

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 MAY 2022

ITEM 5.3 **CAMPSIE TOWN CENTRE MASTER PLAN AND PLANNING PROPOSAL**

In respect of Item 5.3 – Campsie Town Centre Master Plan and Planning Proposal, Clr Raffan declared a significant, Non Pecuniary Conflict of Interest given her principal place of residence falls within the area that is the subject of the Campsie Master Plan and Planning Proposal and as such she will vacate the Chamber taking no part in debate.

In respect of Item 5.3 – Campsie Town Centre Master Plan and Planning Proposal, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest given that he previously considered the Campsie Master Plan and Planning Proposal on 9-10 September 2021 as a member of the Canterbury Bankstown Local Planning Panel and as such he will vacate the Chamber taking no part in debate.

CLRS RAFFAN AND SALEH TEMPORARILY VACATED THE CHAMBER AT 6.56PM.

(103) **CLR. DOWNEY:/CLR. WALSH**

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.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 24 MAY 2022

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.

- CARRIED

For:- Clrs Asfour, Akter, Cahill, El-Hayek, Ishac, Nguyen, Walsh and Zakhia

Against:- Clrs Coorey, Harika, Downey and Waiba

AT THIS STAGE OF THE MEETING, IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING TO COUNCILLOR COOREY FOR AN ACT OF DISORDER.

SECTION 6: POLICY MATTERS

Nil

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

CLRS RAFFAN AND SALEH RETURNED TO THE MEETING AT 7.08PM.

ITEM 7.1 DISCLOSURE OF INTEREST RETURNS

(104) CLR. ISHAC:/CLR. EL-HAYEK

RESOLVED that the tabling of the Disclosure of Interest Returns be noted.

- CARRIED

ITEM 5.3

Campsie Town Centre Master Plan and Planning Proposal

AUTHOR

Planning

PURPOSE AND BACKGROUND

Campsie Town Centre is one of only two strategic centres in Canterbury Bankstown. The draft Campsie Town Centre Master Plan (draft Plan) sets a vision to guide and manage growth, renewal and change in Campsie. This vision builds on four years of strategic planning including the Greater Sydney Region Plan, South District Plan, Council's Local Strategic Planning Statement (LSPS), Housing Strategy, Employment Lands Strategy and Affordable Housing Strategy – all of which identify Campsie as a Strategic Centre, and a focus for jobs and housing growth.

Council has heard from the community that Campsie needs investment and renewal and has fallen behind as an attractive, destination centre. Council has heard that development has been in the wrong locations, and has been of poor quality, given there has been no overarching vision or clear planning rules for the centre. Not having a plan exacerbates these issues. Campsie and Canterbury Road have been placed under significant pressure from ad-hoc rezoning and development proposals. Since 2015, Council has been in receipt of, or had representations for eight large scale development projects of up to 30 storeys in height.

By not having a clear and cohesive vision or plan to guide the type, scale, or location of new development into the future has meant there are no mechanisms to deliver affordable housing, coordinate infrastructure or meet community expectations for high quality design, sustainability standards or an understanding of what infrastructure is needed to support the centre, community and businesses into the future. Notwithstanding population growth and demand for housing, delivery of new housing within the Campsie centre has been low, indicating that the current planning settings are not stimulating investment or renewal in the centre without ad hoc planning proposals, or alternatively a strategic plan that supports our community.

The draft Plan sets a strategic planning framework for the growth anticipated in Campsie and recalibrates Council's old and outdated planning controls. In the last five years, despite capacity for redevelopment under current planning controls, only 472 dwellings have been delivered in Campsie. This trend is well short of the demand forecast for Campsie that is set out in Council's LSPS and Housing Strategy. A recalibration of planning controls and density will support the delivery of jobs and housing in the right location, supported by open space, infrastructure and services whilst ensuring that new development meets high quality design and sustainability standards. These cannot be delivered under the current, outdated controls.

The draft Plan has been informed by a range of technical studies and the careful development of an intensification strategy, which sets out the right locations for growth and the appropriate scale of growth across Campsie. The draft Plan is the second place-based Master Plan for

Canterbury Bankstown Council and is part of an ongoing program of master planning for the City's centres.

The draft Plan will also become an important advocacy tool for Council and the community to encourage investment in State infrastructure, particularly Canterbury Hospital, local schools, roads (e.g. the Campsie Bypass), transport, utilities and services. Council and the community currently have no coordinated plan for growth and change to guide Government and private sector investment. Importantly, the draft Plan, if adopted, is not a static planning tool but will be subject to regular review to ensure that it remains contemporary, responds to changes and emerging trends, and reflects community expectations.

Campsie Town Centre is expected to evolve from a main street local centre into a health and lifestyle precinct that services the Canterbury-Bankstown community. The draft Plan seeks to leverage the unique attributes and anchors of Campsie, such as its proximity to central Sydney, its location on the Cooks River, the presence of Canterbury Hospital and a thriving main street, to facilitate 7,500 jobs and an additional 5,600 dwellings in the centre and 760 dwellings along Canterbury Road by 2036. The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

The draft Plan was initially exhibited for six weeks between 29 March and 14 May 2021. In response, it was updated to incorporate feedback from the community. Following this, a revised version of the draft Plan was then reported to the Local Planning Panel (LPP) on 9-10 September 2021.

In response to considering submissions and presentations from community and businesses, the LPP acknowledged the extensive work that has taken place in preparing the masterplan which it believed is *"clearly necessary and critical for the future"* of the Campsie town centre. The Panel went on to express that the masterplan presented *"many good ideas and opportunities"* and *"the local community should benefit from the growth and development of these areas in the future"*. The Panel generally supported the proposed changes to planning rules as presented for the Campsie town centre and recommended that Council proceed with further community engagement prior to any Gateway Determination

Following the recommendation of the LPP, the draft Plan was exhibited for a further six weeks between 16 February 2022 and 28 March 2022 to increase awareness about the draft Plan and extend the scope of feedback.

The purpose of this report is to seek Council's endorsement of the draft Plan and to prepare and submit a planning proposal to amend the *Canterbury Bankstown Local Environmental Plan 2022 (CBLEP)*. The planning proposal will put into effect the proposed changes to planning controls identified in the plan and as outlined in this report. It is also recommended that Council use the draft Plan to finalise four outstanding planning proposals in Campsie in accordance with the draft Plan. In most cases, this means not proceeding with individual proposals for specific sites and consolidating them into Council's vision for Campsie.

ISSUE

At a macro level, it is essential that Council effectively plans for its growing population including changes and pressures associated with this growth. In this regard, our local planning system

needs to continue to appropriately zone land and apply planning controls that will deliver a genuine diversity of quality housing, enable jobs, deliver timely decisions for all levels of government and industry and ensure the infrastructure from utilities to transport, schools, hospitals and public space is available to support growth. New supply of housing itself, outside of a well coordinated plan has been the experience to date in Campsie, it has not been enough, it has not delivered quality outcomes and the community has clearly expressed a desire for a better centre experience for Campsie.

Council has earmarked Campsie as a town centre that will deliver key civic, cultural, recreation, retail and local employment. By 2024, the centre will be supported by a new Sydney Metro transit system linking the centre from Bankstown in the West to Sydney CBD, Barangaroo and onward to other strategic centres such as Macquarie Park and Norwest.

The draft Plan is interdisciplinary in nature and has a broad focus, arranging land uses and expressing a clear intent for the built environment. It puts forward a plan to establish a spatial structure for Campsie which as a minimum considers human behaviour, social factors, economics, law, history, aesthetics, amenity, environment and engineering matters amongst a backdrop of rising community expectations and discontent with increased density as it has evolved to date.

The draft Plan has been shaped by input from the community. Having regard to the comments and feedback to date from the community and businesses, the draft Plan before Council has been revised with amendments outlined in this report. It is intended that the draft Plan (if adopted) forms the basis of amendments to planning controls for the Campsie Town Centre, with the clear intent to deliver on the fundamentals that are necessary for a high quality and functioning urban centre that will continue to be a focus for residents, workers and visitors, albeit within an enhanced setting.

RECOMMENDATION 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.

ATTACHMENTS

[Click here for attachment A](#)

[Click here for attachment\(s\) B and C](#)

[Click here for attachment\(s\) D to E](#)

[Click here for attachment\(s\) F to H](#)

- A. Draft Campsie Town Centre Master Plan (May 2022)
- B. Engagement Outcomes Report
- C. Strategic Merit Test and Statement of Objectives and Intended Outcomes
- D. Technical Studies and Analysis
- E. Independent Site Specific Review Report
- F. Local Planning Panel Report and Minutes (9-10 September 2021)
- G. Sydney Local Health District Submission
- H. Probity Certification

POLICY IMPACT

This draft Plan begins to implement Council's strategic planning established under the Canterbury Bankstown Local Strategic Planning Statement, Connective City 2036, the Community Strategic Plan, CBCity 2028, and Council's Housing, Employment Lands and Affordable Housing Strategies. These strategies identify Campsie as a Strategic Centre, and one of the key locations for jobs and housing growth supported by Affordable Housing, infrastructure, open space and community services.

If adopted, the draft Plan will become a policy of Council, and form the basis of the Planning Proposal to amend the CBLEP. In addition, it will form the basis of changes to Council's consolidated Development Control Plan in relation to future development within the Campsie Town Centre and align with amendments to the consolidated Contributions Plan for the City.

Furthermore, the draft Plan will become an advocacy platform for the community and Council and provide greater certainty for State agencies and the private sector in terms of the planned growth and change in Campsie.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes arising from the planning proposal progressing, will be required to be reported to Council separately as part of implementing the draft Plan.

The draft Plan itself will not result in any changes to current planning controls. Should Council resolve to prepare and submit a Planning Proposal for Gateway, the formal process to amend the planning controls, including further community engagement, will commence.

The draft Plan in the context of the broader planning policy framework is illustrated below.

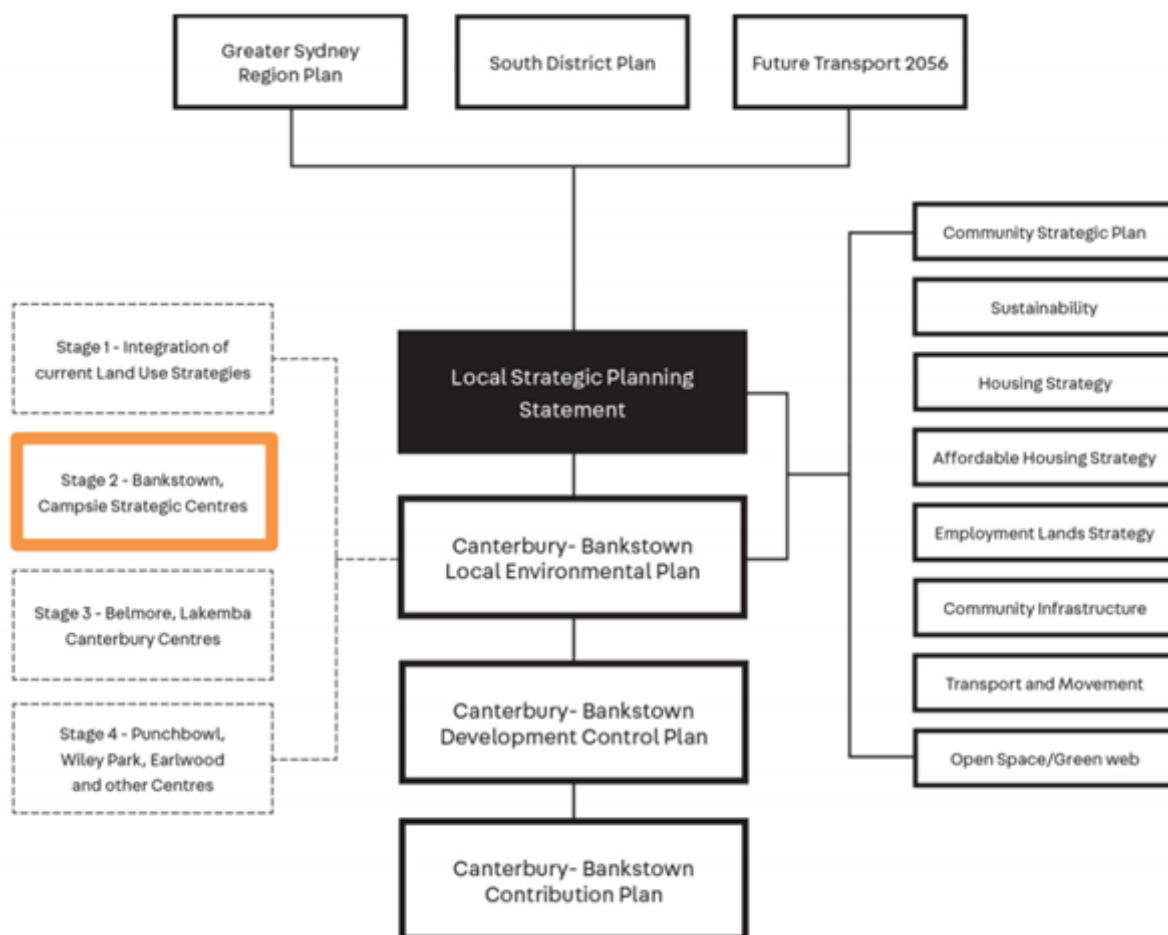


Figure 1. Planning Policy Framework

FINANCIAL IMPACT

Strategically planning for our city is essential. Associated with this planning work is research and investigation into a range of contemporary planning issues including future population growth, land supply, economic development, transport and connectivity, sustainability, urban design, heritage and conservation. For this very reason, Council invests annually in strategic land use planning for its city to ensure its planning framework remains relevant and based on contemporary practices and trends. For decades, the Campsie centre has not had the benefit of detailed or tailored solutions to guide change or investment by the public or private sector.

If adopted, the draft Plan will inform Council's investment in infrastructure from a range of sources including Section 7.11 and 7.12 contributions, property and asset renewal, works in kind, further master planning for Council assets such as Campsie Cultural and Civic Hub and informing capital work programs. These works have been included in the Draft Canterbury Bankstown Local Infrastructure Contributions Plan, which is currently on exhibition until 3 June 2022 alongside the Draft 2022-25 Delivery Program and 2022/23 Operational Plan and Budget. A report on these matters will come to Council under separate cover once their exhibition has been completed and submissions considered.

The draft Plan will become an advocacy platform for Council to seek grant funding and investment in State infrastructure to support the planned growth and change in Campsie, such as implementation of the Campsie Bypass and the expansion of Canterbury Hospital.

COMMUNITY IMPACT

The draft Plan will guide the creation of new planning controls for development across the Campsie centre including Canterbury Road within this precinct. It will provide greater transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Campsie over the next 15 years and beyond.

Council has received, or had representation regarding eight key sites in Campsie, seeking ad-hoc, applicant initiated planning proposals with heights of up to 35 storeys. Council has consistently maintained that a holistic and considered plan that guides Campsie's growth is essential in ensuring transparency and certainty for the community, and provides a framework to proactively guide development, rather than reactively respond to ad-hoc proposals that are not designed with the prosperity of the broader centre or public good as overarching objectives.

The draft Plan has been amended to incorporate a number of changes following feedback received from the community and stakeholders. The draft plan provides the community, industry and government with confidence that growth and change in the Campsie Town Centre will evolve over time based on a clear vision and expectations for high standards of design and sustainability.

The master planning process for Campsie has also been overseen by an independent probity advisor to ensure the process was conducted with integrity and transparency. In their certification of the process, the Probity Advisor stated, *"As Probity Referee I am satisfied that there has been transparent and open communications in this process. I have attended meetings and supervised discussions. I am satisfied that engagement as between those listed above has been at arm's length, conducted in a professional manner by all and maintained good governance, enabling the process to withstand scrutiny."*

Early Engagement

Council has engaged with the community since July 2020. During this early phase of engagement, and prior to preparation of the draft Plan, Council undertook targeted engagement with the community, landowners, industry and agencies to understand the needs, aspirations, opportunities and issues affecting Campsie. The feedback received during this engagement laid the foundations for the development of the draft Plan.

First Community Engagement Period on draft Plan

Building on the ongoing engagement with the community since July 2020, community feedback was sought on the draft Plan between 29 March and 14 May 2021, with late submissions received until 11 June also being assessed and considered. Council wrote to 10,961 owners and occupants of residential and commercial properties within Campsie seeking their input and ideas during the engagement period of the draft Plan.

Council will recall that the draft Bankstown and Campsie Master Plans were concurrently released for feedback during this period. In response, a total of 127 submissions were received, 61 of which related specifically to Campsie, and an additional 66 submissions related to both Bankstown and Campsie. Of the 127 submissions, 110 were in support (entirely or with conditions), 15 objections were received and two submissions indicated neither support or objection.

During this initial engagement period, Council undertook the following activities to maximise the community's awareness and engagement with the process:

- Online community survey
- Interactive map for feedback
- Availability of planning staff to directly liaise with the community through 'speak to an expert' service
- 4 x pop-up sessions
- Community webinar
- Government agency briefing
- Social media posts
- Dedicated 'Have Your Say' Page
- Planning Proposal Applicant engagement, supported by Probity Advisor
- Mail-out to all households in the draft plan study area (10,961 letters sent).

In addition, residents, landowners and the broader community had the opportunity to make submissions and/or present to the LPP on 9-10 September 2021. The LPP considered these submissions and presentations in making their recommendation. The LPP Minutes (provided at **Attachment F**) indicate that the Panel did not raise any objection to the draft Plan in relation to proposed changes to planning controls, indeed the Panel noted:

- *"the Panel generally supports the proposed changes in both PPs" (Bankstown and Campsie)*
- *"It is acknowledged that the proposed changes arise out of and are consistent with the Greater Sydney Commission's and the Council's strategic planning for Campsie..."*
- *"The extensive work that has taken place in preparing the PPs which are clearly necessary and critical for the future of the Bankstown city centre and the Campsie town centre. There are many good ideas and opportunities articulated in the PPs and the local communities should benefit from the growth and development of these areas in future"*
- *"It is acknowledged that the proposed changes arise out of and are consistent with the Greater Sydney Commission's and the Council's strategic planning for Campsie."*

The LPP recommended that CBCity undertake further community engagement on the draft Plan before proceeding to Gateway, no objection to the draft Plan was stated by the Panel. The purpose of the LPP recommendation was to seek further public input into the draft Plan, despite the significant engagement process that had been undertaken.

Second Community Engagement Period on the draft Plan

In response to the recommendation of the LPP, CBCity commissioned independent engagement specialists to develop a detailed engagement strategy for the draft Plan. For a six week period, between 16 February 2022 and 28 March 2022, the following engagement activities were undertaken:

- Three community pop-up sessions
- Multi-language survey
- Display of 3D visual model of the draft Plan for the Community to view
- Draft Plan Display + 'Speak to an Expert' Service at Campsie Library for the six week Consultation period
- 'Speak to a Planner' service by phone in multiple languages
- Availability of fact sheets, kombi feedback cards and post cards about the draft Plan for the Consultation Period, available at the pop-ups and Campsie library
- Interactive display of the draft Plan on Council's '*Have Your Say*' website
- Advertisements of the draft Plan on social media (Facebook, Instagram, Twitter and LinkedIn) and print newspapers in English, Chinese, Vietnamese, Arabic and Korean newspapers
- Direct letters delivered to residents and businesses in the local Campsie area
- Letter, email and phone calls to local community groups to offer a meeting or briefing on the project
- Meetings with owners of properties proposed for park expansion and/or through site links
- Targeted meetings with local community groups, organisations and schools.

Community feedback informed changes to the draft Plan to achieve the desired vision for the area. Full details of the engagement activities are in the next section of this report and detailed at **Attachment B**.

Should the draft Plan proceed to Gateway, a statutory Planning Proposal process will commence. If the NSW Department of Planning and Environment issues Gateway Determination for the Planning Proposal, Council will undertake a further and formal exhibition process in accordance with any Gateway conditions. Formal exhibition will be for a minimum period of 28 days.

DETAILED INFORMATION

INTRODUCTION

Campsie Town Centre is the second largest strategic centre in the Canterbury Bankstown Local Government Area. Campsie is a short distance from Central Sydney and sits at the edge of Sydney's inner suburbs, making it an increasingly attractive centre for visiting, living and working. The draft Plan establishes the framework for Campsie's evolution from a traditional main street into a destination centre that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed through ongoing community engagement to implement the vision and actions of Connective City 2036, Council's Local Strategic Planning Statement, along with Council's Housing, Employment Lands and Affordable Housing Strategies. It is also driven by the need to have an overarching vision for Campsie, which has not been in place for decades.

The draft Plan has been informed by thorough critical analyses, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, heritage and infrastructure planning. The plan has also been informed by early and ongoing engagement, including two rounds of extensive community engagement on the draft plan, and a revised draft plan.

The draft Plan before Council will assist to address a number of key land use planning issues impacting Campsie, including:

- Sites within the business zones in Campsie have no maximum floor space ratio. This means that there are limited controls and mechanisms to cap density. The draft Plan seeks to address this.
- Campsie currently has no controls to mandate housing diversity – this means that new development can provide one type of dwelling, rather than being required to deliver a diversity of dwelling types such as studios, one-bedroom, two-bedroom or three or more bedroom dwellings.
- The current controls have encouraged development of housing in the wrong locations, particularly along Canterbury Road and away from the core of the centre. The draft Plan seeks to re-calibrate this by prohibiting further residential development in the current B5 and B6 Zones along Canterbury Road and around Canterbury Hospital, and encouraging renewal and investment in the core and in higher amenity areas along the Cooks River.
- Lack of housing delivery, with only 472 dwellings delivered over the last five years. As shown in **Figure 2** below, and discussed above, these dwellings that have been delivered have not been in the right locations and without an emphasis on design quality or contribution to broader centre benefits.
- There are currently four live applicant-initiated planning proposals in Campsie, in addition to four other sites which have made representations to Council with the intent of seeking an uplift beyond current controls. These proposals have been submitted outside of an overarching strategic vision for Campsie, with heights of up to 35 storeys proposed. The draft Plan provides this overarching vision for development and ensures a coordinated approach to growth, infrastructure and advocacy.
- There has been a lack of investment along the main street, which has old and poor quality building stock. The draft Plan maintains no minimum parking controls for these

fine grain lots and seeks to unlock their redevelopment to improve the experience of Beamish Street as has been seen in other areas of Sydney.

- The current planning control framework for Campsie is not meeting community expectations for higher design and sustainability outcomes. Due to the lack of density controls and detailed design controls, 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 – the draft Plan seeks to deliver higher quality buildings in the right locations that result in an improved pedestrian experience.

In addition to the above points, it is important to highlight that the draft Plan will not operate in isolation. It sits within a broader strategic planning policy framework as identified in **Figure 1** above. This framework supports the intent of draft Plan by among other things, mandating the delivery of affordable housing, committing funding for local infrastructure through developer contributions and locking in planning provisions into the comprehensive LEP and Campsie specific planning controls via Council's DCP.



Figure 2. Location of housing delivered in Campsie since 2016-17.

The Master Planning process and current status is illustrated below:

Status	Stage
✓	Technical and preliminary analyses
✓	Early targeted community engagement

✓	Preparation of draft Plan
✓	First round of community feedback on the draft Plan
✓	Report to Local Planning Panel for advice
We are here	Second round of community feedback on the draft Plan
To be confirmed, pending endorsement of Council	Commence Planning Proposal process

THE DRAFT PLAN - OVERVIEW

The draft Plan is underpinned 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 Vision

The Vision for the Campsie Town Centre is:

“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 the human scale and existing urban character.

Campsie will become a significant centre within Canterbury-Bankstown, with significant investment in jobs and housing, which will attract residents, workers and visitors 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 as a visitor destination.”

Intensification Strategy

The draft Plan has evolved from the development of an Intensification Strategy. The Intensification Strategy builds on the principles for the distribution of height and density set out in the Tall Buildings Study. This study and the Intensification Strategy establish principles for the location of height and density, being:

1. Intensification within walking distance of the Metro Station (400m).
2. Intensification within walking distance of key open spaces and improved connections to open spaces.
3. Intensification within the key node of Canterbury Road and Beamish Street.
4. Lower intensification of areas between the key nodes (town centre, river, Canterbury Hospital).
5. No intensification - Maintain existing built form controls in special character and low density areas.

10 Directions

The draft Plan is underpinned by 10 strategic directions that have driven the broader thinking and vision for the draft Plan:

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 and diversity in housing that is well designed and sustainable.

Key moves

The draft Plan also proposes a series of key moves, which reflect the proposed changes in policy and direction. These include:

- 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 without which no uplift can be realised.
- 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 – beyond ordinary BASIX requirements.
- Changes to parking requirements for new developments within the core of the precinct
- Recommended changes in height and density based on detailed testing and independent specialist advice.

LOCAL PLANNING PANEL RECOMMENDATIONS

On 9-10 September 2021, the LPP considered the draft Plan to advise whether Council should proceed with a Planning Proposal for its implementation. A total of 28 speakers presented to the LPP to support the Plan, raise concerns with the plan or make site-specific recommendations. In addition, the Panel received 12 written submissions. The Panel Report as prepared by Council officers and Panel Minutes is provided at **Attachment F**. The Panel recommendations and a response to each recommendation is provided below:

Local Planning Panel Recommendation	Response
<i>1 (a) Council carry out discussions with specific site landowners that addressed the Panel to review issues raised.</i>	This recommendation is supported and has been carried out. Council has engaged with six landowners and/or their representatives for six sites in the draft Plan area to review the issues raised. Refer to 'Campsie Town Centre Site-Specific Review' in the next section for more detail.
<i>(b) Council request further written confirmation from the State Government about Canterbury</i>	Council has written to the Sydney Local Health District to advise of the draft Plan and seek its commitment to remaining on site and planned upgrades to the hospital. Sydney Local Health

Local Planning Panel Recommendation	Response
<p><i>Hospital (as referred to in paragraph 27 above).</i></p>	<p>District responded to Council on 23 March 2022 (see submission at Attachment G, outlining:</p> <ul style="list-style-type: none"> • Support for a much needed health, medical and education precinct around Canterbury Hospital. • That Canterbury Hospital is the Local Health District's highest priority for capital investment due to the projected population growth, ageing population and the urgent need to upgrade the hospital infrastructure. • Significant funding has been provided for the planning of the future of Canterbury Hospital, which gives regard to the existing and forecast population growth. No announcement on the redevelopment has been made to date, noting that planning is still underway. • A number of interim investments are planned for the hospital including a satellite renal dialysis service, education and training facilities and foetal medicine ultrasound services. • Support for maintaining the current land use and unrestricted height and floor space ratio controls for the Hospital, allowing for on-site redevelopment of the hospital. • The Hospital also includes lands on the western side of Tudor Street (Council has noted this in the draft Plan). • In addition to employment growth in the hospital as it redevelops, it is likely that there will be additional employment growth in allied health including specialists and GPs who which to locate near the hospital and leverage off the precinct's activation. • The Local Health District's vision for Canterbury Hospital is to be a major Metropolitan Hospital of the future. The intent is that the Hospital remain in the heart of Campsie/Canterbury and be fully digitally enabled, providing the latest medical technology and expanded virtual health care. • The Local Health District supports the emergence of Campsie as a Health and Lifestyle Precinct and seek ongoing collaboration with the community and Council.
<p><i>(c) Council engage in a further public notification / exhibition for the Campsie PP prior to sending the CPP to the Department for a gateway determination as referred to in discussion above.</i></p>	<p>This recommendation has been carried out. The draft plan was exhibited for a further six weeks between 16 February 2022 and 28 March 2022. Further details of this engagement are provided below.</p>
<p><i>(d) Completion of the following studies prior to submission for Gateway:</i></p> <ul style="list-style-type: none"> • <i>Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;</i> 	<p>A technical review of flooding and contaminated land confirmed that the draft Plan may be suitable to be implemented via a Planning Proposal, subject to certain conditions.</p> <p>The Land Use Safety Study will be completed prior to lodgement of the Planning Proposal pending Council's approval</p>

Local Planning Panel Recommendation	Response
<ul style="list-style-type: none"> <i>Land Use Safety Study, to ensure appropriate mitigation measures are considered (if any) in relation to high pressure pipelines located alongside the Cooks River</i> <i>Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 – Remediation of Contaminated Land.</i> 	<p>of the draft Plan noting the pipelines in question are located on the eastern side of the Cooks River and traverse land adjacent to residential uses in Canterbury.</p> <p>A Preliminary Contamination Report has been prepared, finding that the proposal can comply with Ministerial Direction 2.6 - Remediation of Contaminated Land which requires Council to consider contamination and remediation requirements at the planning proposal stage.</p>
<p><i>(e) Council prepares a Development Control Plan to implement the Master Plan that is exhibited concurrently (together with the relevant contributions plan) with the Planning Proposal.</i></p>	<p>This recommendation is supported and will be undertaken as part of the formal exhibition of the draft Planning Proposal post-Gateway.</p>
<p><i>(f) Council integrates existing Planning Proposals set out in this report into the Campsie Town Centre Master Plan.</i></p>	<p>This recommendation has been complied with as discussed in the previous section, 'Integration of applicant-initiated Planning Proposals'.</p>

ENGAGEMENT ACTIVITY

First round of community engagement (March to June 2021)

The draft Plan has been subject of two extensive community engagement activities – the first in March to June 2021. During this time, there was a total reach of 22,217 people, after which 127 submissions were made (including 61 being for Campsie Master Plan only, and 66 relating to Bankstown and Campsie collectively (as Council initially engaged on both plans concurrently). In response to this engagement, 87% of written submissions received either support the draft Plan in part or entirely, and others provided suggestions for improvement. 12% of those objected to the then draft Plan and 1% made general comments.

In response to these submissions, a number of changes were made to the draft Plan before it was considered by the LPP. The LPP Report provided at **Attachment F** provides a comprehensive overview of these changes.

Second round of community engagement (16 February 2022 and 28 March 2022)

Council undertook a second round of engagement with the community following the advice of the LPP. The intent of the second engagement period was to continue engaging with the community, to receive extended feedback, and maximise community awareness of the draft Plan. During this time, there was a total reach of 87,294 people, after which 62 submissions were made. Notwithstanding the significant increase in reach in this second round of engagement, the number of submissions relevant to the Campsie Town Centre declined. The additional reach and engagement with the draft Plan for Campsie (eg. social media and online survey) however resulted in additional support and neutral feedback for change in Campsie.

The engagement activities are summarised in the table below, and comprised a mix of targeted, broad, incidental, and multicultural engagement.

Engagement Tool/Technique	Interactions
Community pop-up sessions Opportunity for community members to ask questions and provide feedback to the draft Plan with multi lingual staff in attendance. There were three scheduled Community Pop Up Sessions: <ul style="list-style-type: none"> • Campsie Lunar Noodle Markets: 18 Feb 2022, 5:00pm - 9:00pm • Canterbury Leisure and Aquatic Centre: 5 Mar 2022, 9:00am - 11:00am • Anzac Mall, Campsie: 17 Mar 2022, 6:00pm - 8:00pm 	216 visitors (total)
3D Visual Model of the draft Campsie Master Plan An urban design specialist created a 3D visual model of the Master Plan which allowed users to view the features of the proposed urban design framework. This was available on Council’s Have Your Say page.	Estimated no. of views: 350
Campsie Library display + Speak to a Planner A display was set up at Campsie Library that consisted of: <ul style="list-style-type: none"> • Laptop display of the 3D online visual maps, which was interactive for users • A0 size Campsie planning maps • Fact sheets and postcards on the draft Plan A specialist planner involved in the development of the Master Plan was also available to talk about the draft Plan at Campsie Library from 9.30am to 4.30pm on Tuesday, Wednesday and Thursday each week during the six-week consultation period. Staff from non-English speaking backgrounds were also rotated at Campsie Library for members of the community who preferred to speak a language other than English.	52 visitors
Speak to a Planner by Phone “Call an expert” service was available for the community to contact strategic planning staff about the draft Plan. Multi-lingual staff from eight key and emerging language backgrounds were also available to answer queries, throughout the six-week engagement period.	55 calls (36 from Master Plan hotline)
Project website “Have Your Say” A dedicated project page was available on Council’s “Have Your Say” webpage. It included the draft Plan, technical documents that informed the draft Plan, key contact information and the timeline of the Master Planning process.	3,786 visits with 2,458 unique visitors.
Written Submissions and Feedback <i>Direct Written Submissions</i> The community was encouraged to make submissions via the website and details on how to make a submission was available on all material produced for the engagement period <i>Surveys</i> An online survey available in six languages other than English: Chinese, Korean, Arabic, Greek, Vietnamese and Nepalese were made live on the Have Your Say website. Surveys invited feedback about the draft Plan around 5 key themes. <i>Kombi Cards</i>	62 direct written submissions were received 232 survey responses received (two in non-English)

Engagement Tool/Technique	Interactions
At the Community Pop Up Sessions, as an additional interactive engagement activity, attendees were encouraged to share their feedback through writing on Kombi Feedback Cards.	10 Kombi cards received
Print Advertisements The following print advertisements were made for the draft Plan during the exhibition period: <ul style="list-style-type: none"> • Multi-language newspapers [Daily Chinese Herald, Dan Viet (Vietnamese), An Nahar (Arabic) and the Korean Herald, Suprovat (Bangladeshi)] • Newsletters in Harcourt and Campsie Public Schools • Committee for Sydney newsletter • Adshel Posters in Campsie 	Print media reached approximately 12,000 CBCity residents
Social Media Council's social media channels promoted the draft plan and community engagement activities. Social media posts were released on Facebook, Instagram and Twitter.	Non-sponsored posts reach was 11,716, with 145 click links Sponsored posts reach was 45,220 with 774 clicks links
Fact Sheets To simplify and help the wider community better understand the vision of the revised Campsie Master Plan, six factsheets were developed for this specific period of consultation. Postcards were also left at local cafés, restaurants and shops.	162 people took a flyer or factsheet at popups 173 downloaded on website
Direct letters Letters were delivered to residents and businesses in the local Campsie area advising of the new round of engagement and advertised the upcoming engagement opportunities.	14,500 letters were delivered
Community Meeting Groups A total of seven online/in-person meetings were held with the following community group stakeholders: <ul style="list-style-type: none"> • Canterbury Bulldogs • Meals on Wheels • Muslim Care • Development Industry Briefing • Campsie Rotary Club • St Mels Catholic Schools • Campsie Public School 	Seven meetings (47 groups contacted)
Acquisition Stakeholder Meetings Separate meetings were offered to sites affected by proposed site acquisitions, focused on properties affected by the proposed future park at Burns/Dryden Streets.	Four landowners

Support for the draft Plan

In 2021, there was a mixed response to the draft Plan. Written submissions generally showed support while the survey showed mixed feedback on the Campsie Vision (43% 'hits the mark', and 57% 'don't like it' or 'needs more work').

In 2022, the response was more positive. Through all feedback channels, one third (32%) of the responses supported the draft Plan, two thirds (60%) of responses were neutral and 8% of responses generally opposed the draft Plan.

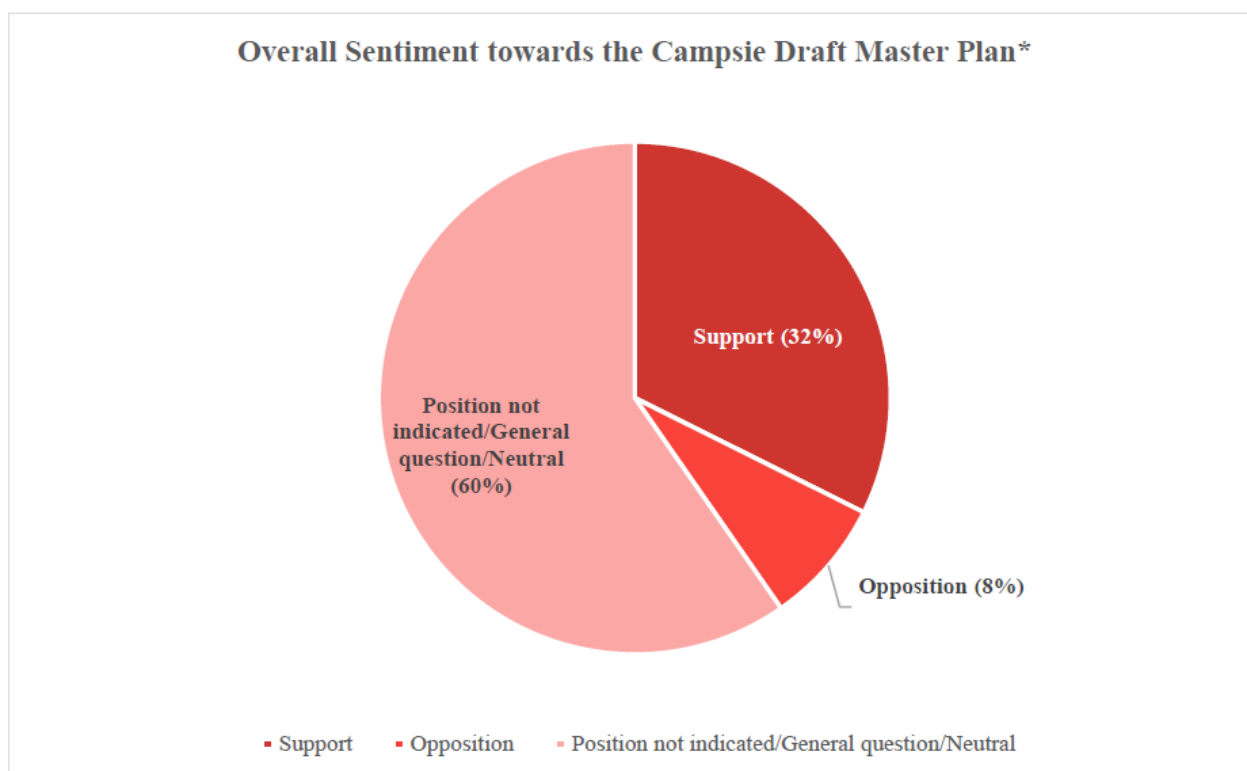


Figure 3. Overall sentiment towards the draft Plan

**Figures drawn from feedback from Pop-up sessions, phone line, submissions, speak to a planner, community one-on-one briefings*

Snapshot of themes

Feedback was collated and analysed into key themes. These are listed below in order of frequency, and a short summary of the top themes is included below.

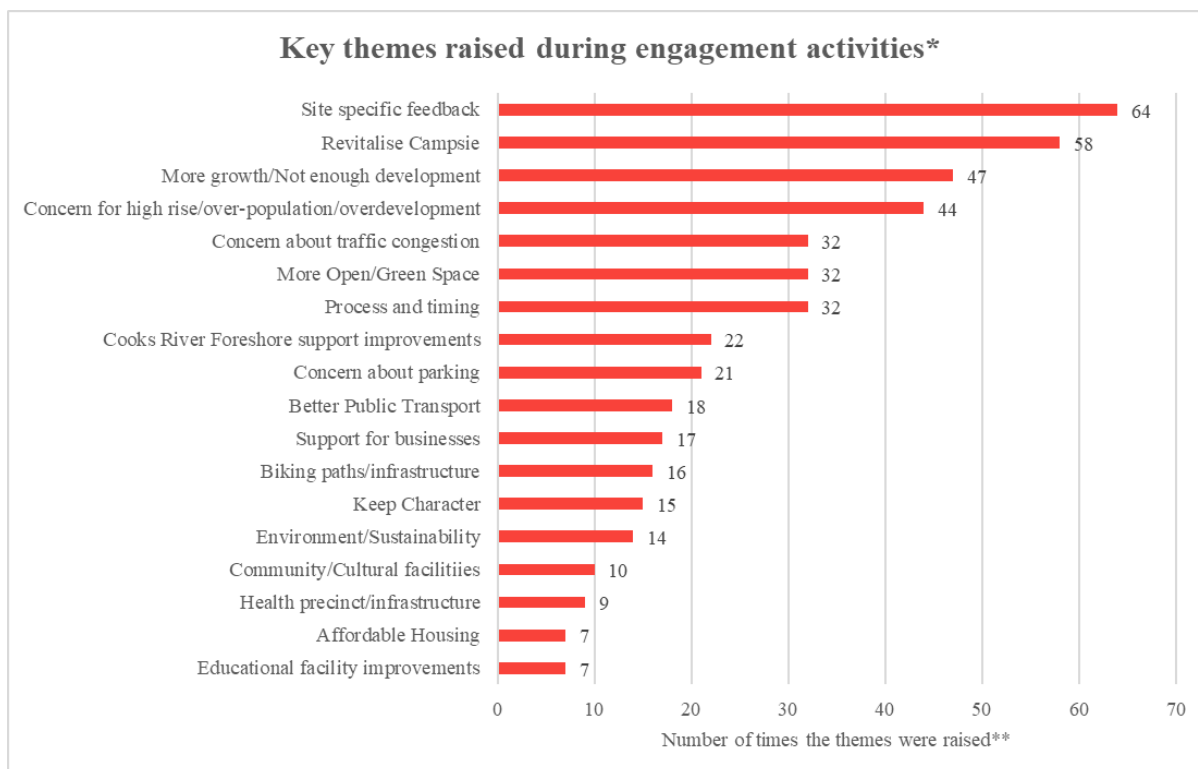


Figure 4. Key themes raised during the engagement activities

A summary of the top five themes are provided below. To view a summary of all the submissions received, refer to the detailed Engagement Outcomes Report (April 2022), provided at **Attachment B**.

1. Site-Specific Feedback

In many of the consultation interactions, community members wanted to understand the changes occurring to their property or in a specific precinct. Many community members were seeking to understand what the draft Plan was proposing, while others provided specific feedback. Most commonly, community members enquired about the height limit proposed for their site or home.

2. Revitalise Campsie

There was widespread community support for revitalising the Campsie Town Centre, even from community members who did not support the draft Plan. Community views on revitalisation included:

- Improving community amenity and providing better places for locals to congregate such as shops, cafes, and parks and gardens
- Reviving empty shops and upgrading ageing buildings and infrastructure
- Offering better transport connections (Metro) and creating industry hubs (medical uses and hospital), particularly considering Campsie's proximity to the city
- Establishing a strong cultural hub reflective of the multicultural community
- A strong opportunity to create a vibrant and active space along the Cooks River foreshore for locals to enjoy.

3. More Growth/Not Enough Development

The survey specifically asked whether Council has got the balance right for the proposed level of change with respect to low/medium/high rise development. Nearly half (42%) of respondents thought the balance was right. When other feedback channels were

considered, an almost even split between concern (44) and support (43) for development was captured. Community views who sought additional growth felt that additional growth would help transform Campsie and attract new businesses.

4. Concerns for high rise/over-population/overdevelopment

The survey specifically asked whether Council has got the balance right for the proposed level of change with respect to low/medium/high rise development. In total, 38% thought that the balance wasn't right. When other feedback channels were considered, an almost even split between concern (44) and support (43) for development was captured. Community views who were not supportive of high rise development were concerned about changing the character of Campsie and the increase in population associated with new housing.

5. More open/green space

There was a strong sentiment towards the needs for more open and green space was expressed. This included feedback on wanting the creation of new smaller parks or open spaces closer to homes and having better connections to local parks (for example laneways and footpaths).

6. Traffic congestion

The community indicated the current road network is already at capacity, especially during peak hours and there were reservations that high rises and higher density from development would further put strain on traffic congestion. This issue was one of the key reasons why some community members did not support change to Campsie

8. Process and timing

Most of the questions that came from the community in regard to process in timing asked about the next steps and the delivery plan of the Master Plan. This demonstrated the value of the ongoing engagement and importance of ensuring the community is up to date.

For a full list of submissions, refer to the Engagement Outcomes Report in Attachment B.

REVISIONS TO THE DRAFT PLAN

Following a review of the community's feedback and further analysis from the first and second round of community engagement, a number of amendments have been made to the draft Plan. The key changes are summarised below:

Changes to the proposed land use zoning map

The exhibited draft Plan excluded land use changes along two areas of the Cooks River (Byron Street and Gordon Street) until further flood analysis was undertaken. These areas are identified on the map below (labelled '1'). It is proposed that these two R3 Medium Density Residential areas are zoned R4 High Density Residential. Careful design and safety controls will be required for these sites to ensure mitigation against flood risk. These controls will be addressed through the DCP, to be exhibited alongside the Planning Proposal. In addition, the revised maps include existing pocket parks within road reservations and recommends an appropriate RE1 zoning.

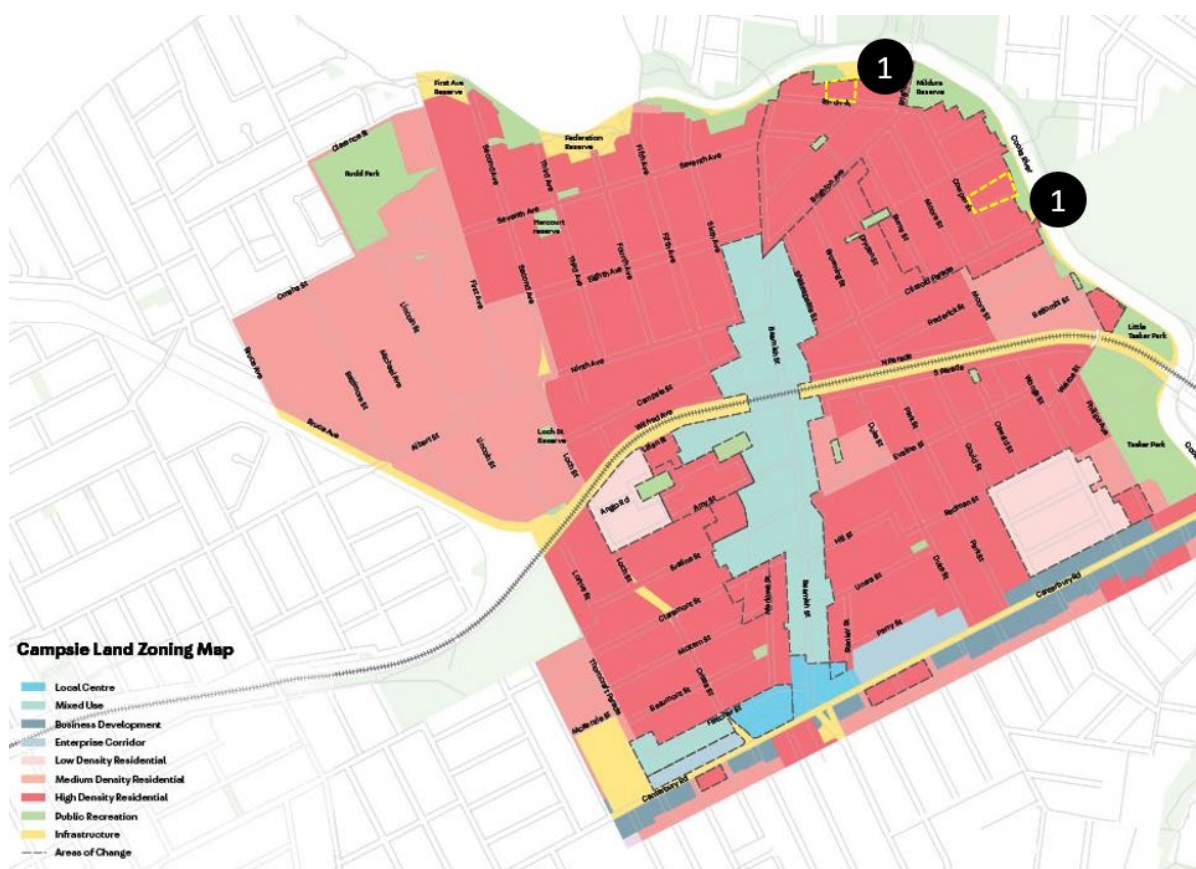


Figure 5. Land Use Zoning Map changes

Change to 'no minimum car parking' area

A number of community submissions and feedback received during the recent engagement period raised concern with the proposed 'no minimum parking' area, particularly in relation to residential development. Council officers had these concerns independently reviewed. It was concluded that whilst, in the long term, Government and Council should be working towards reduction in parking that is commensurate with public transport accessibility, it is supportable to reduce the area to which the proposed 'no minimum parking' controls will apply, so that this control is limited to the core of the B4 Mixed Use Zone only. This change:

1. Responds to community concerns associated with the potential lack of parking, ensuring that a minimum rate of parking applies to all residential zoned land;

2. Maintains a range, including no minimum parking control, for the core area of Campsie – contributing to reduced car trip generation to the business zones, whilst also further encouraging the renewal of small properties along Beamish Street;
3. Maintains flexibility in the business zones for parking to be provided up to a maximum rate with no minimum rate.
4. Maintains choice and diversity of housing and assists with affordability for households who choose to live in dwellings without a car – noting that close to 17% of households in Campsie do not have a car.

The extent of change is shown in the images below.

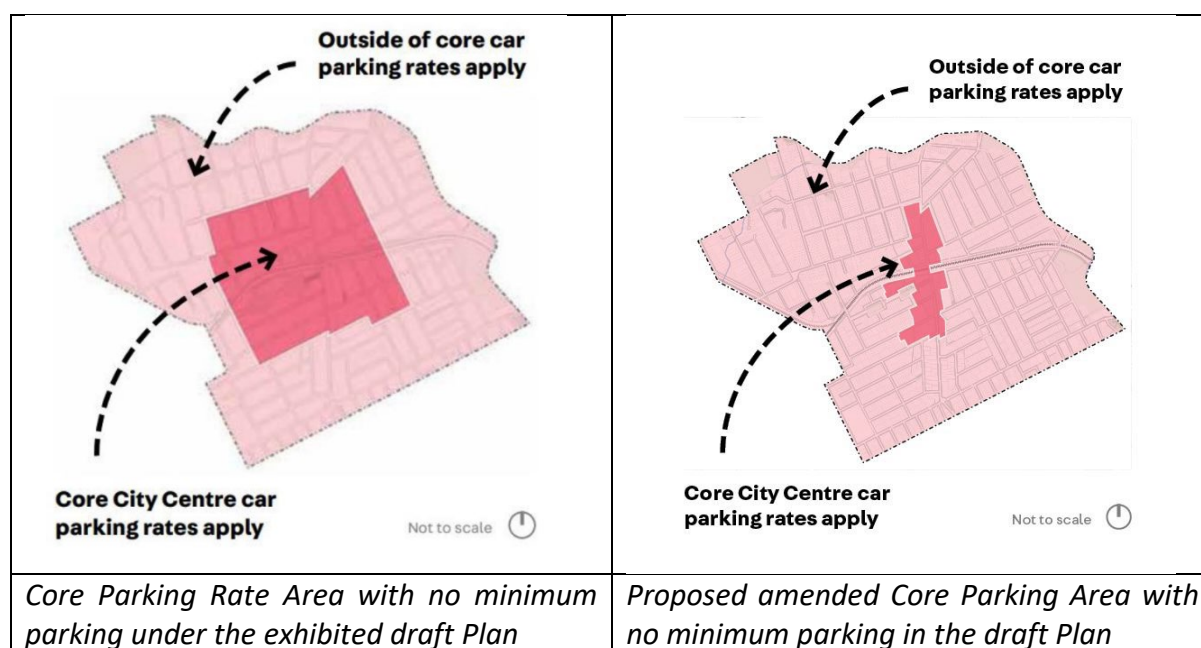


Figure 6. Proposed Car Parking Rate changes

Heritage investigation

During engagement with the community, a number of buildings were identified for their potential heritage significance. The draft Plan does not propose any heritage listing. It recommends that a number of properties be investigated for their heritage value as part of a City-Wide Heritage Review, to be reported and exhibited separately. In response to submissions and feedback from the community, it is proposed that the following additional properties be investigated for their heritage significance as part of the City-Wide Heritage Review:

- 48-54 Duke Street, Campsie (4 properties)
- 21 Duke Street, Campsie.

The heritage investigation will determine whether these properties have heritage significance, and whether they should be listed as heritage items through a separate process that is currently underway.

Height and Floor Space Ratio Map changes

In response to the Independent Site Specific Reviews undertaken (discussed in detail further in this report) and community submissions, the following amendments are proposed to the height and floor space ratio maps within the draft Plan:

- 76-90 Evaline Street and 21-23 Claremont Street: Amend the height map (labelled '1' on Figure 3: height map below) to allow for flexibility in this location for a single 15-storey building on this site to maximise sun access to 19 Claremont Street and the future public open space on the site. This is in response to community submissions and the Independent Site Specific Review recommendations.
- 19 Claremont Street: Amend the height map to allow for up to 15 storeys (labelled '2' on Figure 3: height map below) on this site and amend the maximum floor space ratio map (labelled '1' on Figure 4: FSR Map below) to allow for up to 3.8:1 on this site. Following a review of submissions, this site was identified as an anomaly between the Woolworths Site and Rudd Parade. By matching the height and floor space ratio of surrounding sites, the draft Plan seeks to incentivise renewal and redevelopment of this site if it amalgamates with adjacent properties.
- 413-415 Canterbury Road: Amend the recommended height from five storeys to six storeys (labelled '3' on Figure 3: height map below) and the amended maximum FSR from 1.8:1 to 2:1 (labelled '2' on Figure 4: FSR Map below). This modest change, in response to the Independent Site Specific Review, will mark the western edge of the employment zone along this part of Canterbury Road.
- 2-8 Una Street: This site is just north of the abovementioned site. Similarly, it is recommended that the height be increased from three to four storeys (labelled '4' on Figure 3: height map below), and the FSR from 1.3:1 to 1.5:1 (labelled '3' on Figure 4: FSR Map below).
- 124-148 Beamish Street: In response to the Independent Site Specific Review recommendations, amend the Incentive FSR Map for this site from 4.5 to 4.9:1 (labelled '4' on Figure 4: FSR Map below), with no increase in height. This would continue to allow the reconfiguration of the podium to deliver a public plaza/forecourt at the Beamish Street frontage of the site and inform detailed design controls in the DCP, including street wall height, setbacks of tall building elements and maximum tower footprints consistent with the Tall Building Study. The increased floor space ratio for this site is a result of confirming an appropriate podium height for this site, being three storeys, reflecting the site's location over an entire block of Beamish Street.
- Byron Street and Gordon Street properties: As discussed in the land use zoning changes above, it is proposed that the height map (labelled '5' on the height map below) and floor space ratio maps (labelled '5' on Figure 4: FSR map below) be amended for these sites to reflect the scale of adjacent development. Increased density on these sites will be subject to detailed design and flood management controls. This is in response to more detailed flood assessment.

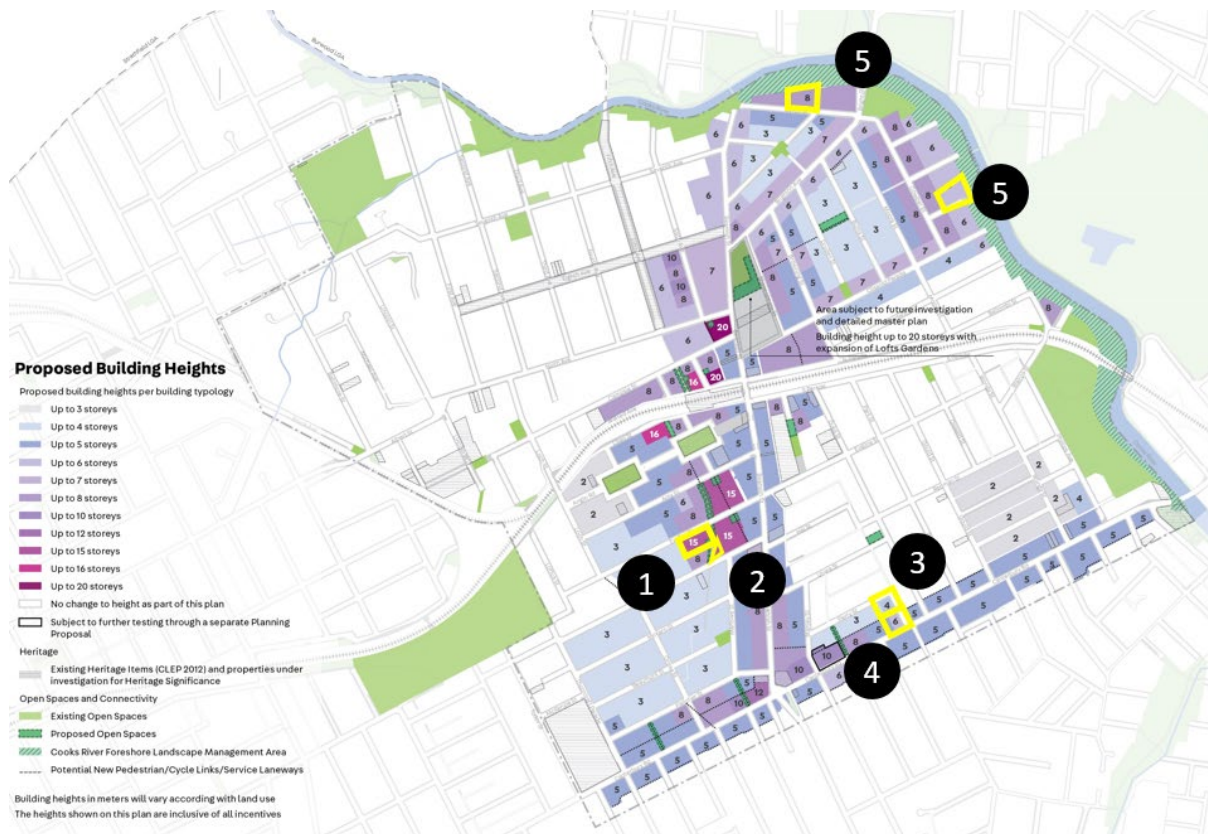


Figure 7. Proposed Height Map changes



Figure 8. Proposed FSR Map Changes

Affordable Housing

The draft Plan retains the Affordable Housing Contribution Scheme Rate of 3% of overall gross floor area for sites that will receive a maximum FSR uplift of more than 1:1. For these sites, the 3% dedication of affordable housing floor space to Council, or the equivalent monetary contribution, will equate largely to between 3% and 12% of total uplift, with only few sites being less than 4% and more than 10%. This is generally consistent with the Greater Sydney Commission's Target of 5-10% of uplift. Further viability testing has been undertaken to inform the draft Planning Proposal, which notes that this rate should be 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%.

A number of other minor changes are proposed to the draft Plan, including:

- Amendments to detailed design control recommendations such as street setbacks and setbacks above the street frontage in response to community submissions and the Site Specific Review process.
- Ensuring the role of Canterbury Hospital and the critical need for investment in the Hospital is more clearly articulated, and acknowledging the opportunities presented by expansion and investment in the Hospital following feedback from the Sydney Local Health District.
- Acknowledge the need for design controls for buildings to respond to Special Character Areas that may be opposite, nearby or adjacent to sites in response to submissions and feedback received.
- Add further potential activation/retail/café uses along the Cooks River in response to submissions and feedback received.
- Other minor administrative clarifications have been made throughout the plan.

Campsie Town Centre Independent Site-Specific Review

As outlined earlier in this report, the LPP recommended that Council carry out further engagement of the draft Plan. As part of further engagement, the LPP recommended that Council carry out discussions with specific site landowners that addressed the LPP to review the issues raised. This opportunity was extended to planning proposal applicants who opted into the Early Landowner Engagement process for the draft Plan that occurred in mid-2020.

Council appointed an independent Town Planner and Urban Designer to assess the formal submissions to the site-specific review process. The engagement and assessment process were overseen by an independent Probity Referee to ensure integrity and transparency were embedded throughout the process. The independent panel recommendations are detailed in the table below. These controls have been incorporated for the specific sites in the draft Plan. To view the Independent Panel Report, refer to **Attachment E**.

Note, that some of these sites were originally lodged as Planning Proposals. Further details of the Planning Proposals are provided in the next section, 'Integration of Applicant-Initiated Planning Proposals'.

Independent Site-Specific Review - Summary of recommended controls for specific sites in Campsie Town Centre

Site	Initial draft Plan FSR	Initial draft Plan Height	Proponent Proposed FSR	Proponent Proposed Height	Independent Review FSR	Independent Review Height
124-142 Beamish Street, Campsie (originally lodged as a Planning Proposal)	4.5:1 + 1:1 of under-ground floor space	20 storeys	7:1 + 1:1 of under-ground floor space	25 storeys	4.9:1 + 1:1 of under-ground floor space	No change to draft Plan
413-415 Canterbury Road and 2-8 Una Street, Campsie	Part 1.3:1 and Part 1.8:1	Part 3 storeys and Part 5 storeys	3:1	Part 6 and Part 8 storeys	Part 1.5:1 and Part 2:1	Part 4 storeys and Part 6 storeys
430 Canterbury Road, Campsie	1.5:1	5 storeys	6.5:1	12 storeys	No change to draft Plan	No change to draft Plan
Campsie RSL 25-43 Anglo Road, Campsie (originally lodged as a Planning Proposal)	3.2:1 + 1:1 of under-ground floor space	Up to 16 storeys	3.6:1 including up to 0.16:1 of underground floor space	Up to 25 storeys	No change to draft Plan	No change to draft Plan
Evaline Place 76-90 Evaline Street and 21-23 Claremont Street, Campsie (originally lodged as a Planning Proposal)	3.8:1 + 1:1 of under-ground floor space	Part 8 and Part 15 storeys	4.5:1 + 1:1 of under-ground floor space	No change to draft Plan	No change to draft Plan	Amend the area of 15 storeys for solar access to open space and adjacent properties

It is noted that submissions for 413-415 Canterbury Road/2-8 Una Street and 430 Canterbury Road also sought a change in land use to allow for mixed use commercial/residential development. The Panel has not supported a change of land use on either site and concurred with the draft Plan recommendations for these sites for retaining commercial only use.

INTEGRATION OF APPLICANT-INITIATED PLANNING PROPOSALS

Council has been in receipt of a number of Planning Proposal applications within the Campsie Town Centre study area. Through the Master Planning Process, and under subject to independent probity advisor oversight, Council sought detail on applicant initiated Planning Proposal's to test these proposals and ensure well considered planning controls are prepared and integrated into the draft Plan and Planning Proposal. Recommended planning controls for selected sites have been further informed by the Independent Site Specific Review process as outlined in the previous section. These Planning Proposals and the draft Plan recommendation for each is outlined below.

2-10 Harold Street

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the draft Plan, outlined below.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
R4 High Density Residential	11.5 (3 storeys)	0.9:1	R4 High Density Residential	15 storeys	3.6:1	R4 High Density Residential	8 storeys	2.5:1

Rationale for the draft Plan recommendation:

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. The draft Plan acknowledges the opportunity that amalgamation of this site brings with it the opportunity to expand Harold Street Reserve northward due to the consolidation of driveways on this site.
3. The applicant has proposed this as part of their Letter of Offer submitted with the Planning Proposal. The draft Plan recommends the expansion of Harold Street be funded through contributions, rather than solely by this development
4. The subject site is located within a block adjacent to a heritage item, and item recommended for further heritage investigation, the Public and Catholic Schools to the west and south respectively, as well as the adjacent dwelling to the north. This, combined with other sites being constrained by strata or multiple ownership, creates a context for this block that is likely to remain largely at two - five storeys. The development of a 15 storey building in this location would result in a poor contextual relationship with the surrounding area. Eight storeys allows for an appropriate transition in building height and ensures that future development would be of a scale that is sympathetic to the character of immediately adjacent properties and their long-term future potential.
5. No change to the existing zoning is recommended.

Given the proposed controls identified through the draft Plan, this report recommends that the applicant initiated planning proposal for this site is not progressed, so that the planning proposal to implement the draft Plan can move forward with amended controls for the land as outlined above.

76-90 Evaline Street and 21-23 Claremont Street

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the draft Plan and further detailed analysis undertaken as part of the independent site-specific review, outlined below.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Revised Plan Recommendations (based on the Independent Panel Recommendations)		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
R3 Medium Density and part R4 High Density Residential	8.5 metres (3 storeys)	0.5:1	B4 Mixed Use	42 metres (up to 12-13 storeys)	4.57:1 (above ground)	B4 Mixed Use	Up to 15 storeys	3.8:1 + up to 1:1 of underground floor space

Rationale for the draft Plan recommendation (as supported by the independent site-specific review):

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal also brings together multiple properties and presents an opportunity for integrated renewal close to other key sites in Campsie, such as the Campsie Centre and Woolworths.
3. The draft Plan recommends the provision of greenspace and a through-site link adjacent to the Rudd Parade along the eastern boundary of this site.
4. The draft Plan supports an increase in height in this location to part 15 storeys and part Eight storeys to transition to the surrounding blocks to the west and south. This is as the context of the site will be to the west of a cluster of taller buildings on the nearby key sites.
5. The floor space ratio for this site is based on the desired street wall height and setback above the street wall to ensure an appropriate contextual relationship of the site with tall development to the east and lower scale development to the west. Achieving the FSR proposed for this site by the applicant would result in a level of bulk and scale that is inconsistent with the draft Plan intent for Campsie. This is based on design testing for this site and its role as a transition site. It is noted that the recommended FSR excludes the potential for underground floor space of 1:1 noted in the draft Plan as this would be permitted via a separate clause in the LEP.
6. The applicant proposed land use zoning is supported. This has been investigated through the Land Use Economics Study supporting the draft Plan, with the site having the potential to contribute to achieving the vision for increased jobs across the Campsie centre.

Given the proposed controls identified through the draft Plan, this report recommends that the applicant-initiated planning proposal for this site is not progressed, so that the planning proposal to implement the draft Plan can move forward with amended controls for the land as outlined above.

124-142 Beamish Street

It is noted that a Planning Proposal for this site was submitted and withdrawn during the preparation of the draft Plan. Notwithstanding, analysis of this site has been undertaken as part of the independent site-specific review, with the following recommended changes to planning controls for the site:

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations (based on the Independent Panel Recommendations)		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B2 Local Centre	21 metres (6 storeys)	No FSR control	B2 Local Centre	25 storeys / 86 metres	8:1 (above ground)	B4 Mixed Use	20 storeys	4.9:1 + 1:1 underground floor space

Rationale for the draft Plan recommendation (as supported by the independent site-specific review):

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal also brings together multiple properties along Beamish Street and adjacent to it and presents an opportunity for integrated renewal of those properties.
3. The draft Plan acknowledges the opportunity that amalgamation of this site brings to contribute to the activation of the northern end of Beamish Street, and opposite the proposed Cultural and Civic Hub on Council's land.
4. This site is currently not subject to an FSR control. Testing of an appropriate built form for this site at the current highest and best use for development in Campsie, being largely shop top housing, it is recommended that a maximum 'base' FSR of 1.8:1 be introduced – that is the maximum FSR without accessing the incentives available to this site under the draft Plan, being affordable housing or >50% of gross floor area as employment-generating uses.
5. An underlying intent of the draft Plan is to deliver a high quality town centre. Its future form and structure has been the subject of detailed design testing and on this basis the height proposed by the applicant is considered excessive for Campsie's context and desired future character. The draft Plan intends on encouraging a prevailing mid-rise scale for renewal areas of Campsie, being three to eight storeys, with limited sites in strategic locations recommended for a height of 15-20 storeys, less than the 25 storeys proposed by the Applicant for this site. This site, given its size and ability for taller development to be accommodated consistent with the Intensification Strategy, is recommended for 20 storeys.
6. The applicant proposed FSR for this site, being 8:1, has been tested and is considered unachievable on the subject site. The revised draft Plan recommends a maximum floor space ratio of 4.9:1, inclusive of the sustainability bonus and incentive floor space ratio provisions. This takes into consideration the desire for three storey high street frontage to Beamish Street, a forecourt plaza and the ability for the site to only accommodate one tower form. It is noted that the recommended FSR excludes the potential for underground floor space of 1:1 noted in the draft Plan as this would be permitted via a separate clause in the LEP.
7. The applicant proposed land use zoning is supported. This has been investigated through the Land Use Economics Study supporting the draft Plan, with the site having the potential to contribute to achieving the vision for increased jobs across the Campsie centre.

Campsie RSL

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the draft Plan and as supported by the independent site-specific review, outlined below.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations (based on the Independent Panel Recommendations)		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B2 Local Centre / SP2 Infrastructure and R4 High Density Residential	14-18 metres (up to 4-5 storeys)	1.4:1 on western part of site, no limit on eastern part of the site	B2 Local Centre	23-25 storeys (up to 80 metres)	4:1 (above ground)	B4 Mixed Use	Up to 16 storeys	3.2:1 + up to 1:1 underground floor space

Rationale for the draft Plan recommendation:

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal relates to a large site in single ownership with opportunity for renewal that contributes to the improvement and activation of the precinct around Anzac Park.
3. Part of this site is currently not subject to an FSR control. Based on testing of an appropriate built form for this component of the site, taking into consideration the current land use and height controls, it is recommended that a maximum 'base' FSR of 1.6:1 be introduced.
4. In light of the long term planning intent for Campsie, the height proposed by the applicant has been considered too tall for Campsie's context and desired future character. The Plan intends on encouraging a prevailing mid-rise scale for renewal areas of Campsie, being three to eight storeys, with limited sites in strategic locations recommended for a height of 15-20 storeys. In addition, development on this site has the potential to impact solar access to Anzac Park. To address this, the draft Plan seeks to retain at least five hours of sun access to 50% the park on 21 June (the winter solstice). Therefore, based on modelling of this site to achieve the desired character of this precinct and protect solar access to Anzac Park, the revised draft Plan recommends three height controls for this site, being 5 storeys at the southern end of the site, eight storeys to the eastern end of the site and 16 storeys at the northern end of the site. The applicant proposed 25 storeys was considered inappropriate for this context.
5. The applicant proposed FSR for this site, initially being approximately 4:1, has been tested and is considered unachievable on the subject site without a built form that would adversely impact on the character of this precinct and the desired solar access to Anzac Park. The draft Plan recommends a maximum floor space ratio of 3.2:1, inclusive of the sustainability bonus and incentive floor space ratio provisions. It is noted that the recommended FSR excludes the potential for underground floor space of 1:1 noted in the draft Plan as this would be permitted via a separate clause in the LEP.
6. The applicant proposed land use zoning of B2 Local Centre is inconsistent with the proposed zoning for the Town Centre core of Campsie. A B4 Mixed Use Zoning is recommended by the draft Plan, which is consistent with Campsie's Strategic Centre role. The B4 zone will allow for an expanded range of uses permissible on the subject site.

Given the proposed controls identified through the draft Plan, this report recommends that the applicant initiated planning proposal for this site is not progressed, so that the planning proposal to implement the draft Plan can move forward with amended controls for the land as outlined above.

445-449 Canterbury Road, Campsie

It is recommended that this site is not integrated into the Campsie Town Centre Planning Proposal, so that it can continue to progress as a stand-alone Planning Proposal given that it has progressed ahead of the draft Plan and delivers important health infrastructure within the Campsie health and lifestyle precinct. Given the specialised nature of this project and known future use for the site specific Planning Proposal, detailed traffic and transport analysis is required based on the potential for employment-generating land uses on this site, which is beyond the scope of this draft Plan. The Planning Proposal that has proceeded to Gateway includes a proposed FSR of 5.1:1 and 45.5m maximum building height (44.1 metres building height fronting Canterbury Road) for a hospital use only. This matter was considered by Council at its Ordinary Meeting on 15 March 2022 and received resolution to proceed to Gateway. Notwithstanding this, the draft Plan provides strategic context and preliminary recommendations for this site based on its context within the Canterbury Road Corridor and proximity to the Campsie Medical Cluster. The recommended planning controls would be applicable to land uses other than a hospital on the site. It is noted that residential uses are not permitted on this site.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B6 Enterprise Corridor	12 metres (3-4 storeys)	No FSR control	B6 Enterprise Corridor	56 metres (15-18 non-residential floors)	Nil	B6 Enterprise Corridor	10 storeys	3:1

Rationale for the draft Plan recommendation:

1. The draft Plan supports an uplift in density in this location, particularly given its proximity to the Canterbury Road / Beamish Street node and relative proximity to the Campsie Medical Cluster, anchored by Canterbury Hospital.
2. Large scale redevelopment of this site has the opportunity to significantly enhance the offering of specialised employment in Campsie.
3. This site is currently not subject to an FSR control. Based on testing of an appropriate built form, taking into consideration the current land use and height controls, it is recommended that a maximum 'base' FSR of 1.3:1 be introduced.
4. The height proposed by the applicant exceeds the recommended draft Plan height. The impacts of taller development on this site, need to be balanced with the potential overshadowing impacts to the southern side of Canterbury Road. Notwithstanding, specialised uses on this site have the potential to contribute to the Campsie Medical Cluster, anchored by Canterbury Hospital.
5. It is recommended the B6 Enterprise Corridor zoning be retained on this site.

PLANNING PROPOSAL FOR IMPLEMENTATION OF THE DRAFT PLAN

Subject to Council's endorsement, the next step in the process is to prepare and submit a Planning Proposal to the Department of Planning and Environment (the Department) that will

implement the 'Actions' of the revised draft Plan to translate the vision of the planning document into new and amended planning controls in the draft Canterbury Bankstown Local Environmental Plan 2021. The Planning Proposal will be prepared by Council in accordance with the Department's *Local Environmental Plan Making Guideline*.

The list below includes a summary of the intended outcomes:

Mapping and built form changes

- Land Zoning Map (LZN) to change B2 Local Centre zoning in Campsie to B4 Mixed Use, intensify opportunities for residential development in specified areas and protect the identified special character areas, as per the recommended land use zoning map in the draft Plan.
- 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 the majority of controls providing high density between 23-30m (six-eight storeys), specific controls are based on built form testing in the identified intensification areas up on specified zones protect solar amenity.
- Floor Space Ratio (FSR) Map to apply density controls to the employment generating zones and propose increased controls in the intensification areas up to a maximum FSR of 6:1.
- *Clause 4.4 – Floor Space Ratio* (or via separate clause) tall buildings, minimum frontage and site area clause to encourage lot consolidation in addition to the delivery of the functional and efficient floorplates in the Campsie Town Centre.
- Adopt the 'No Net Loss of Employment Generating Uses' Clause in Campsie Town Centre, as proposed in the Bankstown City Centre PP to ensure no reduction in employment generating floor space.
- Underground Floor Space Ratio Exclusion Clause (proposed in the Bankstown City Centre PP) to be applicable in Campsie.

Other changes:

- Amend the draft Incentive Clause and associated Maps created as part of the Bankstown City Centre Planning Proposal to include the Campsie Town Centre;
- Add a provision for the application of the Affordable Housing Contributions Scheme in Campsie;
- Add a number of sites to the Land Acquisition Map for the delivery of open space.
- Provide a new provision to protect and enhance public access along the Cooks River foreshore;
- Implement land use and built form changes to the Canterbury Road Corridor located within the Campsie Precinct, as set out in the draft Plan;
- Implement additional controls for tall building design excellence for any building over 25 metres (approx. eight storeys);
- Allow for additional permitted uses of restaurants, cafes and take away food and drink premises at certain locations for activation of the Cooks River foreshore and precinct and update active street frontage map;
- Update exempt development provisions to allow for late night trading in the mixed use zone; and
- Amend the zoning of existing parks in road reservations to the RE1 zone to protect their existing functions.

Development Control Plan Amendment for Campsie Town Centre

It is intended to prepare a comprehensive set of DCP amendments to the consolidated Canterbury Bankstown DCP 2021 to support the Campsie Town Centre Planning Proposal. The draft DCP amendment 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 excellence and a range of other controls identified in the draft Plan and supporting studies.

The draft DCP amendment will be placed on public exhibition alongside the Planning Proposal, should the proposal receive a Gateway determination.

NEXT STEPS

Should Council resolve to prepare and submit a Planning Proposal for Campsie Town Centre, the following next steps will apply:

- 1) Planning Proposal to be prepared and supporting technical studies finalised and submitted for Gateway.
- 2) Upon the receipt of a Gateway Determination, undertake necessary tasks based on Gateway Conditions, and formally exhibit the Planning Proposal and supporting Development Control Plan and Contributions Plan amendments.
- 3) Following a review of submissions, the final Planning Proposal to be reported to Council.
- 4) Should Council support the Planning Proposal, it will be issued to the Department of Planning and Environment to finalise and amend the CBLEP.
- 5) Council officers will 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.