



CAMPBELLTOWN
CITY COUNCIL

Planning Proposal

Campbelltown RSL

**158 Queen Street, 1 Carberry Lane, 3 & 11
Cordeaux Street, Campbelltown**

April 2021

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to *Campbelltown Local Environmental Plan 2015* for the following sites:

- Various retail premises including a pharmacy and newsagent – Property No. 158 Queen Street, Campbelltown (Lot 1 DP 558320 and Lot 5 DP 1167855)
- Campbelltown RSL Club – Property No. 1 Carberry Lane, Campbelltown (Lot 4 DP 1167853)
- Macarthur Infant Child and Adolescent Mental Health Services – Property No. 3 Cordeaux Street, Campbelltown (Lot C DP 377836)
- Michael Slattery Conveyancing – Property No. 11 Cordeaux Street, Campbelltown (Lot 2 DP 568986)

The proponent is seeking an amendment to the *Campbelltown Local Environmental Plan (CLEP) 2015* Height of Building Map to increase the permissible building height from 32m to 85m for 1 Carberry Lane and 3 and 11 Cordeaux Street and 32m to 45m for 158–168 Queen Street to facilitate the redevelopment of four lots totalling 7,541m², which would include the following:

- Campbelltown RSL: Increase in building height to facilitate an 11 storey building which would include two storeys of club space and enable a further 9 storeys for the purposes of a hotel.
- Building A: Development of an 18 storey mixed use building to include ground floor retail/commercial and 17 storeys of residential apartments.
- Building B: Development of a 24 storey mixed use building with ground floor retail/commercial space and 23 storeys of residential apartments.
- Building C: Development of a 21 storey mixed-use building which would include ground floor retail/commercial space and 20 storeys of residential units.

The original Planning Proposal request which was lodged to Council did not include Property No. 11 Cordeaux Street as part of its design concept. The Campbelltown Local Planning Panel of 30 May 2018 recommended the inclusion of the site as part of the Proposal to limit the future isolation of the site.

Council's meeting of 14 August 2018 endorsed the Local Planning Panel's recommendation to amend the original planning proposal request and include No. 11 Cordeaux Street, Campbelltown into the Planning Proposal.

The planning proposal seeks to generate 438 dwellings, 120 jobs and 2,635m² of commercial floor space.

Existing Situation

The sites (see Figure 1 – Location Map) are currently owned separately and are located on the southern side of Campbelltown Railway Station. The existing sites form part of the commercial

core of the Campbelltown CBD which is largely made up of other small retail and commercial premises.

The Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals' August 2016.



Figure 1: Location Map - Subject site and its immediate locality

The planning proposal seeks to amend the CLEP 2015 height of building map to facilitate the future development of a mixed use site. Figure 2 below shows a design concept submitted as part of the planning proposal package. The design concept identified in figure 2 is only for illustrative and information purposes to outline the extent and distribution of development across the site.



Figure 2: Design Concept

Part 1 – Objectives or intended outcomes

The objective or intended outcomes of the Planning Proposal are as follows:

- Amend the configuration of the RSL Club to face Queen Street and facilitate additional club space and a hotel.
- To provide ground floor commercial/retail space across three buildings to allow street level activation and promote the rejuvenation of the commercial core of Campbelltown CBD.
- Facilitation of additional housing within the local area in close proximity to Campbelltown Station.

Part 2 – Explanation of provisions

2.1 Proposed amendments to CLEP 2015

It is proposed to amend the CLEP 2015 'Height of Building Map' to outline an increase in maximum building height from 32m to 45m for 158-168 Queen Street and 32m to 85m for the remainder of the subject site (refer to Figure 3 and 4 attached).

There are currently no floor space ratio (FSR) controls for this site. The planning proposal seeks to include a site specific clause under Schedule 1 of the CLEP 2015 in accordance with the Gateway determination.

The proposed FSR is:

- RSL/Hotel – 3.2:1
- Mixed Use component of the site – 7.2:1



Figure 3 – Distribution of the RSL/Hotel site within the blue border and the mixed use site within the red border.

The minimum FSR relating to the employment floor space will be included as a site specific clause under Part 7 of the CLEP 2015.

Attachment A to this proposal provides a further breakdown of the FSR calculations.

A development application for the RSL and Hotel component of the site was submitted to Council on 17 February 2020. The development application seeks consent to demolish existing structures and construct an 11 storey building for the purposes of an RSL and Hotel. The development application was considered by the Sydney Western City Planning Panel on 10 February 2021 where the application was deferred subject to the progression and approval of an amendment to the CLEP 2015 which would facilitate a permissible building height of 45m on the relevant portion of the site.

It is understood that there is an intention to apply a special infrastructure contribution (SIC) to the precincts within the Glenfield to Macarthur Urban Renewal Corridor Strategy, including the Campbelltown Precinct within which this site is located. The SIC, if adopted, would require contributions for identified state provided infrastructure.

Part 3 – Justification

Section A – Need for the planning proposal

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

No.

The Planning Proposal is not a result of any strategic study or report. However, the Proposal relates to land currently identified by a number of key strategies and reports such as the Greater Sydney Region Plan, Western District Plan and the Glenfield to Macarthur Urban Renewal Precincts.

The current proposal relates to land which has been identified as a metropolitan centre under the Glenfield to Macarthur Urban Renewal Strategy. The proposal to increase the permissible building height would complement state and local government strategies and would be consistent in providing additional housing and employment to the local area.

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

Yes.

Proceeding with a stand-alone planning proposal is considered appropriate in this instance to enable the timely consideration of urban design, traffic and heritage related issues.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Sydney Metropolitan Strategy 'A Plan for Growing Sydney', Greater Sydney Region Plan and the Western City District Plan.

A Plan for Growing Sydney

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan

identifies that the most suitable areas for new housing are in locations close to jobs, public transport community facilities and services.

The proposal is consistent with the strategy as it would allow for the delivery of hotel accommodation, residential flat buildings and employment generating floorspace in close proximity to Campbelltown Train Station.

Greater Sydney Region Plan

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

- Infrastructure and collaboration – The proposal is located in very close proximity to existing infrastructure such as Campbelltown Train Station, Campbelltown Hospital, Campbelltown Public School and Western Sydney University. Additionally, the site would also be located 30km to the proposed Western Sydney Airport.
- Liveability – The concept design supplied with the Planning Proposal outline a variety of enhancements to the surrounding character such as landscaped frontage, shared open space and opportunities for pedestrian links which would create a more liveable space.
- Productivity – The proposal has the potential to provide further productivity within the commercial core of Campbelltown. The proposed hotel would support job creation and housing options in conjunction with pedestrian links and the opportunity for thoroughfares and bike tracks.
- Sustainability – The opportunity for green walls, rooftop gardens and the design of apartments would promote a sustainable development. Sustainability of the developments would be considered at the development application stage.

The Planning Proposal would be the best means of achieving additional housing within the local area to meet the anticipated population increase in the next few years.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The proposal will provide additional housing supply in close proximity to existing transport which would support the State Government's direction for creating a 30 minute city.

The Western City District Plan also requires the need for creating a stronger local economy and promoting the commercial core of Campbelltown. The proposed hotel would support this notion by creating local jobs and providing short term accommodation for visitors to the local area. Additionally, the Proposal would be consistent with the outcomes of the B3 zoning of the subject site by providing additional mixed use development.

Glenfield to Macarthur Urban Renewal Precinct

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design. Under the Strategy, Campbelltown has been identified as priority precinct that provides retail and commercial activity.

Accordingly, the Glenfield to Macarthur Urban Renewal Precinct identifies the Campbelltown CBD as a primary area for the revitalisation of the commercial core which attracts further mixed-use development to allow for stronger integration with the centre and encourage the development of lively street frontages.

4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

The overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The Proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

- A vibrant, liveable city;
- A respected and protected natural environment;
- A thriving attractive city; and
- A successful city.

The proposed increase in height will provide the opportunity for a revitalised commercial and retail core which will support the growth of a strong local economy. The proposal also supports the possibility of integrating open space and walkable thoroughfares to Queen Street.

Campbelltown Local Planning Strategy 2013

The strategy identifies the importance of Queen Street as an existing commercial and retail core of Campbelltown. The strategy also considers the promotion of active street frontages and the conservation of heritage items within the local vicinity of Queen Street.

The proposal is consistent with the directions of the Campbelltown Local Planning Strategy 2013.

Campbelltown Residential Development Strategy 2014

The 2014 Strategy is a background document which informed the preparation of the CLEP 2015. The proposal would assist in the improvement of housing affordability within the area due to the increase in dwellings in close proximity to local transport hubs.

A theme identified in the Residential Strategy noted that changing population demographics would also continue to challenge the local community. The proposal would assist with providing

sustainable and accessible housing, particularly for Campbelltown’s aging population as the requirements such as lift access would be considered at the development application stage.

Reimagining Campbelltown CBD

Reimagining Campbelltown CBD was adopted as a vision by Council in July 2018. The vision aims to provide a guide for the inclusion of additional jobs, homes and lifestyle amenities into the future within the LGA. The GSC predicts that the Western Parkland City will need to accommodate a population of more than 1.5 million people by 2036.

More recently Campbelltown City Council has prepared and exhibited the Reimagining Campbelltown City Centre Master Plan (RCCCMP). The RCCCMP provides more detail on the vision and the city making moves and actions required to deliver on the vision.

The planning proposal is consistent with the RCCCMP as it seeks to include 438 dwellings and 2,635m² of commercial floorspace in close proximity to the Campbelltown Railway Station and commercial core of Queen Street.

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

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	Not applicable as Clause 4.6 of the CLEP 2015 negates the need for SEPP 1.
SEPP 14 – Coastal Wetlands	Not applicable.
SEPP 19 – Bushland in Urban Areas	The site does not contain any significant vegetation.
SEPP 21 – Caravan Parks	Not relevant to the proposal.
SEPP 26 – Littoral Rainforests	Not relevant to the proposal.
SEPP 30 – Intensive Agriculture	Not relevant to the proposal.
SEPP 33 – Hazardous or Offensive Development	Not relevant to the proposal.
SEPP 36 – Manufactured Home Estates	Not relevant to the proposal.
SEPP 44 – Koala Habitat Protection	This site does not contain any koala habitat.
SEPP 47 – Moore Park Showground	Does not apply to land within Campbelltown.
SEPP 50 – Canal Estate Development	Not relevant to the proposal.
SEPP 52 – Farm Dams	Not relevant to the proposal.
SEPP 55 – Remediation of Lands	The existing urban use of the land is unlikely to result in land contamination. Future development of the site will need to address the requirements of the SEPP.
SEPP 62 – Sustainable Aquaculture	Not relevant to the proposal.
SEPP 64 – Advertising and Signage	The planning proposal is consistent with the SEPP. Future development of the site would

	need to take the SEPP into consideration.
SEPP 65 – Design Quality of Residential Apartment Development	The Proposal seeks to facilitate high rise development in the form of shop top housing. The concept designs submitted with the proposal consider potential design options which address the provisions of the SEPP.
SEPP 70 – Affordable Housing Schemes	Not relevant to this proposal.
SEPP 71 – Coastal Protection	Not relevant to this proposal.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	The planning proposal is consistent with the SEPP. Any future child care centre or the like would take into consideration the requirements and provisions of the SEPP.
SEPP (Affordable Rental Housing) 2009	The proposal is consistent with the SEPP. Any future development on the site may incorporate affordable housing which would be considered in conjunction with the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal.
SEPP (Infrastructure) 2007	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP.
SEPP (Housing for Seniors or People with a Disability)	It is not proposed to carry out the development under the provisions of this SEPP.
SEPP (Integration and Repeals) 2016	Not relevant to the proposal.
SEPP (Kosciusko National Park) 2007	The SEPP does not apply to the land.
SEPP (Kurnell Peninsular) 1989	The SEPP does not apply to the land.
SEPP (Mining and Extractive Industries) 2007	Not relevant to the proposal.
SEPP (Miscellaneous Consent Provisions)	Not relevant to the proposal.
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the proposal.
SEPP (Rural Lands) 2008	Not relevant to the proposal.
SEPP (State and Regional Development) 2011	It is likely that future development of the site will constitute Regional Development thus being determined by the Sydney Planning Panel.
SEPP (State Significant Precincts) 2005	The SEPP does not apply to the land.
SEPP (Sydney Drinking Water Catchment) 2011	The SEPP does not apply to the land.
SEPP (Sydney Region Growth Centres) 2006	The SEPP does not apply to the land.
SEPP (Three Ports) 2013	The SEPP does not apply to the land.
SEPP (Urban Renewal) 2010	The SEPP does not apply to the land.
SEPP (Western Sydney Employment Area) 2009	The SEPP does not apply to the land.
SEPP (Western Sydney Parklands) 2009	The SEPP does not apply to the land.
SEPP (Vegetation in Non-Rural Areas) 2017	The subject site is within a well-established urban area, having historically been used for commercial purposes. The proposal will not impact any significant vegetation.

The following table provides a brief assessment of consistency against each Deemed SEPPs relevant to the Planning Proposal.

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal.
Greater Metropolitan Regional Environmental Plan No2 – Georges River Catchment	Consistent. The proposal would not impact on the water quality and river flows of the Georges River and its tributaries. The Proposal would be subject to further assessment relating to stormwater and drainage should a future development application be lodged.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	The proposal is consistent with this Direction as the amendment to the Height of Building Map would not reduce the amount of commercial/retail floor space within the Campbelltown CBD. The proposed amendment would increase the potential for additional retail/commercial floor space due to the B3 zoning of the site.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. The subject site is not located within a residential zone, although shop-top housing is a form of housing which can be incorporated into business zones. The proposal would be consistent with this Direction as additional

	dwelling would be in close proximity to existing infrastructure and services and would provide for existing and future housing needs of the local area.
3.2 Caravan Parks and Manufactured Homes Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and Transport	Consistent. The subject site is within 400m of Campbelltown Train Station and other forms of services such as buses which can provide access to jobs and amenities.
3.5 Development Near Licensed Aerodromes	Not applicable.
3.6 Shooting Ranges	Not applicable.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable.
4.2 Mine Subsidence and Unstable Land	Not applicable.
4.3 Flood Prone Land	Not applicable.
4.4 Planning for Bushfire Protection	Not applicable.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5 - 5.7	Repealed
5.8 Second Sydney Airport	Not applicable.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2 Reserving Land for Public Purposes	The Proposal does not impact on land reserved for public purposes.
6.3 Site Specific Provisions	The proposal is relating to building height, and therefore the proposal is consistent with this Direction.
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The proposal is consistent with the requirements of the strategy as discussed in Part 3 of this Planning Proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3 Parramatta Road Corridor Urban	Not applicable.

Transformation Strategy	
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is consistent with this Direction as the Proposal will allow for a revitalised and activated Queen Street which will deliver a significant amount of retail and commercial jobs. The concept design identifies higher densities around Campbelltown Railway Station and linkages through public domain parks.

Section C – Environmental, Social and Economic Impact

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

No.

The subject site does not contain any known critical habitat or threatened species, populations’ or ecological communities, or any other habitat. Therefore, the proposal will not have an impact on any ecological communities.

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

Yes.

The Planning Proposal proposes to increase the maximum building height on three sites which form part of the commercial core of Campbelltown CBD and Train Station. The proposal would have impacts related to urban design, traffic management, solar access and heritage that require careful consideration.

Although the development concept submitted with the proposal is indicative only, the proposed development would have to meet the requirements of Council’s DCP and LEP as well as the requirements of the Apartment Design Guide. Additionally, a site-specific DCP is being prepared to guide any future development of the site to address the issues associated with the proposal.

The subject site is located within close proximity to ‘Glenalvon’, a colonial Georgian sandstone home which was constructed in circa 1841. The two storey home is a rare example of residence and

garden of its period. Accordingly, it is suggested that comments on the proposal should be sought from the Office of Environment and Heritage as a condition of Gateway.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. However, it is assumed that the proposal to expand the club to incorporate a hotel would assist with creating future job opportunities outlined in the Western City District Plan and benefit other land uses within the Campbelltown commercial core and surrounding area that rely close on, high quality accommodation and conferencing facilities. The proposal may also have a multiplier benefit to the local economy. More detailed assessment of social impacts would need to occur at DA stage for the club.

Section D – State and Commonwealth Interests

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

Yes.

Services are available in the vicinity of the site. The proposal would not impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

Additional arrangements relating state infrastructure have been identified and expected to be funded by a SIC. Should such arrangements be made, then they would apply to future development enabled by this planning proposal. The SIC would ensure contributions for State Infrastructure are provided as the site is located within the Campbelltown Precinct of the Glenfield to Macarthur Urban Renewal Corridor Strategy.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation will occur with the public authorities identified in the Gateway Determination including:

- Roads and Maritime Services
- Transport for NSW
- Heritage NSW (Formerly Office of Environment and Heritage)
- Sydney Water
- Telstra
- Jemena Gas; and
- Endeavour Energy.

All of the listed authorities were contacted in writing by Council on 21 February 2020 prior to public exhibition for preliminary consultation. All listed authorities will receive an additional letter

advising of the public exhibition period. The following comments were received prior to public exhibition.

Transport for NSW (TfNSW)

No objection was raised in relation to the proposal. It is noted in the submission the TfNSW supports improvements to pedestrian and cycling facilities/connections to the wider area and these should be investigated to promote active transport and reduce the reliance on motor vehicles for short trips.

Heritage NSW

The submission from Heritage NSW does not support the placement of Building B at 24 storeys and Building C at 21 storeys. The placement of the two buildings would impact on the adjacent state heritage item known as 'Glenalvon'. It is noted in the submission that the proposed location of these two buildings has the potential to cause visual, solar and overshadowing impact on the adjacent state heritage item.

The submission advises that a better outcome would be to relocate Buildings B and C and increase the height of Building A and the Campbelltown RSL/Hotel. The submission also recommends that overshadowing and solar impact assessments be undertaken.

The through site link between Glenalvon and Mawson Park is supported as it would link public open space (Mawson Park) to the state heritage item.

On 9 March 2021 Council considered a report on a site specific Development Control Plan (DCP) for the site. The DCP introduces development standards and requirements for any future development on the site. Controls relating to heritage have also been included that seek to provide a north-south pedestrian link and introduce architectural design features in materiality to respond to the heritage significance of Glenalvon House and Mawson Park.

Endeavour Energy

The submission from Endeavour Energy identifies the need to carefully consider the location and distribution of power sources and substations across the site. The current infrastructure that is located within close proximity to the subject site would not have sufficient capacity to accommodate a potential large scale development. Endeavour Energy also advised of a number of considerations and recommendations relating to public safety, asbestos, excavation, demolition, earthing, easement management, street lighting, prudent avoidance, vegetation management, dial before you dig, street lighting, padmount substations, asset design and network capacity and connections that would be required for the site.

These matters are generally related to the development application stage, should the project progress. The planning proposal only seeks to amend the CLEP 2015 to increase the maximum height of buildings.

Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Height of Building Maps as proposed below: -

Map	No	Requested Amendment
Height of Buildings Map	HOB_008 Date 11 March 2016	Amend the height of building maps for 158-168 Queen Street from 32m to 45m and 32m to 85m for 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown.

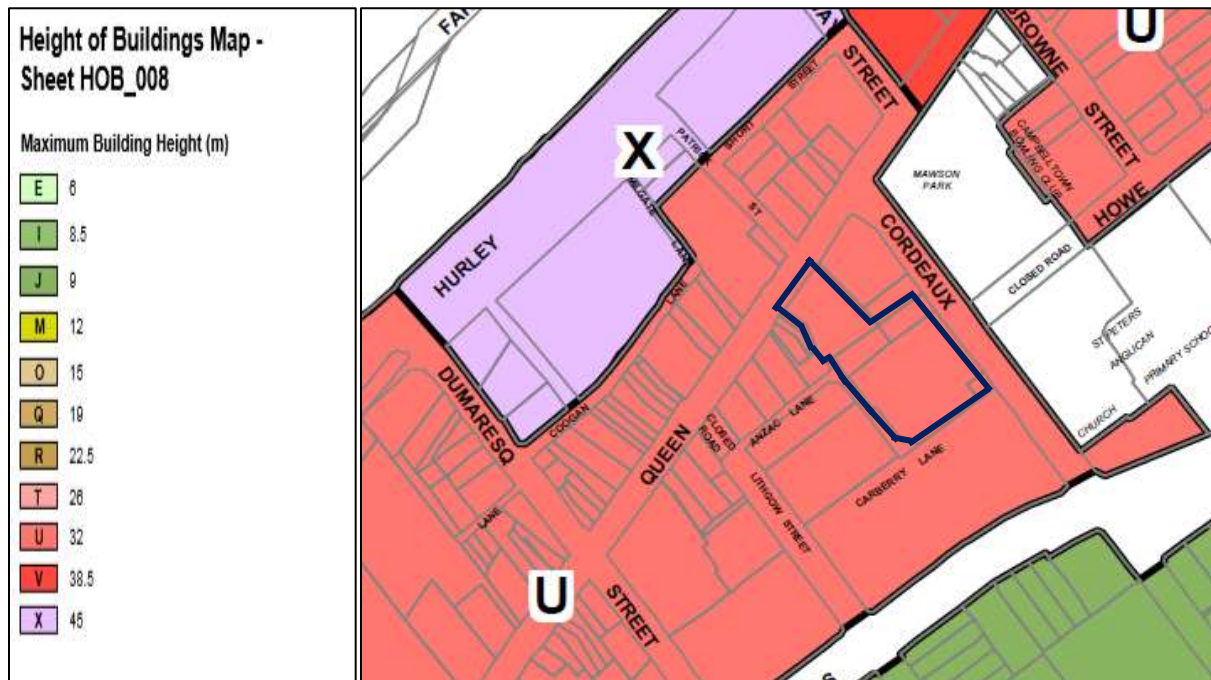


Figure 5: Current CLEP 2015 Height of Building Map. The current height of building for the subject site is 32m.



Figure 6: Proposed CLEP 2015 Height of Building Map. The proposed height of building for the subject site would incorporate a 45m permissible building height for 158 Queen Street, Campbelltown and 85m for the remainder of the site which includes 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown.

Part 5 - Community consultation

In accordance with "A guide to preparing local environmental plans" prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

Advertisement in the local newspaper

An advertisement placed in the Macarthur Chronicle and Campbelltown-Macarthur Advertiser identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

Advertisement on the Council website

The Planning Proposal would be exhibited on Council's website (www.campbelltown.nsw.gov.au). Council's libraries also have access to the website.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the site, advising them of the exhibition of the Proposal and inviting submissions.

Displays at the Council Administration Buildings and the local libraries

The Planning Proposal would be displayed at the Council Administration Building, 91 Queen Street, Campbelltown and Campbelltown Library.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
29 January 2021	Gateway Determination
April 2021	Exhibition Start
May 2021	Exhibition End
May 2021	Consideration of submissions from exhibition
June 2021	Report to Council on submissions
June/July 2021	Request draft instrument be prepared