

12 October 2024

Carina Lucchinelli
Manager, South District
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Section 3.34 Notification - Submission of planning proposal to implement the Campsie Town Centre Master Plan (Department Ref: PP-2022-2726)

Dear Ms Lucchinelli,

Canterbury Bankstown Council (Council) is pleased to submit a planning proposal that will implement our vision for the future of Campsie Town Centre. Our vision is for Campsie to become a thriving lifestyle and medical precinct that brings together the vibrancy of Beamish Street, Canterbury Hospital and the amenity of the Cooks River foreshore as set out in the Greater Sydney Region Plan – ‘A Metropolis of Three Cities’, Council’s Local Strategic Planning Statement – ‘Connective City 2036’ and the Campsie Town Centre Master Plan adopted by Council in 2022.

In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised of the following:

(a) Decision to submit a planning proposal

This letter accompanies a planning proposal in accordance with the Council Resolution noted below.

At the Ordinary Meeting of 24 May 2022, Council resolved to submit a planning proposal to the Department of Planning and Environment (the Department) to implement the Campsie Town Centre Master Plan as set out below. The planning proposal sets the strategic planning basis and supports a series of amendments to planning controls aimed at facilitating new jobs, more housing, good quality design, high standards of environmental sustainability and active transport and movement aspirations set out in the Master Plan and ‘Connective City 2036’.

Council resolved that:

1. *“Council adopt the Campsie Town Centre Master Plan.*
2. *Council prepare and submit a planning proposal to amend the Canterbury Bankstown Local Environmental Plan in accordance with the Campsie Town Centre Master Plan.*
3. *Council exhibit the planning proposal, subject to a Gateway Determination and associated conditions.*
4. *Council prepare and exhibit a Development Control Plan to support the Master Plan, to be exhibited concurrently with the planning proposal.*
5. *Council does not proceed with the following applicant initiated planning proposals in accordance with section 3.35(4) of the Environmental Planning and Assessment Act*



1979, for the reasons outlined in this report, and includes the sites into the Campsie Town Centre planning proposal:

- a. RZ-4/2019 applying to 2-10 Harold Street, Campsie
 - b. RZ-/2018 applying to 21-23 Claremont Street and 76-90 Evaline Street, Campsie
 - c. ECM T-29-180 applying to 25 Anglo Road, Campsie (Campsie RSL)
6. A further report to be provided to Council outlining submissions received during the formal exhibition period of the planning proposal.
 7. Council officers commence communicating adoption of the Campsie Town Centre Master Plan to State agencies and engage with agencies to advocate for and work collaboratively on the realisation of the Campsie Town Centre Plan and State Government investment in its local infrastructure.
 8. Council write to the Minister for Infrastructure, Cities and Active Transport requesting the Greater Cities Commission co-chair an Infrastructure working group which includes Canterbury Bankstown Council with the aim to define State Infrastructure required to support the Campsie Master Plan including when it will be delivered and funded.”

Inclusion of Individual Applicant planning proposals

As per the above resolution, Council has not proceeded with the three applicant-initiated planning proposals, and this planning proposal includes the following sites:

- 10 Harold Street, Campsie
- 21-23 Claremont Street and 76-90 Evaline Street, Campsie, and
- 25 Anglo Road, Campsie.

Council has written to the affected landowners to advise that this planning proposal has been submitted to the Department.

(b) Attached information

The planning proposal and following supporting documents are attached for your information:

- Planning proposal report including Attachments A to Z
- Council Meeting Report and Minutes (24 May 2022), and
- LPP Meeting Report and Minutes (9 & 10 September 2021).

We thank the Department for their initial feedback and draft Gateway determination conditions received in mid-late 2023. This ‘October 2024 planning proposal package’ has been updated to address all the conditions of the draft Gateway determination.

Submission of Confidential Reports and Proposed LEP Maps

Please be advised that this planning proposal includes a *Development Feasibility Analysis* and *Affordable Housing Viability Assessment* both prepared by Atlas Urban Economics to inform the preparation of the planning proposal. These reports contain development feasibility testing for certain properties and financial analysis that should not be made publicly available due to the sensitive commercial nature of the content of the reports.



I also advise that a Land Use Safety Study *Hazard and Risk Assessment of Oil & Gas Pipelines in Campsie Town Centre, NSW* prepared by Arriscar has been prepared and is submitted with this planning proposal. Due to the sensitive information and security risks of the content of the report, Council requests that the report is not made publicly available.

Council requests Gateway determination and that Council exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact me on 02 9707 5593 or email at patrick.lebon@cbc.city.nsw.gov.au.

Yours sincerely,

Patrick Lebon
Coordinator Strategic Assessments