target for streets</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> 20% target for private land outside of commercial centres</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; margin-right: 5px;"></span> 5% target for private land within commercial centres</li> </ul> <p>The Urban Tree Canopy Master Plan analysis provides indicative open space and road reserve concept designs showing how the canopy targets in the LSPS could be achieved.</p>
City Directions	
2. Eastern Lifestyle and Medical Precinct -Campsie to Kingsgrove;	<p>The LSPS responds to the local and regional strategic planning framework (i.e. Greater Sydney Region Plan, the South District Plan, Future Transport 2056 and the Community Strategic Plan, <i>CB City 2028</i>) by providing new LEP planning controls to encourage and enable higher density development in a location that is supported by infrastructure and amenity that can cater for such growth. This planning proposal directly addresses the ‘opportunities plan’ for the Campsie Town Centre as part of the ‘Eastern Lifestyle and Medical Precinct’:</p>
4. 34 centres and their surrounding suburbs;	<p><i>“Eastern Lifestyle and Medical Precinct will provide high quality public areas and civic, community and employment opportunities for people and businesses in the east of the City. The Precinct’s evolution capitalises on the [Canterbury] hospital and expanded medical support uses. <u>Canterbury Road between Kingsgrove Road and Beamish Street will be an urban boulevard and medical destination. Campsie is a cultural, retail and local employment hub in the City’s east that provides cross-regional links to metropolitan centres to the north and south. Canterbury Hospital will influence the growth of surrounding land uses to evolve into a pedestrian friendly and multifunctional medical precinct.</u>”</i></p>
5. Canterbury-Bankstown’s river systems and tributaries.	<p>The LSPS was informed by independent specialist studies in community infrastructure need, housing and employment studies, transport and movement, sustainability and open space. Improved connections with, and protection of, public access and opportunities for revegetation of the Cooks River Foreshore is proposed as part of this planning proposal. The proposal has considered potential flood impacts of the proposed intensification strategy as outlined in Section 9.1 of this document.</p>

The Master Plan and planning proposal (this document) have been produced because of the LSPS actions.

The LSPS actions not only sought the development of a master plan for the Campsie Town Centre but also guided areas of development to be further investigated, such as sustainability outcomes and local character.

The Campsie Town Centre planning proposal and associated Development Control Plan amendments will give effect to the following actions of Council’s LSPS:



#### Evolution 1: Coordination, Community, Collaboration and Context

- E1.1.5 Focus on Bankstown City Centre, Chullora, Campsie and the Eastern Lifestyle and Medical Precinct and Bankstown Aviation and Technology Precinct – when determining land use planning and advocacy priorities in the first five years of this plan
- E1.3.11 Collaborate with Sydney Metro to promote and deliver well designed integrated station developments at Campsie, Bankstown, Padstow and Kingsgrove
- E1.6.22 Develop master plans for all precincts and growth centres

#### Evolution 2: Movement for Commerce and Place

- E2.4.34 Prepare a list of local infrastructure improvements for all master plans
- E2.5.40 Design and deliver Beamish Street as a boulevard from Campsie to Kingsgrove
- E2.8.46 Develop master plans that aim to calm traffic in centres and divert through traffic, and advocate for these solutions to Transport for NSW

#### Evolution 3: Places for Commerce and Jobs

- E3.1.55 Implement controls for no net loss of employment generating floor space on sites within the Bankstown and Campsie centres
- E3.1.56 Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses
- E3.2.62 Plan for a health precinct that includes urban services anchored by Canterbury Hospital in Campsie
- E3.2.64 Invest in enhanced connectivity to the Cooks River and community infrastructure to create a genuine lifestyle, health and wellness based centre at Campsie
- E3.3.65 Prepare master plans for Bankstown and Campsie, reinforcing their strategic centre functions
- E3.7.75 Provide housing typologies that support the employment role of Bankstown, Campsie
- E3.8.77 Council prepare night-time economy action plans for centres as part of any centres master planning

#### Evolution 4: Blue Web

- E4.5.84 Establish a pilot at Campsie to become a water-sensitive city that integrates best practice sustainable urban water management into place planning

#### Evolution 6: Urban and Suburban Places, Housing the City

- E6.1.110 Use the centres hierarchy to prioritise master planning, precinct planning and master planning for centres
- E6.1.112 Develop master plans for centres to inform development control reviews
- E6.2.115 Confirm the role of Campsie as the City's second strategic centre through master planning and precinct planning
- E6.6.125 Use analysis of local character and heritage to inform master planning
- E6.9.130 Use master planning to guide Campsie's transition to a strategic centre
- E6.9.131 Maintain local character through master planning and precinct planning



- E6.10.134 Increase the stock of accessible dwellings and consider permitting more group homes in Campsie

#### Evolution 7: Cultural Places and Spaces

- E7.2.144 Investigate feasibility and location of a new cultural facility in Campsie

#### Evolution 8: Design Quality

- E8.2.161 Prepare place-based design-led master plans for Bankstown City Centre, Chullora, Chapel Road Precinct, the Eastern Lifestyle and Medical Precinct and Bankstown Aviation and Technology Precinct
- E8.3.166 Introduce a design quality and sustainability clause in the local environmental plan

#### Evolution 9: Sustainable and Resilient Place

- E9.6.181 Support the use of water-efficient technology across households and business
- E9.7.182 Include planning controls requiring the installation of Electric Vehicle chargers in high density development, and encourage their installation in other development
- E9.9.186 Maximise walking infrastructure across the City so that each household can walk to their nearest centre
- E9.11.189 Implement new planning controls that maximise opportunities for water sensitive urban design to reduce impervious surfaces, improve water quality, reduce urban run-off and re-use captured water where possible

#### Evolution 10: Governance and Funding

- E10.2.192 Support all place led plans, strategies or major planning proposals with an evidence based infrastructure needs analysis
- E10.6.196 Prepare a value-capture based strategy for the funding of infrastructure in growth centres and update the contributions plan

As noted above, the Master Plan and planning proposal will give effect to a large range of actions from Council's LSPS.

The Master Plan, planning proposal and subsequent DCP amendments will together form the basis for Council to achieve its vision for Campsie as the Eastern Lifestyle and Medical Precinct and an evolving strategic centre as outlined in the LSPS.

### ***4.3 Canterbury Bankstown Affordable Housing Strategy***

In the Canterbury Bankstown LGA, the overall proportion of households experiencing housing stress at the 2016 Census was 6.8% higher than the average for Greater Sydney (11.8%), with 18.6% of households earning in the lowest 40% paying rent or housing repayments greater than 30% of their household income. In Campsie and Clemton Park areas approximately 38% of households are in housing stress, with a significantly higher proportion of households in rental stress than mortgage stress. Increasing affordable housing supply in the study areas is a key consideration for this planning proposal.



Council's Affordable Housing Strategy (adopted June 2020) identifies a range of mechanisms to deliver affordable housing. The potential for affordable housing varies across the centre depending on the attributes of sites such as proximity to transport, community infrastructure and centres and the potential for specific sale prices to be achieved.

Since June 2020, Council endorsed its draft Affordable Housing Contribution Scheme and associated planning proposal at the 26 October 2021 Council Meeting. Council has prepared the Affordable Housing Contribution Scheme in accordance with Section 7.32 of the Act, Chapter 2 of the Housing SEPP (former SEPP 70) and the Department's Guideline for *Developing an Affordable Housing Contribution Scheme*. The Affordable Housing Contribution Scheme will first apply to the Bankstown City Centre has been included as part of the Bankstown City Centre planning proposal that was submitted to the Department on 31 March 2022. It is Council's intention that once the planning proposal is made, other centres will be added to the Scheme through separate planning proposals which will include maps showing the land within those centres that will apply to the Scheme.

This planning proposal will seek to expand the Scheme to land in Campsie Town Centre, similar to that initially proposed in the Bankstown City Centre planning proposal. The extent of the AHCS will be expanded to apply to other feasible centres as Council rolls out its Master Planning program. This scheme will enable sites within the Campsie Town Centre to access incentive heights and FSR provided contributions are made to on-site infrastructure, affordable housing or a substantial amount of employment generating floor space is delivered.

A Feasibility Analysis has been undertaken for this planning proposal to further examine where the AHCS can be feasibly delivered and the rate applicable in Campsie Town Centre. This approach seeks to ensure realistic requirements are set for the market. The LSPS recommends testing the viability of affordable housing up to 15% across the LGA. Initial outcomes of the analysis have identified that rates of up to 3% is proposed in the mixed use and residential zones of Campsie where the ACHS will apply. The Feasibility Analysis is not publicly available for commercial in confidence and commercial reasons.

In order to enable delivery of affordable housing the new clause '6.XX *Incentive height of buildings and floor space in Bankstown and Campsie*' proposed in the Bankstown City Centre planning proposal, this planning proposal for Campsie Town Centre will propose an amendment to that clause once the LEP Amendment for Bankstown City Centre is made.

### Implications of the Bankstown Accelerated Transport Oriented Development (TOD) Precinct on affordable housing approach in Campsie Town Centre planning proposal

It is noted that the State Government-led rezoning of the Bankstown City Centre via the Transport Oriented Development program may have implications for this planning proposal in terms of the proposed LEP clauses for affordable housing. The Bankstown TOD affordable housing approach may involve implementing an LEP clause similar to [Clause 6.8 of the Willoughby LEP 2012](#) <sup>80</sup>. It is Council's proposal to implement a phased approach to the delivery of affordable housing, as described in 'Summary of





intended provisions' in Part 2. Implementing the proposed final version of the affordable housing clause in the CBLEP 2023 as part of the Bankstown TOD Precinct may differ from Council's proposed approach.

Council intends to work with the Department to ensure that the final gazetted LEP amendments for Bankstown and this planning proposal for Campsie Town Centre are not in conflict and that there is a logical approach to how the LEP amendments work between both of these Strategic Centres.

#### 4.4 Employment Lands Strategy 2020

With the Sydney Metro Southwest line to commence operation in 2024, Campsie will be serviced by improved rail frequency and reduced travel times to the Sydney CBD including Barangaroo, North Sydney, St Leonards and beyond to Chatswood, Macquarie Park and Norwest Business Park. Based on this infrastructure investment, Campsie is well-positioned to increase its employment generating uses and align with the intended hierarchy of the Centre with the Greater Sydney area.

As part of the ELS land use audit, it was identified that there is currently 195,210m<sup>2</sup> of non-residential floor space in Campsie Town Centre and approximately 82,000m<sup>2</sup> of commercial and retail floorspace. This volume of floorspace generates around 4,100 jobs for the Campsie Town Centre. Based on this analysis an additional 2,700 jobs will be required over the next 17 years to reach the target of 7,500 workers at Campsie by 2036.

The Land Use and Economic Study undertaken by SGS refined and examined the distribution of the required employment generating floor space to meet the LSPS's and South District Plan's job target. The planning proposal will seek to deliver an additional 2,700 jobs by 2036 through the inclusion of a 'no net loss' of non-residential floor space provision and adoption of the B4 Mixed Use Zone to safeguard land from being utilised residential only purposes in the Centre. In addition it is proposed to implement a minimum 50% employment generating floor space LEP clause that will be linked to incentive height and FSR uplift.

The planning proposal is consistent with the Canterbury Bankstown ELS as it will support the retention and creation of employment generating uses, especially those focused near the Canterbury Hospital to transition Campsie Town Centre into a true strategic centre.

The Campsie Town Centre planning proposal has sought to respond to the following actions from Council's Employment Lands Strategy as outlined in the table below.

Table 9: Actions/Aims of the Employment Lands Strategy addressed by the Campsie Town Centre planning proposal

ELS Aims	How this has been addressed in this planning proposal
Aim 2: Establish a lifestyle and medical precinct in Campsie	<ul style="list-style-type: none"><li>• Establish planning settings that will facilitate pedestrian, cycle and shuttle bus connections from:<ul style="list-style-type: none"><li>○ Campsie to Canterbury Hospital</li><li>○ Campsie to Cooks River open space</li></ul></li><li>• Implement built form controls that:<ul style="list-style-type: none"><li>○ Protect the character and fine grain along Beamish Street</li><li>○ ensure a transition of building heights to lower density areas</li><li>○ Encourage shop-top housing</li><li>○ Maintain retail and commercial at street level.</li></ul></li></ul>



	<ul style="list-style-type: none"> <li>○ Ensure no net reduction in commercial/retail floor space on site</li> <li>○ Support a health and medical precinct around Canterbury Hospital</li> <li>○ Support a 'lifestyle precinct' underpinned by good access to the river, the green grid network and health and wellness facilities.</li> <li>• Review the range of permissible land uses e.g. conference facilities, convenience retail, restaurants/cafes, gyms, child care and the like – to service the needs of businesses and employees within Campsie</li> <li>• Introduce a design and sustainability excellence clause which requires a high standard of design quality and sustainability benchmarks. Note that Sustainability will be addressed in this planning proposal- the Design Quality/Excellence Clause is being implemented in the draft Canterbury Bankstown LEP, once gazetted.</li> </ul>
Aim 5: Encourage transit-oriented development in centres	<ul style="list-style-type: none"> <li>• Undertake place-based master planning in centres to attract housing growth and to deliver:               <ul style="list-style-type: none"> <li>○ High quality commercial spaces</li> <li>○ Protect an adequate commercial floorspace for the needs of a growing population</li> <li>○ High quality civic space and amenity</li> </ul> </li> <li>• Test opportunities to increasing the permissible FSR and height in the B4 Mixed Use zone (excluding the commercial administrative core precinct) to increase density of both employment and residential uses through a Place Planning process around existing transport nodes</li> </ul>
Aim 6: Protect employment precincts for employment uses	<ul style="list-style-type: none"> <li>• Introduction of an LEP clause to ensure new development does not result in a net loss of commercial floor area</li> </ul>
Aim 9: Support population serving centres as community hubs for small business	<ul style="list-style-type: none"> <li>• The location of new housing to foster growing retail catchments</li> <li>• Providing sufficient zoned land to allow business to expand as needed</li> <li>• Encouraging a variety of floorplate sizes for a diversity of employment</li> <li>• Improving the amenity of centres – so that they are vibrant attractive places where people enjoy spending time</li> <li>• In the R4 High Density Residential zone, test an increase in height and floor space for additional residential capacity</li> <li>• Identify through the master planning process, locations for activation strips in the R4 zone.</li> </ul>

Considering the above ELS actions, this planning proposal will give effect to the ELS through LEP amendments to:

- Expand the business core of the Campsie centre and rezone the business area from B2 Local Centre to B4 Mixed Use to allow for more diverse uses
- Introduce B4 Mixed Use Zone around the Canterbury Hospital to support delivery of allied health services there that will foster a health cluster and work towards establishing the Eastern Lifestyle and Medical Precinct envisaged in the LSPS
- Introduce an incentive clause to promote delivery of employment generating uses (require a minimum 50% employment generating floor space)



- Changes to the Floor Space Ratio (FSR) clause to encourage lot consolidation and the delivery of functional and efficient floorplates throughout Campsie
- New or amended LEP Maps for:
  - 'Base' increase FSR and Height of Building maps
  - 'Incentive' FSR and height of building maps indicating the increased FSRs and building heights for properties the subject of these clauses above the 'base' FSR and building heights
  - Active Frontages – in both the business and residential zones, and
- Schedule 2 to allow Late Night Trading within the B2 Local Centre Zone and B4 Mixed Use Zone.

As demonstrated, this planning proposal is consistent and will give effect to the Canterbury Bankstown ELS.

#### 4.5 Canterbury Bankstown Housing Strategy

A guiding principle of the Canterbury Bankstown Housing Strategy directly relevant to this planning proposal is *“the transition of Campsie to a lifestyle precinct will improve the housing, entertainment and leisure opportunities available to residents.”* (Guiding Principle 9).

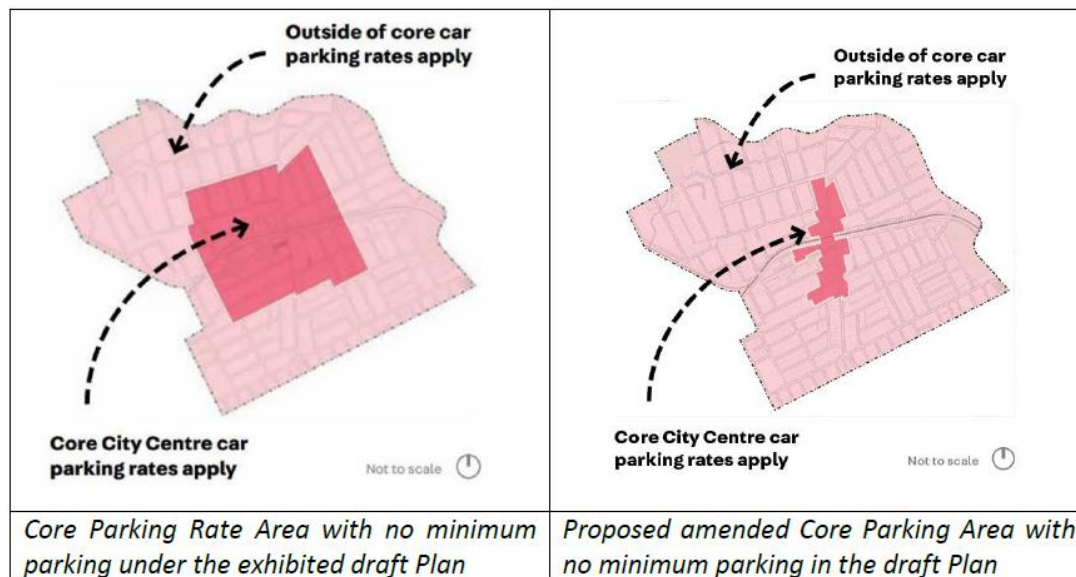
This principle was established following community and stakeholder feedback and reflected the vision and priorities of the CBCity Community Strategic Plan. The Master Plan has supported this objective by achieving the new dwellings target while maintaining areas of local character and respecting local heritage while recalibrating the Town Centre to generate greater activity for a range of residential and non-residential uses along Beamish Street and adjoining streets and future housing growth to orientate towards the Cooks River foreshore where there will be opportunities for leisure and passive/active recreation. This planning proposal implements the Master Plan and ensures that there are a range of housing types that are permissible in the R2, R3, R4, and B4 Zones. Housing that will be permitted under this planning proposal includes, but is not limited to:

- Seniors housing
- Shop top Housing
- Short-term rental accommodation
- Residential flat buildings
- Multi dwelling housing
- Attached dwelling
- Dual occupancies
- Secondary dwellings, and
- Detached dwelling houses.

Supporting this planning proposal will be DCP provisions that will stipulate maximum car parking rates for land within the Campsie 'core city centre' as recommended within the *Bankstown and Campsie Parking, Loading and Servicing Study* prepared by Stantec (refer to pages 38-41). The Campsie 'core city centre' is defined by several factors, including an approximate 400m walking distance to and from the Campsie railway station and future Metro Station. Figure shows the extent of the 'core city centre' area where proposed no minimum car parking will apply. The figure shows that the 'core city centre' area was reduced in response to community feedback following Council's pre-Gateway engagement with the community in early 2022.



Figure 12: Change to 'no minimum car parking' area – Campsie Town Centre



The Housing Strategy recommends to “Contain the use of B4 Mixed Use zoning to... strategic centres under the South District Plan.” Campsie is a strategic centre in the South District Plan and this planning proposal will adopt the B4 Mixed Use Zone to replace most of the B2 Local Centre Zone to provide capacity for employment generating uses while increasing residential demand for services. The introduction of an exempt development clause in the LEP to permit late night trading in the B2 Local Centre Zone and the B4 Mixed Use Zone will further enhance the entertainment and lifestyle opportunities in Campsie and support the needs of the future growing population Canterbury Bankstown.

The Canterbury Bankstown Housing Strategy set a target of 6,360 new dwellings by 2036 for the Campsie Town Centre. This target was set following establishment of the LGA wide 50,000 dwelling target and distribution of housing across Council's various centres. As Council's second largest centre, Campsie will be accommodating a commensurate portion of the new dwelling growth (12.7%) through to 2036 which will be facilitated in this planning proposal through proposed increased maximum building heights and FSRs.

Once made effective, the increased height and FSR controls in this planning proposal will assist with improving the viability of new development in Campsie Town Centre which in turn will provide opportunities for delivery of new housing in the longer term 20 year timeframe.

The Master Plan adopts a principles-based approach to planning for Campsie and aims to ensure that the proposed built form controls respect the established character of the centre. As part of the Master Plan, built form and solar access modelling has been undertaken to inform the recommended planning controls. These controls seek to ensure that future residential growth is compatible with the established character of Campsie. The planning proposal also seeks to preserve two distinct local character areas through zoning amendments.

The planning proposal is consistent with Canterbury Bankstown Housing Strategy as it will give effect to the following Directions:

- Direction 1 – Over deliver on the dwelling targets established for 2036



- Direction 3 – Focuses most dwellings within walking distance of centres and places with high amenity, and
- Direction 4 – Ensures that the new developments will be compatible with the local character.

### Phased delivery of affordable housing in new development in the Campsie Town Centre

Regarding the delivery of affordable housing, Council submitted an Affordable Housing Contribution Scheme as part of the Bankstown City Centre planning proposal. The Affordable Housing Viability Assessment prepared by Atlas Urban Economics has informed this planning proposal with testing on provision of affordable housing within the Campsie Town Centre as part of new development. The initial results of the study have identified that not all sites could support feasibility for affordable housing contributions, even at the proposed contribution rate (up to 3%) compared to the desired delivery rate of 5-10% of new dwellings in the Council's Housing Strategy. Feasibility testing for affordable housing contributions was undertaken as per the NSW Guideline for Developing an Affordable Housing Contribution Scheme.

As a result of the viability testing undertaken it is proposed that the affordable housing rate is phased in over a four year period, as follows:

- In the first 12 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 0.75%
- In the period after 12 months and up to 24 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 1.5%
- In the period after 24 months and up to 36 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 2.25%, and
- In the period after 36 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 3%.

On 25 June 2021, the Department wrote to Council advising that it had approved Council's Housing Strategy. The approval is subject to requirements for further work by Council to address 14 conditions in the letter. Condition 9 of the Department's letter is relevant to this planning proposal and is addressed in the table below. Council will provide a separate response to all conditions in the Department's letter at a later date.





Table 10: Response to Conditions 9 and 10 of the Department's approval of the Housing Strategy letter dated 25 June 2021

Condition No.	Council Response
<p><b>Condition 9</b></p> <p>Changes to planning controls within planning proposals must be evidence based and supported by an impact assessment that considers consistency with the District Plan and Section 9.1 Ministerial Directions. This is required to support planning proposals.</p>	<p>This planning proposal is supported by the following supporting documents that provide a robust evidence-based approach to informing the proposed changes to planning controls:</p> <ul style="list-style-type: none"> <li>• Draft Master Plan Phase 1 Report (Council)</li> <li>• Economic and Land Use Study (SGS)</li> <li>• Student and Worker Needs Study (Ethos Urban)</li> <li>• Off-Street Parking and Servicing/Loading Study (GTA Consultants)</li> <li>• Sustainability Study Phases: One, Two and Three (Flux)</li> <li>• Landscape Controls (Oculus)</li> <li>• Tall Buildings Study (Bates Smart)</li> <li>• Infrastructure Funding Study (GLN Planning)</li> <li>• Aboriginal and Cultural Heritage Study (AMBS Ecology and Heritage)</li> <li>• Urban Tree Canopy Master Plan (Oculus)</li> <li>• Government Agency Submissions to Master Plan</li> <li>• Campsie Master Plan Site-specific Review Joint Panel Report (LFA and More Urban)</li> <li>• Preliminary Site Investigation Report for 25 Anglo Street Campsie (Douglas Partners), and</li> <li>• Affordable Housing Feasibility Analysis Advice (Atlas Urban Economics)</li> </ul> <p>An assessment against the Local Planning Directions is provided within this planning proposal (refer Part 3, Section B, Question 7).</p> <p>The proposed changes to building heights and FSRs within this planning proposal have been tested by Council to ensure the impacts of future development are acceptable in terms of solar access, visual bulk and building form.</p>

#### 4.6 Creative City Strategic Plan 2019

The Creative City Strategic Plan establishes a framework to enhance Council's creative and cultural resources. *Creative City* highlights Canterbury Bankstown's unique identity and supports creative practices as a way of cultivating distinctive places. The priority actions of Creative City that are relevant to this planning proposal are:

- Deliver creative outcomes as part of any urban renewal, Master Planning process or planning proposal
- Support more creative activities to create more vibrant and dynamic centres which attract people to live, work and study in the City, and



- Review planning controls to support the night time economy, taking into consideration noise control, street and park lighting, appropriate opening hours, and safe late-night travel options in mixed use centres.

The planning proposal supports the above actions by encouraging a more active town centre through a B4 Mixed Use zoning, enabling the extension of trading hours for lower-impact retail venues as exempt development in the LEP, facilitating on-site infrastructure through development incentives including through-site links, new open space and multi-purpose facilities that can support creative outcomes. Further DCP amendments will also include developing Character Statements to support local character and a requirement for a concept public art strategy to be submitted with certain types of Development Applications within the Campsie Town Centre.

#### *4.7 Canterbury Road Review, Reimagining Canterbury Roads*

The Canterbury Road Review (2017) provided a new approach and vision for the Canterbury Road Corridor with the focus on integrated transport, land use and public amenity. The key aim of the review was to achieve a more liveable environment along the Corridor. The review was provided in four parts:

- Canterbury Road Review.
- Urban Design Study.
- Economic Analysis.
- Transport and Traffic Study.

The four parts were on exhibition from 12 September 2017 to 24 October 2017. Council considered the outcome of the exhibition at its meeting of 22 May 2018. At that meeting, Council resolved to support the review in-principle and to undertake further work as per the recommendations of the review.

The planning proposal, through the Master Plan, implements key recommendations of the review, such as:

- Concentrate residential development at the intersection of Canterbury Road/Beamish Street
- Limit multi-storey housing from land fronting Canterbury Road by removing the permissible residential accommodation in the B5 Business Development zone, and
- Recommend the application of an FSR control for land along Canterbury Road.

Some variations to the Canterbury Road Review are recommended in the Master Plan, including a recommendation for the rezoning of some properties from R3 Medium Density Residential Development to R4 High Density Residential Development. These variations are due to the amended strategic context for Canterbury Road adjacent to Campsie, and its role as a medical precinct anchored by Canterbury Hospital.

A detailed response to the Canterbury Road Review Recommendations is provided on pages 97 to 98 of the Campsie Master Plan (Attachment A).



## 5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

### 5.1 TfNSW Future Transport Strategy

Future Transport outlines the long-term transport vision for Greater Sydney. The Plan identifies Campsie as forming part of a centre-serving transport corridor that supports buses, walking and cycling. The planning proposal and Campsie Town Centre Master Plan is generally consistent with Future Transport Strategy as it responds to the following key actions:

- Upgrades to stations along the T3 Bankstown Line as part of the commitment to deliver Sydney Metro City and Southwest.
- Improved cycling connectivity from Campsie to the broader bicycle network.
- Consideration of longer term north-south connections including a potential train/ mass transit link from Hurstville (or Kogarah) to Burwood and Strathfield and then onto Rhodes and Macquarie Park.

Figure shows the State Government vision for how future rail services could be operated, noting the concept is not committed and will be subject to future investigation and refinement. Campsie is located at a potential future rail junction of a Macquarie Park to Randwick Line and South West Metro Line.

Figure 13: Existing and future passenger and freight rail network in the Eastern Harbour City, Central River City and Western Parkland City. (p28 of Future Transport Strategy)





## 6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal's consistency with applicable State Environmental Planning Policies is summarised in Appendix A. Relevant SEPPs are discussed in detail below:

### 6.1 State Environmental Planning Policy (Sustainable Buildings) 2022

This planning proposal does not contain any provisions that would contravene or hinder the application of this SEPP. This planning proposal seeks to apply sustainability provisions for new development that is not covered by the Sustainable Buildings SEPP, noting that at the time of the adoption of the Master Plan, the then BASIX SEPP did not apply to non-residential buildings.

It is proposed to amend the CBLEP 2023 to apply more broadly across the Campsie Town Centre in the B4 and R4 Zones only and update the clause to meet current best practice standards for supporting Council's objective of achieving net zero emissions by 2050. This will be achieved through amending the CBLEP 2023 and preparing a supporting Campsie Town Centre DCP that will have the following intended outcomes:

- Applicable to a range of development types including residential flat buildings, commercial premises, tourist accommodation and mixed-use development.
- New development that are subject to the FSR bonus scheme will:
  - Not be connected to natural gas,
  - Must include installation of a solar PV system, and
  - For residential development, achieve energy and water efficiency targets as set out in the draft Plan and supporting Sustainability Study.
- There will be specific energy, water and emissions controls for non-residential development including office premises, shopping centres/retail development or new hotels as set out in the draft Plan and supporting Sustainability Study. The indicative draft clause wording is provided in Part 2 and the provisions are summarised in **Error! Reference source not found.** below.

The proposed LEP Amendment will apply in the circumstances where an applicant chooses to apply for the sustainability bonus incentive clause, in which case, the higher targets above the Sustainable Buildings SEPP applies in these specific situations. Because these provisions would only apply in when the sustainability incentive is taken up, requiring sustainability targets greater than the Sustainable Buildings SEPP is acceptable to drive the intended outcomes of this planning proposal.

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## Explainer: How to design planning controls to integrate sustainability in future new development

*Purpose of the Phase 2 report is a broader sustainability study that informed the Master Plan that integrates the findings of the Phase 1 study and the*

*conclusions of other complementary studies undertaken concurrently by other specialists to provide the evidence base for the Master Plan.*



The Phase 3 report provides recommendations regarding the sustainability bonus scheme. The recommendations are flexible and could be applied within the CBLEP 2023 Clause 6.29) similar to the current bonus scheme or integrated into a broader Design Quality bonus scheme. Because Design Quality will be addressed as part of the draft Consolidated CBLEP, currently with the Department for finalisation, it is not proposed to incorporate a new additional Design Quality clause in this planning proposal.

The Phase 2 Sustainability Report reflects best practice and has included a review of External influences impacting the assessment of 2036 environmental outcomes and technological improvements that factor in the consideration and preparation of sustainability controls for this planning

proposal (refer to Section 7, page 50-57). Should any significant technological change occur in the future, the LEP and DCP provisions relating to environmentally sustainable technology (e.g. solar panels, EV chargers) can be amended through housekeeping amendments or the like.

The following Table summarises the provisions recommended within the Phase 3 report which will be incorporated in the sustainability clause and whether the clauses are mandatory, are applicable to commercial or residential development, or both. The following table displays recommended sustainability provisions by Flux Consulting. It demonstrates the requirements that are mandatory to satisfy the sustainability bonus. The remaining provisions will be required as part of a DCP.

Proposed control (Phase 3 Sustainability Study prepared by Flux Consultants, Attachment K)	Mandatory (as part of sustainability LEP bonus clause)?		Commercial	Residential
	Yes	No		
All new buildings to be all-electric (p2)				
Maximum use of rooftop solar energy (p3)				
Electric Vehicle (EV) ready buildings (pp4-5)				
Good access to natural ventilation in dwellings (pp6-7)				
Natural ventilation in commercial buildings (p8)				
Natural refrigerants in air conditioning (p9)				
All new buildings to be water resilient (p10)				
Measures to reduce Urban Heat Island effect - limiting the heat reflected into the streets (pp11-13)				
Measures to reduce Urban Heat Island effect - limiting the heat absorbed by rooftops (pp14-15)				
Measures to reduce Urban Heat Island effect - heat rejection (p16)				
Energy Efficiency (p17)				
Water Efficiency (p18)				
Waste management infrastructure (p19)				
A redesigned sustainability bonus scheme (i.e. all-electric buildings, maximum use of rooftop solar energy, and higher BASIX energy and water targets)				





The planning proposal will make amendments to the existing Sustainability Bonus (as amended in the Bankstown City Centre planning proposal) for the Campsie Town Centre. It refines the current 0.5:1 FSR bonus for above-minimum Sustainable Buildings SEPP requirements and applies a lower potential bonus of 0.25:1 to sites with modest levels of uplift proposed under this planning proposal. For development on sites with an FSR of equal or less than 1.25:1, the bonus FSR for above-minimum sustainability performance will be limited to 0.25:1, while sites with an FSR of more than 1.25:1 and above will be able to access the full 0.5:1 bonus. This will ensure that the sustainability bonus still delivers appropriate built form outcomes within the Campsie Town Centre. The proposed amendments to the sustainability bonus have been informed and supported by feasibility testing by Atlas (submitted under separate cover to the Department for confidentiality reasons – not for public exhibition).

It is noted that the higher Sustainable Buildings SEPP standards proposed by the Department will exceed the above- Sustainable Buildings SEPP thresholds recommended by the Master Plan. Prior to exhibition, Council will undertake further work to ensure that the thresholds for Sustainable Buildings SEPP standards which trigger the sustainability bonus are appropriate.

### Implications of the Bankstown Accelerated Transport Oriented Development (TOD) Precinct on Council's sustainability bonus approach for the Campsie Town Centre planning proposal

It is noted that the Explanation of Intended Effects (EIE) for the State Government-led rezoning of the Bankstown City Centre via the Transport Oriented Development program did not propose any LEP clauses for a sustainability bonus approach as proposed in Council's planning proposal. The EIE states '*The Department is reviewing the approach to sustainability in the Canterbury Bankstown LEP 2023 and will continue to work with council and the Community to support sustainable development outcomes in the Precinct*'

The planning proposals for Bankstown City Centre and Campsie Town Centre proposed a unified approach to the sustainability bonus scheme to incentivise excellence and 'better than best practice' sustainable building development in both centres. Council intends to work with the Department to ensure the sustainability bonus approach for Campsie Town Centre can proceed in this planning proposal.

## 6.2 Housing SEPP – Chapter 4, Design of Residential Apartment Development (formerly SEPP 65)

This planning proposal aims to encourage design excellence and facilitate high-quality built form outcomes in the Campsie Town Centre. The planning proposal amends the Tall Building clause of the draft CBLEP (as introduced in the Bankstown City Centre planning proposal) to apply for buildings 25m and higher within the Town Centre and specifies frontage, site area and ground floor activation requirements. The clause seeks to foster good building design outcomes for tall buildings and encourage tower designs that are compatible with the context of the Campsie Town Centre and preserve the amenity of public spaces. High density residential



or mixed-use development within the Town Centre will be also required to consider the aims and requirements of the Apartment Design Guide (ADG) in accordance with Chapter 4 of the Housing SEPP.

The proposed built form controls were modelled and tested against the standards and requirements of Chapter 4 of the Housing SEPP and the ADG including building separation, deep soil zones and solar access requirements. The modelling assumed as a minimum, that the ground floor of B2 and B4 zoned areas are commercial (and retail) development, with the remainder as residential for the site except where sites are required to deliver 50% of floor space as employment generating uses. Though the Master Plan refers to height in storeys, the modelling undertaken was based on the building heights proposed in this planning proposal, which remained the same for residential, commercial and mixed-use development.

The proposed building heights were determined to protect solar access to public spaces within the Campsie Town Centre, and to ensure that the proposed building envelopes would allow for the minimum solar access targets described below and on page 85 of the Master Plan (refer to Figure on page 109 of this document):

- Local Parks, Min 2 hours Sunlight for 50% of the park, Winter solstice
- Neighbourhood Parks, Min 5 hours Sunlight for 50% of the park, Winter solstice
- Key Streets, Min 2 hours Sunlight for 50% of the street, Winter solstice

This modelling and testing were undertaken for incentive height and FSR controls, and not the 'base case'. Under the base case scenario (where incentive heights and FSRs are not taken up) it is assumed that the potential for adverse impacts on solar access is much lower than the incentive scenario, and therefore detailed modelling is not required given the lesser solar access impact. Although this planning proposal does propose some changes to the base height and FSR controls for certain sites within the Town Centre, these changes are of minor significance and do not warrant modelling of building envelopes. Exact controls to meet of these targets will be determined as part of developing the DCP that supports this proposal.

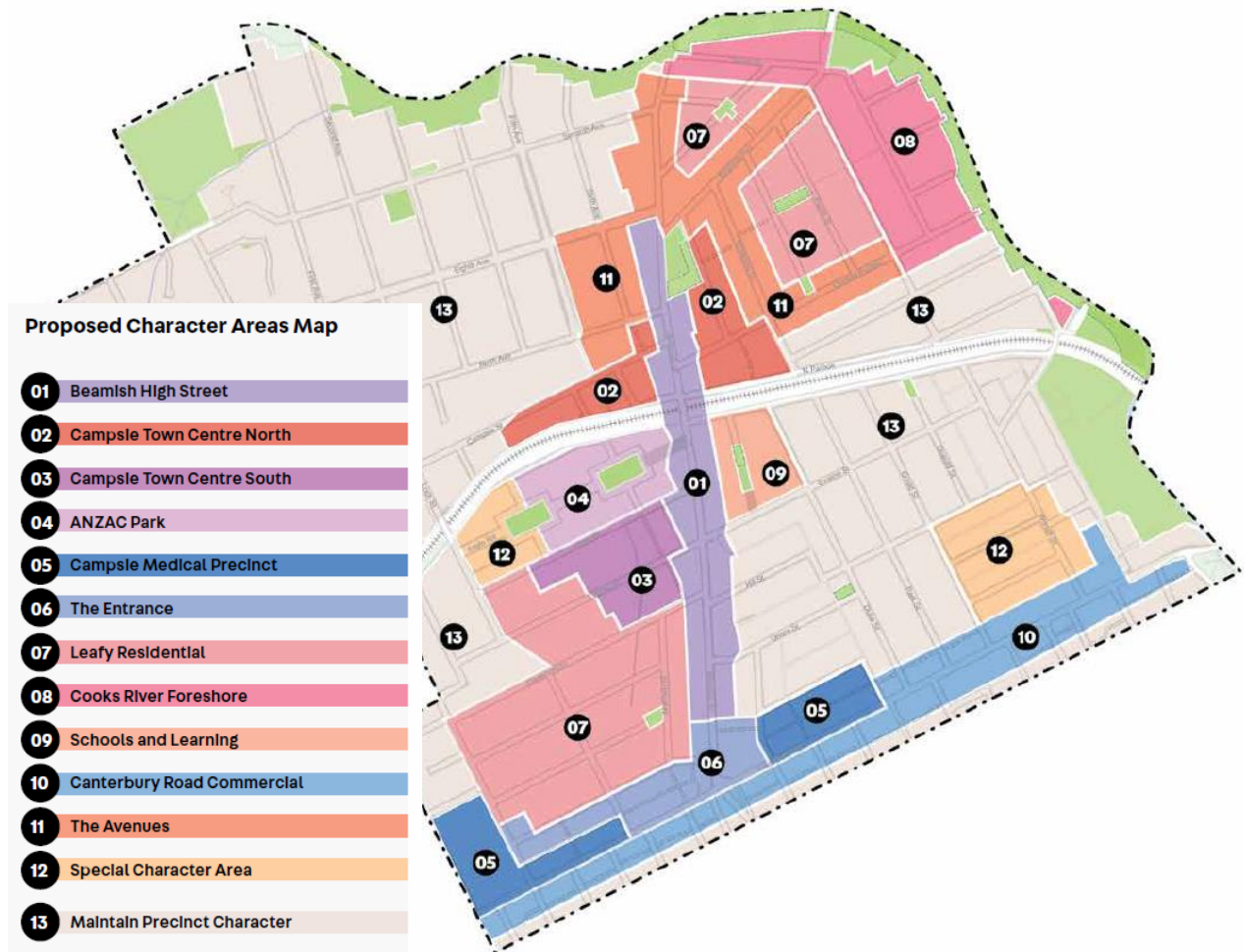
This planning proposal includes provisions for underground floor space to be excluded from FSR calculations to encourage certain uses to use basement levels while retaining an active and safe streetscape. The proposed basement controls are intended to be consistent with ADG requirements and will be accompanied by DCP provisions to ensure good design outcomes are achieved. Deep soil and tree canopy provisions will continue to apply to development which seeks to utilise this clause, and applicants will have to demonstrate that any basement floor space enables these requirements to be met.

Amendments to the Canterbury Bankstown DCP will be required to support the proposed clause and ensure the objectives of the clause are delivered. In accordance with clause 6A of Chapter 4 of the Housing SEPP, these amendments will be consistent with the provisions and standards of the ADG.

The Master Plan proposes thirteen-character areas within the Campsie Town Centre as shown in Figure 14. Some of these focus on preserving the existing character and heritage of areas within the City Centre, while other character areas aim to build introduce new types of built form, aligning with wider strategic objectives and capitalising on planned infrastructure and amenities.



Figure 14: Proposed Character Areas Map (Source: Campsie Town Centre Master Plan, page 44)



It is envisaged within this planning proposal (as informed by the adopted Master Plan) that the planning controls for the Town Centre, High Street and Civic areas will allow higher density forms of development, employment, retail and entertainment and civic destinations. Special Character, ANZAC Park and Cooks River Foreshore areas focus on maximising the potential of Campsie assets, by managing growth around the character of the precinct.

The proposed planning controls and land zoning changes in the Campsie Medical Precinct, Beamish High Street and the Entrance will focus on growing a medical and education cluster in the vicinity of existing and planned infrastructure by facilitating high density development. Areas on the periphery of the centre, High Density Living and Terraces and Apartments, with a range of heights and both high and medium density residential typologies proposed to create a varied silhouette for the City Centre and ensure an appropriate transition to the surrounding lower density neighbourhoods.

Character Areas will form the basis of the Campsie Town Centre DCP chapter to be prepared by Council.



### 6.3 State Environmental Planning Policy (Housing) 2021 – Provisions other than Chapter 4

The planning proposal is consistent with the aims and objectives of the Housing SEPP as it seeks to facilitate diverse and affordable housing within the Campsie Town Centre. The planning proposal does not contain provisions which hinder the application of the SEPP, however, the SEPP has implications for this planning proposal that are discussed in detail below:

#### 6.3.1 Implications of Bonus Height and FSR under the Housing SEPP

The affordable housing provisions within the Housing SEPP specify circumstances in which in-fill affordable housing and boarding houses may apply for bonus FSR. Council has prepared an Affordable Housing Contributions Scheme (the Scheme) under the Housing SEPP (former SEPP 70) as part of the Bankstown City Centre planning proposal submitted to the Department of a Gateway determination in March 2022 (as noted above in Section 4.3). This scheme will enable sites within the Campsie Town Centre to access incentive heights and FSR provided contributions are made to on-site infrastructure, affordable housing or a substantial amount of employment generating floor space is delivered.

The Scheme would allow land owners and developers to satisfy the affordable housing contribution requirement by:

- Dedicating in favour of Council:
  - One or more dwellings, each having a gross floor area of not less than 50m<sup>2</sup> and each complying with the ADG solar access and natural ventilation requirements, with any remainder paid as a monetary contribution to Council, or
  - Other land approved by Council in accordance with the Affordable Housing Contributions Scheme, with any remainder paid as a monetary contribution to the Council, or
- If the person chooses, by monetary contribution to be calculated in accordance with the Affordable Housing Contribution Scheme.

Council would use the dedication of dwellings, land and monetary contributions to develop, purchase and manage affordable housing. Council may partner with a registered community housing provider to manage the tenancies. The community housing provider would select tenants within the very low to moderate household income brackets.

In addition, Council would be able to take monetary contributions in situations where the affordable housing dwellings are considered unsuitable or where the dedication of dwellings is in deficit of more than 1m<sup>2</sup>. There would be no 'savings' or 'credit' for existing floor space on the site, even if the building is being adapted and reused.

The incentive clause in this planning proposal seeks to encourage the provision of affordable housing within the Campsie Town Centre, consistent with the objective of the SEPP to provide appropriate housing to households on very low, low and moderate incomes and people experiencing homelessness. Notwithstanding, if affordable housing developments are entitled to an FSR bonus under the Housing SEPP, Council seeks to prevent applicants applying for the incentive FSR scheme under this planning proposal to avoid 'double dipping' of incentives. Council did not model or factor in the 'double dipping' of an applicant



benefiting from two FSR bonuses under the incentive scheme in this planning proposal and the Housing SEPP.

Any future development applications utilising incentive height and FSR would have to comply with all applicable LEP and DCP controls to deliver a high-quality built form and demonstrate that the development would not adversely impact the amenity of public spaces or surrounding residences.

### 6.3.2 Delivery of Diverse Housing

The Housing SEPP aims to ensure an adequate supply and diverse range of housing types. This is achieved through changes to provisions and using non-discretionary standards for in-fill affordable housing, boarding houses, secondary dwellings, group homes and seniors housing as well as introducing new provisions for co-living housing (which can be used as off-campus student accommodation). This includes a potential to access a bonus FSR of up to 10% of GFA for co-living housing developments.

This planning proposal does not contravene any of the proposed provisions of this aspect of the SEPP. The planning proposal generally seeks to rezone areas of the Campsie Town Centre to higher order residential zones, including from B2 Local Centre to B4 Mixed Use (along Beamish Street) and R3 Medium Density Residential to R4 High Density Residential (near Brighton Avenue). Additionally, the rezoning of the identified Special Character areas from R3 Medium Density Residential to R2 Low Density Residential would protect the existing built form and fine grain nature of these precincts. This would allow a broad range of existing and new types of housing development to be undertaken under the SEPP in additional parts of the Town Centre, consistent with the objective of the SEPP to increase the supply diverse housing typologies.

### 6.3.3 Chapter 2, Part 2 - Affordable Housing (formerly the State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes))

Council endorsed its draft Affordable Housing Contributions Scheme (Draft Scheme) and associated planning proposal at the 26 October 2021 Council Meeting. Council has prepared the Scheme in accordance with the Section 7.32 of the Act, Chapter 2 'Affordable Housing' of the Housing SEPP and the Department's Guideline for *Developing an Affordable Housing Contribution Scheme*.

It is Council's intention that the Scheme will apply to centres that are subject to Council's Master Planning (and subsequent planning proposal) process and where uplift is proposed to occur, such as this planning proposal. In areas of uplift, it would be expected that a portion of the total residential GFA would be dedicated to Council for the delivery of affordable housing.

According to the Affordable Housing Strategy (Action 2.2, page 8) and Campsie Master Plan (Objective 1.4, page 39), the Scheme would initially apply to development in the Campsie Town Centre that choose to benefit from the affordable housing option under the incentive height and floor space provision.

The planning proposal that will implement the Scheme was submitted as part of the Bankstown City Centre planning proposal and sets out how, where and at what rate monetary contributions can be collected for affordable housing. The Scheme also identifies the criteria for the dedication of dwellings or land, how Council will manage any monetary contributions towards affordable housing and a staged implementation plan to support rollout of the Scheme. The Affordable Housing Feasibility Analysis Advice confirms that a contribution rate of up to 3% of the total residential GFA is provided towards development of affordable housing. The





advice also recommends phasing-in the 3% Affordable Housing contribution rates over four years, at 0.75% per year.

#### Chapter 2, Part 3 - Retention of existing affordable rental housing (formerly the State Environmental Planning Policy (Affordable Rental Housing) 2009)

The planning proposal does not contain provisions which contradict or hinder the application of this part of the Housing SEPP. The potential for bonus FSR to be accessed in affordable housing developments under this SEPP has implications for the incentive height and FSR provisions of this planning proposal. These are discussed in detail in Section 6.3.1 of this planning proposal.

#### Chapter 3, Part 5 - Housing for seniors and people with a disability (former State Environmental Planning Policy (Housing for Seniors and People with a Disability)).

The planning proposal does not contain provisions which contradict or hinder the application of Chapter 3, Part 5 of the Housing SEPP. As discussed in Section 6.3.1, this planning proposal does not intend to allow 'double dipping' of incentive clauses under this proposal and the Housing SEPP.

Applicants choosing to develop their land under the Housing SEPP would benefit from the additional FSR under Part 5 'housing for seniors and people with a disability' of the Housing SEPP which for example allows up to 25% additional FSR for development involving independent living units and residential care facilities (Clause 87 of the Housing SEPP). This is a consistent approach to the current Clause 6.29 – '*Additional gross floor area for development in Bankstown CBD commercial core*' which includes the following clause:

*'(5) Development that includes the additional gross floor area under this clause is not eligible for additional floor space ratio under State Environmental Planning Policy (Housing) 2021.'*

Refer to Part 2 '*Delivery of Community Infrastructure through Incentive Floor Space and Building Height*' for the indicative draft clause wording.

#### 6.4 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

##### Extended Operating Hours (late night trading)

It is proposed to add a new subclause in Schedule 2 – Exempt Development to allow extended operating hours (late night trading) in the B2 and B4 Zones for certain business and retail premises without requiring development consent of Council, subject to premises being operated under an existing development consent or Complying Developer Certificate. This amendment has been proposed to apply to B4 zoned land within the Bankstown City Centre planning proposal that was submitted to the Department in March 2022. A similar approach is proposed for this planning proposal as outlined below.

It is noted that since this change was proposed in the draft the Master Plan, the State Government implemented its *Building Back Better* planning reform package which came into effect on 1 February 2022. As part of these *Building Back Better* reforms was the introduction of new clause 2.46C 'Hours of Operation



and trading’ in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) which allows for a range of premises to operate outside the hours permitted by the relevant development consent or complying development certificate in certain business zone, including:

- Zones B1, B2, B3, B5, B6, B7, B8, IN4, SP1, SP2 and SP3: 6am–10pm, and
- Zone B4: 6am–7pm.

The proposed Schedule 2 clause will seek to provide extended late night trading beyond the hours specified in the Codes SEPP as outlined in the table below.

Table 11: Comparison of Codes SEPP Extended operating hours and Council’s proposed late-night trading clause (Schedule 2).

Codes SEPP Clause 2.46C ‘Hours of Operation and trading’	This planning proposal extended operating hours (late night trading) proposed Schedule 2 Exempt development clause	
<b>Zones</b> B1, B2, B3, B5, B6, B7, B8, IN4, SP1, SP2 and SP3	<b>Zones</b> B4 Zones within the Campsie Town Centre only	
<b>Hours permitted</b> 6.00am – 10.00pm, 7 days a week (for above zones)  6.00am – 7.00pm, 7 days a week (for B4 zone only)	<b>Hours permitted</b> 6.00am – 11.00pm, Monday to Thursday, Sunday and public holidays 6.00am to 12.00am, Fridays and Saturdays	<b>Hours permitted</b> 6.00am to 11.00pm, Fridays and Saturdays
<b>Uses permitted</b> All uses except the following: (a) amusement centres, (b) boat building and repair facilities, (c) commercial premises, (d) community facilities, (e) depots, (f) entertainment facilities, (g) function centres, (h) health consulting rooms, (i) industries, (j) information and education facilities, (k) medical centres, (l) recreational facilities (indoor), (m) storage premises, (n) vehicle body repair workshops, (o) vehicle repair stations, (p) veterinary hospitals, (q) warehouses or distribution centres.	<b>Uses permitted</b> (a) business premises (b) shops	<b>Uses permitted</b> (a) market, (b) restaurant or café, (c) take away food and drink (d) premises or (e) mobile food and drink outlets,

To minimise adverse amenity impacts, it is proposed that the extended operating hours (late night trading) Schedule 2 provision in this planning proposal will not apply to the following uses:



- Funeral homes
- Potentially hazardous industries, and potentially offensive industries, within the meaning of State Environmental Planning Policy No 33—Hazard and Offensive Development
- Registered clubs
- Restricted premises
- Retail premises that sell firearms within the meaning of the Firearms Act 1996
- Roadside stalls, and
- Sex services premises.

To manage impacts associated with premises that would be subject to this provision, certain requirements such as those referred within Clause 2.46D of the Codes SEPP could apply, in addition to those proposed in the indicative draft wording for this clause in Part 2, as follows:

- The development must comply with the *NSW Noise Policy for Industry* published in October 2017 by the Environment Protection Authority
- The development must not be designated development, and
- The premises must not require, or be subject to, an environment protection licence under the Protection of the Environment Operations Act 1997.

The proposed Schedule 2 provision will apply only to business and retail premises that are within existing or new B4 Zones, all of which will be located within the Bankstown City Centre and Campsie Town Centre. On this basis, the proposed Schedule 2 provision will not have any broader implications for how the Codes SEPP applies to land elsewhere in the Canterbury Bankstown LGA and the proposed Schedule 2 provision can operate alongside the abovementioned Codes SEPP exempt development provision. A LEP map could be prepared post-Gateway determination to clarify the extent.

### Implications of the 'low-rise housing diversity code' and the NSW State Government 'Low- and mid-rise housing' planning changes

The planning proposal does not contain any provisions which would contravene or hinder the application of the Low-Rise Housing Diversity Code. Although this planning proposal will rezone areas of the Campsie Town Centre from R2 Low Density and R3 Medium Density Residential to R4 High Density Residential, the Code will continue to apply to the R2 and R3 zoned areas on the periphery of the Town Centre. In these zones manor houses, dual occupancies and terraces can be undertaken as complying development, which is consistent with the character of these areas proposed under the Master Plan.

The State Government is seeking to implement '[Low- and mid-rise housing' planning changes](#)'. The first stage of the reforms permits dual occupancies and semi-detached homes in the R2 low-density zone across all of NSW. All new development within the Campsie Town Centre will be levied Section 7.11/12 Development Contributions in accordance with Council's Local Infrastructure Contributions Plan 2022. Therefore, as new development occurs within the Centre under the NSW State Government's low- and mid-rise housing changes, money collected by Council will go towards providing new and improved local infrastructure to support the growing population. Council will continue to advocate for State Government funding for community infrastructure.



## 6.5 State Environmental Planning Policy (Transport and Infrastructure) 2021

### Chapter 2 - Infrastructure formerly the State Environmental Planning Policy (Infrastructure) 2007

The planning proposal does not contain any provisions which would contravene or hinder the application of Chapter 2 of the SEPP. This planning proposal seeks to facilitate above minimum sustainability and energy efficiency outcomes in the Campsie Town Centre. The proposed amendments to this SEPP to permit the installation of household batteries as exempt development compliments this objective of this planning proposal<sup>1</sup>.

In addition, as the planning proposal aims to encourage the growth of health and medical uses within the Campsie Town Centre by rezoning land adjacent to the Canterbury Hospital to B4 Mixed Use zone, to permit delivery of medical and allied health facilities and encourage the development of a cluster. This aligns with the proposed amendments to this SEPP to facilitate broader planning pathways for health service facilities.

## 6.6 Draft TOD SEPP and Low- and Mid-Rise Planning housing reforms

From April 2024, the new Transport Orientated Development SEPP will amend planning controls within 400m of 21 well-located metro and rail stations. The changes will also allow for residential flat buildings and shop top housing in local and commercial centres within 400m of identified stations. In addition, the Department's new 'Diverse and well-located homes' policy proposes changes to planning rules to encourage the delivery of a range of housing types within walking distance from transport and close to shops and services.

While the Campsie metro and rail station is not one of the 21 identified centres, the Town Centre will be subject to the changes proposed under the "Diverse and well-located homes" policy. These include:

- Allow dual occupancies and semi-detached homes in all R2 low density residential zones (implemented in mid-2024).
- Allow terraces, townhouses and 2 storey apartment blocks near train stations and town centres in R2 Low Density Residential zones.
- Allow mid-rise apartment blocks near train stations and town centres in R3 Medium Density zones.
- Introduce non-refusal standards, such as maximum FSR and building heights, for residential flat buildings and shop top housing that are permissible within station and Town Centre precincts except for the low-density residential zone.

For the Campsie Town Centre, the extent of the area where the new policies will ultimately apply and where no growth is proposed under this planning proposal is outlined in Figure 15.

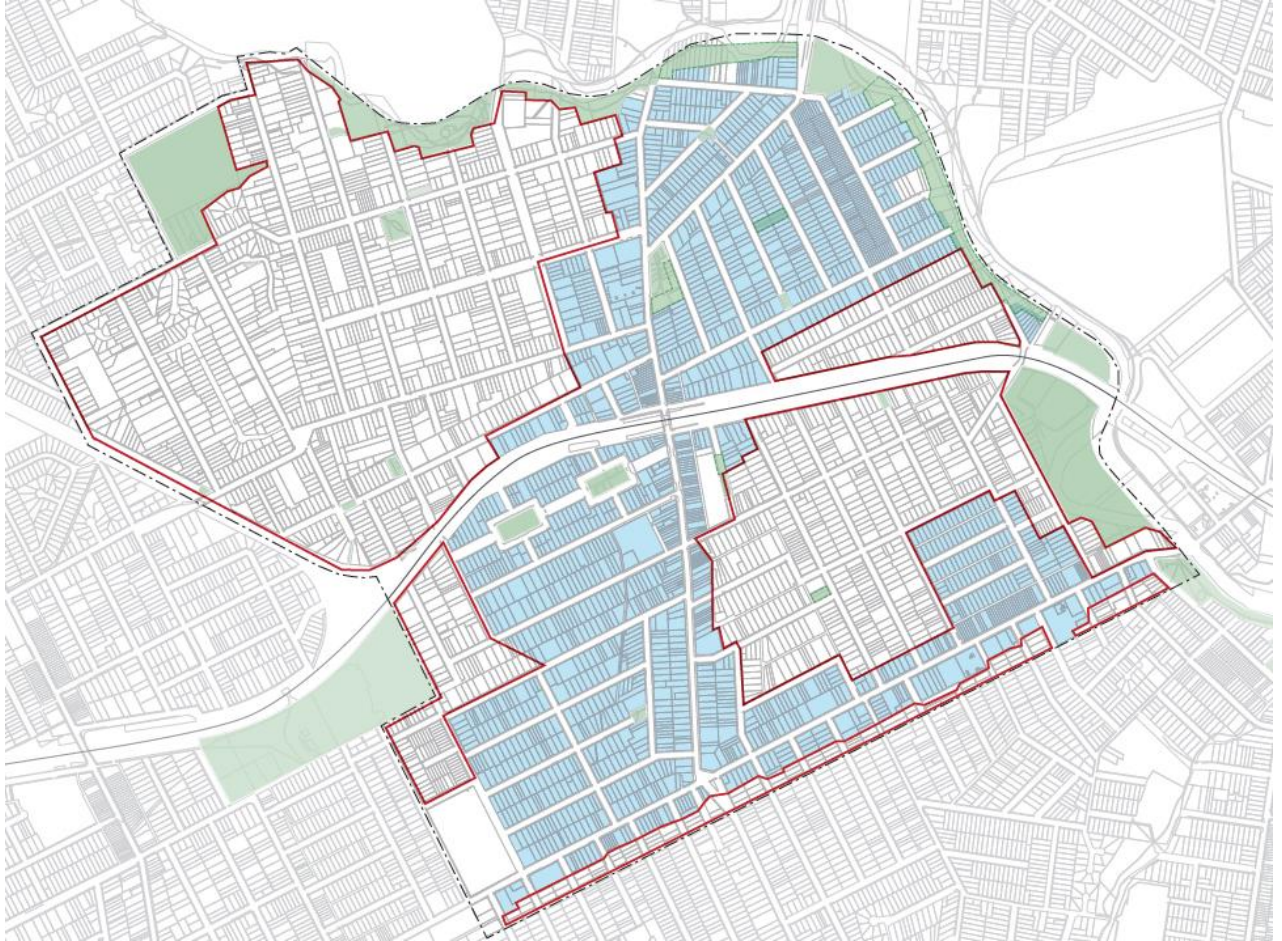
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<sup>1</sup> DPE Website 'Fast-track access to installing household batteries' - <https://www.planning.nsw.gov.au/isepp>





Figure 15: Maps showing the areas (not shaded blue) that would be subject to the State Government's Low- and mid-rise housing planning reforms.



## 7. Is this planning proposal consistent with applicable Ministerial Directions? (Section 9.1 Directions)

This planning proposal is consistent with most applicable Local Planning Directions (Section 9.1 Ministerial Directions) (refer to Appendix B), and discussed further below:

Table 12: Consistency assessment against Local Planning Directions (Section 9.1 Ministerial Directions)

Direction	Consistent / Rationale
Focus Area 1: Planning Systems	Justifiably inconsistent.
Direction 1.4 Site-specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The intent of the direction is to allow a certain land use or uses that are currently permissible within a given land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.





Direction	Consistent / Rationale
	<p>In relation to the above, it is noted that this planning proposal imposes certain restrictions on the development in Zone B4 Mixed Use by requiring a minimum quantum of employment generating uses on the ground floor which is currently not mandated by the CBLEP 2023. Further it is proposed to include an incentive floor space and building height LEP clause that will require certain development outcomes to be delivered for the incentive height and/or FSR to be obtained.</p> <p>The proposed site specific provision ensures long term protection and delivery of commercial floor space, community infrastructure and affordable housing to meet Council's job targets for the Campsie Town Centre. In the absence of the clause, Council is unable to mandate the requirements delivery of the above outcomes including non-residential floor space as part of the B4 mixed use development within the centre, resulting in a community disbenefit and a loss of employment generating uses and the job targets not being met. It is also proposed that Additional Permitted Uses will be applied to key sites along the Cooks River to provide opportunities for activity and improved amenity linked with areas passive recreation along the river foreshore.</p> <p>In consideration to the above justification, the minor inconsistency is considered justifiable as the intent of the restrictive control is to ensure that the intended outcomes sought in this planning proposal can be delivered within Campsie Town Centre. This planning proposal is therefore considered consistent with Direction 1.4 Site-specific Provisions.</p>
<b>Focus Area 3: Biodiversity and Conservation</b>	<b>Consistent.</b>
Direction 3.2 Heritage Conservation	<p>The Campsie Master Plan refers to various potential heritage items that are currently under assessment by Council as part of an LGA-wide review. A total of 22 new heritage items are proposed to be listed under Schedule 5 Part 1 of the CBLEP 2023 as part of this planning proposal. Refer to <a href="#">Inclusion of heritage items to be listed under Schedule 5, Part 1 of CBLEP 2023</a> in Part 2 of this planning proposal.</p> <p>The planning proposal will include changes to zoning, height of building and FSR to the Campsie Town Centre which will include heritage item sites. In this regard, the changes to planning controls will apply to a broader area rather than the sole purpose of seeking to change controls for existing heritage items specifically. Any future development on heritage item sites will be required to address heritage impact in accordance with the existing LEP controls and the future Campsie Town Centre DCP.</p> <p>Beyond specific heritage controls, the planning proposal seeks to retain the following two areas of special local character within Campsie:</p> <p>Carrington Square and surrounding properties, and Gould Street, Redman Street and Wonga Street, near Tasker Park.</p>



Direction	Consistent / Rationale
	<p>These areas have been identified as special character areas given the number and distribution of relevant character buildings. They are generally characterised by single detached housing, with features originating from an Inter-war period, which can be linked to an important period of urban development in Campsie. The aim in these areas is to retain their character and for future development to be sensitive and responsive to that character. As such there is limited intensification proposed, and it is recommended these areas be preserved.</p> <p>To implement these changes and preserve the special character of these areas, the planning proposal will rezone these defined areas from R3 Medium Density Residential to R2 Low Density Residential. The proposed rezoning will better reflect the fine grain and the low-density character of these areas and ensure preservation of these areas the broader Campsie Town Centre undergoes significant land use and intensification uplift to accommodate future housing and jobs growth. The areas of special local characters will further be supported by DCP controls to inform future development.</p> <p>Protecting and valuing Campsie's Aboriginal heritage was an important objective of the Campsie Master Plan (Objective 8.1 – Local Aboriginal heritage culture is valued and celebrated). This planning proposal has been informed by an Aboriginal Cultural Heritage Study, which recommended potential DCP controls to be implemented with the planning proposal to value Aboriginal heritage, including place-naming, use of native plants and locally indigenous materials and the integration of Aboriginal artwork and storytelling into new development.</p> <p>Within the DCP will be reference to the <i>Connecting with Country</i> Framework prepared by the Government Architect NSW and released in 2023. The DCP will include objectives and controls that aim to support the health and wellbeing of Country and the following three long-term strategic goals of the Framework:</p> <ul style="list-style-type: none"><li>• Reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices</li><li>• Value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects, and</li><li>• Ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.</li></ul> <p>Further, as outlined in Section 7.5 of <i>Campsie Town Centre and Campsie Town Centre Master Plans Aboriginal Culture and Heritage Study</i> (p110) Council will consider undertaking consultation with the local Aboriginal community to ensure relevant themes and values are included in the designing and planning process such as inclusion within the DCP.</p> <p>Refer to Section 7.3.1 (page 108) of the Bankstown Town Centre and Campsie Town Centre Master Plans Aboriginal Culture and Heritage Study (Attachment O) for further details.</p>



Direction	Consistent / Rationale
Focus Area 4: Resilience and Hazards	<b>Justifiably inconsistent.</b>
Direction 4.1 Flooding	<p>Ministerial Direction 4.1 applies when a planning proposal is prepared by the relevant planning authority that creates, removes, or alters a zone or a provision that affects flood prone land. Ministerial Direction 4.1 notes a planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Environmental Protection Zones to a Residential, Business, Industrial or Special Purpose Zones. It is understood that these land use changes represent an intensification in zoning from a non-developable use which could potentially increase flood risk. The land use changes proposed as part of the planning proposal are not proposing a change from non-developable to a developable use, therefore are eligible even if they are flood affected.</p> <div><p><b>Reference:</b></p><ul style="list-style-type: none"><li>• Table 5-1 (p70) of the updated FRA contains a listed review of the proposed land use change areas, with all being consistent with Ministerial Direction 4.1.</li><li>• Table 6-1 (pages 77-79) of the updated FRA includes a response to the Ministerial Direction 4.1.</li></ul></div> <p>Regarding the sites nominated within the study area for intensified development, the proposed development will most likely be in the form of vertical development with HOB and FSR increases. The sites were found to have existing development potential under current land use zoning, therefore the increase of flood impacts will be incremental. The updated FRA assumed that developable portions of these sites will be flood-free post-development, based on adherence to CBC's current Flood Planning Level (FPL) requirements, including that all proposed residential buildings to have all habitable floor levels suspended above the 1% AEP plus 0.5m freeboard.</p> <p>Additionally, the planning proposal demonstrates consistency with Section (3)(g) of Ministerial Direction 4.1, as it has been determined that evacuation for most sites will most likely utilise Shelter in Place which offers a viable alternative for off-site evacuation (should a flood last up to six hours), avoiding cases where vehicles are queued on multi-storey basement driveways to exit onto possibly crowded local roads, and exposing occupants to greater flood risk.</p> <p>The planning proposal is found to be justifiably inconsistent with several requirements within Ministerial Direction 4.1, however the updated FRA concludes that the proposed intensification of development and zoning changes in the floodplain are generally in accordance with the provisions of the NSW Flood Prone Land 2021 of which Ministerial Direction 4.1 states a planning proposal must give effect to and be consistent with. However, it is reiterated that high hazard areas within the study area are to be considered</p>



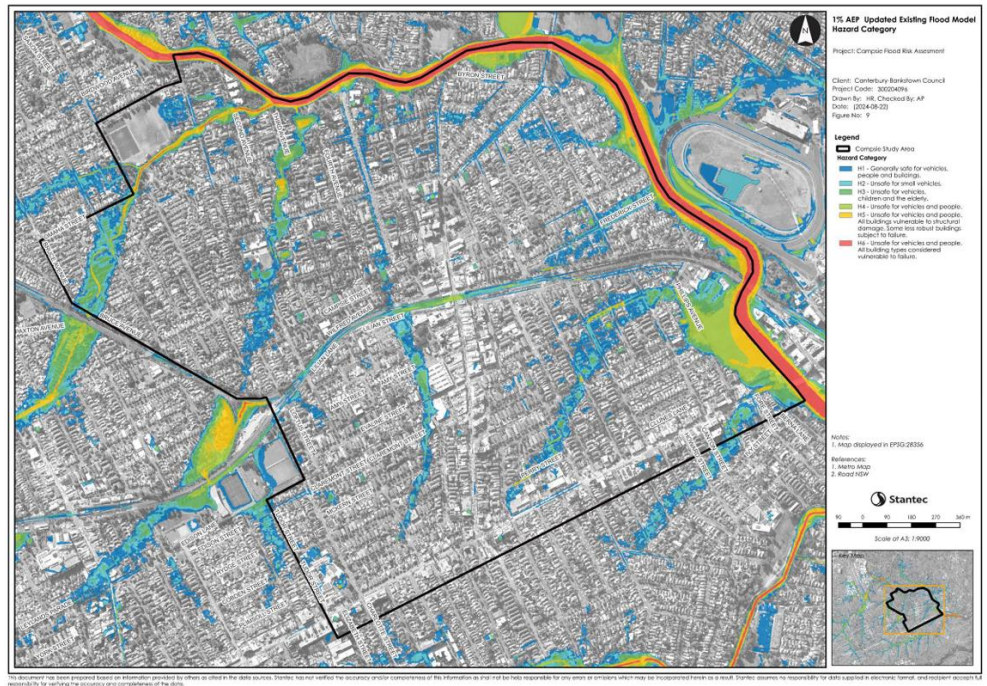


Direction

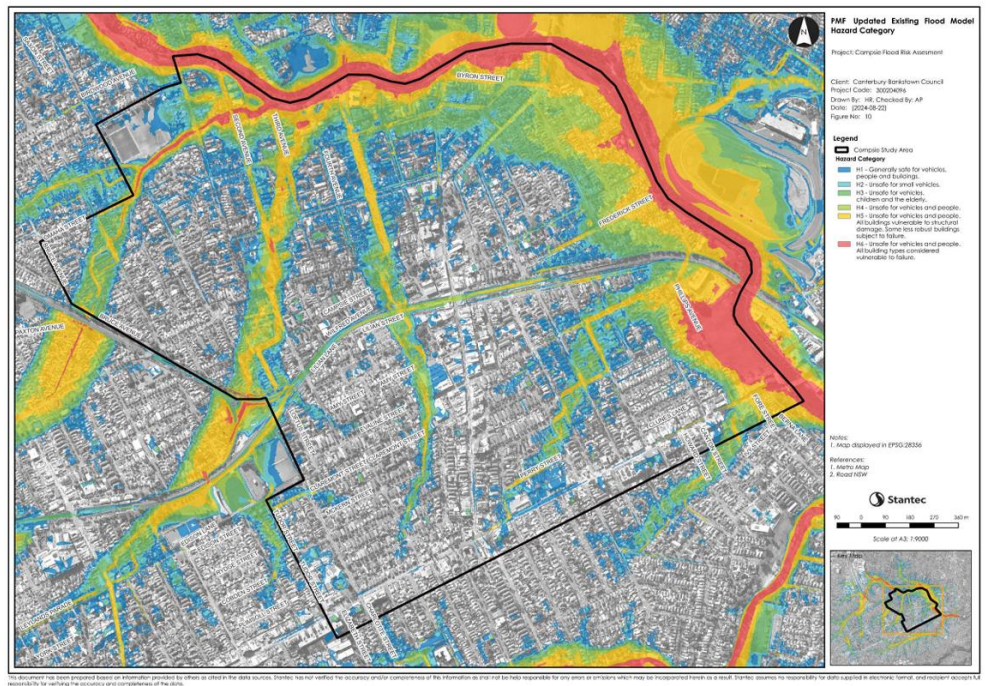
Consistent / Rationale

further in the latter stages of the planning proposal, in addition to future DCP controls to address key flooding matters.

PMF Updated Existing Flood Model Provisional Hazard, Stantec 2024



1% AEP Updated Existing Flood Model Hazard Category, Stantec 2024







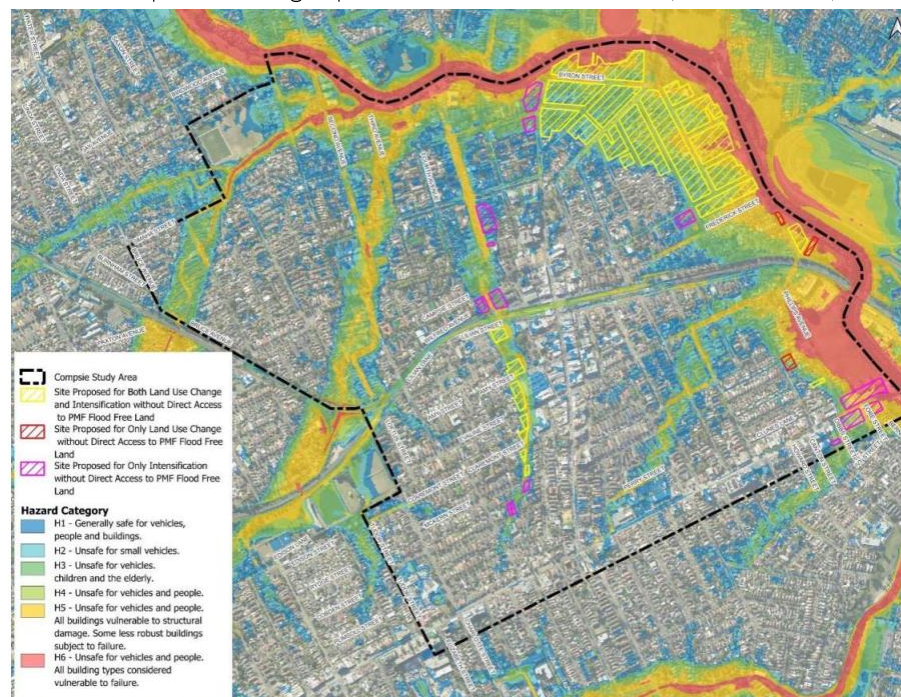
Direction	Consistent / Rationale
	To confirm potential impacts on the proposal of assessing the suitability of shelter-in-place, a review of development sites with direct access to PMF flood free land has been conducted. Conservatively, if evacuation is not possible in flash flooding areas, and shelter-in-place were not considered feasible, then any development site without direct access out of the PMF extent would not be eligible for rezoning.

The development sites this would apply to are shown:

- yellow hatched for those proposed for both land use change and intensification;
- red hatched for those proposed only for land use change; and
- pink hatched for those proposed only for intensification.


As shown, given the number of sites potentially affected, this would have an impact on the planning proposal. As a result, if shelter-in-place is not deemed possible and these affected sites would not be able to rely on evacuation, then a conservative interpretation of the flood risk may limit the development potential of the sites shown in the figure below (from Figure 5-10 of the Stantec Report). This is considered a conservative assessment of the flood risk, and is not supported by Stantec at this time nor the Department in its exhibited EIE for the Bankstown Accelerated TOD Precinct proposal. It is noted that for Campsie and Bankstown, this review is included as a potential worst case assessment of the potential limitations flooding may place on the proposed development.

Figure below shows 'Sites Proposed for Changes to Land Use or Intensification Without Direct Access to PMF Flood Free Land – with PMF H1-H6 Hazard' (Figure 5-10, p64 of the Stantec Campsie Rezoning - Updated Flood Risk Assessment, Attachment S)







Direction	Consistent / Rationale
	<p>It is noted that the Report prepared by Stantec states that two areas of proposed residential intensification are located in higher flood risk areas along Byron Street (marked A in the Figure below) and Cowper Street (marked B in the Figure below).</p> 
	<ul style="list-style-type: none"><li>• <b>Block A (17-25 Byron Street, Campsie)</b> – Retain current zoning – this block was originally considered appropriate for high density development, consistent with the proposed vision for the Cooks River Foreshore. However, further analysis suggests these sites may not be suitable for high density development due to the potential flood risk requiring significant raising of ground levels, resulting in poor outcomes for this precinct. These blocks look to have already been developed for multiple dwellings. <u>As such, this planning proposal does not zone these properties for high density residential uses and retain their current use.</u></li><li>• <b>Block B (6-12A Gordon Street)</b> – Retain current zoning – this block was originally considered appropriate for high density development, consistent with the proposed vision for the Cooks River Foreshore. However, further analysis suggests these sites may not be suitable for high density development due to the potential flood risk requiring significant raising of ground levels, resulting in poor outcomes for this precinct. <u>As such, this planning proposal does not zone these properties for high density residential uses and retain their current use.</u></li></ul>
Direction 4.2 Coastal Management	<p><b>Justifiably inconsistent.</b></p> <p>This planning proposal is affected by a proximity buffer of some sections of coastal wetlands associated with the Cooks River which surrounds the Campsie Town Centre along the northern and eastern edges.</p>



Direction	Consistent / Rationale
	<p>This planning proposal intends to rezone certain residential areas in the Campsie Town Centre from R3 Medium Density Residential to R4 High Density Residential to support the projected population growth within Campsie Strategic Centre. Some of these properties proposed for rezoning are located within the 100m buffer zone of coastal wetlands due to their proximity to the Cooks River. The proposed intensification is not 'within' any mapped coastal wetlands and/or areas identified as current or future coastal hazard in Council's LEP or under the State Environmental Planning Policy (Resilience and Hazards) 2021.</p> <p>According to Local Planning Direction 4.2, a planning proposal must not rezone land for intensification 'within' a coastal wetland and/or area identified as current or future coastal hazard in Council's LEP/DCP or any other studies.</p> <p>As the proposed intensification is within a buffer zone of certain sections of coastal wetlands, and the nature of the intensification change proposed is predominantly for residential purposes, Council considers this to be of minor inconsistency and provides the following justification:</p> <ul style="list-style-type: none"><li>• Properties subject to intensification would be excluded from the SEPP (Exempt and Complying Development Codes) 2008 to any new developments due to the coastal wetland affectation</li><li>• A Development Application will be required to demonstrate that proposed development on land in proximity to coastal wetlands will not significantly impact on the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland</li><li>• This planning proposal intends to celebrate Cooks River as a key element of the Campsie Strategic Centre's identity and intends to draw the community closer to the Cooks River and create a sense of ownership, connection and value with the river and its foreshore area</li><li>• Council's strategic approach towards acquiring certain lands for the purposes of public recreation and rezoning certain other lands to RE1 Public recreation are primarily to expand the existing parklands and recreational corridor along the Cooks River. The above approach provides Council an opportunity to explore vegetating these areas in the future in consultation with relevant public authorities such as Sydney Water</li><li>• This planning proposal implements water sensitive urban design to ensure urban stormwater runoff is appropriately managed at the source and the future intensification of the centre does not adversely impact on the functioning of identified coastal wetlands. The DCP amendment that will apply to Campsie will have the opportunity to provide detailed development controls and objectives to ensure future development in the Town Centre adheres to best practice Water Sensitive Urban Design (WSUD) principles</li></ul>



Direction	Consistent / Rationale
	In consideration to the above matters, the proposed intensification within a buffer zone of coastal wetlands is justified.
Direction 4.4 Remediation of Contaminated Land	<p><b>Consistent.</b></p> <p>The planning proposal includes rezoning of the site at 25 Anglo Road, Campsie from SP2 Infrastructure 'Drainage' to B4 Mixed Use Zone that will permit sensitive uses such as residential, educational, recreational, childcare and the like that were not previously permitted under the current SP2 zoning.</p> <p>Council has obtained expert advice from environmental consultants Douglas Partners that confirms the suitability of the land for the proposed zoning and consistency with the relevant Local Planning Making Direction 4.4 'Remediation of Contaminated Land'. The result of the Preliminary Site Investigation indicates that the site can be made suitable for the proposed land uses subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations, at the Development Application stage, should the site be redeveloped in the future. This is consistent with part 1(b) of the Direction.</p> <p>Further, in accordance with the Local Planning Making Direction 4.4(2), this planning proposal will be consistent with the following:</p> <p><i>"Before including any land to which this direction applies in a particular zone, this planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines."</i></p> <p>Refer to Attachment T for the Preliminary Site Investigation Report prepared by Douglas Partners. No changes are required to the planning proposal because of the Preliminary Site Investigation studies.</p>
Direction 4.5 Acid Sulfate Soils	<p><b>Justifiable inconsistency.</b></p> <p>The intensification proposed by the planning proposal includes certain lands that are identified on the Acid Sulfate Soils Planning Maps as being affected by Class 4 and 5 Acid Sulfate Soils. This includes certain areas in the southern end of the Campsie Town Centre.</p> <p>This planning proposal notes that the CBLEP 2023 currently has a robust provision for managing Acid Sulfate Soils of varying severity. The existing provisions of the LEP will continue to apply to the planning proposal area and will ensure that the intended future management of Acid Sulfate Soils is achieved. As part of any future Development Application, properties within the intensification area would be required to demonstrate that the proposed works are in accordance with the Acid Sulfate Soils Manual.</p>



Direction	Consistent / Rationale
	<p>It is also noted that certain properties with Class 1 and 2 Acid Sulfate Soils areas (denoted as having a potentially higher risk) are proposed to be acquired by Council and/or to be dedicated as part of the intent of this planning proposal to create public access and facilitate naturalisation along the Cooks River.</p> <p>In consideration to the above matters, the inconsistency with this direction is of minor significance and therefore justified.</p>
<b>Focus Area 5: Transport and Infrastructure</b>	<b>Consistent.</b>
Direction 5.1 Integrating Land Use and Transport	<p>This planning proposal capitalises on the completion of Sydney Metro City and Southwest conversion, which includes a new Metro railway station at Campsie that commences operation in 2024 and aims to align employment and housing growth with the delivery of city-shaping transport infrastructure. Increasing residential and employment opportunities in an area which will have enhanced access to transport infrastructure reduces dependence on cars supports the efficient and viable operation of public transport services.</p> <p>This planning proposal will maximise enhancements to existing and future walking and cycling infrastructure within the Campsie Town Centre by concentrating future jobs and dwelling growth within the Town Centre where such infrastructure is intended to be delivered in the future. These opportunities will be investigated further as this planning proposal progresses and will be supported by comprehensive DCP controls, including a reduction in on-site parking rates within the Campsie Town Centre and the introduction of maximum parking rates for areas in close proximity to the future Campsie Metro station (within 400m). The Off-Street Parking and Servicing/Loading Study by GTA consultants considers the needs of freight and servicing within the town centre and will inform the preparation of the DCP.</p>
Direction 5.2 Reserving Land for a Public Purposes	<b>Consistent.</b> <p>The objective of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes. According to the Direction, where land is to be reserved for public purposes, the land is to be outlined and annotated on the Land Reservation Acquisition Map, and the relevant acquisition authority is to be identified.</p> <p>This planning proposal proposes to amend the existing Land Reservation Acquisition Map to include the following new properties for acquisition by Council for the provision of public open space (zoned RE1 Public Recreation):</p> <ul style="list-style-type: none"><li>• 7 Bellombi Street, Campsie</li><li>• 16, 17 and 18 Dryden Street, Campsie</li><li>• 19 and 21 Burns Street, Campsie, and</li><li>• A portion of 5 East Parade, Campsie.</li></ul>



Direction	Consistent / Rationale
	For the above properties, Council will be the nominated acquisition authority. In consideration to the above matters, this planning proposal is consistent with the Direction 5.2 Reserving Land for a Public Purposes.
Direction 5.5 High Pressure Dangerous Goods Pipelines	<p><b>Consistent.</b></p> <p>There is an existing high pressure pipeline that runs on the northern and eastern bank of Cooks River. Parts of the Campsie Town Centre would fall within the 140m-200m 'application' area buffer zone of the pipeline.</p> <p>A Land Use Safety Study (LUSS) has been prepared and is submitted as a confidential report with this planning proposal to the Department. The LUSS concludes that: <i>'Land use changes envisaged by the Master Plan result in risk levels from the DG pipelines considered in this study that satisfy both quantitative and qualitative risk criteria for development in the vicinity of potentially hazardous facilities as given by NSW DP&amp;E [2] and [4]. As such, there are no changes required for the Master Plan.'</i></p> <p>The LUSS report findings do not suggest that the Campsie Town Centre planning proposal requires inclusion of properties within the maps referred in Clause 6.30 'Prohibited development in hazard area' and 6.31 'Residential development near pipelines' of the CBLEP 2023.</p> <p>On this basis the Direction has been satisfied.</p>
Focus Area 6: Housing	<b>Justifiable inconsistency.</b>
Direction 6.1 Residential Zones	<p>This planning proposal facilitates increases in residential density and housing diversity throughout the Campsie Town Centre, in order to meet dwelling targets established in the South District Plan. The proposed rezoning amendments are generally consistent with this Local Planning Direction as it will enable delivery of diverse and affordable housing that makes efficient use of existing infrastructure. This planning proposal includes incentive clauses that will provide building height and FSR bonuses that will encourage increased density for new development, including delivery of new dwellings, which will reduce the consumption of land for housing and associated urban development on the urban fringe of Sydney. This is consistent with the Local Planning Direction.</p> <p>There are two areas within the Campsie Town Centre that are proposed to be rezoned from R3 Medium Density Residential to R2 Low Density Residential Zone, these are the following 'precincts' which are identified as Special Character Areas in the Master Plan (page 56):</p> <ul style="list-style-type: none"> <li>• Carrington Square and surrounding properties, and</li> <li>• Gould Street, Redman Street and Wonga Street, near Tasker Park.</li> </ul> <p>The reason for these areas to be zoned to R2 Low Density Residential are as follows:</p>





Direction	Consistent / Rationale
	<ul style="list-style-type: none"><li>• Two areas are identified as special character areas given the number and distribution of relevant character buildings.</li><li>• They are generally characterised by single detached housing, with features originating from an Inter-war period, which can be tied in with the original urban fabric in Campsie.</li><li>• The aim in these areas is to retain their character and for future change to be sensitive and responsive to that character.</li><li>• The lot configuration and layout, along with the existing height and floor space ratio controls, generally result in a low density built form outcome.</li></ul> <p>As such there is limited intensification proposed, and it is recommended these areas be considered for low density land uses.</p> <p>There are certain areas within the Campsie Town Centre that are proposed to be rezoned from more permissive zones to more restrictive zones, in particular the commercial centre of Bankstown which is to be rezoned from B4 Mixed Use to B3 Commercial Core. This is arguably a 'downzoning' which will "reduce the permissible residential density" of that land, which is inconsistent with the Local Planning Direction. This could also apply to the properties which are proposed to have provisions requiring a minimum of 50% employment generating floor space, reducing the potential residential density of these B4 zoned sites.</p> <p>However, in context of the overall Campsie Town Centre, this planning proposal will enable a significant overall uplift of residential density, providing capacity for 6,360 additional dwellings to 2036 through increases in height and FSR as well as the 'up-zoning' of other areas within the Town Centre (Refer Part 2). This is essentially doubling the existing housing capacity in Campsie Town Centre. The following areas are proposed to be 'up-zoned' within the Campsie Town Centre to allow for residential development that was not previously permitted or increased residential density:</p> <ul style="list-style-type: none"><li>• From SP2 Infrastructure to B4 Mixed Use:</li><li>• From R2 Low Density Residential to R4 High Density Residential:</li><li>• From R3 Medium Density Residential to R4 High Density Residential:</li></ul> <p>These sites are appropriate for increased residential densities as they are within walking distance of Campsie Station and future Metro station (less than 800m). These areas are also in proximity to open space, shops and services in the Campsie Town Centre.</p> <p>Areas at the periphery of the Campsie Town Centre will retain their existing zoning. These areas will be retained in their existing form because of their location beyond 800m walking distance to the future Campsie Metro Station or they contribute to the established built form and character of Campsie.</p> <p>Notwithstanding the above, the dwelling calculations and provisions proposed under the draft TOD SEPP and Diverse and well-located homes policy will override.</p>



Direction	Consistent / Rationale
<b>Focus Area 7: Industry and Employment</b>	<b>Consistent.</b>  This planning proposal is consistent with the objectives of this Local Planning Direction as it will provide:
Direction 7.1 Business and Industrial Zones	<ul style="list-style-type: none"><li>• Retention and rezoning of existing business zones (from B2 Local Centre to B4 Mixed Use) with a slight expansion of business areas to facilitate job growth, establish a 'node' around the Beamish Street, Bexley Road and Canterbury Road intersection to support establishment of the Eastern Lifestyle and Medical Precinct</li><li>• Adopt the B6 Business Development zone to a stretch of Canterbury Road as recommended by the Canterbury Road Review</li><li>• Introduction of an LEP clause that requires employment generating uses on the ground floor of B4 zones as a minimum</li><li>• Adoption of the minimum 50% employment generating uses in the Town Centre linked to development incentives</li><li>• Adoption of the LEP clause that requires no-net loss of employment generating uses to any new developments, and</li><li>• Jobs growth within a Strategic Centre as per the South District Plan.</li></ul> There are no changes proposed to the permissible uses in the existing B4 Zone.  <u>Additional Permitted Uses</u>  The planning proposal also introduces restaurants and cafes' and 'takeaway food or drink premises' uses as Additional Permitted Uses (APU) at key sites along the Cooks River Foreshore to improve amenity and utilisation of the corridor. The preferred sites are indicated on the Proposed Urban Design Framework in the Master Plan (page 37). There are no other Additional Permitted Uses (APUs) proposed within the planning proposal at this time.  The planning proposal seeks to remove "residential accommodation" as an APU (on the CBLEP 2023 Key Sites Map) from B5 Business Development zone. This change aligns with the Canterbury Road Review and is intended to focus residential development closer to and around Campsie Railway Station and reinforces the current and future role of Canterbury Road as an enterprise corridor.  There are no other amendments proposed in this planning proposal which would impact industrial and urban service land in or around the Campsie Town Centre. This planning proposal is supported by an Economics and Land Use Study prepared by SGS Economics and demonstrates consistency with Council's Employment Lands Strategy as outlined in Section 4.4.



## Section C – Environmental, social and economic impact

### *8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?*

#### Ecological assessment - Terrestrial biodiversity mapping

Ecologists at Ecoplaning Pty Ltd was engaged by Council in May 2024 to assist in identifying and recommending areas within the Campsie Town Centre that should be nominated as 'terrestrial biodiversity' under Clause 6.4 'Biodiversity' of the CBLEP 2023 and accompanying maps. Ecoplaning initially undertook a desktop assessment and a subsequent field assessment in June 2024 to validate the existing plant communities, the current vegetation condition and inspection of potential threatened species habitat within Campsie Town Centre study area.

#### Reference:

- Details of the desktop and field assessment undertaken, and the results is provided on pages 8-11 of the Ecoplaning report (Attachment U).
- The proposed additions to the terrestrial biodiversity map under Clause 6.4 'Biodiversity' of the CBLEP 2023 is shown on page 19 of the Ecoplaning report.

A detailed draft Biodiversity Impact Report (Attachment U) has been prepared on behalf of Council dated 10 September 2024, which recommends for inclusion of 2.96 hectares (ha) of vegetation in the terrestrial biodiversity map. A total of 58 lots were also identified as contained some area of terrestrial biodiversity mapping located within their boundary. The Lot and DP and street address of these 58 properties have been listed in a table on page 30 of Attachment U.

#### Plant Community Types (PCTs) and Threatened Ecological Communities (TECs)

The desktop and field assessments confirmed the presence of three PCTs surrounding, and adjacent to the Cooks River including:

PCT 3448: Castlereagh Ironbark Forest (Cooks River Castlereagh Ironbark Forest Endangered Ecological Community)	This PCT consisted of a small patch along the northern boundary of the study area, adjacent to the Cooks River, of which was observed from nearby vantage points. Observations indicated a sparse canopy of ironbark trees, gum trees and wattles amongst other species. This PCT is found to be in a 'disturbed' condition.
PCT 4028: Estuarine Swamp Oak Twig-rush Forest (Swamp Oak	This PCT consisted of small, fragmented patches along the northern and eastern boundaries of the study area, adjacent to the Cooks River which appeared to have estuarine/tidal influence. It is uncertain whether this PCT has naturally regrown



Floodplain Forest Endangered Ecological Community)	following historical clearing, or whether it had been planted. This PCT is found to be in a 'disturbed' condition.
PCT 4091: Grey Mangrove-River Mangrove Forest	This PCT consisted of fragmented patches along the northern and eastern boundaries of the study area, occupying the fringes of the Cooks River, however it was not observed upstream of Burwood Road as there is a concrete canal. Native ground layer species were rare, with only Sea Rush and Broadleaf Cumbungi observed. This PCT is deemed to be in 'moderate' condition.

### Reference:

Section 3.1 within the draft Biodiversity Impact Report (p9-p11) contains further details pertaining to each PCT.

## Planted Native Vegetation

Significant areas of planted native and exotic vegetation were also present, appearing to be for horticultural and aesthetic purposes and not necessarily planted to meet the requirements of local, native vegetation types. The native vegetation mapped within the study area was observed to be in poor condition, with weed infestations and high levels of disturbance from adjacent urban land uses.

Planted native vegetation was the most widespread within the study area with the largest patches observed and mapped along the northern and eastern boundaries, comprising of scattered trees in parklands and along roads.

Some revegetated areas of native vegetation were present in patches along the Cooks River; however, they did not conform to any locally occurring PCT – rather a wide array of native species local to the Sydney region have been planted.

### Reference:

Section 3.1 within the draft Biodiversity Impact Report (p10-p11) contains the full list of native species observed within the study area.

## Revegetation of Cooks River Foreshore & Pre-Clearing Layer

The Campsie Town Centre Master Plan proposed to increase the provision and quality of open spaces, particularly at the Cooks River Foreshore Landscape Management Area (CRFLMA) which aims to promote and enhance the amenity and access, extending the existing mangrove system and riparian corridor along the foreshore area. The CRFLMA provides an opportunity for revegetation projects to restore local species within the Campsie Town Centre precinct. The PCTs identified in the pre-clearing layer include:



- PCT 3448 – Castlereagh Ironbark Forest
- PCT 4091 - Grey Mangrove-River Mangrove Forest
- PCT 3262 - Sydney Turpentine Ironbark Forest
- PCT 3594 - Sydney Coastal Sandstone Foreshores Forest

Following discussion with Ecoplanning, it was determined that due to landscape position and existing vegetation in the vicinity of the CRFLMA, that PCT 3448 is deemed most suitable for any revegetation projects undertaken along the Cooks River foreshore (outside inundated areas).

Table 3.2 (p15) in the draft Biodiversity Impact Report provides an extensive list of possible species for PCT 3448 based on the information contained in the BioNet Vegetation Classification (DCCEEW 2024).

### Threatened Species

A total of 81 species were reviewed based on nearby (within 5 km) BioNet records and the species lists produced by the public Biodiversity Assessment Method Calculator (BAM-C). Based on the field assessment, and a review of species requirements, 62 were determined to be unlikely to utilise habitat within the Campsie Town Centre area. The field assessment found a total of 17 species are identified as potential to utilise habitat, with two species as likely to utilise habitat, being:

- Large Bent-winged Bat (*Miniopterus orianae oceanensis*), and
- Grey-headed Flying-fox (*Pteropus poliocephalus*).

#### Reference:

- Section 3.1 within the draft Biodiversity Impact Report (p10-p11) contains the full list of native species observed within the study area.
- Refer to Figure 3.2 (p13) in the draft Biodiversity Impact Report to view the locations of the abovementioned species, according to BioNet (DCCEEW 2024).

It was determined the Large Bent-winged Bat may be present in the form of culverts within the study area. This species is considered an 'ecosystem' credit under the Biodiversity Assessment Method (BAM) when only foraging habitat is present, which is deemed to be likely particularly along the Cooks River where mangroves and swamp oak forest provide some connectivity.

The records for Grey-headed Flying-fox within the Campsie Town Centre area all relate to foraging habitat, as no breeding camps are present within the area. The nearest breeding camp is located at Girrawheen Park, approximately 2km south of the study area. Section 3.2 within the draft Biodiversity Report (p11-13) contains further details pertaining to the threatened species and their habitat.

Figure 16 indicates PCTs and TECs within the study area, including hollow bearing trees.

### Draft Terrestrial Biodiversity Mapping





A draft terrestrial biodiversity map (refer to Figure 17) has been prepared based on the information and data mentioned in this section compiled as part of the desktop assessment and field assessment undertaken by Ecoplanning. This map shows proposed additions to the Terrestrial Biodiversity Map under Clause 6.4 'Biodiversity' of the CBLEP 2023. There is no proposed amendment to the wording of the existing Clause 6.4 of the CBLEP 2023.

In addition, areas identified in the *Cooks River Catchment Coastal Management Program Biodiversity Assessment* (Applied Ecology 2024) as 'Mangrove' or 'Mangrove transition' are also included in the draft terrestrial biodiversity map.

The draft terrestrial biodiversity map identifies a total of 2.96 ha of vegetation, including:

- 0.59 ha of PCT 3448 - Castlereagh Ironbark Forest (Cooks River Castlereagh Ironbark Forest Endangered Ecological Community)
- 0.58 ha of PCT 4028 - Estuarine Swamp Oak Twig-rush Forest (Swamp Oak Floodplain Forest Endangered Ecological Community)
- 1.55 ha of PCT 4091 - Grey Mangrove-River Mangrove Forest
- 0.24 ha of Mangrove or Mangrove transition mapped by Applied Ecology 2024 (that isn't also mapped as a PCT).
- 7.11 ha of Planted Native/Exotic Vegetation



Figure 16: Plant Community Types (PCTs) and Threatened Ecological Communities (TECs), Ecoplanning 2024

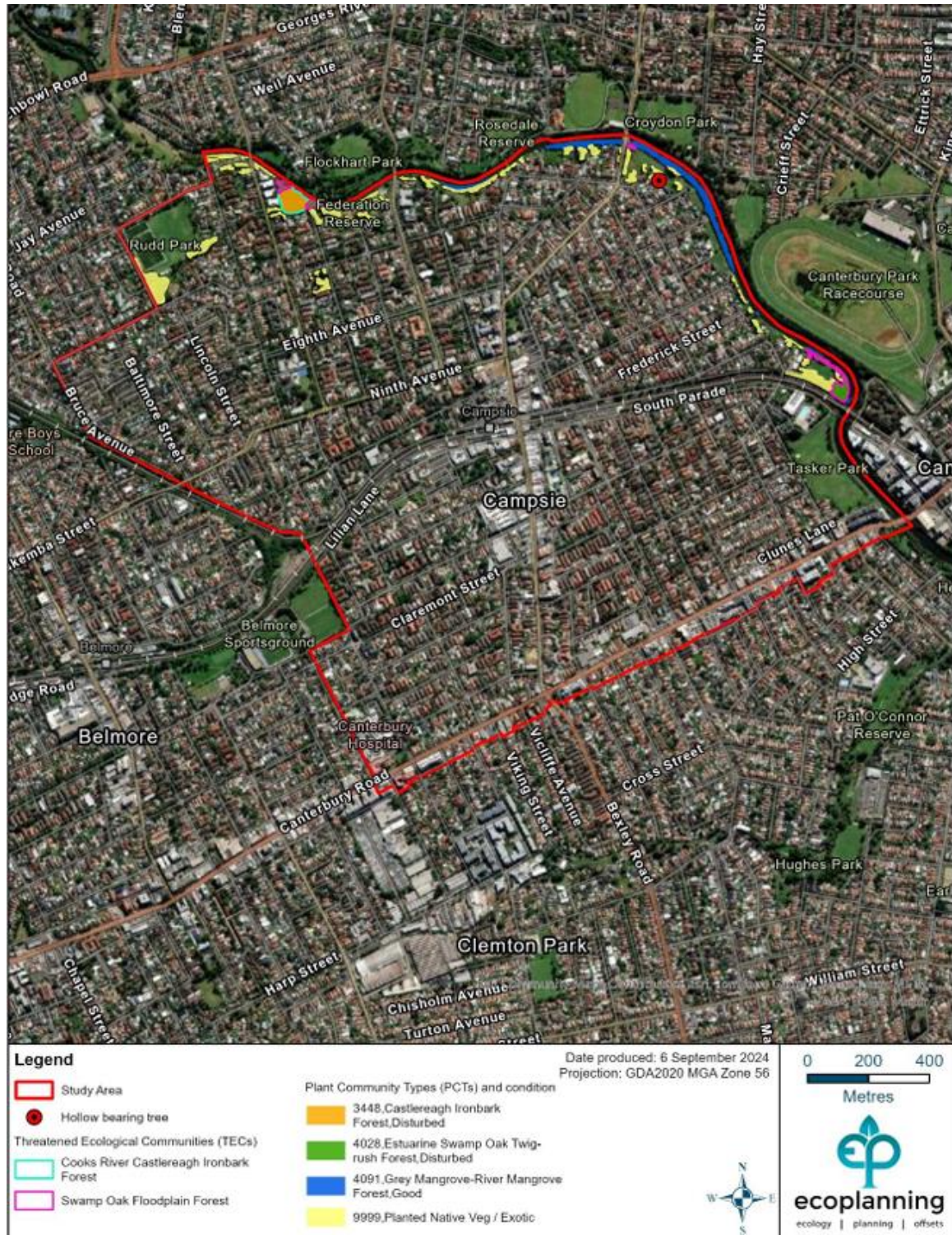
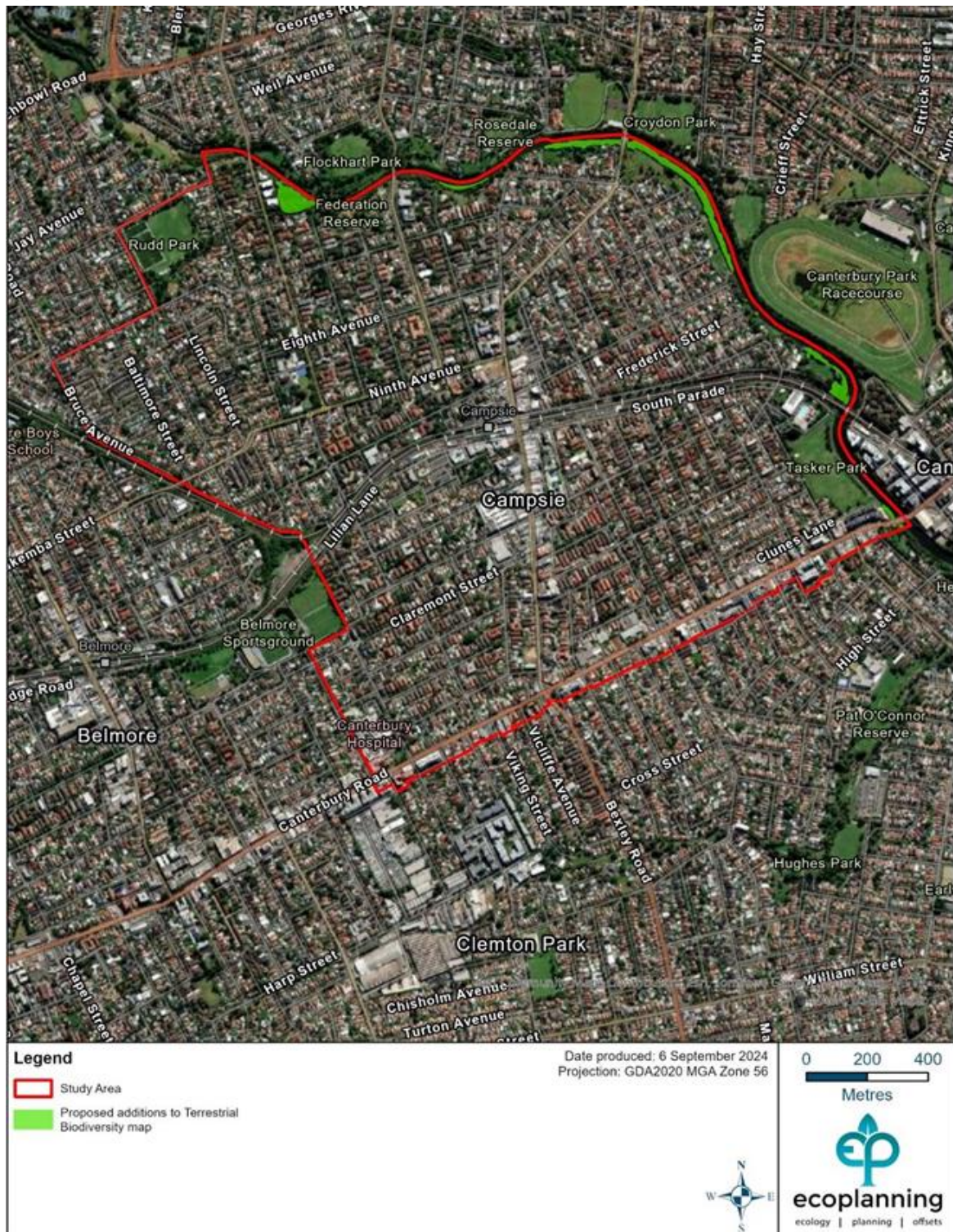






Figure 17: Proposed additions to Terrestrial Biodiversity map, Ecoplanning 2024





## *9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Other likely environmental effects as a result of this planning proposal are discussed below.

### *9.1 Flooding*

Campsie Town Centre is located within the Cooks River Catchment. The study area is bound by Cooks River along its north and east, properties fronting Canterbury Road to the south, and Tudor Street, Loch Street, Bruce Avenue, Omaha Street, Varidel Avenue and Clarence Street from the west. Generally, the height and density are proposed to be highest in these three main areas. As most of the town is well established, the intensification will most likely be vertical aside from some infill development opportunities.

In May 2021, Council's Asset Planning Stormwater team reviewed the Campsie Master Plan (prior to its adoption) and concluded that it was generally in accordance with the objectives of the new Flood Prone Land Policy Update. Nonetheless, it was also recommended that an industry peer review should undertake independent assessment and verification that site-specific development and rezoning proposed in the Master Plan are consistent with the relevant planning controls and policies.

#### *Initial Flooding Planning Assessment and updated Flood Risk Assessment*

Council subsequently engaged originally engaged Stantec (then Cardno) to prepare a desktop Flood Planning Assessment, of which a final version was provided to Council in May 2022. Following this, Draft Gateway Conditions from NSW DCCEE (formerly EHG) were received as Appendix A dated 23 September 2022, which highlighted the planning proposal was inconsistent with Ministerial Direction 4.1 Flooding, thus requiring a detailed Flood Impact Assessment (FIA). A meeting with NSW DCCEE representatives, Council and Stantec was then held in May 2024 to clarify and provide additional scope for the updated FIA. During this meeting, it was established that post-development modelling was not required at this stage of the planning proposal, nor are modelling updates to improve accuracy of the Cooks River model. Furthermore, it was decided that assessment 1% Annual Exceedance Probability (AEP) climate change and (Probable Maximum Flood) PMF events were sufficient.

In September 2024, Stantec provided a Council with a finalised updated FIA (Attachment S) which has been informed by the latest available guidance including the 2023 Flood Risk Management (FRM) Manual, Guides and Toolkit, the Draft Shelter in Place Guideline, the Planning Circular PS 24-001, and adoption of flood model results from the combined mainstream and overland flow TUFLOW model for the Cooks River prepared by Stantec on behalf of Canterbury-Bankstown Council (Stantec, 2024), which now supersedes the data from the original desktop Flood Planning Assessment.

The updated FIA addresses the following requirements in accordance with Section 4.1 Direction within the NSW Flood Prone Land Policy package:

- Precluding development within high flood risk areas such as floodways or high hazard areas
- Rezoning and intensification of residential development within the Flood Planning Area (FPA)
- Flood emergency response, in particular evacuation and alternatively Shelter-in-Place
- Special flood considerations and additional flood risk for vulnerable developments, and





- Consideration of any regional flood mitigation measures that could be developed to address future flood risk.

### Development in High Flood Risk Areas

The NSW Flood Prone Land 2021 package notes planning proposals should not propose development in floodway areas (in a 1% AEP flood). An additional requirement is that development should not result in significant flood impacts on other properties, of which the updated FRA states in Section 5.3.1 (p69) that this *'cannot be assessed at a Planning Proposal Pre-Gateway level as it would rely on site-specific detailed flood modelling to assess flood impacts of development proposals.'* This can rather be imposed on applicants to provide as part of future DAs in areas identified as high risk.

Areas severely impacted by 1% AEP and PMF flood events have been mapped as indicated in Figure XX and Figure XX, and stringent development controls will apply to properties within areas with high provisional hazard affectations. Mapping indicating hazard categories, including the second highest being *'H5 – Unsafe for vehicles and people. All buildings are vulnerable to structural damage. Some less robust buildings subject to failure,'* and the highest being *'H6 – Unsafe for vehicles and people. All building types considered vulnerable to failure,'* are shown in the Stantec report.

### Flood Emergency Response and Evacuation Potential

Effective flood emergency response is developed on a site-by-site basis; therefore, the updated FRA does not include an assessment of feasibility for a high-level planning proposal. However, general advice on the planning proposal and the opportunities for flood evacuation are discussed and summarised in this section. Rather than a focus on 1% AEP flood events as considered for development in floodway and high hazard areas, emergency response is required to consider provisions for all flood conditions, the PMF event has been adopted as it represents the estimated upper limit of flooding.

Stantec has provided mapping of evacuation routes, shown as the pink arrows in Figure 5.5 to Figure 5.8 (p53-56) in the updated FRA. A review of flood behaviour shows that in most instances, land higher than the PMF is typically within several hundred metres of most development sites and that evacuation routes in a majority of the floodplain would be defined as 'rising road access', meaning that the flood depth progressively decreases as people travel along the evacuation route.

Based on NSW State Emergency Service (SES) advice, horizontal evacuation is typically the primary recommended flood emergency response for all new developments on flood prone land. However, where horizontal evacuation is not possible due to flash flooding and very short warning times, then shelter-in-place is a viable alternative.

### Shelter in Place Potential

The Draft Shelter in Place Guideline was prepared by the Department in 2022, with the objective to provide clear guidance to consent authorities and define how Shelter in Place (SiP) can be used as an alternative to off-site evacuation in the case of emergency flood events. Although the guidance from the Draft SiP Guideline has not been formally adopted as policy, it provides useful insight into the conditions where SiP may be required, and the minimum requirements to be considered should it be implemented.





According to the Guidelines, SiP is defined as the vertical evacuation of occupants in a building to a level higher than the PMF level, until it is safe to return to the ground floor and external areas. SiP is appropriate when the flood warning time and flood duration are less than six hours, as under such circumstances, evacuation via vehicle may not be possible.

Multi-storey residential developments such as those proposed within the Master Plan can make allowance for SiP refuge as vertical evacuation for ground floor occupants is feasible. A key advantage of such developments is that a flood emergency response plan is routinely prepared and bodies corporate typically provide a means to implement and maintain them.

Any development proposed in H5-H6 hazard areas that intends to utilise SiP should consider special structural design for flood forces in the PMF. As part of the future Campsie Town Centre DCP chapter, additional controls can be added to require the properties in these areas affected PMF to demonstrate how evacuation and SiP will be designed and integrated as part of the redevelopment of the site.

### *9.2 High Pressure Pipelines*

The intensification areas proposed in the planning proposal has had consideration to the existing VIVA (Licence No. 4 under the Pipelines Act) and Caltex (Licence No. 6) high pressure pipelines that run along the northern edge of the Cooks River. The Master Plan study area is not directly affected by the pipeline alignment, nor by the 20m referral zone required under section 2.76 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Council has undertaken a Land Use Safety Study which concluded that the pipelines do not pose any impact on the proposed planning changes sought under this planning proposal for the Campsie Town Centre. The alignment of these pipelines has not been included in this planning proposal due to the confidential nature. The report has been provided to the Department under separate cover.

### *9.3 Sustainability, Climate Change and Building Performance*

This planning proposal has been informed by a series of Sustainability studies undertaken by Flux Consultants (Attachment K). These studies identified the key areas of environmental impact for both the Bankstown City Centre and Campsie Strategic Centre including:

- Energy use in buildings as the key source of greenhouse gas emissions in the study areas
- Urban Heat Island effects resulting in elevated temperatures within the study areas
- Higher reliance on private car use than the Greater Sydney average
- Low uptake of rooftop solar panels on apartment buildings within the study areas
- Climate change will lead to a further 1°C increase in average maximum daily temperatures by 2036, impacting amenity and increasing electricity demand, and
- Anticipated moves away from fossil fuels for electricity generation in NSW will reduce the greenhouse gas emissions associated with electricity use in the study area by 46% by 2036.

In response to these impacts, the studies identified site-specific objectives and controls to manage these environmental issues. These controls cover a range of areas including all electric buildings, maximising rooftop solar energy generation, electric vehicle infrastructure in new buildings, energy and water efficiency,



and waste management. The studies also recommended a redesigned sustainability bonus scheme which has been included in this planning proposal. The other proposed controls will be incorporated into future DCP amendments. This matter is addressed in Part 2 and Section 6.1 of this planning proposal.

The planning proposal has been informed by comprehensive analysis of sustainability analysis and environmental performance and includes measures to improve sustainability outcomes and encourage best practice building performance.

#### *9.4 Tree Canopy and Vegetation*

Campsie has an overall tree canopy cover of 13%, with Beamish Street's coverage being below average at 6%. The planning proposal has been informed by Landscape Controls and an Urban Tree Canopy Master Plan prepared by Oculus (Appendices L and P). The principles within these documents will guide preparation of future DCP amendments to achieve a minimum tree canopy coverage within Campsie Town Centre through maintaining existing urban tree canopy, increasing canopy coverage on public and private land and improving tree health and species diversity. The canopy targets that will be implemented in the future DCP amendments are as follows:

- 15% overall for the Commercial Core (B2 and B4 zones)
- 25% overall for areas outside of the Commercial Core
- 40% for open space and streets
- 20% for private land in urban residential areas
- 5% for private land within commercial centres (land inside B3 and B4 zones), and
- Relocation of powerlines from overhead to underground where they limit tree growth.

The Urban Tree Canopy Master Plan provides the following information on how these targets can be achieved:

- Quantifying the estimated number of new trees required to be planted in open space areas, along streets and on private land. The targets provided within the Urban Tree Canopy Master Plan calculations for future tree canopy are high level estimates that do not consider trees being removed or the growth of existing trees.
- Providing preferred tree species for certain areas within Campsie that are based on existing tree types, local character, microclimate, including street orientation and street prominence/ hierarchy.
- Designing street plantings to be compatible with the typology, functionality and layout of the street and providing examples of how these can be delivered.
- Providing development controls and requirements as part the future DCP amendments that new plantings consider the location of utilities and maintenance requirements.
- Examining the nominated street tree plantings within the Campsie Complete Streets (under development) and open spaces within Campsie to provide detailed comments on whether the canopy coverage meets the canopy targets of the Master Plan, and if not, the number of additional trees required to be planted.

The future DCP amendments will include recommendations from the Urban Tree Canopy Master Plan to achieve the canopy targets. The future DCP amendments will also provide a framework for managing potential adverse impacts on tree canopy from new development, as well as improving environmental conditions and biodiversity within the Campsie Town Centre.



## 9.5 Open Space

### Reference:

Refer to the Open Space Network Report (Attachment X) submitted with this planning proposal prepared by Council. This report addresses queries from the Department regarding the Campsie Masterplan planning proposal, offering clarity and evidence on the analysis and processes behind the proposed open space provision.

Existing open space comprises 8.42% or 30.7ha of total land area within Campsie Town Centre, including the Belmore Sports and Recreational Precinct. Acquiring new open space is financially and physically challenging given the constraints of a highly urbanised CBD environment. Notwithstanding, this planning proposal seeks to significantly improve access to, and the quality of, publicly accessible open space for future residents, workers and visitors by:

- Providing new or expanded open space through land reservation for acquisition or dedication as a part of redevelopment as outlined in the Master Plan, approximately 3ha increased green space. Refer to Table 13 for details
- New pedestrian through-site links to increase the number of residents and visitors who can walk to new open space within 200m and 400m
- Increasing the opportunity for shared-use arrangements with schools to increase opportunities for active recreation, such as with the Harcourt Public School, subject to negotiations and impacts from the Campsie bypass acquisition, and
- Embellishment of at least 12 existing parks to improve the quality and visitor experience of these publicly accessible open spaces. The Phase 1 Report for Campsie Town Centre (Attachment B) identified that 15 out of 24 existing parks were over capacity i.e. where the ratio of 1,500 people per 5,000m<sup>2</sup> neighbourhood or local park is exceeded within the 200m walkable catchment. The location of new additional publicly accessible open space has been identified in the Master Plan to address gaps in provision and alleviate over capacity open space.

Table 13: Sites identified for land dedication (source: Infrastructure Funding Study prepared by GLN Planning)

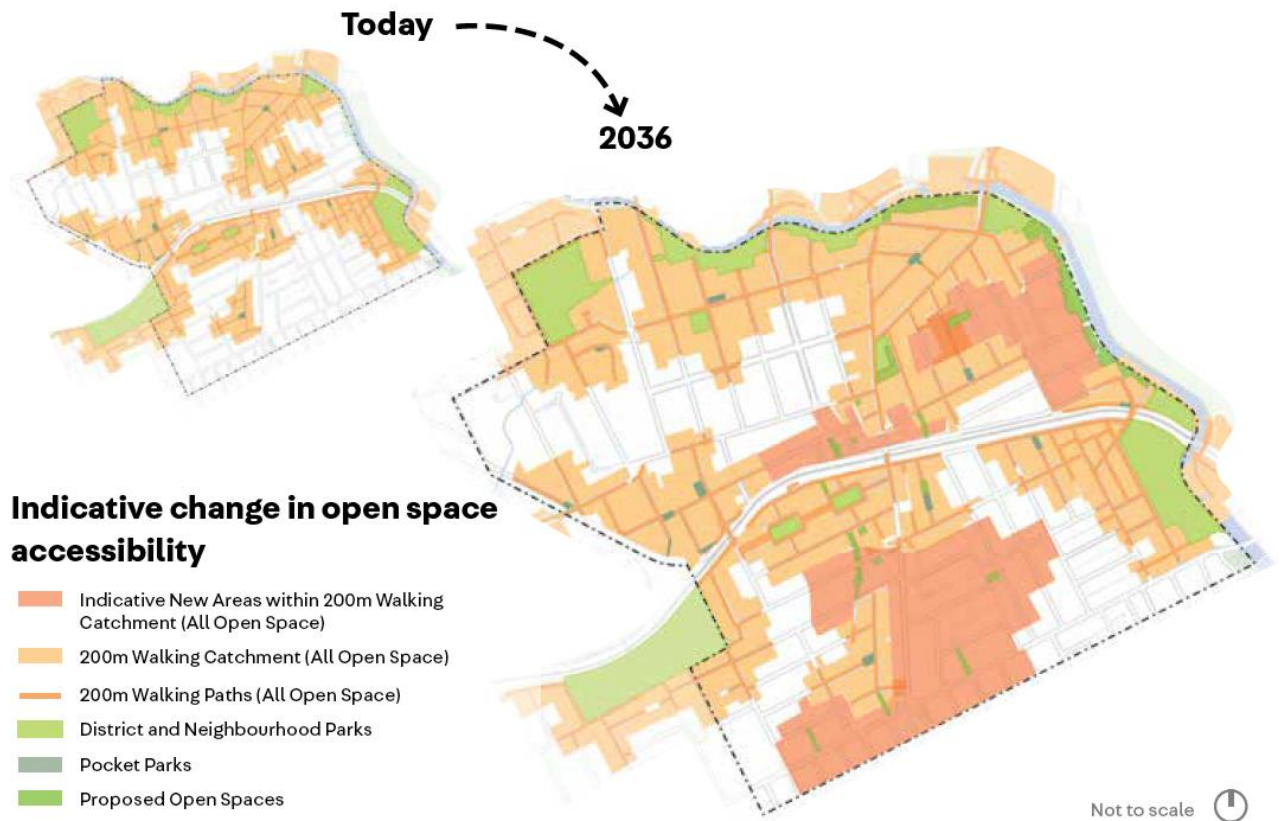
Item	Description/Scope
North South Through Site Link - Shakespeare Street to Beamish Street	Pedestrian through site link - Civic Centre site
2 x North South Through Site Link - Fletcher Street to Canterbury Road	2 x pedestrian through site links
North South Through Site Link - Perry Street to Canterbury Road	Pedestrian through site link
7 - 17 Clissold Parade, Campsie	Land dedicated for public open space linkage and flooding buffer
Byron Street 1 - 45 Byron Street, Campsie and 104 - 126 Brighton Avenue	Land dedicated for public open space linkage and flooding buffer



6 Clissold Parade, Campsie	Land dedicated for public open space linkage and flooding buffer
6 East Parade, Campsie and rear of 5 - 17 Nowra Street Campsie	Land dedicated for public open space linkage and flooding buffer

This planning proposal has been informed by supporting work undertaken in the Phase 1 Report<sup>2</sup> and Master Plan in relation to public open space provision. The Master Plan identifies that new residential development facilitated by this planning proposal will be within walking distance catchment of 200m-400m (refer to Figure 18). This suggests that there will be sufficient provision of public open space in the Campsie Town Centre that is accessible via walking and cycling.

Figure 18: Indicative change in open space accessibility (open space areas within 200m walking catchment, page 79 Campsie Master Plan – Attachment A)



One of the key objectives of this planning proposal is to align urban renewal with the delivery of new and upgraded open spaces. The Master Plan identifies opportunities to improve existing open spaces within the Campsie Town Centre including Cooks River Foreshore, Little Tasker Park and Harcourt Gardens. Improvements to open spaces will be funded through contributions collected through the development facilitated by this planning proposal, with Council to develop a program of works for the enhancement existing neighbourhood and pocket parks within the Campsie Town Centre. The improvement of existing spaces is

<sup>2</sup> Refer to Section 4.5 'Open Space' in the Phase 1 Report (pp70-93)



also an Action in the LSPS: *"E5.12.107 Continue to identify and plan for new and improved public spaces to support residents, workers and visitors in priority growth areas"*.

The Master Plan also identifies opportunities to negotiate with individual property owners for the delivery of new through-site links or other open space infrastructure, as well as potential new public spaces to be provided as part of development applications that use the incentive planning controls.

### **9.6 Solar Access and Overshadowing**

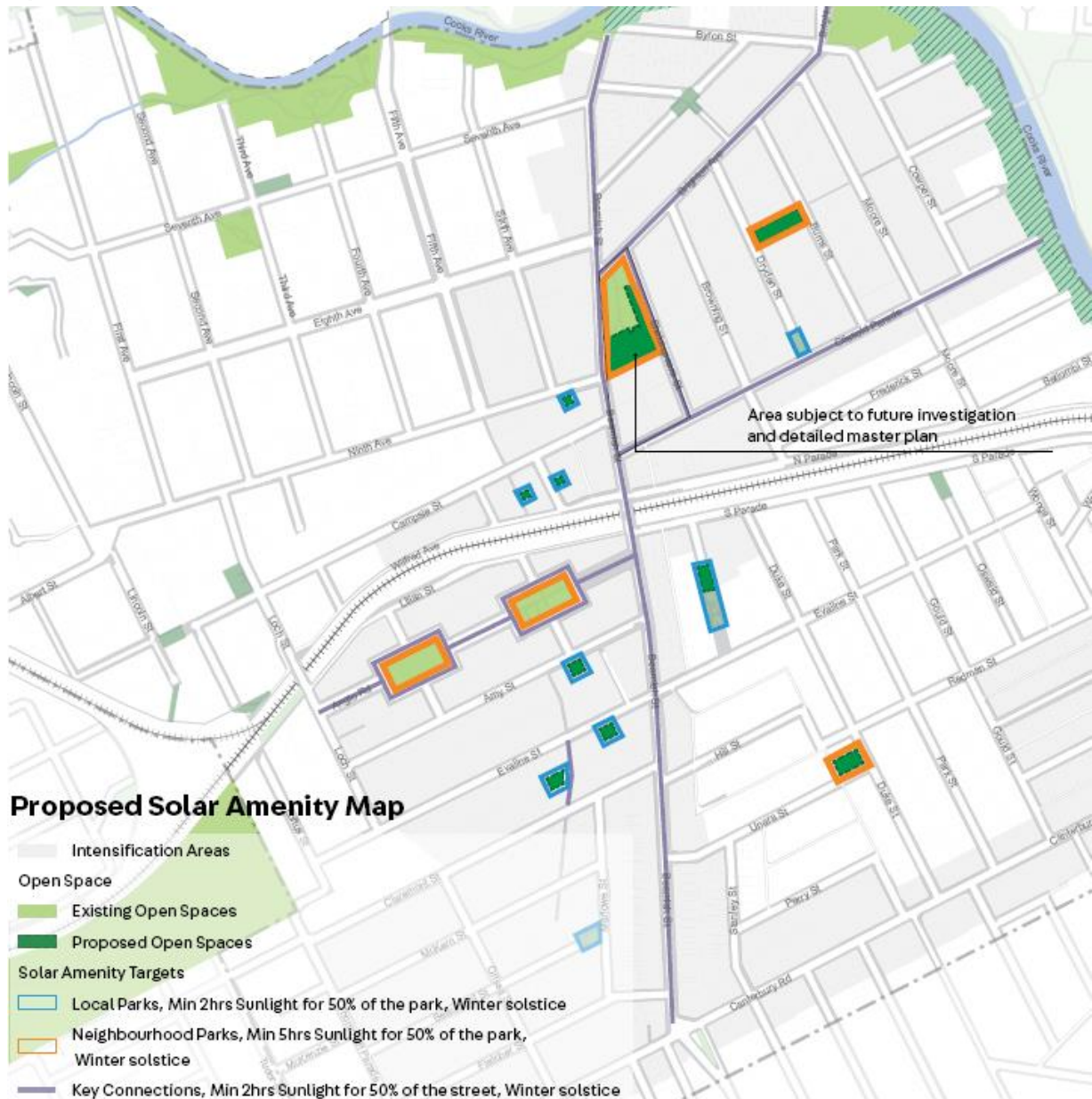
The amendments to maximum building heights and FSRs put forward in this planning proposal have been informed by overshadowing and solar access analysis that considers the potential solar access impacts when all applicable bonus height and FSR incentives in this planning proposal are applied. In particular, heights and FSRs have been determined to ensure adequate solar access to open space within the Campsie Town Centre. The planning proposal has been informed by the Tall Buildings Strategy prepared by Bates Smart (Attachment M). This study makes a range of recommendations on objectives, principles and design guidance for tall buildings. These recommendations have shaped the proposed heights and FSRs in this planning proposal, and more detailed built form and performance controls will be included in future DCP amendments.

Building heights have been tested to allow at least 50% of key open spaces and streets, such as ANZAC Park and Beamish Street, to receive adequate during the winter solstice, ranging from 2 hours to 5 hours on that day as outlined in Figure 19.





Figure19: Proposed Solar Amenity Map (Source: Campsie Town Centre Master Plan)



## 9.7 European and Aboriginal Cultural Heritage

The planning proposal has been informed by an *Aboriginal Culture and Heritage Study* prepared by AMBS Ecology and Heritage (Attachment O). The study notes that no Aboriginal heritage sites, objects or places have previously been recorded within the Campsie Town Centre planning proposal Study Area.

After a review of existing information on the environmental context, Aboriginal heritage values, and archaeology the Study identified that the study area has experienced disturbance associated with extensive vegetation clearing, historic agricultural and pastoral use, land modification and urban development, which is likely to have impacted the survivability and integrity of any archaeological sites.



On this basis the Study concluded that it is unlikely that midden, potential archaeological deposit or artefact sites have survived, and that it is unlikely for any scarred trees or burial sites to be present within the study area. However, there is the possibility for stone artefact scatters to be present within the site, as these may have been present in all landform contexts within the study area.

Given the highly modified context of the study area, the current LEP and DCP provisions related to Aboriginal heritage will be sufficient to manage any potential impacts. Aboriginal heritage recommendations made in the Aboriginal Culture and Heritage Study on interpretation, temporary construction artwork, use of Aboriginal place names and native plant species have been considered by Council during preparation of this planning proposal and can be implemented in future DCP amendments. A draft Connecting with Country framework can be developed as part of a future update to the Consolidated Canterbury Bankstown DCP to cover the entirety of the Canterbury Bankstown LGA.

As part of the Master Plan protection of existing heritage sites and suitable solar access was considered. The potential heritage items and potential conservation areas have been identified in Figure 20. This planning proposal proposes to include 22 properties into Schedule 5 Part 1 'Environmental heritage' in the CBLEP 2023. Refer to [Inclusion of heritage items to be listed under Schedule 5, Part 1 of CBLEP 2023](#) in Part 2 of this planning proposal.

Separate from environmental heritage protection under the LEP, two (2) Special Character areas have been identified which reflect the original built form and subdivision pattern of the Campsie suburb. These are located to west of the station at Carrington Square and its surrounding properties and to the south east around Gould Street, Redman Street, Charles Lane and Wonga Street as shown in Figure 20 Figure and its inset images. Council proposes to rezone these two areas to R2 Low Density Residential and provide DCP controls to guide development.



Figure 20: Proposed Heritage Map (Source: Campsie Town Centre Master Plan)

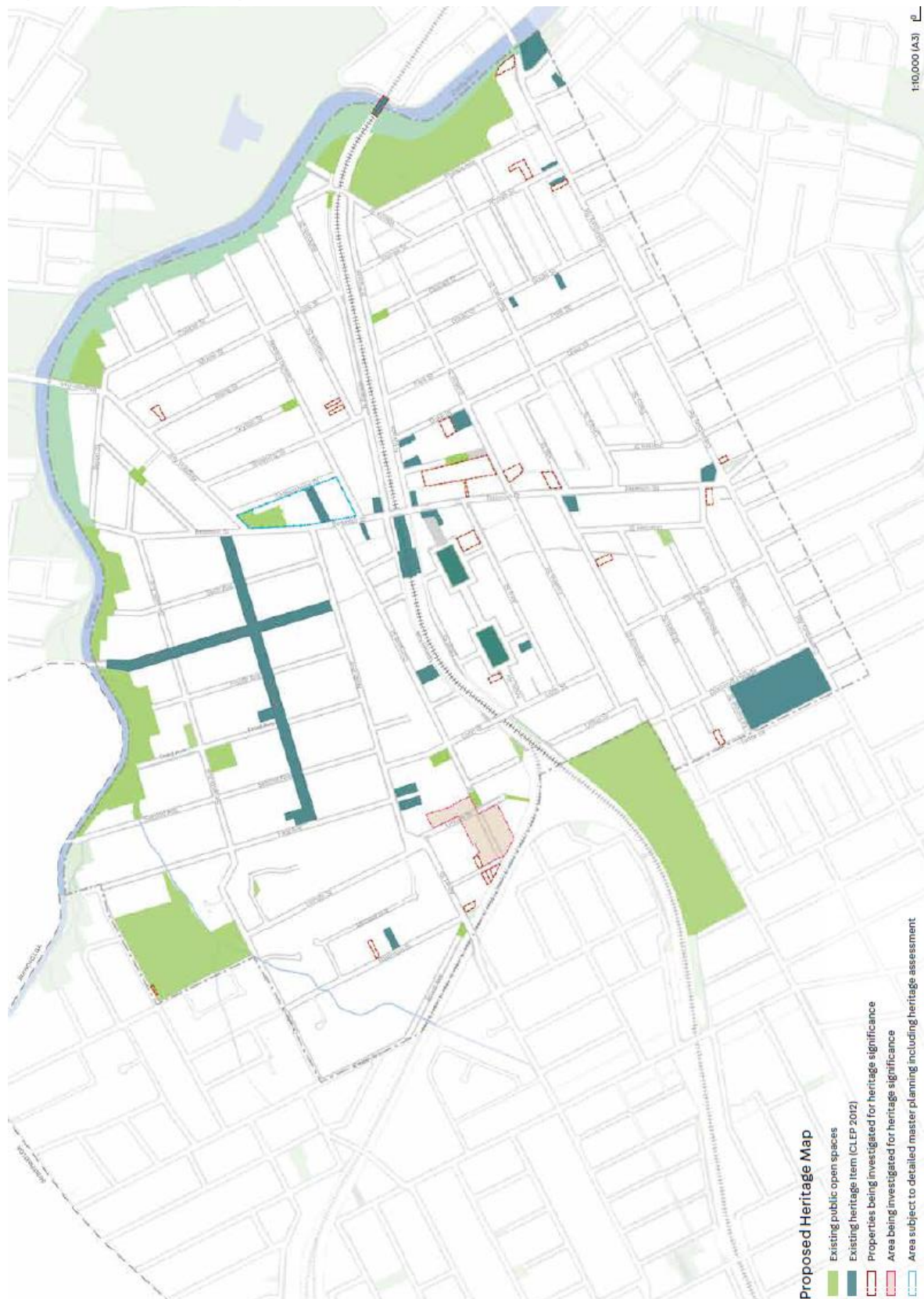
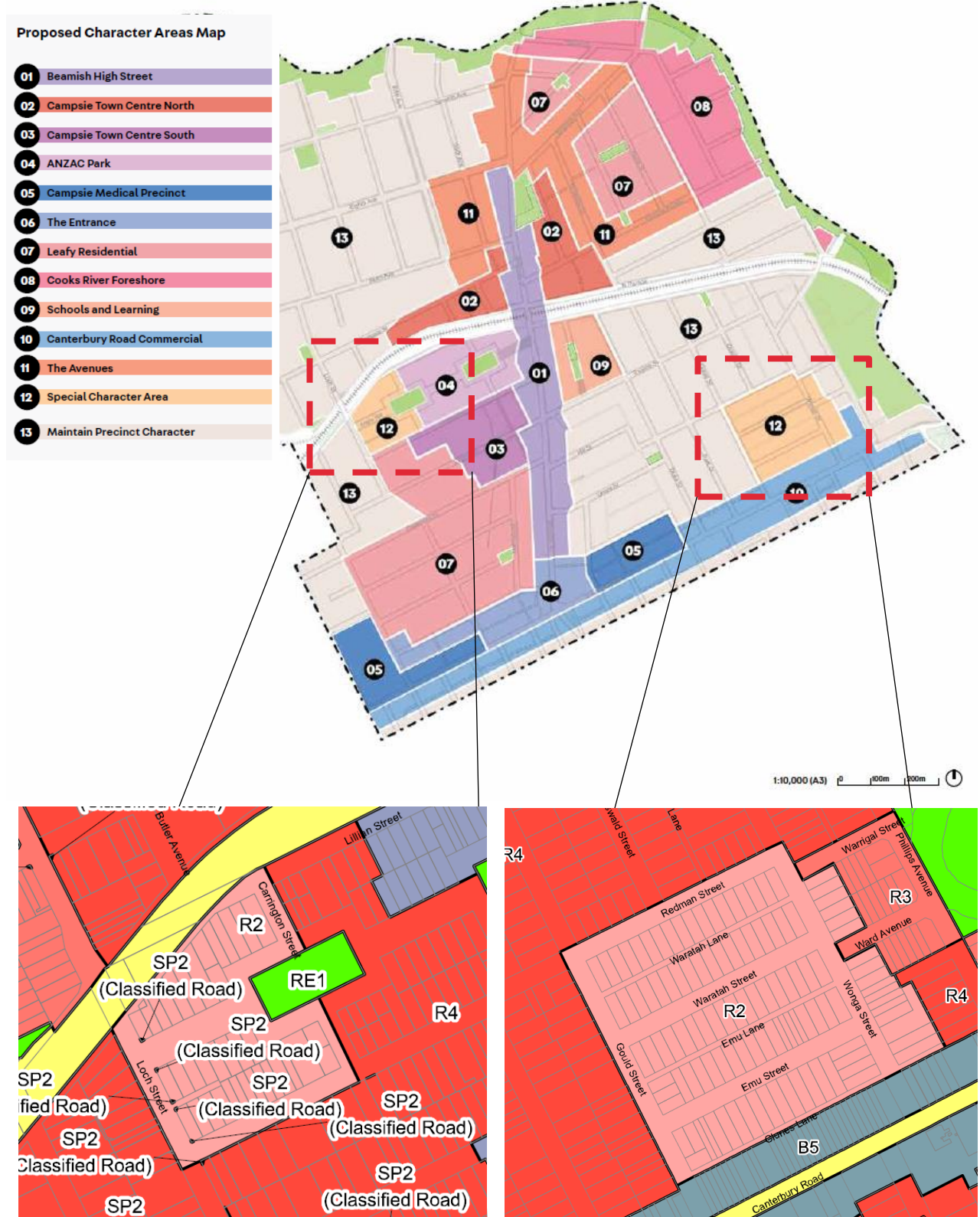






Figure 21: Proposed Character Area Map, with Proposed Land Zoning Map Inserts (Source: Campsie Town Centre Master Plan and Part 4 of this proposal)





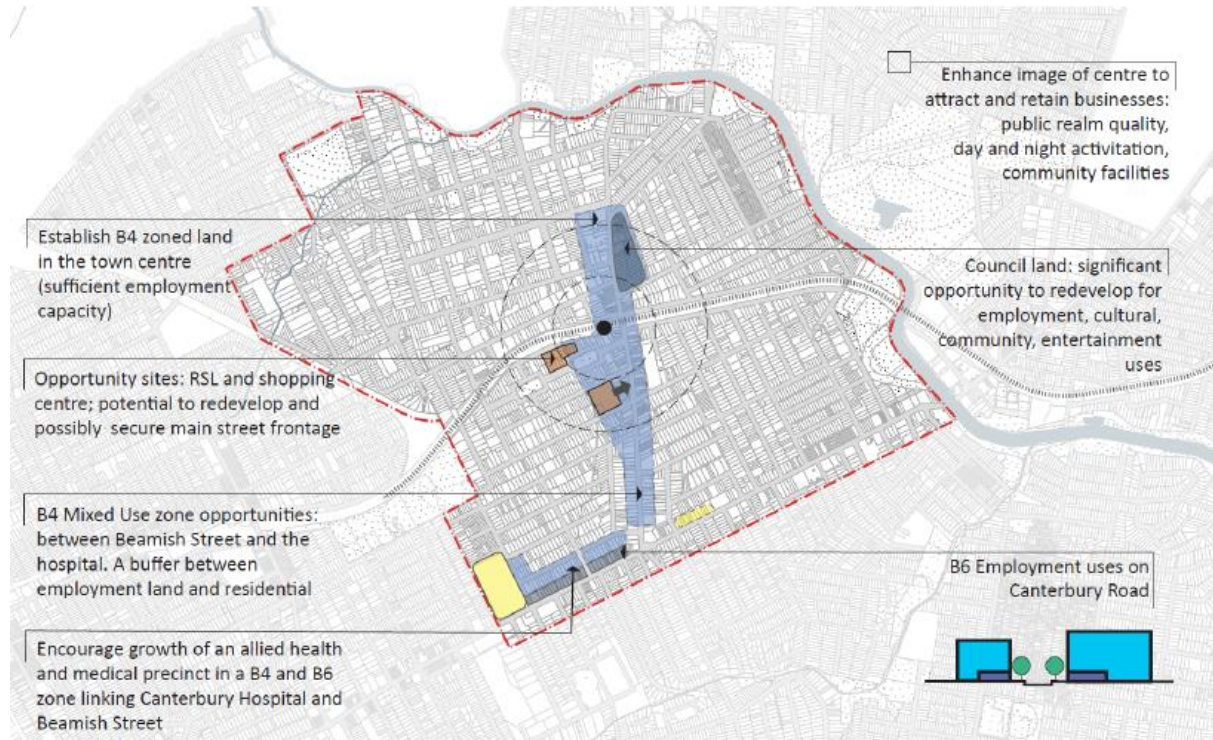
## 10. Has this planning proposal adequately addressed any social and economic effects?

A discussion of the Economic and Social Effects of this planning proposal is discussed below.

### 10.1 Economic Effects

The *Bankstown City Centre and Campsie Town Centre Economic and Land Use Study* prepared by SGS Economics and Planning analysed the economic levers and settings to facilitate positive economic growth in both centres and has guided the preparation of this planning proposal. New dwellings and jobs within Campsie Town Centre will elevate the role and function of Campsie as a Strategic Employment and Mixed-Use Centre, as envisioned in the South District Plan and as an 'Eastern Lifestyle and Medical' precinct in the Council's LSPS.

Figure 22: Spatial Plan recommendations for Campsie Town Centre (p13, *Economic and Land Use Study*, 2021)



For Campsie, as a strategic centre, employment growth will likely be focused on developing allied health industries and lifestyle amenities, as well as strengthening the retail role and high street. Campsie will seek stronger links to Canterbury Hospital and improved amenity along Beamish Street and the Cooks River which will support its retail and lifestyle potential. Considering that Campsie will be within 20 minutes of Central Sydney once the Metro is complete, this centre has the potential growth to support the eastern portion of the LGA and Sydney's inner ring.

Campsie Town Centre has a total jobs target of 6,360 by 2036 as per the Employment Lands Strategy and LSPS. The SGS Economics and Planning Study (2021) stated that Council needs to set planning controls to





allow a total additional capacity of 81,890m<sup>2</sup> (or 2,730 additional jobs at 30m<sup>2</sup> per employee) to achieve this target.

Specifically, the Campsie Town Centre Master Plan will maintain existing employment generating floor space and/or increase employment generating floor space through the following:

- Retaining the current requirement in the draft consolidated LEP for sites in the B4 Mixed Use Zone to provide a minimum ground floor employment generating floor space, whichever is lesser
- In addition to the above, the requirement to provide a minimum 50% employment generating floor space in order to access certain development incentives
- Introducing a no net loss employment generating floor space clause to ensure no loss of existing floor space
- Introducing an underground bonus floor space clause for employment uses in B4 zone.

The proposed planning controls will enable the delivery of at least 81,890m<sup>2</sup> additional capacity. These measures are important due to property market conditions where redevelopment of land for residential purposes is often the most financially profitable use for land owners. It is important to safeguard employment uses in the medium to long term, unhindered by residential development, otherwise the opportunity to safeguard and increase local economic activity will be lost. Without these planning interventions, it will be extremely difficult to achieve the City's additional 2,730 job target by 2036.

Section 5 of the Bankstown City Centre and Campsie Town Centre Economic and Land Use Study includes feasibility testing and analysis of mixed-use development and commercial development in the Bankstown and Campsie for both the current and proposal planning controls. The following two sites were tested in Campsie:

- 559 to 573 Canterbury Road, Campsie
- 14-28 Amy Street and 59-63 Evaline Street, Campsie

The assessment concluded that the controls as tested would increase the likelihood of development being feasible compared to the current controls, however a standalone commercial development on Canterbury Road with increased planning controls was not feasible on the 2021 cost and revenue assumptions. It is assumed that revenues will increase as improved infrastructure, such as the South West Metro commencing operation, the development of new and upgraded health infrastructure and access to labour markets will make Campsie a more attractive place to work. Refer to the Study for details.

The Economic and Land Use Study Feasibility Study included testing for provision of affordable housing within the Campsie Town Centre as part of new development. The study identified that not all sites could support feasibility for affordable housing contributions, even at the proposed 1-3% contribution rate when the LSPS was seeking a rate of up to 5%. Feasibility testing for affordable housing contributions was undertaken as per the NSW Guideline for Developing an Affordable Housing Contribution Scheme. The planning proposal seeks to introduce an incentive clause to apply the Affordable Housing Contributions Scheme where potential lift could support its feasibility in Campsie. These provisions allow for additional height and FSR to a development which provides up to 3% total floor space as affordable housing or an equivalent monetary contribution.



The percentage applicable to developments will increase over time up to 3%, phased in over a four year period. These rates and their increase over time has been informed by Affordable Housing Feasibility Analysis Advice.

A Development Feasibility Analysis (the Study) has also been prepared by Atlas Urban Economics to inform the preparation of this planning proposal. The Study examined the viability of the draft Master Plan and included testing the density thresholds recommended for feasible development before examining the tolerance of development to various new contribution requirements, namely affordable housing contributions or on-site infrastructure, s7.11 local contributions and higher design and sustainability standards. The report contains information that is commercial in confidence nature and examines feasibility of certain sites within the Bankstown and Campsie Centres and is not intended to be made publicly available. A copy is provided to the Department on the basis it remains confidential and is not released to the public.

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## Explainer: Planning for the long term economic prosperity of Campsie Town Centre

The key recommendations of the Economic and Land Use Study (the Study) that are applicable to Campsie Town Centre are to:

- Apply a B4 zoning in the town centre
- Redevelop the Council administration site for employment, cultural, community and entertainment uses
- Rezone land (B2, B4 and B6) primarily between Beamish Street and Canterbury Hospital to encourage the growth of a medical and allied health precinct in this area.
- Consider opportunities to re-imagine the centre through the redevelopment of large opportunity sites (i.e. Campsie Shopping Centre and Campsie RSL), and
- Enhance the image of the centre with appropriate economic development and branding strategies.

Based on forecast employment demand to 2036, the Study estimates there will be approximately 1,971 to

2,730 more jobs created in Campsie Town Centre (p34 of the Study).

Multiplying the job estimates by a typical FSR of 30m<sup>2</sup> per job, there will be demand for between 59,130m<sup>2</sup> to 81,890m<sup>2</sup> of additional employment generating floor space to accommodate the estimated jobs growth targets.

Floor space analysis in the Study suggests if the 2036 upper job target is to be realised in Campsie, Campsie is likely to have enough floor space capacity under the existing planning controls to cater for the projected demand in additional employment generating floor space to 2036.

The key recommendations of the Study are that the inclusion of LEP clauses to require 'no net loss' of employment generating floor space and ground floor of mixed-use development be employment generating floor space, is sufficient to deliver the jobs target/floor space demand in the Campsie Town Centre.



## 10.2 Proposed Employment Zones Reform

The Department is currently undertaking reforms to simplify existing business and industrial zones across NSW. These reforms aim to ensure that employment zones provide a clear strategic intent, a strong framework to support productivity and increase flexibility around land use.

Throughout May and July 2022, as part of implementation, the Department invited stakeholders to make a submission on how the employment zones will be included within LEPs. The employment zones will be in place within individual LEPs by 1 December 2022 when the Business and Industrial zones will be repealed, and the new zones implemented under the Standard Instrument (Local Environmental Plans) Order 2006 (SI LEP Order). At the time, the implementation of the new zones for the Canterbury Bankstown LGA was delayed occurring after the Consolidated LEP was gazetted (which occurred in June 2023).

### New employment zones planning proposal for Canterbury-Bankstown Council

Council has prepared a separate planning proposal (PP-2024-684) that will convert the existing Business and Industrial zones in the Canterbury Bankstown LEP 2023 to the new Employment Zones. The planning proposal is essentially a like for like conversion and no new additional land is proposed to be rezoned to the new employment zoning.

The planning proposal is on exhibition until 8 November 2024. Link to planning proposal on the NSW Planning Portal: <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/new-employment-zones>. The planning proposal is required to be finalised and the new zones in place by April 2025.

These reforms will have implications for the changes to zoning proposed in this planning proposal. Once the new employment zone framework is in effect this planning proposal will be updated accordingly, however it is envisaged that Council will seek to apply the new Employment Zones based on the intended outcome of the proposed and existing business zones in the planning proposal which are:

- Supports a mix of residential, commercial and retail uses and encourages activity at ground floor level. Requiring no net loss of non-residential floor space within existing buildings and requiring up to 50% of total floor space to be employment generating floor space (B4 Zone) in order for development to obtain bonus development uplift. Council anticipates that B4 zones will transition into the new **MU1 Mixed Use Zone**
- To facilitate and support investment, economic growth and development that will provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. Council anticipates that B2 zones will transition into the new **E1 Local Centre Zone**, and
- The existing B5 Business Development and B6 Enterprise Corridor zones are expected to become **E3 Productivity Support**.

The above zonings are indicative only and do not represent Council's final position on the new zoning framework. Council will continue to work with the Department to resolve what employment zoning that will apply to the Campsie Town Centre as part implementing the new employment zones across the Canterbury Bankstown LGA.



### 10.3 Social Effects

The planning proposal delivers several positive social effects, such as:

- Increases the opportunity for residents to live closer to jobs and services.
- Increases the potential delivery of new affordable housing to reduce the number of people experiencing housing stress.
- Increases energy and water sustainability outcomes for development, supporting the Council's contribution to combating climate change.
- Incentivises the delivery of community infrastructure to support the health and well-being of the community.
- Increases open space provision for residents, workers, students and visitors in Campsie.
- Facilitates a more vibrant night time economy by removing barriers to enable business to operate longer hours without planning approval.

### 10.4 Worker and Student Demand

The Worker and Student Demand Study prepared by Ethos Urban provides a research basis for recommendations to assist in the delivery of social infrastructure to support existing and future workers and students in the Bankstown City Centre and Campsie Town Centre through to 2036. The objectives of the Worker and Student Social Infrastructure Needs Study are to:

- Identify the existing and planned supply of Council and non-Council social infrastructure within these two centres
- Understand workers' and students' patterns of use of social infrastructure
- Understand workers' and students needs and desires in relation to current and future provision, and
- Identify gaps in provision of social infrastructure to meet student and worker needs now and to 2036.

The Worker and Student Demand Study includes an overview of how the Master Plan, and thus planning proposal, has incorporated the recommendations of the Study as summarised in the table below.

Table 14: Worker and Student Demand Study Alignment with Campsie Town Centre planning proposal (Section 12.2, page 115)

<b>Place-based approach</b>	The Master Plan takes a place-based approach that looks to leverage the opportunities presented by the Cooks River. This is well supported by a range of activated streets and proposed connecting shared pathways.
<b>Additional public open spaces</b>	The proposed provision of public open space enhancements, including embellishment of existing open spaces, proposed additional open spaces and strategic land acquisitions along the Cooks River.
<b>Improved open space network</b>	The Urban Design Framework Plan proposes the introduction of a network of neighbourhood, pocket parks and small urban plazas or pedestrian malls, along with the extension of existing open spaces. Consideration to quality, safety, capacity and functionality to be given when planning for these spaces.



<b>Capacity of existing open space</b>	Increasing densities around open space will need to carefully consider the capacity of public open space sites. Additionally, increased development surrounding the Cooks River will need to ensure development controls provide well designed and activated interfaces between the built form and the River.
<b>Canterbury Leisure and Aquatic Facility</b>	The Master Plan recognises the importance and value of Canterbury Leisure and Aquatic Facility.
<b>Recognising the importance of cultural and community facilities in supporting a growing and evolving community</b>	The Master Plan highlights the importance of ensuring that population growth in Campsie Town Centre is supported by community and cultural facilities, and recognises the role of high quality, iconic community facilities in servicing the resident and worker population.
<b>Recognition of existing and forecast gaps in community facilities provision</b>	Across Campsie Town Centre, there are a number of existing and emerging community facilities gaps, which are well recognised in the Master Plan, including additional library floor space and cultural and creative spaces. The recommended civic and cultural hub (discussed below) would contribute towards addressing those needs.
<b>New civic and cultural hub</b>	The Master Plan includes a new civic and cultural hub, located at the existing civic precinct. This hub will include an expanded Loft Gardens, adaptive reuse of the Orion Centre, new community civic and cultural facilities included a new and expanded library, multi-purpose facilities and the consolidation of other community facilities from across Campsie. This Master Plan direction is strongly supported and is aligned with the findings of this study.
<b>Amenity, liveability and accessibility</b>	The broader directions of the Master Plan also support improved walkability and pedestrian permeability, greening of streets, supporting the night time economy and enhancing the amenity of the public domain. These recommendations, while not social infrastructure-specific, support the findings of this study that workers and residents are seeking improved amenity and liveability in Campsie Town Centre.

The Study also provides additional directions could be considered for incorporation as part of this planning proposal. The table below includes these considerations and how they have been addressed by the planning proposal.

Table 15: Worker and Student Demand Study Alignment with Campsie Town Centre planning proposal – additional directions for consideration (Section 12.2, page 115)

<b>Relocation of Council facilities from Carrington Centre</b>	Council has supported this longer term recommendation and has amended the Master Plan to include Action 1.1.4 <i>Relocate Council facilities out of Carrington Square and return area of existing Carrington Centre to the park.</i>
<b>Potential running track or loop – Cooks River Foreshore Trail</b>	Considering its scenic amenity, Council is seeking to integrate a path along the Cooks River with pedestrian bridges at Clissold Street to Canterbury Racecourse and Tasker Park to provide services for both Campsie and Canterbury centres. Funding for these bridges will be further explored as part of the consolidated LGA-wide Development Contributions plan.
<b>Reinforce potential for collaboration to</b>	Council will continue to engage with the community and stakeholders throughout the formal public exhibition of this planning proposal and on future public domain works and projects within the Campsie Town Centre.





meet community needs	
A mix of community facilities across Campsie Town Centre	Council will further explore these opportunities to provide a diverse mix of community facilities as the concept plan for redevelopment of the Cultural Hub near Lofts Gardens is further developed.

## 10.5 Managing Potential Amenity Impacts at Zone and Density Interfaces

It is acknowledged that as a result of increased density and changes to zonings within the Campsie Town Centre, there may be impacts at zone interfaces and where higher density adjoins lower density and height areas. Amenity impacts of the proposed adjusted zoning and associated permissible uses, overlooking from towers into adjoining properties including schools or from noise and operational emissions from late night trading premises in the B4 zones may also occur as a result from the changes in this planning proposal.

These interface impacts are normal issues for cities that will be dealt with via development objectives and controls within the DCP. Operational issues would be dealt with through the imposition of conditions of development consent that could include the requirement for operational Plans of Management and Waste Management Plans to be implemented to minimise amenity impacts on the surrounding area. Further consultation with stakeholders (such as Schools Infrastructure) and the community will occur during the public exhibition of this planning proposal which will include the draft DCP.

## Section D – Infrastructure (Local, State and Commonwealth)

### 11. Is there adequate public infrastructure for the planning proposal?

A discussion of public infrastructure in relation to this planning proposal is detailed below.

The planning proposal is generally consistent as it will provide for adequate public infrastructure to support the projected population demand. The public infrastructure needs for Campsie have been identified through an evidence based approach through Council's comprehensive Master Plan that included extensive public engagement and the preparation of supporting studies. The key supporting report for the Master Plan and this planning proposal is the Infrastructure Funding Study prepared by GLN Planning. An overview of the recommended infrastructure and where it is required is summarised in **Error! Reference source not found.**below.

In addition, the Master Plan considered Council's existing strategies and plans including the following which have also been subject to public exhibition prior to adoption by Council:

- Active Transport Action Plan
- Belmore Sport and Recreation Precinct Master Plan
- Canterbury Development Contributions Plan
- Canterbury Open Space Strategy 2017
- Canterbury Strategic Recreation Plan 2010
- City of Canterbury Open Space Needs Review 2015
- Leisure and Aquatics Strategic Plan
- Playground and Playspaces Strategic Plan, and



- Generic Plan of Management for Community Land and Crown Land.

Council is currently undertaking the work for Campsie Complete Streets to further support implementation of infrastructure and public domain works. The Campsie Complete Streets will also provide further support regarding pedestrian permeability to improve pedestrian movements within the Town Centre including the location of through-site links.

The preparation work for Council's draft Canterbury Bankstown Local Infrastructure Contributions Plan 2022, exhibited between 2 May 2022 to 3 June 2022, has also assisted with informing the public infrastructure needs of Campsie. The new Plan was adopted by Council on 23 June 2022 and will come into effect in September 2022. The Considering the detailed work undertaken, the precinct specific infrastructure requirements for the Campsie Town Centre Master Plan has been integrated into the draft Canterbury Bankstown Local Infrastructure Contributions Plan.

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## Explainer: Providing the right community infrastructure for future workers and students in Campsie Town Centre

Direction 1 of the Campsie Master Plan is 'A Centre that Aligns Growth with Public Benefit' with the objective (1.1) that *"Campsie's residents, workers, students and visitors will have access to quality community, creative and cultural infrastructure."* The Resident Needs Study (Ethos Urban, 2019) and Student and Worker Needs Study (Ethos Urban, 2021) identified a shortfall of creative/cultural, sports, open space and recreation facilities in Campsie for its projected resident, student and worker population to 2036. The following infrastructure is required for Campsie by 2036 to address this shortfall:

- Ensure there is no net loss of existing parks and identify opportunities to expand existing parks/open spaces through acquisition and conversion of adjacent uses
- Invest in developing a vibrant and accessible open space corridor with a continuous path way and recreation nodes along the Cooks River corridor and increase active transport connections to the corridor
- Leverage the greenspace corridor proposed for the Metro to increase connectivity and create multiple smaller informal park nodes in addition to the creation of a green route through the Metro Green Space Corridor, Cooks River and open space along the north west rail corridor
- Deliver a minimum 5 km running/walking riding loop using off-road path networks in green space/open space as much as possible
- Consider providing additional outdoor (multi-use) courts in Tasker Park
- Deliver an expanded Campsie Library and Knowledge Centre (of at least 2,900sqm) with flexible, multipurpose community space to accommodate increased demand from students, workers, and residents
- Explore opportunities to deliver cultural and creative spaces within Campsie Town Centre to meet occasional demand for cultural and creative spaces and programs from students and workers. A new cultural and creative hub could include exhibition, performance and events space for after work creative activities (e.g. markets, exhibition openings, screenings, performances), Studio spaces for hire and Flexible rooms for community-based arts activities (pottery, dance classes)
- Expand capacity/ continue with planned improvements at Canterbury Leisure and Aquatic



- Facility including longer term consideration of including indoor sports capability, and
- Investigate the potential for a shared provision project with Harcourt School for an indoor sports facility.

Council, along with key partners in the private and community sector, will deliver a range of new and upgraded community infrastructure projects which will be funded and delivered through development contributions, an incentive height and floor space scheme, partnerships with the private and community sectors, strategic renewal of Council properties and other sources.

A preliminary list of infrastructure items for Campsie is shown in the infrastructure schedule at Appendix A of the Infrastructure Funding Study (Attachment N). The list of works has been compiled based on information provided by Council and is intended to be refined and individual costings prepared. Key local infrastructure items required in Campsie include:

- Protection and expansion of the Cooks River Foreshore area
- Green Grid corridor embellishments along the Cooks River Foreshore

- Open space embellishments to most parks across Campsie Town Centre.
- Acquisition and conversion of key sites to open space
- Road and public domain works identified by the Complete Streets program
- Public art installations
- Refurbishment, construction and expansion of community facilities
- Through site links and linear connections between street blocks to improve permeability, and
- Pedestrian safety enhancements at key intersections.

The Study recommends further work is undertaken by Council to refine the infrastructure schedule and finalise a funding and delivery strategy that is financially sustainable and minimises or eliminates any funding gap. These further tasks have been completed as part of Council's consolidated contributions plan which includes an infrastructure list and infrastructure costs. Council's consolidated contributions plan, the Canterbury Bankstown Local Infrastructure Contributions Plan 2022 has been adopted by Council and will become effective in September 2022.

Figure 22 below identifies the location of public infrastructure that is required to support the growing and evolving community of Campsie envisaged under this planning proposal. The Campsie and Bankstown Infrastructure Funding Study identifies the public infrastructure that will require Council to advocate and collaborate with other stakeholders to program and fund is itemised in Table 16.

Table 16: Preliminary list of infrastructure advocacy (Source: Campsie and Bankstown Infrastructure Funding Study (GLN Planning, 2021, pp-50-52)

Item	Description/Scope
Cooks River Foreshore	Undergrounding of Transmission Towers along the Cooks River, Naturalisation of the Cooks River Foreshore and Access to NSW Government owned land to deliver to Cooks River foreshore trail
Stormwater Infrastructure adjacent Cooks River	Investigate amendments or moving stormwater infrastructure to improve continuous access along the Cooks River foreshore
New Pedestrian Bridge - Cooks River	Pedestrian and cycle bridge across the Cooks River from Clissold Street to Canterbury Racecourse
Replace existing active transport bridge	Construction of pedestrian and cycle bridge between Tasker Park and Canterbury Town Centre (replacement of existing bridge)

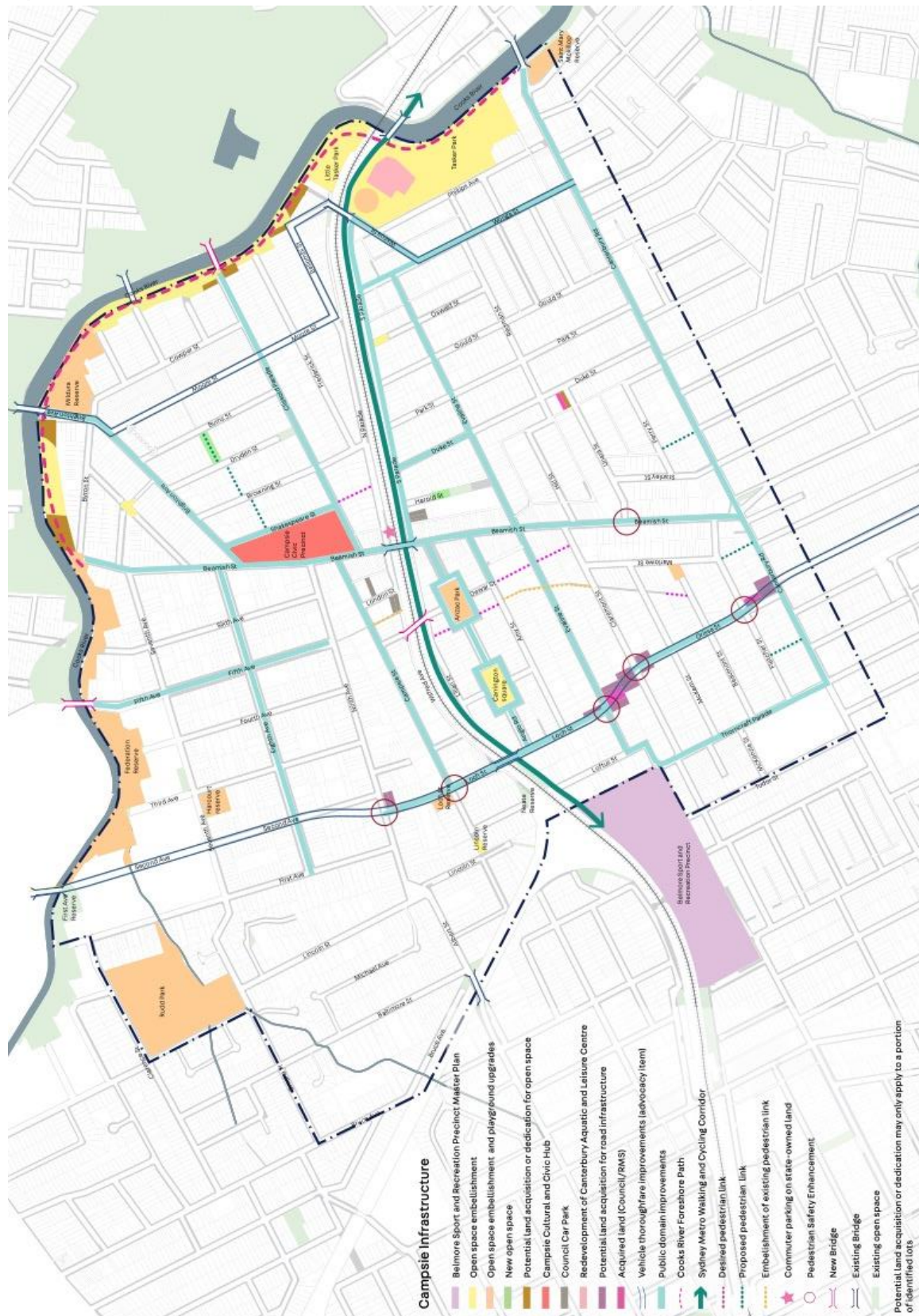


Item	Description/Scope
Bridge over rail line - Dewar St to Asset Street	Pedestrian and cycle bridge over rail line
Roadwork Improvements: Beamish Street	Provide bus priority along Beamish Street
Improvements around Metro Station	Address the movement, interchange and overlay of buses within Campsie Town Centre in addition to Beamish Street traffic improvements and cycle infrastructure
Canterbury Road Upgrades	Road upgrades and signalised bicycle crossing facilities at intersection Canterbury Road and Duke Street - Subject to Campsie Complete Streets
Beamish Street Upgrades	Road upgrades, shared signalised crossing for pedestrians and cyclist at Beamish Street/ North Parade and Beamish Street/ South Parade - Subject to Campsie Complete Streets
Stormwater Upgrades: Orissa Street to Fifth Avenue (at the Cooks River)	Amplification of existing Sydney Water trunk drainage system and inlets to provide capacity for Campsie
Stormwater Upgrades: Bruce Avenue to Third Avenue (at the Cooks River)	Amplification of existing Sydney Water trunk drainage system and inlets to provide capacity for Campsie
Commuter car parking	Provision of commuter car parking by State Government on State Government land close to Campsie Station
Active Transport Routes Campsie bypass	Delivery of the Sydenham to Bankstown Active Transport Corridor <ul style="list-style-type: none"> <li>• New road sections</li> <li>• Upgrade and widen bridges over rail line (Loch St Bridge) and over Cooks River (between Second Ave and Lees Ave) to allow increased road capacity and expand pedestrian/bicycle path</li> <li>• Signalised intersections at Ninth Avenue and Loch Street</li> <li>• Intersection augmentations at Second and Eighth and Ninth + Orissa Street/Claremont Street + Loch Street/Evaline Street</li> <li>• Potential land acquisition for Campsie Bypass alignment</li> </ul>





Figure 23: Campsie Infrastructure Map (source: Campsie Town Centre Master Plan, page 43)







### 11.1 Utilities, Waste Management and Recycling Services

The full range of utility services including waste, electricity, telecommunications, potable water and sewer are currently available across Campsie. It is expected that these services will be upgraded where required as individual development occurs. During the preparation of the Master Plan and during the public exhibition of the Master Plan, Council engaged with State Agencies including Sydney Water to ensure the population growth and future demand for services was clearly communicated (refer to Attachment Q). Sydney Water made a submission during the public exhibition of the Master Plan which conveyed Sydney Water's support for the Master Plan and reiterated Sydney Water's commitment to continue to engage with Council on precincts and sub-precincts identified for intensification of dwellings and jobs.

It is expected that this planning proposal will generate greater demand for electricity, gas, water and sewer services from higher and more intense development permitted by the new planning controls. To manage these impacts, this planning proposal will include new controls to reduce water and energy requirements and the DCP amendments will include provisions to future-proof buildings to accommodate dual piping.

### 11.2 Transport Infrastructure

#### Reference:

Refer to the Transport and Traffic Statement prepared by Council at Attachment V. The Statement addresses TfNSW's revised draft Gateway determination conditions received regarding the planning proposal traffic modelling, mode share, travel demand management and Campsie Bypass by referencing the following Council projects and documents:

- Campsie Stage 1 Analysis, and Campsie Stage 2 Traffic Analysis Mesoscopic Transport Modelling Report prepared by Stantec to inform and support the Master Plan and planning proposal
- Draft Campsie Complete Streets (anticipated to be exhibited in mid 2025)
- Draft Bankstown and Campsie Parking, Loading and Servicing Study (prepared by Stantec for the Master Plan and planning proposal), and
- Draft Campsie Town Centre Development Control Plan (to be prepared for exhibition in 2025).

Campsie is well-served by existing public transport including trains and bus services and because of the anticipated increases in workforce and residential population from new development permitted by the proposed new planning controls, there will be greater demand for public transport, active transport and car parking. Given the limited ability to increase road capacity, and consequential poor environmental impacts relating to car dependence, Council will support, advocate for State investment, and invest in public and active transport at a local level to meet this additional demand.

The delivery of the City and South West Metro services will encourage increased public transport usage by residents, workers and students and support the residential and employment growth facilitated by this planning proposal. Council's *Complete Streets CBD Transport and Place Plan* for Campsie (under



development) will also guide the delivery of pedestrian and cycling infrastructure improvements in the centre to support active transport.

The *Canterbury Road Review* that was developed in tandem with Transport for NSW envisages a coordinated approach to transport planning along the Canterbury Road corridor. The planning proposal supports the strategic intent and directions of the review. Council will continue to work with TfNSW towards the finalisation of the Strategy.

The planning proposal will also be accompanied by measures to reduce car dependency within the Campsie Town Centre. The Master Plan recommends that the Canterbury Bankstown DCP be amended to adopt maximum parking rates in the B4 zone within a 400m walking catchment of Campsie Station. The Master Plan also recommends that current minimum parking requirements for residential development, office buildings, retail and educational premises be reduced for areas in the Campsie Town Centre outside of the 400m catchment. These measures will reduce car dependence within the Campsie Town Centre, especially in areas near future Metro services. The changes will be implemented as part of future DCP amendments.

It is therefore considered that although this planning proposal will generate additional demand for transport infrastructure, the proposal is supported by an adequate level of infrastructure for public, active and private transport.

### *11.3 Community and Social Infrastructure*

The Infrastructure Study lists the proposed infrastructure that is needed to support the implementation of the Master Plan and identifies funding and delivery mechanism to Council to facilitate the provision of this infrastructure. The study recommends that the infrastructure schedules for both Campsie Town Centre and Bankstown be refined using prioritisation criteria and that Council staff confirm the infrastructure that can be delivered through mechanisms other than contributions (works in kind or Planning Agreements).

It also recommends that Council undertake further investigation on funding sources from outside the planning system (such as State Government grants).

Council staff have undertaken the refinements to the infrastructure schedule for Campsie as part of the new consolidated contributions plan that was adopted on 23 June 2022 and will become effective in September 2022. Subject to any outstanding funding gaps being minimised or eliminated through other mechanisms to be further explored by Council in the future, this planning proposal should be supported by adequate community infrastructure.

## **Section E – State and Commonwealth Interests**

### *12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

The Gateway Determination will require consultation, with Council recommending the following agencies:

- Ausgrid
- Civil Aviation Safety Authority



- Department of Education
- Department of Family and Community Services
- Department of Climate Change, Energy, the Environment and Water
- Energy Australia
- Metropolitan Local Aboriginal Land Council
- NSW Health
- Sydney Airport Corporation Limited
- Sydney Water
- Sydney Trains
- Sydney Metro, and
- Transport for NSW.



## Part 4 – Maps

This planning proposal seeks to amend or create the following maps:

- Map 1 – Proposed Amended Land Zoning Map
- Map 2 – Proposed Amended Floor Space Ratio Map (Base Map)
- Map 3 – Proposed Amended Height of Buildings Map (Base Map)
- Map 4 – Proposed Amended Special Provisions and Sustainability Bonus Map
- Map 5 – Proposed New Incentive Floor Space Ratio Map
- Map 6 – Proposed New Incentive Height of Buildings Map
- Map 7 – Proposed Additional Permitted Use Map
- Map 8 – Proposed Land Reservation Acquisition Map
- Map 9 – Amended Lot Size Map
- Map 10 – Proposed Amended Active Street Frontages
- Map 11 – Proposed Affordable Housing Contribution Scheme Map
- Map 12 – Proposed Amended Foreshore Building Line Map

Copies of the proposed LEP maps are provided at Appendix C.



## Part 5 – Community Consultation

As part of establishing the strategy that this planning proposal seeks to implement, Council has already undertaken two rounds of community engagement. The early engagement sessions, held in 29 March to 14 May 2021 (submissions received until 11 June) and 14 February to 28 March 2022, comprised the following activities as detailed in the attached Community Engagement Outcomes Report (refer Attachment Q):

2021 Activities	2022 Activities
<ul style="list-style-type: none"><li>• Mail-out to all households in the master plan study area (10,961 letters sent).</li><li>• 4 x pop-up sessions</li><li>• Online community survey</li><li>• Dedicated 'Have Your Say' Page including an interactive map for feedback</li><li>• Availability of planning staff to directly liaise with the community through 'speak to an expert' service</li><li>• Social media posts</li><li>• Community webinar</li><li>• Government agency briefing, and</li><li>• planning proposal Applicant engagement, supported by Probity Advisor.</li></ul>	<ul style="list-style-type: none"><li>• Direct letters delivered to residents and businesses in the local Campsie area</li><li>• 3 community pop-up sessions including the Campsie Noodle Markets.</li><li>• Multi-language survey</li><li>• Interactive display of the draft Campsie Master Plan on Council's 'Have Your Say' website</li><li>• Display of 3D visual model of the draft Campsie Master Plan for the Community to view</li><li>• 'Speak to a Planner' service by phone with a multi-language message service</li><li>• Campsie Master Plan Display + 'Speak to an Expert' Serve at Campsie Library for the 6 week Consultation period</li><li>• Advertisements of the draft Campsie Master Plan on social media (Facebook, Instagram, Twitter and LinkedIn) and print newspapers in English, Chinese, Vietnamese, Arabic and Korean newspapers</li><li>• Availability of fact sheets, kombi feedback cards and post cards about the draft Campsie Master Plan for the Consultation Period, available at the pop-ups and Campsie library</li><li>• Letter, email and phone calls to local community groups to offer a meeting or briefing on the project</li><li>• Acquisition stakeholder meetings, and</li><li>• Targeted meetings with local community groups, organisations and schools.</li></ul>

Once a Gateway Determination is obtained, the planning proposal will be placed on public exhibition in accordance with the Gateway regulatory requirements and Canterbury Bankstown Community Participation Plan for a minimum of 28 days, and will comprise of:

- Display on Council's corporate 'Have Your Say' website
- Written notification to affected property owners, and
- Written notification to public authorities stipulated in the Gateway determination.





Each public authority/organisation is to be provided with a copy of this planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal as stipulated in the Gateway determination.



## Part 6 – Project Timeline

The anticipated timeline for completion of this planning proposal is as follows:

Dates (Actual or Indicative)	Project timeline
29 March-14 May 2021	Community consultation on the draft Campsie Town Centre Master Plan (Strategy document), submissions accepted until 11 June 2021.
10 September 2021	Report Matter to Local Planning Panel (LPP), additional public consultation recommended.
14 February-28 March 2022	Re-exhibited the Campsie Town Centre Master Plan (Strategy document) as per the September 2021 LPP Recommendation.
24 May 2022	Report Matter for consideration by Council and Council decision
August 2022	Submit planning proposal to the Department for Gateway determination
October 2024	Provide updated information as requested by the Department to enable a Gateway determination to be issued
January 2025	Gateway determination issued by the Department
March 2025	Complete any changes required by Gateway Determination (pre-exhibition)
April 2025	Commencement and completion of public exhibition period and public hearing
May 2025	Consideration of submissions
June 2025	Post-exhibition review and additional studies (if required)
August 2025	Council meeting to consider outcomes of exhibition (Date to be confirmed)
September 2025	Submission to the Department for finalisation
November 2025	Gazettal of LEP amendment



## APPENDIX A – State Environmental Planning Policies

State Environmental Planning Policies	Applicable	Consistent
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	Yes
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes
State Environmental Planning Policy (Housing) 2021	Yes	Yes
State Environmental Planning Policy (Housing) 2021 – Chapter 5 Transport Oriented Development (2024)		
State Environmental Planning Policy (Sustainable Buildings) 2022		
State Environmental Planning Policy (Industry and Employment) 2021	No	N/A
State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development	Yes	Yes
State Environmental Planning Policy (Planning Systems) 2021	Yes	Yes
State Environmental Planning Policy (Precincts–Central River City) 2021	No	N/A
State Environmental Planning Policy (Precincts–Eastern Harbour City) 2021	No	N/A
State Environmental Planning Policy (Precincts–Regional) 2021	No	N/A
State Environmental Planning Policy (Precincts–Western Parkland City) 2021	No	N/A
State Environmental Planning Policy (Primary Production) 2021	No	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	Yes
State Environmental Planning Policy (Resources and Energy) 2021	No	N/A
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	Yes



## APPENDIX B – Local Planning Directions (Section 9.1)

Local Planning Directions		Applicable	Consistent
<b>Focus area 1: Planning Systems</b>			
1.1	Implementation of Regional Plans	Yes	Yes
1.2	Development of Aboriginal Land Council land	No	N/A
1.3	Approval and Referral Requirements	Yes	Yes
1.4	Site Specific Provisions	Yes	Justifiable inconsistency
<b>Focus area 1: Planning Systems – Place-based</b>			
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A
1.14	Implementation of Greater Macarthur 2040	No	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A
1.16	North West Rail Link Corridor Strategy	No	N/A
1.17	Implementation of the Bays West Place Strategy	No	N/A
<b>Focus area 2: Design and Place</b>			
<b>Focus area 3: Biodiversity and Conservation</b>			
3.1	Conservation Zones	Na	N/A
3.2	Heritage Conservation	Yes	Yes
3.3	Sydney Drinking Water Catchments	No	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5	Recreation Vehicle Areas	Yes	N/A
<b>Focus area 4: Resilience and Hazards</b>			
4.1	Flooding	Yes	Justifiable inconsistency
4.2	Coastal Management	Yes	Justifiable inconsistency
4.3	Planning for Bushfire Protection	No	N/A
4.4	Remediation of Contaminated Land	Yes	Yes
4.5	Acid Sulfate Soils	Yes	Justifiable inconsistency



Local Planning Directions		Applicable	Consistent
4.6	Mine Subsidence and Unstable Land	No	N/A
<b>Focus area 5: Transport and Infrastructure</b>			
5.1	Integrating Land Use and Transport	Yes	Yes
5.2	Reserving Land for Public Purposes	Yes	Yes
5.3	Development Near Regulated Airports and Defence Airfields	Yes	N/A
5.4	Shooting Ranges	No	N/A
5.5	High pressure dangerous goods pipelines	Yes	Yes
<b>Focus area 6: Housing</b>			
6.1	Residential Zones	Yes	Justifiable inconsistency
6.2	Caravan Parks and Manufactured Home Estates	Yes	N/A
<b>Focus area 7: Industry and Employment</b>			
7.1	Business and Industrial Zones	Yes	Yes
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
<b>Focus area 8: Resources and Energy</b>			
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A
<b>Focus area 9: Primary Production</b>			
9.1	Rural Zones	No	N/A
9.2	Rural Lands	No	N/A
9.3	Oyster Aquaculture	No	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A





## APPENDIX C – Local Environmental Plan Maps

### Existing Canterbury Bankstown Local Environmental Plan 2023 Maps

Existing Zoning map  
Existing Floor Space Ratio map  
Existing Height of Buildings map  
Existing Special Provisions Map  
Existing Additional Permitted Uses Map  
Existing Land Reservation Acquisition Map

### Proposed LEP Maps

#### Reference:

The proposed LEP maps are provided in separated consolidated PDF files for ease of reference. Refer to Attachment Y.

Map 1 – Proposed Amended Land Zoning Map  
Map 2 – Proposed Amended Floor Space Ratio Map (Base Map)  
Map 3 – Proposed Amended Height of Buildings Map (Base Map)  
Map 4 – Proposed Amended Special Provisions and Sustainability Bonus Map  
Map 5 – Proposed New Incentive Floor Space Ratio Map  
Map 6 – Proposed New Incentive Height of Buildings Map  
Map 7 – Proposed Additional Permitted Use Map  
Map 8 – Proposed Land Reservation Acquisition Map  
Map 9 – Amended Lot Size Map  
Map 10 – Proposed Amended Active Street Frontages  
Map 11 – Proposed Affordable Housing Contribution Scheme Map  
Map 12 – Proposed Amended Foreshore Building Line Map  
Map 13 – Proposed Terrestrial biodiversity Map (to be prepared prior to exhibition, refer to this planning proposal for an aerial version of the map)