

# **EXTRAORDINARY BUSINESS PAPER**

**28 APRIL 2020**

## COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	– A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



21 April 2020

You are hereby notified that the next Extraordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 28 April 2020 at 6.30pm.

Lindy Deitz  
General Manager

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## Agenda Summary

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## **1. ACKNOWLEDGEMENT OF LAND**

I'll acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land.

I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here tonight.

## **2. APOLOGIES**

## **3. DECLARATIONS OF INTEREST**

**Pecuniary Interests**

**Non Pecuniary – Significant Interests**

**Non Pecuniary – Less than Significant Interests**

**Other Disclosures**

## **4. REPORTS FROM OFFICERS**

### **4.1 Proposed amendment of Campbelltown Community Participation Plan**

#### **Reporting Officer**

Director City Development  
City Development

#### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

#### **Officer's Recommendation**

1. That Council approves the exhibition of the amendments to the draft Community Participation Plan as detailed in attachment 1.
2. That the draft Community Participation Plan be placed on public exhibition for a period of 28 days.
3. Where any submission objecting to the proposed amendments is received during the exhibition period, a report be provided to the Council tabling the submission/s and responses to the matters raised therein.
4. Where no submissions of objection to the amendments are received during its exhibition, the draft Community Participation Plan shall be deemed to be formally adopted upon the completion of the exhibition period.
5. That on the reopening of the Council's office and libraries to the public, electronic copies of exhibition documentation be made available for viewing by the public at Council's office and libraries.

#### **Purpose**

This report has been prepared in order to seek Council's endorsement to exhibit amendments to the Campbelltown Community Participation Plan (CPP). The amendments are proposed to address significant recent changes to planning legislation and the ability for the public to access information in the local print media.

## History

Council adopted the CPP during its Ordinary Meeting held in November 2019 after an exhibition period where no submission from the public on its content were received. As required by the *Environmental Planning and Assessment Act 1979* (EP&A Act), the CPP was provided to the Department of Planning, Industry and Environment (DPIE), where it became effective after its publication on the NSW Planning Portal in late November 2019.

Since that time, there has been significant changes to the way that Council can convey information to the public about planning applications and planning controls. Certain changes have been made via amendments to planning legislation by the State Government and others have come about due to the cessation of local newspaper circulation.

## Report

In response to, or as a result of the current and unprecedented COVID-19 pandemic, several significant and swift changes have been made to the way that Council is able to supply information to the community.

The changes are two-fold.

Firstly, as has occurred in almost all parts of NSW, local newspapers have ceased to be circulated in print form throughout the City. This means that Council is unable to provide its public notices relating to development applications and draft planning controls or planning agreements in a newspaper as legislated under the EP&A Act.

Secondly, with the loss of an ability to provide hard copies of materials to the public following the closure of Council's office and libraries, as well as the current absence of local print media to distribute the required notices for most Councils across the State, DPIE has amended planning legislation to enable changes to the way that Councils notify the public.

Some of the changes that were incorporated into recent amendments to the EP&A Act as it relates to public notification and exhibition include:

- permitting the use of Council's website to display information to the public rather than relying on hard copies of plans and supporting information
- removing references to a public notice being published in local newspapers for the exhibition of certain development application types, such as designated and state-significant applications
- removing references to a public notice being published in local newspapers for the exhibition of draft development control plans, draft planning agreements and community participation plans
- removing a reference to a public notice being published in local newspapers of the register development consents and complying development certificates issued by the Council.

This means that Council can now use its website to facilitate the lawful exhibition of some development application types, and all draft planning agreements and draft development control plans. Despite these measures being put in place however, it does appear that notification changes made by DPIE do not extend to local development applications.

In this regard, the notification rules as they relate to local development applications remain as found within the respective Council's Community Participation Plan. Campbelltown's CPP requires that local development applications that meet certain criteria are to be notified in a local newspaper.

In light of the cessation of local newspaper circulation, without the recommended amendments being made to Council's CPP, certain local development applications cannot lawfully be exhibited and therefore lawfully processed.

A list of some of the development types that currently require an exhibition notice in the local newspapers, and are not covered by the recent changes made by DPIE to the EP&A Act, include for example:

- residential apartment buildings
- boarding houses
- some commercial developments in residential areas
- multi-dwellings with more than five dwellings and seniors housing
- places of public worship in the R2 zone

## **Amendments to the Community Participation Plan**

In response to the cessation of local newspaper circulation and recent changes to planning legislation, particular amendments are required to the Council's CPP in order to permit the continued lawful processing of development applications.

The amendments relate to:

- removing references to placing a notice in local newspapers for exhibited development applications, planning agreements and planning controls – instead, a notice and a link to relevant information (including copies of documents) will be made available on Council's website.
- removing references to the provision of hard copies of documentation being made available at Council's office and libraries for exhibited development applications, planning agreements and planning controls – instead, a notice and a link to relevant information (including copies of documents) will be made available on Council's website.

The proposed amendments will not affect existing direct letter notification practices for all applications that would have otherwise been exhibited in the newspapers or notified in writing. This means that affected landowners as currently identified within the CPP will continue to receive letters in the mail inviting them to view and comment on development applications.

The proposed amendments do not make changes to the notification or exhibition timeframes, nor do the amendments change the current practise of requiring that a sign be affixed to the property boundary in a location that is clearly visible to the public, for applications that are being publicly exhibited.

## **Public Consultation**

As required by the EP&A Act, the proposed amendments to the CPP are required to be exhibited to the public for a period of 28 days, during which submissions may be made. The method of public exhibition of the draft CPP would follow the State Government's recent amendments to the EP&A Act, which allows a Council to lawfully conduct the exhibition on the Council's website, in lieu of a local newspaper.

Should a submission or submissions be received in objection to the amendments during the 28 day period, a further report will be provided to Council that responds to any of the matters raised.

## **Conclusion**

The current and unprecedented COVID-19 pandemic has brought about significant changes to the way that Councils can provide information to the public.

The Department of Planning, Industry and Environment has recently provided Councils with a direction on how they should go about complying with planning legislation when dealing with public notification and exhibition of development applications and proposed planning controls and agreements.

There are two key factors that have resulted in the need for significant, yet swift changes to the way in which draft planning controls, draft planning agreements and development applications are made available to the public for review and comment.

Firstly, Council's office and libraries are currently closed to the public in response to Government health and safety requirements. Secondly, both local newspapers have ceased to be circulated throughout the City.

In responding to these unprecedented circumstances, it is necessary to change the Community Participation Plan so that it is consistent with new planning legislation and so that Council can continue to lawfully process development applications that are required to be publicly exhibited.

Generally, the amendments relate to the removal of a requirement for the Council to publish notices in local newspapers for certain development applications and draft plan amendments, new plans or planning agreements. Instead, a notice would be published on Council's website and a link provided to view documents associated with the application or draft plan. This is consistent with recent changes made to planning legislation by DPIE.

The proposed amendments do not change exhibition or notification timeframes, nor do they change the criteria under which an application or planning document is to be notified or exhibited.



Should no submissions on the proposed amendment be received during the 28 day exhibition period, it is recommended that the changes be made to the CPP with immediate effect so that application processing can continue.

Where a submission objecting to the amendments is received during the 28 day period, a further report will be provided to Council that responds to any matters raised.

## **Attachments**

1. Table of proposed Community Participation Plan amendments (contained within this report)

Page no.	Existing text	Proposed amended text
8	<p>Sydney Western City Planning Panel</p> <p>The Sydney Western City Planning Panel meets as required and is administered by the Department of Planning, Infrastructure and Environment. Its meetings are open to the public and are advertised in a local newspaper by the Department's Panel Secretariat . . .</p>	<p>Sydney Western City Planning Panel.</p> <p>The Sydney Western City Planning Panel meets as required and is administered by the Department of Planning, Infrastructure and Environment. Its meetings are open to the public and are advertised on the NSW Planning Portal by the Department's Panel Secretariat . . .</p>
8	<p>Campbelltown City Council Local Planning Panel</p> <p>The Campbelltown City Council Local Planning Panel meets monthly and is administered by Council staff. Its meetings are open to the public and are advertised in a local newspaper by Council.</p>	<p>Campbelltown City Council Local Planning Panel</p> <p>The Campbelltown City Council Local Planning Panel meets monthly and is administered by Council staff. Its meetings are open to the public and are advertised on Council's website.</p>
11	<p>Important meanings:</p> <p>'Exhibition' – this means that we will place a notice in a local newspaper and on our website letting the public know about a draft plan or application for development. Materials available for review by the public will be available on our website for viewing at home and in local libraries. A paper copy of the exhibition material will be available at our main office in Campbelltown and accessible during normal office hours.</p>	<p>Important meanings:</p> <p>'Exhibition' – this means that we will place a notice on our website letting the public know about a draft plan or application for development. A link to materials available for review as part of the exhibition on our website will form part of the notice.</p>
11	<p>In the advertisement for the exhibition of a draft plan or application for development on our website and at our office, we will:</p>	<p>In the notice for the exhibition of a draft plan or application for development on our website, we will:</p>
28	<p>Where to see plans and documents that are being exhibited or notified:</p> <p>We will provide information including plans and supporting documents available for viewing on our website at any time. If you do not have access to the internet at home, you can visit our office in Campbelltown or our libraries to view the information.</p>	<p>Where to see plans and documents that are being exhibited or notified:</p> <p>We will provide information including, plans and supporting documents, available for viewing on our website at any time.</p>

28	<p>Where to see plans and documents that are being exhibited or notified:</p> <p>When we send you information about an exhibition or notification by letter or advertisement in a local newspaper. We will also provide the details about how to find the plans and documents for viewing.</p>	<p>Where to see plans and documents that are being exhibited or notified:</p> <p>When we send you information about an exhibition or notification by letter or notice on our website, we will also provide details about how to find the plans and documents for viewing.</p>
28	<p>How to make a submission:</p> <p>When we send you a notification letter or place an advertisement on our website or in a local newspaper, we will have these details in there as well.</p>	<p>How to make a submission:</p> <p>When we send you a notification letter or place a notice on our website, we will have these details in there as well.</p>
33	<p>If you have an idea that you'd like to share:</p> <ul style="list-style-type: none"> <li>• Send us an email to <a href="mailto:council@campbelltown.nsw.gov.au">council@campbelltown.nsw.gov.au</a></li> <li>• Write a letter to 'The General Manager', PO Box 57 Campbelltown</li> <li>• NSW 2560</li> <li>• Come and see us at 91 Queen Street Campbelltown during office hours</li> <li>• Call us on (02) 4645 4000 or</li> <li>• Use the feedback links on our website.</li> </ul>	<p>If you have an idea that you'd like to share:</p> <ul style="list-style-type: none"> <li>• Send us an email to <a href="mailto:council@campbelltown.nsw.gov.au">council@campbelltown.nsw.gov.au</a></li> <li>• Write a letter to 'The General Manager', PO Box 57 Campbelltown</li> <li>• NSW 2560</li> <li>• Call us on (02) 4645 4000 or</li> <li>• Use the feedback links on our website.</li> </ul>

## **4.2 Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget, Fees and Charges**

### **Reporting Officer**

Coordinator Corporate Planning and Strategy  
Executive Manager Corporate Services and Governance  
City Growth  
City Governance

### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

### **Officer's Recommendation**

1. That the Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget and Fees and Charges be placed on public exhibition for a period not less than 28 days between 29 April 2020 and 27 May 2020.
2. That a further report be submitted to Council following the exhibition of the draft documents prior to consideration of the formal adoption of these documents.

### **Purpose**

To seek Council's endorsement for a public exhibition period of not less than 28 days for the Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget and Fees and Charges.

### **History**

In June 2017, Council adopted its renewed Community Strategic Plan (CSP) - Campbelltown 2027 under the Integrated Planning and Reporting Framework. The CSP articulates the aspirations of the community, providing a ten-year forecast and outlook for the future of the City. It provides a vision statement and outlines the strategic objectives that Council will work towards in order to achieve the community's aspirations for the City of Campbelltown. This document was developed in partnership with the community through a comprehensive engagement program.

Council also concurrently developed and adopted a new Delivery Program 2017-2021 in direct response to the vision and aspirations of the CSP. The Delivery Program 2017-2021 outlines Council's intended programs of work/activities that support the achievement of the objectives contained in the CSP. The Operational Plan is required to be prepared annually, exhibited for a period of at least 28 days and adopted prior to the commencement of the financial year. Council's proposed budget, fees and charges must also accompany the Operational Plan.

In June 2019, Council adopted a realigned Delivery Program 2017-2021 along with the 2019-2020 Operational Plan, which combined the two documents and implemented the Service Framework for Council to document and report its key activities.

The Draft Operational Plan 2020–2021 delivers on the final year of Council's 2017-2021 Delivery Program including planned activities and comprehensive budget.

## Report

The Draft Operational Plan 2020-2021 outlines the individual projects and actions that will be delivered throughout the year to achieve the key outcomes of Council's adopted Delivery Program and Community Strategic Plan. It includes the detailed annual budget and program of works. Council's annual Fees and Charges are also an integral component presented as a separate document.

### **Major Highlights of the Draft Delivery Program 2017-2021 and Operational Plan 2020-2021**

Planning for a resilient city and leveraging opportunities from regional growth will be a major focus for Campbelltown in 2020-2021 as the City grows and begins to fulfil its role as a Metropolitan City Centre.

Council will also invest heavily in key capital projects in 2020-2021, to develop the City and create attractive spaces for investment, tourism and cultural cohesion.

Major project highlights for 2020-2021 include:

- delivering an \$89.1m Capital Works Program including significant infrastructure projects
- celebrating Campbelltown's 2020 Bicentenary
- advocating for the expansion of education offerings in our CBD
- commencing the construction of Campbelltown Billabong Parklands
- delivering master-planning and key projects under Reimagining Campbelltown City Centre
- developing a Resilience Strategy for the City
- building a dedicated Community Recycling Centre (CRC)
- implementing the Local Strategic Planning Statement
- delivering key actions from the Economic Development Strategy
- digitising and enhancing key services
- completing stage 1 of the Five Million Trees project in Rosemeadow.

Council will actively exhibit the document for a period of not less than 28 days to allow stakeholder input and consideration of the proposed actions and financial allocations. The exhibition period is proposed to occur between 29 April 2020 and 27 May 2020. Engagement through traditional and personal channels has been significantly constrained due to the social distancing restrictions of COVID-19. During this period, Council will actively promote feedback on the documents through digital channels including Councils website and social media, as well as other channels that present safe and compliant options.

A further report will be provided to Council outlining the comments received and any major changes made to the document in response.

### **Effects of COVID-19 on Councils Operational Plan 2020-2021**

In response to COVID-19, Council has diligently complied with advice and direction from the Federal and State Governments. Council has established a Crisis Management Team (CMT), initially predominately focussed on the safety of Council's employees and on business continuity. Through the assistance of a multidisciplinary team, the CMT subsequently extended its focus to community and business support, including the provision of key community, business and financial support initiatives.

The development of Council's Operational Plan for 2020-2021 has continued during this period with appropriate adjustments made to the document in response.

Council will continue to assess its financial position in the normal course of business as well as in context of the impacts of COVID-19 to Council's financial position, key services and projects. Given that the course of COVID-19 and its impact continues to evolve, capturing a static position of impact to Council is not possible. As such, it is not possible to accurately project and reflect its impact within this document. Any future financial adjustments will be reported to the community on an ongoing quarterly basis along with project updates in Council's Six Monthly Progress Report.

### **Financial Summary**

Council's financial framework focuses on continuing to ensure that the financial parameters, principles and objectives applied in developing the budget achieve a balance between financial stability, asset maintenance, construction and the provision of services to the community. The Special Rate Variation (SRV) received in the 2014-2015 financial year has strengthened Council's overall financial position and provides a means to renew and revitalise the City's assets to ultimately address Councils asset maintenance and renewal backlog.

Council has also made a commitment to diversify its income stream with a view to providing additional revenue where appropriate. The activation of Council's property portfolio will be undertaken in a transparent and ethical manner. Council has adopted a principles-based property strategy with clear criteria focussed on maximising community benefit guiding the potential review of the development capacity of each parcel of land.

A balanced budget is proposed for the 2020-2021 financial year with Council proposing to apply the rate peg limit of 2.6 percent as set by the Independent Pricing and Regulatory Tribunal (IPART). Invariably, rate-pegging increases are less than the actual increases in costs faced by Council. The continual escalation of non-discretionary costs that have a direct impact on Council services includes; the increases in public utilities, domestic waste landfill levy and agency charges, coupled with downward pressure on revenue streams. Council will continue to maintain its current level of investment in core public and community services and provide a value for money operation, as well as address the declining condition of existing infrastructure assets and reduce the infrastructure backlog. The review of services will continue; to ensure sustainability and cost effective outcomes to be achieved while improving service delivery to the community, especially throughout the Novel Coronavirus Pandemic.

The proposed Capital Expenditure Program for the 2020-2021 year amounts to \$89.1m. This year's program contains a number of major projects including the construction of the Campbelltown Sports and Health Centre of Excellence, the Billabong Parklands, the Bunnings site development, play space renewals, cycleway construction, sport and recreation projects, building renewals as well as roads, bridge and footpath construction/reconstruction.

It is proposed in this budget to increase the recurrent borrowing allocation to \$3.0m (reverting to \$2.75m in future years), this is to be sourced from internal reserves rather than external sources. In addition, internal loan borrowings will also provide \$7.5m next year to fund the Campbelltown Sports and Health Centre of Excellence. This recurrent internal borrowing strategy will reduce Council's Loan Liability, maintain a low Debt Service Ratio, Operating Performance Ratio and more importantly, free up resources in the medium term to provide capacity for borrowings from external sources for major future infrastructure requirements.

The Draft 2020-2021 Operational Plan recommended to Council and the Campbelltown community for their support will provide a platform for our City to facilitate future growth while meeting the needs of our community.

### **Domestic Waste Management**

The Domestic Waste Management Service Charge is subject to many factors, and is mostly impacted by collection and disposal costs. The processing and disposal charges of domestic waste include the compulsory Waste Levy (section 88) which the processing contractor must pay to the State Government. These factors have resulted in Council being able to deliver the service for the proposed annual Domestic Waste Management Service Charge of \$357.52, noting that there cannot be any cross-subsidisation between the Domestic Waste Management Service and the General Fund. From 1 July 2018 Council introduced a separate lower charge for Multi-Unit Dwellings only requiring a two bin service, the proposed charge for Multi-Unit Dwellings is \$302.87. The proposed Domestic Waste Management Availability Charge for vacant land is \$71.48 per annum.

It is expected that Council's waste management charges will continue to remain amongst the lowest in the Sydney metropolitan area.

**Rating Structure**

The increase in the rate-pegging limit as determined by IPART under delegation by the Minister for Local Government is 2.6 percent. In September 2019, IPART announced the percentage variation in the Local Government Cost Index to be 2.6 percent. There was no adjustment for a productivity factor.

**Stormwater Management Charge**

The Stormwater Management Charge assists Council to undertake works that will improve the quality of stormwater being discharged into waterways. The charge is estimated to yield Council approximately \$1.4m towards new stormwater initiatives. The proposed charge and associated works are clearly defined within Council's Revenue Pricing Policy, Appendix 1 of the Operational Plan. The Stormwater Management Charge will be \$25 per residential property (per annum) and \$12.50 per residential strata property (per annum).

**Attachments**

1. Draft 2017-2021 Delivery Program and 2020-2021 Operational Plan - due to size (distributed under separate cover)
2. Draft 2020-2021 Fees and Charges - due to size (distributed under separate cover)



## 4.3 Making and Publication of Local Strategic Planning Statement

### Reporting Officer

Director City Growth and Director City Development  
City Growth

### Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

### Officer's Recommendation

1. That Council note the information provided within this report regarding the successful completion of the Campbelltown Local Strategic Planning Statement (LSPS), and in particular:
  - a. That Council received a Letter of Support (Assurance) from the Greater Sydney Commission (GSC), dated 23 March 2020, that enabled the General Manager to make the LSPS under the delegated authority that had been granted by Council on 18 February 2020,
  - b. That the General Manager made the LSPS on 27 March 2020, in accordance with the Letter of Support,
  - c. That the Campbelltown LSPS was published on the Department of Planning, Industry and Environment's e-planning Portal on 31 March 2020, and
  - d. That the Campbelltown LSPS came into effect on 31 March 2020, in accordance with the date of publication.

### Purpose

To provide Council with an update on the making, publication and commencement of the Campbelltown Local Strategic Planning Statement (LSPS).

### History

All councils in the Greater Sydney Region were required to prepare a Local Strategic Planning Statement in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017. LSPSs were also required to be in place before 31 March 2020.

Council officers worked collaboratively across the organisation and with the Greater Sydney Commission (GSC) and Government to prepare the Draft LSPS, which was considered by Council on 11 June 2019 and placed on public exhibition from 12 June to 22 July 2019. Matters raised in submissions to the public exhibition were considered and the Draft LSPS was revised, subject to Council's consideration of matters raised in submissions on 10 December 2020.

Council officers continued to work with the GSC and Government to finalise the LSPS. The Final Draft LSPS was considered by Council on 18 February 2020 and Council made the following resolution:

1. That Council note the information regarding the successful outcome of the Local Strategic Planning Statement (LSPS) Final Health Check held on 28 January 2020, and that the feedback of the Greater Sydney Commission (GSC) and various NSW State Government agencies has been incorporated into the Final Draft Campbelltown LSPS.
2. That Council endorse the Final Draft Campbelltown LSPS and its forwarding to the GSC for the purposes of seeking Assurance so that the LSPS can be made.
3. That Council delegate to the General Manager:
  - a. The ability to make minor amendments to the Final Draft LSPS (if needed), to address any changes required as part of the final Assurance process, that do not change the intent of the LSPS, and
  - b. The authority to make the Campbelltown LSPS once Assurance has been granted.

The Final Draft Campbelltown LSPS was forwarded to the GSC on 24 February 2020 and formally considered by the GSC's LSPS Assurance Panel in early March 2020. Minor amendments were requested by the GSC and the document was revised accordingly. A Letter of Support (Assurance) was issued on 23 March 2020, which enabled the LSPS to be made and published.

## Report

### 1. Background

The Campbelltown LSPS is Council's plan for its community's social, environmental and economic land use needs over the next 20 years. It provides a policy and spatial context and direction for land use decision making within Campbelltown LGA. It includes:

- a 20 year land use vision for the Campbelltown LGA aimed at positioning Campbelltown as Greater Sydney's Lifestyle Capital
- four planning themes, 16 planning priorities and a range of actions to achieve our future vision
- discussion of the characteristics that make our City special, unique and vibrant, and shared values to be enhanced or maintained
- direction for the management of future growth and change
- guidance to inform changes to Campbelltown LEP 2015 and Council's Development Control Plans

- content, priorities and actions that give effect to the Region and District Plans, as relevant to the Campbelltown LGA, at the local level, and
- identification of where further detailed strategic planning may be needed.

The LSPS responds to Region and District planning initiatives and to what our community has told us is important for the future of our City. It seeks to achieve a balance between NSW Government directives and community concerns.

## **2. Final Assurance and Letter of Support**

During the Assurance process, two very minor changes to the Final Draft LSPS were requested by the GSC and these changes were made prior to the Letter of Support (Assurance) being issued:

- **Change to the wording of Action 1.15**  
The action in the version of the Final Draft LSPS (as endorsed by Council) stated:  
1.15 Work with Government to secure the inclusion of social infrastructure on the State Government's Development Contributions (section 7.11) Essentials Infrastructure List /SHORT TERM  
  
The word "secure" has been replaced with the word "investigate", as there is no current commitment by the NSW Government for this action.
- **Change to the date on the cover of the Final Draft LSPS**  
The date was changed from "February 2020" to "March 2020" when the document was resubmitted with the change to Action 1.15. This change was requested so that the date could reflect the same month as that in which Assurance (a Letter of Support) would be granted.

The only other change that has been made since the Letter of Support (Assurance) was received was to remove the words "Final Draft" from the cover of the document.

The Letter of Support (Assurance) was issued on 23 March 2020. The Letter does not contain any requirements or conditions that affected finalisation and making of the LSPS. However, the letter does include a series of Advisory Notes to support Council in the implementation of the LSPS, including guidance on the studies, strategies and plans related to the LEP Review Process and Strategic Planning for the future of our City. A copy of the letter is provided at attachment 1.

## **3. Making and Publication of the LSPS**

On 27 March 2020, the General Manager made the Campbelltown LSPS under delegated authority and in accordance with section 3.9 of the *Environmental Planning and Assessment Act, 1979*, and the Letter of Assurance issued by the Greater Sydney Commission on 23 March 2020 (see attachment 2).

The LSPS was published on the NSW Department of Planning, Industry and Environment's e-planning Portal and came into effect on 31 March 2020. A copy of the LSPS is provided at attachment 3.

Council officers have also ensured that our community and key stakeholders have been advised about the LSPS coming into effect via the following means:

- a public notice was published in the Macarthur Chronicle on 8 April 2020. It was not possible to include a public notice in the Macarthur Advertiser due to publication changes introduced as a result of COVID-19
- a media release was issued on 3 April
- Council's website has been updated
- notification letters have been sent to authors of submissions.

#### **4. Implementation**

The LSPS will influence a number of significant planning priorities for our City. Some of the main influences include the following matters. It will:

- highlight the major issues to inform the planning of the Greater Macarthur Release Areas and inform how Council will negotiate with the NSW Government, land owners and Wollondilly Shire Council
- strengthen Council's position when negotiating with the NSW Government on the planning of major transport infrastructure in the future in terms of priorities, scope, timing, how it might influence land use outcomes, and the need to work collaboratively with Council
- strengthen Council's position when negotiating with the NSW Government and key private stakeholders on moving forward with Reimagining Campbelltown
- inform the planning of redevelopment and renewal of land along the Glenfield to Macarthur Corridor
- broadly inform the local infrastructure planning for transport, drainage, car parking, social and recreation facilities
- broadly inform actions for economic, social and environmental planning within Campbelltown City
- identify areas where urban growth is supported and areas which should not be subject to new proposals for urban development (including the Metropolitan Rural Area)
- inform future amendments to our City's planning controls.

The LSPS will assist in shaping and connecting Campbelltown to achieve the vision of making Campbelltown Sydney's lifestyle capital.

#### **5. Conclusion**

Council has successfully met the requirement to prepare, make, publish and bring into effect its first LSPS. The LSPS was made by the General Manager, under delegated authority. It was then published and came into effect on 31 March 2020.

It is recommended that Council note the information contained within this report.

#### **Attachments**

1. Letter of Support from the Greater Sydney Commission (contained within this report)
2. Memorandum signed by the General Manager (contained within this report)
3. Campbelltown Local Strategic Planning Statement (distributed under separate cover)



DOC20/4598

Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

### Letter of Support: Campbelltown City Council draft Local Strategic Planning Statement

Thank you for submitting Campbelltown City Council's draft Local Strategic Planning Statement (LSPS) seeking the support of the Greater Sydney Commission (the Commission) for consistency with the Greater Sydney Region Plan – *A Metropolis of Three Cities* (GSRP) and Western City District Plan. The making of LSPSs by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on strategic planning.

In our role as the Commission's Assurance Panel, we appreciate that these first LSPSs across Greater Sydney are foundational in strengthening how growth and change will be managed into the future. We note your draft LSPS has been prepared in response to the provisions of Section 3.9 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

**We confirm that the Commission supports Campbelltown City Council's draft Local Strategic Planning Statement (March 2020) as being consistent with the Greater Sydney Region Plan and Western City District Plan under Section 3.9(3A) of the EP&A Act.**

Our decision on consistency reflects the work already undertaken informing your first LSPS. It also reflects that work is still in progress (including the Local Housing Strategy, Employment Lands Study, Greater Macarthur Integrated Transport Strategy and Urban Greening Strategy) which will further support the LSPS and inform future updates.

**The Commission's support is based, in part, on Council's intent to deliver the Western City District Plan as set out in the Local Strategic Planning Statement.**

In this context, the Commission's expectation is that Council will undertake a program of work to implement the LSPS and has, at **Attachment A**, included Advisory Notes to assist Council. These Advisory Notes have regard to:

- the interrelationship of the LSPS, housing targets and the Local Housing Strategy for Campbelltown City Council;
- updates to population projections during the preparation of the LSPS;



- Future Transport 2056's city-shaping and city-serving transport infrastructure;
- interdependencies with State agency programs and policies;
- key initiatives that relate to resilience planning; and
- Council-led initiatives identified for further investigation.

It is further noted that Council may need to update the LSPS as key supporting studies, including the Local Housing Strategy, are finalised.

In conclusion, we acknowledge the significant amount of work that Council has undertaken to develop the LSPS, and the spirit of collaboration that Council has shown throughout this process. Please pass on our thanks to all the members of your team who have assisted in achieving this significant milestone for Campbelltown City Council. We look forward to continuing our work together creating a more liveable, productive and sustainable Greater Sydney.

With the benefit of this Letter of Support, it is now up to Council to determine whether it will make the draft LSPS (March 2020). Please note that no further amendments may be made to the LSPS prior to it being made (unless a further Letter of Support is obtained from the Commission).

Please be advised that once the LSPS is published on the NSW ePlanning Portal, the LSPS Tracker on the Commission's website will be updated to include this Letter of Support. Should you have any questions on the making of your LSPS, please contact Catherine Van Laeren, A/Executive Director, Central River City and Western Parkland City, Place, Design and Public Spaces, Department of Planning, Industry and Environment on (02) 9860 1520 or [Catherine.VanLaeren@planning.nsw.gov.au](mailto:Catherine.VanLaeren@planning.nsw.gov.au).

Yours sincerely,

*Signature has been removed*

**Lucy Turnbull AO**  
**Chief Commissioner**  
**Chair of Assurance Panel**  
**Commission Delegate**

*Signature has been removed*

**Elizabeth Dibbs**  
**Western City District Commissioner**  
**Assurance Panel Member**

**23 March 2020**

cc. Jim Betts, Secretary, Department of Planning, Industry and Environment  
Elizabeth Mildwater, Deputy Secretary, Transport for NSW  
Anthony Manning, Chief Executive, School Infrastructure NSW  
Nigel Lyons, Deputy Secretary, NSW Ministry of Health



## Attachment A

### Advisory Notes on implementation of Campbelltown City Council draft Local Strategic Planning Statement:

*These Advisory Notes highlight key considerations to support Council in the implementation of the first LSPS.*

Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<b>Infrastructure and Collaboration</b>	
<b>1. State-led transport investigations and projects</b> <i>Planning Priority W1, Action 3 seeks to align forecast growth with infrastructure.</i>	<ul style="list-style-type: none"> <li>Continue to consult with Transport for NSW (TfNSW) on planning for city-shaping &amp; city-serving transport initiatives in Future Transport 2056<sup>1</sup> including:               <ul style="list-style-type: none"> <li>0-10 year committed initiatives in progress<sup>2</sup>: Western Sydney Infrastructure Plan including the new M12.</li> <li>0-10 year initiatives for investigation in progress:                   <ul style="list-style-type: none"> <li>Sydney-Canberra Faster Rail Improvements;</li> <li>Western Sydney Airport- Badgerys Creek Aerotropolis to Campbelltown-Macarthur rail link;</li> <li>Infrastructure to support rapid bus connections between WSA-Badgerys Creek Aerotropolis and Campbelltown – Macarthur; and</li> <li>Leppington to WSA-Badgerys Creek Aerotropolis rail link.</li> </ul> </li> <li>10-20 year initiatives for investigation: additional capacity on Southern Sydney Freight Line.</li> </ul> </li> </ul>

<sup>1</sup> Source: <https://future.transport.nsw.gov.au/plans/greater-sydney-services-and-infrastructure-plan/service-and-infrastructure-initiatives>

<sup>2</sup> Source: <https://future.transport.nsw.gov.au/delivering-future-transport-2056>





Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><b>2. Council-led transport initiatives</b></p> <p><i>Planning Priority W1 requires the planning for a city supported by infrastructure.</i></p>	<ul style="list-style-type: none"> <li>Note: The LSPS includes Council-led transport infrastructure initiatives related to preferred future investment in mass transit. These initiatives require further investigation to determine alignment with TfNSW's strategic planning priorities.</li> </ul>
<p><b>3. Greater Macarthur Growth Area</b></p> <p><i>Planning Priority W1, Action 2 requires the sequencing of growth across the three cities to promote north-south and east-west connections.</i></p> <p><i>Planning Priority W1, Action 3 requires aligning forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> <li>Note: The DPIE has published a new approach to precincts<sup>3</sup> and confirms the Greater Macarthur Growth Area as an area for strategic planning, Glenfield as a State-led rezoning and North Gilead as an area for collaborative planning.</li> <li>Note. Since the exhibition of Councils LSPS the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 was amended (6 December 2019) to incorporate the Greater Macarthur Precinct.</li> <li>In this context Council is to continue to collaborate with DPIE on the planning for Growth Area Precinct having regard to the growth centre structure plan for the precinct - the NSW Government's Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area published on the Department's website in November 2018<sup>4</sup>.</li> <li>Work with DPIE on the planning of precincts in the Greater Macarthur Growth Area to deliver communities that support:             <ul style="list-style-type: none"> <li>greater walkability;</li> <li>increased urban tree canopy;</li> <li>increased deep soil landscaping; and</li> <li>retention of water in the landscape.</li> </ul> </li> <li>Work with DPIE on the place-based approach to infrastructure planning that aligns infrastructure with growth.</li> </ul>

<sup>3</sup> Source: <https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts>

<sup>4</sup> Source: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Greater-Macarthur-Growth-Area/Greater-Macarthur-2040>





Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<b>4. Shared use agreements</b> <i>Planning Priority W3, Action 10 seeks to optimise the use of available public land for social infrastructure.</i>	<ul style="list-style-type: none"> <li>Continue to work with Department of Education on the potential shared use agreements for school grounds and facilities to provide additional open space and community spaces, particularly in Growth Areas.</li> </ul>
<b>Liveability</b>	
<b>5. Local Housing Strategy - Housing analysis</b> <i>Planning Priority W5, Action 17 requires councils to prepare Local Housing Strategies.</i> <i>Planning Priority W5, Action 18 requires councils to prepare Affordable Rental Housing Target Schemes following the development of implementation arrangements.</i>	<ul style="list-style-type: none"> <li>Note: The NSW Government's Local Housing Strategy Guidelines require Council's Local Housing Strategy to be approved by DPIE.</li> <li>As set out in the Local Housing Strategy Guideline<sup>5</sup>, the strategy is to include an analysis of changing demographics, housing density and housing market demand to confirm take-up rates and proposed staged approach.</li> <li>Note: The Local Housing Strategy should be informed by the NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme<sup>6</sup>.</li> <li>Continue to work with other councils in the Western Sydney Planning Partnership to assess options and the viability of affordable rental housing as part of the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme.</li> </ul>
<b>6. Local Housing Strategy – 6-10 year housing target</b> <i>Planning Priority W5, Action 17(b) requires Local Housing Strategies to address the delivery of 6-10 year (when agreed) housing supply targets for each local government area.</i>	<ul style="list-style-type: none"> <li>As set out in Action 4 of the Greater Sydney Region Plan, Council's 6-10 year housing target is to inform the development of updated local environmental plans (LEPs) and housing strategies.</li> <li>The Commission notes: <ul style="list-style-type: none"> <li>Council's housing analysis indicates an implied dwelling requirement of between 7,400</li> </ul> </li> </ul>

<sup>5</sup> Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

<sup>6</sup> Source: <https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Diverse-and-affordable-housing/-/media/C6F1D0F0359C4AB7A28C90BE7DEEE636.aspx>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
	<p>and 10,949 dwellings in the 2021-2026 period<sup>7</sup>.</p> <ul style="list-style-type: none"> <li>○ DPIE monitoring<sup>8</sup> shows the current housing supply forecast for the period 2019/20 to 2023/24 is 6,350 dwellings.</li> <li>• In this context, Council is to show how it can meet an indicative draft range 6-10 year housing target for the period 2021/22 to 2025/26 of 7,100 to 7,500 dwellings as part of its Local Housing Strategy.</li> <li>• Testing this indicative range is to include a preliminary assessment of any relevant NSW Government investment decisions in consultation with State agencies.</li> <li>• Where relevant data is available, councils are to identify the contribution of non-standard dwellings<sup>9</sup> (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range.</li> <li>• Note: The NSW Government's strategic documents outline the direction for planning land use, service and infrastructure delivery across NSW. Population projections<sup>10</sup> are subject to review over time and will be managed through updates to the Region and district plans.</li> </ul>
<p><b>7. Local character</b></p> <p><i>Planning Priority W6, Action 19 requires recognising and celebrating the character of a place and its people throughout planning, design,</i></p>	<ul style="list-style-type: none"> <li>• Note: In identifying local character and/or desired future character, Council should have reference to the NSW Government's Local Character and Place Guideline (2019) and Government Architect NSW's Better Placed: An integrated design policy for the built environment of New South Wales (2017).</li> </ul>

<sup>7</sup> Source: Campbelltown draft Local Strategic Planning Statement 2020, p.35

<sup>8</sup> Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>

<sup>9</sup> Source: Standard dwellings relate to those monitored via DPIE's housing monitor (i.e. Sydney Water connections) and Non-standard dwellings are those delivered under housing related SEPPs such as seniors, boarding houses and affordable rental housing (secondary dwellings). For more information refer to: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Other-forms-of-housing>

<sup>10</sup> Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Campbelltown.pdf>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<i>development and management to deliver great places.</i>	<ul style="list-style-type: none"> <li>Consult with DPIE on the approach to implementing local character.</li> </ul>
<b>8. Heritage</b> <i>Planning Priority W6, Action 21 requires councils to identify, conserve and enhance environmental heritage.</i>	<ul style="list-style-type: none"> <li>Continue to work with DPIE and Heritage NSW to ensure a strategic approach is taken to environmental heritage including Aboriginal cultural heritage in implementing the LSPS and developing LSPS updates.</li> </ul>
<b>9. Local contributions</b> <i>Planning Priority W3, Action 9 requires councils to deliver social infrastructure that reflects the needs of the community now and in the future.</i>	<ul style="list-style-type: none"> <li>Consult with DPIE regarding local contribution rates and the essential works list.</li> </ul>
<b>10. Place-based planning for local centres</b> <i>Planning Priority W6, Action 22 requires place-based planning to support the role of centres as a focus for connected neighbourhoods.</i>	<ul style="list-style-type: none"> <li>Work with DPIE on more detailed strategic planning for Macquarie Fields, Minto, Ingleburn and Menangle Park which should provide indicative locations for future housing.</li> </ul>
<b>Productivity</b>	
<b>11. Industrial and employment lands strategy</b> <i>Planning Priority W10, Action 51 requires Campbelltown City Council to retain and manage industrial and urban services land, in line with the principles for managing industrial and urban services land by safeguarding all industrial zoned land.</i>	<ul style="list-style-type: none"> <li>Note: The Western City District Plan identifies industrial and urban services land in Campbelltown as 'Retain and Manage'.</li> <li>Confirm with DPIE if Council's Employment Lands Study will require approval to inform LEP updates.</li> </ul>
<b>12. Metropolitan clusters and strategic centres</b> <i>Planning Priority W9, Action 43 requires Campbelltown City Council to grow and strengthen the metropolitan cluster at Penrith.</i> <i>Planning Priority W11, Action 57 requires councils to provide access to jobs, goods</i>	<ul style="list-style-type: none"> <li>Confirm with DPIE if Council's Reimagining Campbelltown Phase 2 project (master plan) requires approval to inform LEP updates.</li> <li>Continue to work with the Greater Sydney Commission and relevant stakeholders to deliver the actions in the Campbelltown-Macarthur Collaboration Area Place Strategy.</li> </ul>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<i>and services in centres, Action 58 requires councils to prioritise strategic land use and infrastructure plans for growing centres.</i>	
<b>Sustainability</b>	
<b>13. Rural lands strategy</b>  <i>Planning Priority W17 requires councils to maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes (Action 78) and limit urban development to within the Urban Area (Action 79).</i>	<ul style="list-style-type: none"> <li>Note: Council commits to reviewing and implementing the Visual Analysis of Campbelltown's Scenic Hills and Eastern Edge Scenic Protection Study (2011)<sup>[1]</sup> and to retaining agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn.<sup>[2]</sup></li> </ul>
<b>14. Open space strategy</b>  <i>Planning Priority W18, Action 80 requires councils to maximise the use of existing open space and protect, enhance and expand open space.</i>	<ul style="list-style-type: none"> <li>Consider Council's contribution to the Premier's Priority to 'Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023'.</li> <li>Confirm with DPIE if Council's Sport and Recreation Strategy requires approval to inform LEP updates.</li> </ul>
<b>15. BASIX</b>  <i>Planning Priority W19 requires councils to reduce carbon emissions and manage energy, water and waste efficiently.</i>	<ul style="list-style-type: none"> <li>Consult with DPIE regarding changes sought to BASIX standards.</li> </ul>
<b>16. Resilience to natural and urban hazards</b>  <i>Planning Priority W20 requires councils to respond to the impacts of climate change (Action 87) and limit the intensification of development in areas most exposed to hazards (Action 88) and</i>	<ul style="list-style-type: none"> <li>Collaborate with the Greater Sydney Commission, other relevant state agencies and neighbouring councils to strengthen approaches to resilience in the Climate Change Risk Adaptation Strategy and other relevant strategies, particularly the: <ul style="list-style-type: none"> <li>Bushland Restoration Strategy;</li> <li>Waterway Restoration Strategy</li> </ul> </li> </ul>

<sup>[1]</sup> Source: Campbelltown draft Local Strategic Planning Statement 2020, p.46

<sup>[2]</sup> Campbelltown draft Local Strategic Planning Statement 2020, p.57





Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<i>mitigate the urban heat island effect (Action 89).</i>	<ul style="list-style-type: none"> <li>Urban Forest Strategy;</li> <li>Integrated Open Space Strategy; and</li> <li>other place-based plans.</li> </ul>
<b>17. Flooding and bushfire</b> <i>Planning Priority W20 requires councils to adapt to the impacts of urban and natural hazards and climate change.</i>	<ul style="list-style-type: none"> <li>Consult with DPIE and State agencies to manage flood and fire risk.</li> </ul>
<b>Implementation</b>	
<b>18. Planning framework</b> <i>Section 6 Implementation, Figure 30.</i>	<ul style="list-style-type: none"> <li>Notwithstanding the content of the LSPS, Ministerial Directions under Section 9.1 of the EP&amp;A Act and State Environmental Planning Policies continue to apply to the LGA.</li> </ul>
<b>19. Updates to LSPS</b> <i>Planning Priority W21, Action 91 requires councils to prepare local strategic planning statements informed by local strategic planning.</i>	<ul style="list-style-type: none"> <li>Note: Council have begun the review of the LEP and implementing the LSPS through planning proposal PP_2019_CAMPB_005_00.</li> <li>Note: The LSPS includes a commitment for Council to commence its first full review of the LSPS in the last quarter of 2020 in conjunction with a full review of its Community Strategic Plan<sup>11</sup>. Where relevant the updated LSPS is to differentiate between strategic and operational priorities and actions.</li> <li>As set out in the LSPS Guidelines, revisions to the LSPS may be required in response to significant changes in the LGA such as announcements on centres revitalisation, new infrastructure investment and employment opportunities, significant changes in projected population growth or changes to the relevant higher order strategic plan.</li> <li>Update the LSPS when key supporting studies including the Local Housing Strategy are completed, noting that the Local Housing Strategy should be approved by DPIE.</li> </ul>

<sup>11</sup> Source: Campbelltown draft Local Strategic Planning Statement, p.91



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><b>20. Monitoring and review – Implementation</b></p> <p><i>Planning Priority W21, Action 91 LEP Review and Section 3.8 (4a) EP&amp;A Act LEP Updates</i></p>	<ul style="list-style-type: none"> <li>Progress on the implementation of the District Plan will be reviewed and monitored with a focus on actions that support LEP Updates.</li> </ul>
<p><b>21. Monitoring and review – Performance indicators</b></p> <p><i>Planning Priority W22, Action 92 requires the development of performance indicators in consultation with state agencies and councils that measure the 10 Directions to inform inter-agency, State and local government decision-making.</i></p>	<ul style="list-style-type: none"> <li>Council is encouraged to apply the performance indicators in <i>The Pulse of Greater Sydney</i>, which are available at LGA levels<sup>12</sup>.</li> </ul>

<sup>12</sup> Source: <https://www.greater.sydney/pulse-of-greater-sydney>

## Campbelltown City Council

27 March 2020

**Memo to:** Lindy Deitz, General Manager  
**From:** Rebecca Grasso, Director City Growth  
**Subject:** Making of the Campbelltown Local Strategic Planning Statement

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It is my pleasure to present the *Campbelltown Local Strategic Planning Statement (LSPS)* to enable you, as Council's delegate, to make this document.

As I advised earlier via email, on 23 March 2020, the *Greater Sydney Commission* granted its Assurance to enable Council to make the first *Campbelltown Local Strategic Planning Statement*. The *Letter of Support* does not contain any requirements or conditions that affect finalisation and making of the LSPS. However, the letter does include a series of Advisory Notes to support Council in the implementation of the LSPS, including guidance on the studies, strategies and plans related to the LEP Review Process and Strategic Planning for the future of Our City.

On 18 February 2020, Council considered a report on the "*Revised Draft Local Strategic Planning Statement – Final Health Check Outcomes and Assurance Process*" and resolved as follows:

- "1. That Council note the information regarding the successful outcome of the Local Strategic Planning Statement (LSPS) Final Health Check held on 28 January 2020, and that the feedback of the Greater Sydney Commission (GSC) and various NSW State Government agencies has been incorporated into the Final Draft Campbelltown LSPS.
2. That Council endorse the Final Draft Campbelltown LSPS and its forwarding to the GSC for the purposes of seeking Assurance so that the LSPS can be made.
3. That Council delegate to the General Manager:
  - a. The ability to make minor amendments to the Final Draft LSPS (if needed), to address any changes required as part of the final Assurance process, that do not change the intent of the LSPS, and
  - b. The authority to make the Campbelltown LSPS once Assurance has been granted."

During the Assurance process, two very minor changes to the Final Draft LSPS were requested by the GSC and these changes were made prior to Assurance being granted:

- Change to the wording of Action 1.15  
The action in the version of the Final Draft LSPS (as endorsed by Council) stated:  
"1.15 Work with Government to **secure** the inclusion of social infrastructure onto the State Government's Development Contributions (section 7.11) Essentials Infrastructure List/  
SHORT TERM"

The word "**secure**" has been replaced with the word "**investigate**", as there is no current commitment by the NSW Government to undertake this action.

- Change to the date on the cover of the Final Draft LSPS  
The date was changed from “**February 2020**” to “**March 2020**” when the document was resubmitted with the change to Action 1.15. This change was requested so that the date could reflect the same month as that in which Assurance would be granted.

The only other change that has been made since Assurance was granted, was to remove the words “**Final Draft**” from the cover of the document.

The granting of Assurance by the GSC’s LSPS Assurance Panel is a significant milestone in the collaborative cross-organisational process that was undertaken to create Campbelltown’s first ever LSPS.

I therefore recommend the *Campbelltown Local Strategic Planning Statement* to you for making. Once you have made the LSPS, by signing this memorandum, City Growth will arrange for it to be published on the *Department of Planning, Industry and Environment’s (DPIE’s)* e-planning Portal. This needs to occur prior to 31 March 2020, which is the statutory deadline.

Please do not hesitate to contact me if you require any further information or if you would like to discuss this matter.

*Signature has been removed*

**Rebecca Grasso**  
**Director City Growth**

Date: 27 March 2020

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I, *Lindy Deitz, General Manager*, under the delegation granted to me by resolution of Council on 18 February 2020, make the first *Campbelltown Local Strategic Planning Statement*, in accordance with *section 3.9 of the Environmental Planning and Assessment Act, 1979*, and the *Letter of Support* issued by the *Greater Sydney Commission* on 23 March 2020.

The Effective Date for the *Campbelltown Local Strategic Planning Statement* is the date on which it is published on the *NSW Department of Planning, Industry and Environment’s* e-planning Portal.

*Signature has been removed*

**Lindy Deitz**  
**General Manager**

Date: 27 March 2020



## **5. URGENT GENERAL BUSINESS**

PO Box 57, Campbelltown NSW 2560

**T** 02 4645 4000

**F** 02 4645 4111

**W** [campbelltown.nsw.gov.au](http://campbelltown.nsw.gov.au)

# **CAMPBELLTOWN CITY COUNCIL**

## **Minutes Summary**

**Extraordinary Council Meeting held at 6.30pm on Tuesday, 28 April 2020.**

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<b>5.</b>	<b>URGENT GENERAL BUSINESS</b>	<b>5</b>

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**Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 28 April 2020**

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**Present**           The Mayor, Councillor G Brticevic  
                  Councillor M Chivers  
                  Councillor M Chowdhury  
                  Councillor B Gilholme  
                  Councillor G Greiss  
                  Councillor K Hunt  
                  Councillor P Lake  
                  Councillor D Lound  
                  Councillor R Manoto  
                  Councillor B Moroney  
                  Councillor W Morrison  
                  Councillor M Oates  
                  Councillor T Rowell

## **1.     ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Mayor, Councillor George Brticevic.

### **Council Prayer**

The Council Prayer was presented by the General Manager.

## **2.     APOLOGIES/LEAVE OF ABSENCE**

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It was **Moved** Councillor Hunt, **Seconded** Councillor Greiss:

That the apology from Councillor B Thompson be received and accepted.

Note: That Councillor R George has been granted a leave of absence from Council incorporating all meetings until further notice.

**066**     The Motion on being Put was **CARRIED**.

---

### 3. DECLARATIONS OF INTEREST

Declarations of Interest were made in respect of the following items:

#### **Pecuniary Interests**

Nil

#### **Non Pecuniary – Significant Interests**

Nil

#### **Non Pecuniary – Less than Significant Interests**

Nil

#### **Other Disclosures**

Nil

### 4. REPORTS FROM OFFICERS

#### 4.1 Proposed amendment of Campbelltown Community Participation Plan

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It was **Moved** Councillor Gilholme, **Seconded** Councillor Chowdhury:

1. That Council approves the exhibition of the amendments to the draft Community Participation Plan as detailed in attachment 1.
2. That the draft Community Participation Plan be placed on public exhibition for a period of 28 days.
3. Where any submission objecting to the proposed amendments is received during the exhibition period, a report be provided to the Council tabling the submission/s and responses to the matters raised therein.
4. Where no submissions of objection to the amendments are received during its exhibition, the draft Community Participation Plan shall be deemed to be formally adopted upon the completion of the exhibition period.
5. That on the reopening of the Council's office and libraries to the public, electronic copies of exhibition documentation be made available for viewing by the public at Council's office and libraries.

**067** The Motion on being Put was **CARRIED**.

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## 4.2 Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget, Fees and Charges

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It was **Moved** Councillor Oates, **Seconded** Councillor Morrison:

1. That the Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget and Fees and Charges be placed on public exhibition for a period not less than 28 days between 29 April 2020 and 27 May 2020.
2. That a further report be submitted to Council following the exhibition of the draft documents prior to consideration of the formal adoption of these documents.

**068** The Motion on being Put was **CARRIED**.

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## 4.3 Making and Publication of Local Strategic Planning Statement

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It was **Moved** Councillor Lound, **Seconded** Councillor Manoto:

1. That Council note the information provided within this report regarding the successful completion of the Campbelltown Local Strategic Planning Statement (LSPS), and in particular:
  - a. That Council received a Letter of Support (Assurance) from the Greater Sydney Commission (GSC), dated 23 March 2020, that enabled the General Manager to make the LSPS under the delegated authority that had been granted by Council on 18 February 2020,
  - b. That the General Manager made the LSPS on 27 March 2020, in accordance with the Letter of Support,
  - c. That the Campbelltown LSPS was published on the Department of Planning, Industry and Environment's e-planning Portal on 31 March 2020, and
  - d. That the Campbelltown LSPS came into effect on 31 March 2020, in accordance with the date of publication.

**069** The Motion on being Put was **CARRIED**.

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**5. URGENT GENERAL BUSINESS**

Nil

There being no further business the meeting closed at 6.40pm.

Confirmed by Council on

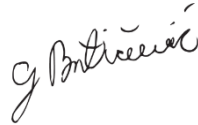
..... General Manager ..... Chairperson

## **CONFIRMATION OF COUNCIL'S EXTRAORDINARY MEETING MINUTES**

**At the Council Meeting held 12 May 2020 the following Council minutes were adopted:**

There being no further business at the meeting of 28 April 2020, the meeting closed at 6.40pm.

Confirmed by the Chairperson:

A handwritten signature in black ink, appearing to read 'G. Anticic', is written over the text 'Confirmed by the Chairperson:'.