



# Campsie Town Centre planning proposal

Implementing the adopted Campsie  
Town Centre Master Plan

November 2025

Prepared by Canterbury-Bankstown Council





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### Confidential documentation submitted

The Hazard and Risk Assessment of Oil and Gas Pipelines in Campsie Town Centre, NSW prepared by Arriscar has been submitted to the Department as a confidential report due to confidential details being included that **should not be made publicly available**.





# Introduction

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

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

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

## Master Plan Vision and Direction

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

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

The Master Plan is defined by the following 10 directions:

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



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

The vision is for new buildings to define streets and public spaces to deliver a comfortable, functional and attractive public domain; while the towers above are tall and slender and are set back to allow daylight, views and circulation of air to the streets and public spaces below.

Supporting the delivery of these objectives will be an updated Development Control Plan Chapter 6.3 - Campsie Town Centre that has been prepared by Council and is exhibited concurrently with this planning proposal.



## Making changes to Council's Local Environmental Plan

This *Campsie Town Centre planning proposal* (planning proposal) will implement the Campsie Master Plan and deliver a new planning framework through amendments to the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023).

The CBLEP 2023 is the statutory planning framework that establishes land use zones and built form controls such as Floor Space Ratios (FSR) and building heights in the Canterbury Bankstown Local Government Area (LGA).



This planning proposal proposes a range of amendments to the CBLEP to give effect to the objectives and actions of the Master Plan. These proposed LEP amendments will:

- Expand the capacity for commercial activities
- Support higher density mixed use and residential development in Campsie Town Centre.
- Increase the number of new dwellings and affordable housing,
- Incentivise the delivery of community infrastructure.

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

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

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

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

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

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

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



# Background

## Site Description

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

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

## Current Context

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

Campsie is located 12km southwest of the Sydney CBD and will be accessible in 2026 via the new M1 Metro North West and Bankstown Line (formerly the T3 Bankstown train line), numerous bus services and Canterbury Road (an arterial road). Campsie Town Centre is centred around a retail and commercial strip running north-south along Beamish Street. The commercial strip contains fine grain built form with one to two storey buildings together with shop top housing developments up to eight storeys.

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

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

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





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

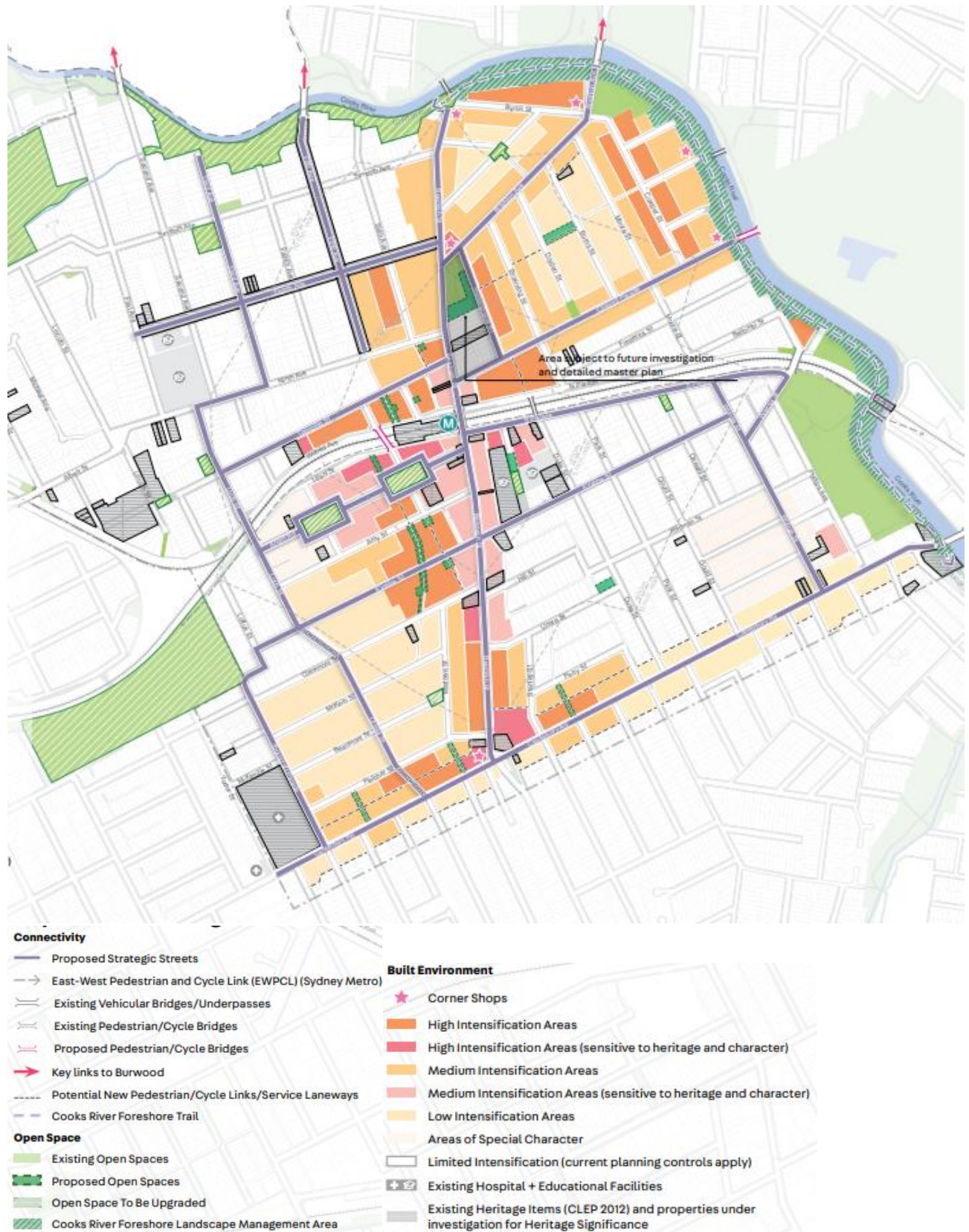
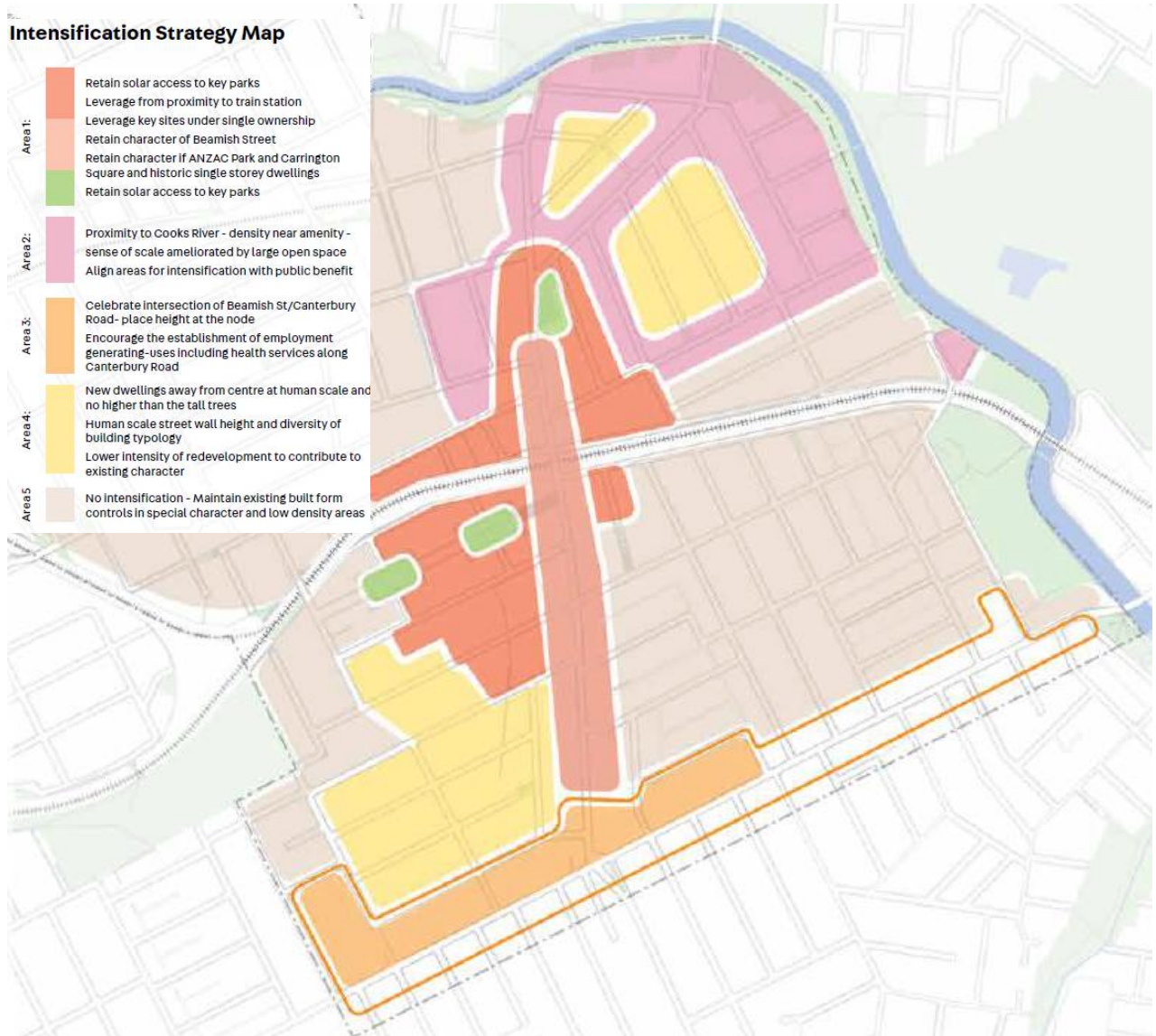




Figure 3: Intensification Strategy Map showing areas where planning intensification changes are proposed in this planning proposal (p24 of the Campsie Town Centre Master Plan)



## Current challenges

During the early engagement of the Master Plan, it became apparent that the current planning control framework for Campsie is not meeting community expectations for higher design quality and sustainability outcomes. Due to the lack of density controls (in certain locations) and inadequate detailed design controls and guidance, development has been of a poor quality or has resulted in poor streetscape outcomes.

The current controls have encouraged development of housing in areas not suited to residential accommodation, particularly in the E3 Productivity Support zone along Canterbury Road and away from the core of the centre where services and transport are not easily accessible.





Despite some underlying capacity within the current controls, there has been a lack of housing growth within the Campsie Town Centre, with 472 dwellings delivered in the five years from 2016-2021, averaging 94 dwellings per year. Compounding this issue is the lack of investment along the main street, Beamish Street, which has old and poor quality building stock.

## **Future Context**

This planning proposal implements the Master Plan which has been developed in consultation and collaboration with community groups, landowners, student and worker focus groups, industry engagement and public authorities. It provides an overarching set of planning provisions for development, to ensure a coordinated approach to growth and infrastructure delivery in Campsie Town Centre.

With a shifting focus towards design quality, and controls for building podiums at the street level, tower heights and setbacks and detailed design, this planning proposal and the associated draft Campsie Town Centre Development Control Plan seeks to deliver higher quality developments in the right locations. This will be achieved through the planning proposal and draft DCP which seek to:

- Prohibit further residential development in the current E3 Productivity Support Zone along Canterbury Road (consistent with the Canterbury Road Review) and around Canterbury Hospital and encourage renewal and investment in the core and along the Cooks River.
- Address key issues limiting the delivery of new, high quality development in Campsie.
- Remove minimum parking controls for fine grain lots near the future Metro Station
- Unlock redevelopment along Beamish Street to improve the appearance and pedestrian experience.

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

## **Community engagement**

Community feedback was sought by Council as part of ongoing engagement on the Master Plan, between March and June 2021. A second community engagement period between 16 February 2022 and 28 March 2022 was undertaken by Council. Council has considered the submissions received during the community engagement which has informed amendments to the Master Plan which has carried across into this planning proposal.



# Part 1 – Objectives and intended outcomes of the planning proposal

## Objectives

The objectives of this planning proposal are to:

- Support the growth of Campsie Town Centre into a cultural, retail and local employment hub that provides cross-regional links to surrounding metropolitan centres and fulfil its role as a Strategic Centre
- Increase employment generating uses and floor space and retain existing employment land uses to support Council's Master Plan target of approximately 7,500 jobs by 2036 (an additional 2,700 jobs)
- Provide additional capacity in planning controls to support Council's Master Plan target to deliver an additional 6,360 dwellings by 2036
- Include Campsie Town Centre as an 'Area' identified in the Affordable Housing Map for Clause 6.38 'Affordable Housing Contributions' of the CBLEP 2023, to facilitate the delivery of affordable housing in Campsie
- Ensure development in Campsie Town Centre commits to quality design outcomes and the associated Design Review Panel
- Encourage a high quality and activated public domain with good solar access
- Increase active and public transport use and reduce car dependence
- Provide a diverse range of community infrastructure to promote community health, cohesion and wellbeing, making Campsie an attractive place to work, live and visit, and
- Unlock underutilised public land holdings within the Town Centre for redevelopment, delivering new housing, employment generating floor space and revitalised community infrastructure.

## Intended outcomes

The intended outcomes of this planning proposal are:

- Enable Campsie Town Centre's role as a strategic centre providing housing, jobs and services
- Protect existing employment floorspace by requiring new development to provide a minimum amount of employment uses in the new MU1 Mixed Use Zone
- Establish building envelope controls that maintain adequate solar access to significant parks and public spaces in winter while allowing redevelopment
- Improve the amenity for current and future residents and workers by identifying land, that when redeveloped, will provide community infrastructure like through site links, publicly accessible open space and a continuous foreshore walk along the Cooks River
- Require a proportion of new residential developments above a certain floor space to deliver at least 3% - 4% affordable housing
- Set controls which incentivise new health and medical developments in the proposed medical precincts on the eastern and western sides of the Town Centre
- Provide opportunities for sites to develop underground floor space to accommodate uses that do not require a street level presence





- Prohibit residential accommodation within the E3 Productivity Support zoned land along Canterbury Road to align with the recommendations of the Canterbury Road Review (2017).



## Part 2 – Explanation of Provisions

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

### 2. Summary of the planning proposal's intended provisions

The intended provisions of the planning proposals will make changes and apply new planning controls to the Campsie Town Centre to enable the proposed land use and built form changes outlined within the Campsie Town Centre Master Plan. The proposed changes will facilitate growth in local housing stock and employment opportunities close to existing transport infrastructure and improve pedestrian connections between the town centre and Cooks River foreshore, which can be achieved through new or amended CBLEP 2023 clauses and/or maps:

- **Change 1** – Amend the Land Zoning Map (LZN) to change most E1 Local Centre zoning to MU1 Mixed Use Zone, and other zoning changes to increase opportunities for residential development in specific areas while ensuring employment floor space for jobs creation. Includes adding properties proposed for RE1 Public Recreation Zoning on the Land Reservation Acquisition Map.
- **Change 2** – Amend the Lot Size Map (LSZ) to have controls consistent with the proposed zoning changes.
- **Change 3** – Amend the Height of Building (HOB) Map to allow increased building heights across the town centre with and up to a maximum of 67m (20 storeys) on specific sites.
- **Change 4** – Amend the Floor Space Ratio (FSR) Map to apply density controls to reflect proposed changes in building heights in the intensification areas with a maximum FSR of up to 6:1.
- **Change 5** – Amend *Clause 4.1B(2) Minimum lot sizes and special provisions for certain dwellings* to encourage lot consolidation to help deliver functional and efficient building footprints for new developments in the Campsie Town Centre. This would be achieved by applying minimum 1,500m<sup>2</sup> lot size and minimum 30m lot frontage requirements in E1 Local Centre Zone and MU1 Mixed Use Zone.
- **Change 6** – Amend *Part 6 Additional local provisions*, to include new clauses on a site by site basis to allow greater building heights and densities in Campsie Town Centre where community infrastructure is provided as part of private development. For example, requiring open space or through site links as part of new development to unlock increased 'incentive' height of building and FSRs.
- **Change 7** – Amend the Incentive Height of Building Map and Incentive Floor Space Ratio Map to support site specific provisions added to *Part 6 Additional local provisions*
- **Change 8** – Require new development in the MU1 Mixed Use Zoned to provide a minimum of 0.9:1 FSR as non-residential uses to ensure employment generating floor space is provided in mixed use development. This provision could be achieved the following ways (to be confirmed prior to finalisation of this planning proposal):
  - Using the existing *Clause 6.40 Minimum non-residential floor space ratio for certain land* and include the affected properties on the associated map, or
  - Using the existing *Clause 6.14 Restrictions on development in Zone MU1 Mixed Use* and include the affected properties on the associated Special Provisions (SPV) Map
- **Change 9** – Amend *Clause 6.38 – 'Affordable Housing Contributions'* to require delivery of affordable housing stock on certain properties within Campsie. This would involve setting affordable housing rates of 3% for all affected properties with exception of the two sites which will have a 4% rate using a new subclause in Clause 6.38 and inclusion of the affected properties on the Affordable Housing Map.



- **Change 10** – Amend the Biodiversity Map to include new properties located along Cooks River within the Campsie Town Centre as having ‘biodiversity’ value and apply the existing Clause 6.4 Biodiversity provisions to these properties.
- **Change 11** - Include a new LEP clause in Part 6 Additional local provision to require new development to provide public access and include the affected properties as land identified as ‘Foreshore Area’ on the Foreshore Building Line Map (approximately 30m wide from the bank of the Cooks River). The purpose is to restrict development and provide continuous public access along the Cooks River foreshore. The new LEP clause aims to promote and enhance public amenity and access along the water’s edge.
- **Change 12** - Add certain key sites along Cooks River to the Additional Permitted Uses map to allow restaurant or cafe, take away food and drink premises, or small bar uses as permissible development to encourage activation and contribution to the amenity of the Cooks River foreshore area.
- **Change 13** - Clause 6.37 – permit underground floor space to all land zoned E1 Local Centre and MU1 Mixed Use Zone in Campsie.
- **Change 14** - Prohibit residential accommodation within the E3 Productivity Support zoned land along Canterbury Road to align with the recommendations of the Canterbury Road Review (2017). This will be achieved by amending the Additional Permitted Use map to remove ‘APU 13’ from all properties within the Campsie Town Centre located along Canterbury Road.
- **Change 15** - Inclusion of Council owned properties proposed to be reclassified from ‘Community Land’ to ‘Operational Land’. The sites are narrow strips of land originally created for stormwater drainage in the early 20th century with exception of 78 Duke Street which is changing classification from ‘Operational’ to ‘Community’ to reflect its future use as a public park. The reclassification provides Council with options for future decisions regarding the sites.
- **Change 16** - Inclusion of 17 proposed draft heritage items to be listed under Schedule 5, Part 1 of CBLEP 2023.
- **Change 17** – Allow late night operation for certain retail and business uses in Campsie as exempt development

The final wording of all proposed LEP provisions in this planning proposal will be subject to confirmation by the NSW Parliamentary Counsel’s Office.

Table 1 summarises the LEP Amendments in this planning proposal and whether they will require the creation of new LEP clauses or maps or if existing clauses or maps can be used.

Table1. Summary of the existing or proposed CBLEP 2023 clauses and maps required to implement the proposed LEP changes in this planning proposal

Proposed LEP amendment in this planning proposal	Use existing LEP clause?	Use existing LEP map?	Create new LEP clause?	Create new LEP map?
<b>Change 1</b> – Amend the Land Zoning Map (LZN) to change most E1 Local Centre zoned land to MU1 Mixed Use Zone, and other zone changes Include properties rezoned to RE1 Public Recreation Zone on the Land Reservation Acquisition Map	Yes – land use table and Clause 5.1 Relevant acquisition authority	Yes – Land zoning map and Land Reservation Acquisition Map	No	No – amend existing maps



Proposed LEP amendment in this planning proposal	Use existing LEP clause?	Use existing LEP map?	Create new LEP clause?	Create new LEP map?
<b>Change 2</b> - Lot Size (LSZ) Map to apply controls consistent with the proposed zoning changes	Yes - Clause 4.1	Yes	No	No
<b>Change 3</b> - Height of Building (HOB) Map to allow development up to a maximum of 67m (20 storeys) on specific sites	Yes - Clause 4.3	Yes - HOB Map	No	No
<b>Change 4</b> - Floor Space Ratio (FSR) Map to apply density controls to key employment zones and propose increased controls in the intensification areas	Yes - Clause 4.4	Yes - FSR Map	No	No
<b>Change 5</b> - Apply minimum 1,500m <sup>2</sup> lot size and minimum 30m lot frontage requirements in E1 and MU1 Zones	Yes - Clause 4.1B(2)	Yes - Special Provisions Map	No - amend to add Shop top housing	No - amend existing Special Provisions Map
<b>Change 6</b> - <i>Part 6 Additional local provisions</i> , applied on a site by site basis for community infrastructure	No	No	Yes	No - property details written in the clause
<b>Change 7</b> - Incentive Height of Building and Incentive Floor Space Ratio maps to support site specific provisions added to <i>Part 6 Additional local provisions</i>	No	Yes - Incentive Height of Buildings Map and Incentive Floor Space Ratio Map	Yes - for each site as part of <i>Part 6 Additional local provisions</i> change above	No - amend existing map
<b>Change 8</b> - All MU1 Mixed Use Zoned land to require a minimum Floor Space Ratio of 0.9:1 of non-residential uses	Yes - either Clause 6.14 or Clause 6.40	Yes - Special Provisions Map or Non-Residential Floor Space Ratio Map	No	No - amend existing map
<b>Change 9</b> - <i>Affordable Housing Contributions</i> to apply mandatory 3% or 4% affordable housing for new development in Campsie Town Centre	Yes - Clause 6.38	Yes - Affordable Housing Map	No	No - amend existing map
<b>Change 10</b> - Amend the Biodiversity Map to include new properties located along Cooks River within the Campsie Town Centre as having 'biodiversity' value and apply the existing Clause 6.4 Biodiversity provisions to these properties.	Yes - Clause 6.4	Yes - Biodiversity Map	No	No - amend existing map





Proposed LEP amendment in this planning proposal	Use existing LEP clause?	Use existing LEP map?	Create new LEP clause?	Create new LEP map?
<b>Change 11</b> - Include a new LEP clause in Part 6 Additional local provisions 'Development on the foreshore must ensure access' and include the affected properties as land identified as "Foreshore Area" on the Foreshore Building Line Map and Incentive Height of Building and Incentive Floor Space Ratio maps	No	Yes - Foreshore Building Line Map	Yes - 'Development on the foreshore must ensure access' (in Part 6 Additional local provisions)	No - amend existing map
<b>Change 12</b> - Add certain key sites along Cooks River to the Additional Permitted Use map to allow 'restaurant or café', 'take away food and drink premises' and 'small bar' uses	No	Additional Permitted Uses Map	Yes - Schedule 1 Additional permitted uses	No - amend existing map
<b>Change 13</b> - Permit underground floor space to all land zoned E1 Local Centre and MU1 Mixed Use Zone in Campsie	Yes - Clause 6.37	Yes - Underground Floor Space Ratio Map	No	No - amend existing map
<b>Change 14</b> - Prohibit residential accommodation within the E3 Productivity Support zoned land along Canterbury Road	No	Yes - Additional Permitted Uses Map	No	No - amend existing map
<b>Change 15</b> - Council owned properties proposed to be reclassified from Community Land to Operational Land	No	No	Yes - Schedule 4 Classification and reclassification of public land	No
<b>Change 16</b> - New heritage items to be listed under Schedule 5, Part 1 of CBLEP 2023.	Yes - Clause 5.10	Yes - Heritage Map	Yes - Schedule 5 Part 1 Heritage Items	No - amend existing map
<b>Change 17</b> - Allow late night operation for certain retail and business uses in Campsie as exempt development in Schedule 2 of CBLEP 2023	Yes - Schedule 2	No	No - Amend existing Schedule 2 clauses to add 'Campsie Town Centre'	Yes - Campsie Town Centre Map

Note, all changes proposed within this planning proposal will be implemented by amendments to the CBLEP 2023. The draft Development Control Plan amendments to Chapter 6.3 Campsie Town Centre within Chapter 6 – Strategic Centres of the Canterbury Bankstown DCP 2023 (CBDPCP 2023) will support the changes in this planning proposal.



## Implications of the Bankstown Accelerated Transport Oriented Development (TOD) Precinct and Canterbury Local Centre

The State Government-led rezoning of the Bankstown City Centre in November 2024 and Canterbury Local Centre in May 2025 via the Transport Oriented Development program introduced the following Clauses in the CBLEP 2023:

- Introduction of E2 Commercial Centre Zone in the Canterbury Bankstown Land Use Table
- Clause 6.36 – Community facility floor space
- Clause 6.37 – Underground floor space – Area A
- Clause 6.37A – Underground floor space – Area B
- Clause 6.38 – Affordable housing contributions
- Clause 6.39 – Additional floor space ratio for office premises
- Clause 6.40 – Minimum non-residential floor space ratio for certain land
- Part 6 Additional local provisions – several site specific clauses requiring delivery of community infrastructure

Wherever possible, rather than create new additional LEP clauses, this planning proposal will use the above clauses and associated maps that relate to those clauses.

## Implications of the Low and Mid-Rise Housing Policy changes announced by State Government in 2023 on this planning proposal:

In 2023 the State Government announced proposed planning changes to enable the construction of low and mid-rise housing in more areas in NSW. Public consultation was held between 15 December 2023 to 23 February 2024. Council considered a submission to Transport Oriented Development Program and Low and Mid Rise Housing Policy changes at its Ordinary Meeting on 27 February 2024. This final submission can be viewed via Council's website page [here](#). The Council's recommendations in the submission in relation to Campsie Town Centre are summarised as follows:

- Make Campsie and Canterbury a staged joint Accelerated Precinct under the proposed TOD SEPP.
- Adopt the Campsie Town Centre Master Plan as the basis for the Campsie Accelerated Precinct to deliver 6,300 additional dwellings and approximately 7,500 jobs.
- Work with Council to identify population dependent infrastructure upgrades in the joint Campsie and Canterbury accelerated precinct.
- Do not apply the Draft Low and Mid-Rise Housing controls to the master plan areas.
- As per the above, identify Campsie as an accelerated precinct to ensure key objectives for walkability and active transport, particularly along the Cooks River, are achieved.

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



## 2.1. Change 1 – Amend the Land Zoning Map

This planning proposal makes the following changes to the land zoning within Campsie Town Centre:

1. Change existing E1 Zoned land to MU1 Mixed Use Zone.
2. Rezone R3 Medium Density Residential land along the southern end of Beamish Street to MU1 Mixed Use Zone.
3. Rezone R2 Low Density Residential Zoned land on the northern side of Canterbury Road and to the east of Beamish Street to E1 Local Centre Zone, MU1 Mixed Use Zone and E3 Productivity Support Zones R2.
4. Rezone R3 Medium Density Zoned land on the southern side of Canterbury Road to R4 High Density Residential Zone.
5. Rezone R3 Medium Density Residential Zoned land east of Carrington Street to R4 High Density Residential Zone.
6. Rezone R3 Medium Density Residential Zone to R4 High Density Residential Zone in the north eastern part of Campsie, near Cooks River.
7. Rezone road reserves from either R3 Medium Density Residential or R4 High Density Residential Zone to RE1 Public Recreation Zone to formalise their longstanding historical function as public open space. The sites are already Council owned roads therefore no changes to the Land Reservation Acquisition Map are required.
8. Rezone 7 Bellombi Street, 16, 17 and 18 Dryden Street, and 19 and 21 Burns Street, Campsie to RE1 Public Recreation Zone. Council will amend the existing Land Reservation Acquisition Map to include these properties, and Council will be nominated the acquisition authority.
9. Rezone R3 Medium Density Residential Zoned land to R2 Low Density Residential Land at Carrington Square and surrounding properties and at Gould Street, Redman Street and Wonga Street, near Tasker Park (refer to p56 of the Master Plan at Attachment A).
10. Rezone R3 Medium Density Residential Zoned land at 2-14 Phillips Street, Campsie to R4 High Density Residential Zone.

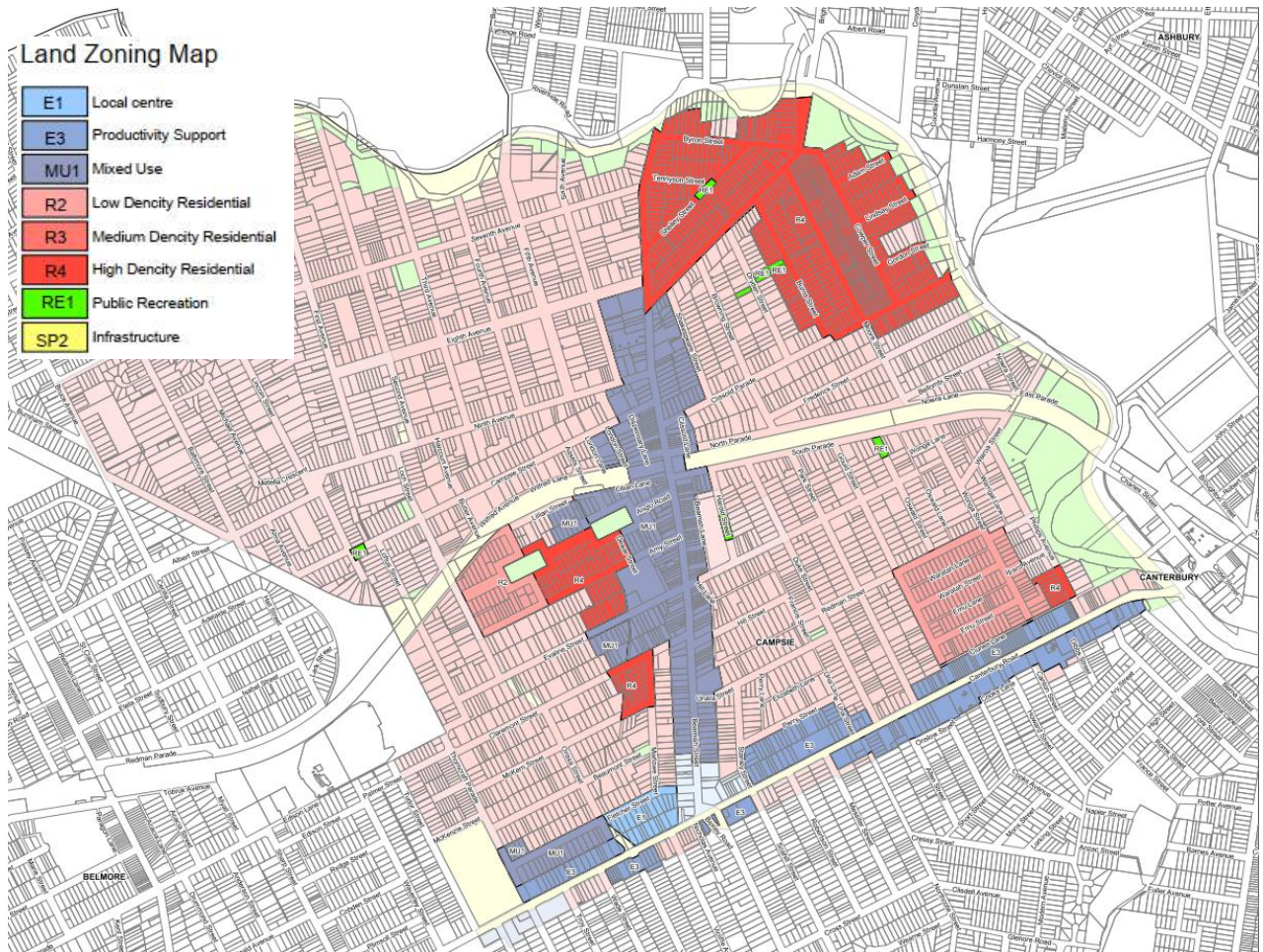
These zoning changes are required to unlock the potential for greater development density and introduce a mix of land uses in the Campsie Town Centre to realise the objectives of the Campsie Master Plan. The zoning changes seek to implement the Intensification Strategy outlined in the Master Plan which:

- Leverage from proximity to train station and position people close to public transport and support the public investment made in the upgrades to Sydney Metro Southwest.
- Appropriately zone, and provide height and floor space controls for key sites under single ownership
- Retain the character of Beamish Street, by maintaining the active frontages and multiple shops along the street.
- Encourage the establishment of employment-generating land uses to meet the jobs target for Campsie Town Centre. This includes providing greater density and zoning flexibility for land near Canterbury Hospital to provide for housing as well as medical and associated uses.
- Some areas will grow with a lower intensity of redevelopment to maintain and enhance the existing and diverse local scale urban fabric that surrounds the Campsie Town Centre core

Refer to pages 21-24 of the Master Plan (Attachment A).



Figure 4. Proposed zoning map of the showing the changes proposed in this planning proposal



Regarding the proposed rezoning of Council owned road reserves to RE1 zone (Item 7 above), these include four existing public parks at the following locations located entirely within the Council owned road reserves:

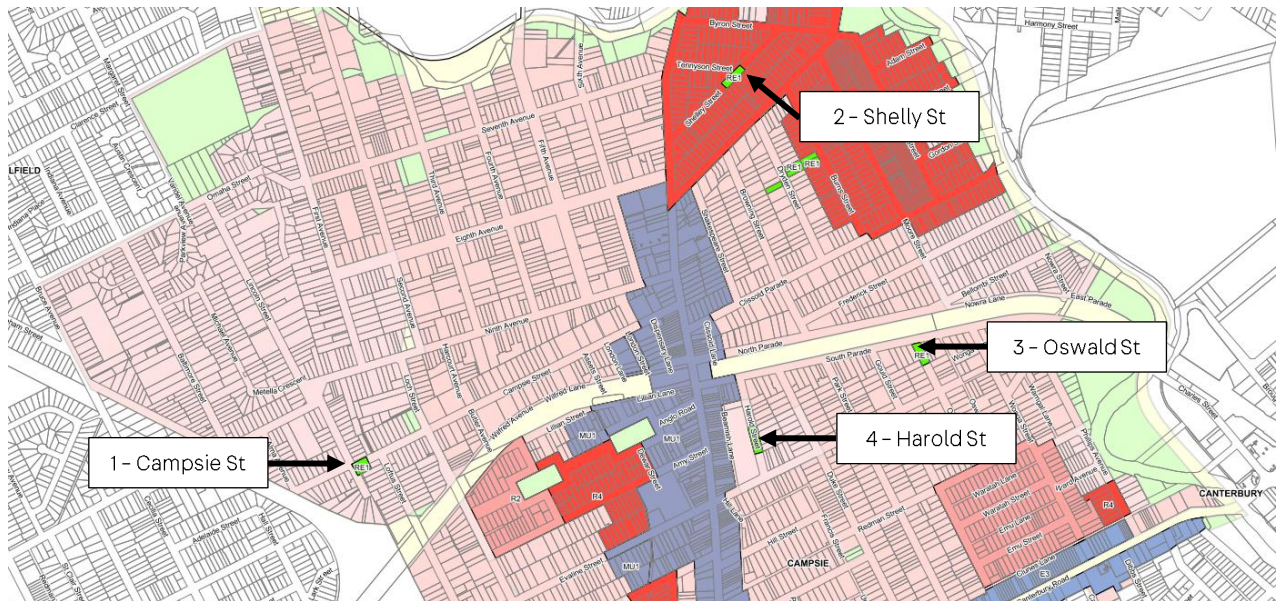
1. Campsie Street – between Loftus and Lincoln Street (existing Zone: R3 Medium Density Residential)
2. Shelly Street – intersection with Tennyson Street (existing Zone: R4 High Density Residential)
3. Oswald Street – end adjacent to South Parade (existing Zone: R4 High Density Residential)
4. Harold Street – Local Park adjacent to two existing schools (existing Zone: R3 Medium Density Residential).

Refer to Figure 5. The four sites are within the existing road reserves and are not designated any legal description such as a lot and Deposited Plan number. The purpose of the rezoning is to formalise and safeguard the long standing use of these four locations as public parks under the ownership and care of Council.





Figure 5. Zoning map showing locations of proposed RE1 rezonings of road reserves

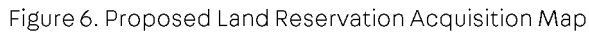


### 2.1.1 Amend the Land Reservation Acquisition Map

In connection with the proposed rezoning of land to RE1 Public Recreation Zone, the following properties are proposed to be added to the Land Reservation Acquisition Map with Council nominated as the public acquisition authority.

Property address	Legal description	Current zoning
16 Dryden Street, Campsie	Lot 37 Sec 9 DP 2922	R4 High Density Residential Zone
17 Dryden Street, Campsie	Lot 32 Sec 8 DP 2922)	R4 High Density Residential Zone
18 Dryden Street, Campsie	Lot 35 Sec 9 DP 2922	R4 High Density Residential Zone
19 Burns Street, Campsie	Lot 36 Sec 9 DP 2922	R3 Medium Density Residential Zone
21 Burns Street, Campsie	Lot 34 Sec 9 DP 2922	R3 Medium Density Residential Zone
7 Bellombi Street, Campsie	Lot 1 DP 125374	R3 Medium Density Residential Zone

Refer to the Land Reservation Acquisition Map below.



There are no changes to zoning in this planning proposal that involve changing from a non-residential zone to a residential zone.





Figure 7. Proposed Lot Size Map of the showing the properties that will be removed from the map in this planning proposal (outlined in black lines)



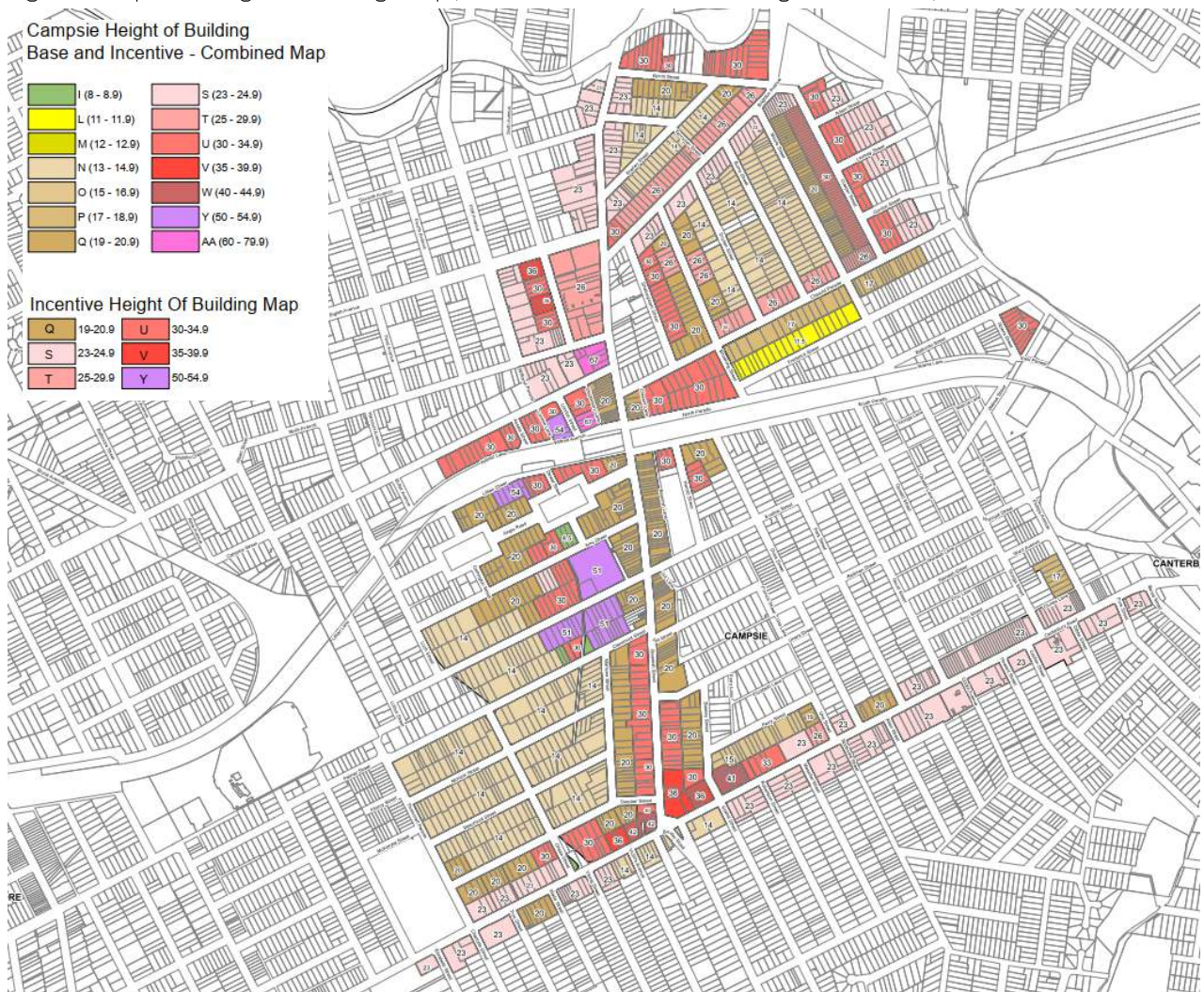
### 2.3. Change 3 – Amend the Height of Building Map

In tandem with changes to the FSR, this planning proposal will amend the Height of Buildings Map to increase maximum building heights in key locations as set out by the Master Plan Intensification Strategy Map (see Figure 3) which generally includes land within 400m clustered around the future Campsie Metro Station, Beamish Street, Canterbury Road and sites along the Cooks River to the north east of the centre.





Figure 8. Proposed Height of Buildings Map (includes base and incentive heights combined)



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

The proposed height of buildings in this planning proposal has consideration of the following factors:

- For mixed-use developments, 4.4m ground level floor-to-floor heights and 3.1m first level floor-to-floor heights (commercial uses) and 3.1m floor-to-floor heights for the upper residential levels (consistent with the State Government's Apartment Design Guide (ADG) requirements which sets minimum floor to ceiling heights with additional allowance for slabs and services, topographic change and roof articulation)
- For commercial developments, 4.4m ground level floor-to-floor heights and 3.7m floor-to-floor heights for the first floor and upper commercial levels



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

To complement the LEP height of building maps (both incentive and 'base' maps), the Campsie Town Centre DCP includes a map showing the maximum building heights in storeys to reflect the maximum height of buildings in metres on the draft LEP 'Height of buildings' Map. This will assist in ensuring that developers and the community have a consistent expectation regarding the maximum number of floors that can be accommodated on a site.

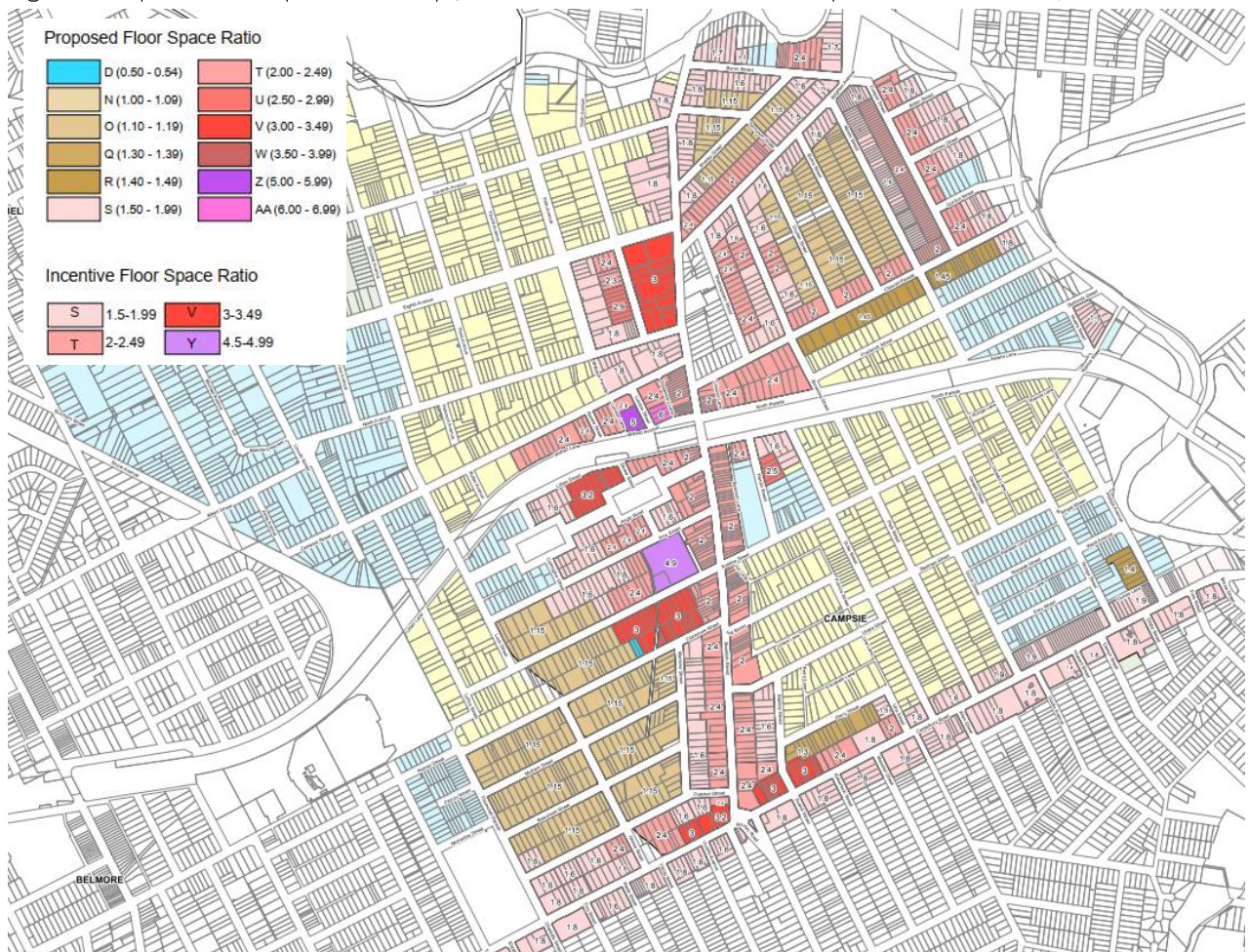
## **2.4. Change 4 – Amend the Floor Space Ratio Map**

It is proposed to amend the Floor Space Ratio (FSR) Maps across Campsie Town Centre to provide additional capacity for new jobs and housing. The proposed changes to the FSR Maps have been informed by the Canterbury Bankstown Tall Building Study prepared by Bates Smart (held at Attachment O), development feasibility and viability testing, as well as urban design modelling to account for setbacks, potential amalgamation patterns and solar access.





Figure 9. Proposed Floor Space Ratio map (includes base and incentive Floor Space Ratio combined)



The FSR Map is to be amended to reflect the 'Proposed FSR Map' in Objective 9.1 of the adopted Campsie Master Plan (the Master Plan). One of the key recommendations of the Master Plan was the inclusion of an Incentive Floor Space Ratio Map (discussed further below) for sites receiving significant uplift, to safeguard the delivery of public benefit through development.

This planning proposal concentrates higher FSRs generally within 400m of the Campsie Train Station and future Metro Station. FSRs in this inner core are up to 6:1 inclusive of incentives bonuses. Sites beyond 400m generally have a maximum FSR of up to 3.2:1.

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

In addition to the above, this planning proposal will require a minimum 0.9:1 provision of employment generating floor space delivery in the MU1 Mixed Use Zone in Campsie Town Centre. Subject to the drafting of the planning proposal at finalisation stage, this can be shown on the Special Provisions Map or Non-Residential Floor Space Ratio Map.



## 2.5. Change 5 – Require lot consolidation with minimum lot size and lot frontage controls in E1 Local Centre and MU1 Mixed Use Zones for certain new developments

This planning proposal will amend Clause 4.1B(2) – Minimum lot sizes and special provisions for certain dwellings to include minimum lot size and lot widths for some residential accommodation and tourist and visitor accommodation development in the Campsie Town Centre. This change is required to ensure orderly site consolidation and that the site can accommodate the increased size and scale of the new development but also allowing enough space for the new building footprint, deep soil areas, tree canopy, pedestrian and vehicle access, separation from other buildings and satisfy the requirements for the safe movement of waste and other service vehicles to, from and within the site.

The proposed changes to Clause 4.1B(2) of the CBLEP 2023 include:

- A minimum lot size of 1,500m<sup>2</sup> and lot width at the front building line of 30m for new residential flat buildings, shop top housing and serviced apartments development in the R4 High Density Residential Zone in Campsie Town Centre, and
- A minimum lot width at the front building line of 30m for residential flat buildings, shop top housing and serviced apartments in E1 Local Centre Zone and MU1 Mixed Use Zone in the Campsie Town Centre. No minimum lot size is proposed to maintain consistency with the existing Zone E1 provision in the clause.

This could be achieved through the following changes to Clause 4.1B(2) (changes in red):

Table 2. Proposed changes to Clause 4.1B to set minimum lot size and lot widths for new development in the R4, E1 and MU1 zones in the Campsie Town Centre

Column 1	Column 2	Column 3	Column 4
Zone R4 in Area 10	(a) Residential flat buildings (b) Shop top housing (c) Serviced apartments	1,500m <sup>2</sup>	30m
Zone E1 <b>and MU1</b> in "Area 10"	(a) Residential flat buildings (b) Shop top housing (c) Serviced apartments	–	30m

To give effect to the Clause 4.1B changes, this planning proposal seeks to amend the Special Provisions Map to include R4, E1 and MU1 zoned land in Campsie as part of 'Area 10'. Land shown as 'Area 10' in the Campsie Town Centre will also have Clause 6.45 – Building height in 'Area 10' apply which enables breaches of the maximum height of building control if the breach relates to rooftop gardens.

This change uses the minimum lot size and lot widths established by the Department when making the LEP Amendments as part of the Canterbury Local Centre.



The above provision already applies to the Canterbury Town Centre (Area 10) that was implemented by the Department as part of the Canterbury Transport Oriented Development program in 2025. Canterbury has a similar subdivision layout with narrow lots, some less than 6m wide and less than 200m<sup>2</sup>, therefore the impact of the provision on Campsie Town Centre is considered to be acceptable and will ensure future redevelopment is undertaken on sites that are capable of supporting all the servicing, landscaping, open space and vehicle access and loading/unloading required of the new development.

## **2.6. Change 6 – Amend Part 6 Additional local provisions to allow greater building heights and densities on certain sites in Campsie Town Centre where community infrastructure is provided**

This planning proposal will include properties located in the Campsie Town Centre in Part 6 Additional local provisions in the CBLEP 2023 and on the incentive Height of Building Map and an Incentive Floor Space Ratio Map to incentivise new development to provide on-site community infrastructure as part of new development. To access the incentive height and FSR, the selected sites across the Town Centre are required to provide:

- Through site links
- Publicly accessible open space such as civic plazas, and
- Open space to ensure continuous pedestrian and cycling access along the Cooks River foreshore (see Section 2.11 – Change 11 for more details).

The properties that will be subject to these incentive provisions in Part 6 and on the incentive maps (see Figure 11 for incentive height of building and Figure 10 for incentive FSR) are listed in Table 3. The development feasibility of providing the community infrastructure has been tested by Council and informed the incentive building heights and Floor Space Ratios required to maintain good building design. Refer to Attachment M – Urban Design Statement prepared by Council.

Table 3. Properties subject to incentive building height and FSR in the Campsie Town Centre.

Type of community infrastructure	Specific requirements	Properties subject to building height and FSR incentive map and clause
Through site link	Access laneway at least 6m wide between Shakespeare Street to Browning Street	12 Shakespeare Street Campsie (Lot 31 Sec 7 DP 2922) 9 Browning Street Campsie (Lot 38 Sec 7 DP 2922) 11 Browning Street Campsie (Lot 36 Sec 7 DP 2922) 13 Browning Street Campsie (Lot 34 Sec 7 DP 2922) 15 Browning Street Campsie (Lot 32 Sec 7 DP 2922) 17 Browning Street Campsie (Lot 30 Sec 7 DP 2922)
Through site link	Access laneway at least 6m wide between Browning Street to Burns Street	16 Browning Street, Campsie (Lot 33 Sec 8 DP 2922) 18 Browning Street, Campsie (Lot 31 Sec 8 DP 2922)



Type of community infrastructure	Specific requirements	Properties subject to building height and FSR incentive map and clause
		20 Browning Street, Campsie (Lot 33 Sec 8 DP 2922)
Through site link	Access laneway at least 6m wide between Lilian Street to Anzac Square	25-31 Anglo Road, Campsie (Lot 1 DP 312198, Lot 6 Sec E DP 4190, Lot 2 DP 121638, Lot 8 Sec E DP 4190, Lot 7 Sec E DP 4190, Lot 2 DP 312198, Lot 10 Sec E DP 4190, Lot 9 Sec E DP 4190, Lot 1 DP 121638, Lot 13 DP 659090, Lot B DP 936699, Lot A DP 936699)  33-43 Anglo Road, Campsie (Lot 16 Sec E DP 4190, Lot 17 Sec E DP 4190, Lot 18 Sec E DP 4190, Lot 19 Sec E DP 4190, Lot 20 Sec E DP 4190, and Lot 21 Sec E DP 4190)
Through site link	Access laneway at least 4m wide between Amy Street to Anzac Square	19 Amy Street Campsie (Lot A DP 306273) 21 Amy Street Campsie (Lot B DP 316039) 23 Amy Street Campsie (Lot A DP 316039) 38 Anglo Street, Campsie (Lot C DP 316039)
Through site link	Access laneway at least 6m wide between Amy Street to Evaline Street	14-28 Amy Street, Campsie (Strata Plan 34812) 59 Evaline Street Campsie (Lot 1 DP 541394)
Through site link	Access laneway at least 6m wide between Fletcher Street to Canterbury Road	50 Fletcher Street CAMPSIE (Lot B DP 329741) 52 Fletcher Street CAMPSIE (Lot A DP 329741) 52 Fletcher Street CAMPSIE (Lot A DP 329741) 54 Fletcher Street CAMPSIE (Lot 1 DP 952403) 56 Fletcher Street CAMPSIE (Lot 2 DP 952403) 58 Fletcher Street CAMPSIE (Lot 1 DP 974905) 58 Fletcher Street CAMPSIE (Lot 1 DP 974905) 559 Canterbury Road CAMPSIE (Lot 1 DP 124355) 559 Canterbury Road CAMPSIE (Pt. Lot 20 DP 4178) 561 Canterbury Road CAMPSIE (Lot D DP 900206) 561 Canterbury Road CAMPSIE (Lot D DP 900206) 563 Canterbury Road CAMPSIE (Lot C DP 900206) 565 Canterbury Road CAMPSIE (Lot B DP 900206)
Through site link	Access laneway at least 6m wide between Fletcher Street to Canterbury Road	10 Fletcher Street CAMPSIE (Lot 50 DP 4178) 12 Fletcher Street CAMPSIE (Lot 49 DP 4178) 14 Fletcher Street CAMPSIE (Lot A DP 100544) 16 Fletcher Street CAMPSIE (Lot B DP 100544) 507 Canterbury Road CAMPSIE (Lot 3 DP 4178) 509 Canterbury Road CAMPSIE (Lot 2 DP 229854) 511 Canterbury Road CAMPSIE (Lot 1 DP 229854) 513 Canterbury Road CAMPSIE (Lot 5 DP 4178)





Type of community infrastructure	Specific requirements	Properties subject to building height and FSR incentive map and clause
Through site link	Access laneway at least 6m wide between Perry Street to Canterbury Road	433 Canterbury Road CAMPSIE (Lot 10 DP 1289043) 443 Canterbury Road CAMPSIE (Lot 12 DP 3995) 439 Canterbury Road CAMPSIE (Lot 1 DP 312636) 441 Canterbury Road CAMPSIE (Lot 11 DP 3995)
Privately owned, publicly accessible open space	The development will include a civic plaza with a site area of at least 430m <sup>2</sup>	21 Claremont Street Campsie (Lot B DP 308730) 21 Claremont Street Campsie (Lot B DP 308730) 23 Claremont Street Campsie (Lot A DP 308730) 76 Evaline Street Campsie (Lot 72 DP 5930) 78 Evaline Street Campsie (Lot 1 DP 900319) 80 Evaline Street Campsie (Lot 2 DP 900319) 82 Evaline Street Campsie (Lot C DP 307454) 84 Evaline Street Campsie (Lot B DP 307454) 86 Evaline Street Campsie (Lot A DP 307454) 88 Evaline Street Campsie (Lot 1 DP 963935) 90 Evaline Street Campsie (Lot 10 DP 963936)
Privately owned, publicly accessible open space	The development will include a civic plaza with a site area of at least 620m <sup>2</sup>	266-272 Beamish Street, Campsie (Lot 2 DP124368, Lot 3 DP124368) 64 Evaline Street, Campsie (Lot 3 DP 101315) 66 Evaline Street, Campsie (Lot 2 DP 101315) 68 Evaline Street, Campsie (Lot 1 DP 927885, Lot 81 DP 523555, Lot A DP 404718, Lot B DP 404718, Lot 7 DP 4357, Lot 2 DP 927885, Lot 82 DP 523555, Lot 71 DP 5930, Lot 1 DP 944420, Lot Y DP 417493, Lot X DP 417493, Lot 1 DP 946343, Lot 70 DP 5930 and Lot 4 DP 4357)
Continuous access along Cooks River foreshore	Public access over the rear 30m of the property closest to Cooks River is to be secured by appropriate covenants, agreements or other instruments registered on the title to land.	31 Byron Street, Campsie (Lot 3 DP 125527) 33 Byron Street, Campsie (Lot 2 DP 125527) 35 Byron Street, Campsie (Lot 1 DP 125527) 37 Byron Street, Campsie (Lot 12 DP 1118169) 39 Byron Street, Campsie (Lot 11 DP 1118169) 41 Byron Street, Campsie (Lot 1 DP 125553) 43 Byron Street, Campsie (Lot 1 DP 125533) 45 Byron Street, Campsie (Lot 10 DP 1118169)
Continuous access along Cooks River foreshore	Public access over the rear 30m of the property closest to Cooks River is to be secured by appropriate covenants, agreements or other instruments registered on the title to land	104-106 Brighton Avenue, Campsie (Lot 2 Sec 1 DP 2862)
Continuous access along Cooks River foreshore	Public access over the rear 30m of the property closest to	4 Clissold Parade, Campsie (Lot A DP 356348) 5 Clissold Parade, Campsie (Lot A DP 341901)



Type of community infrastructure	Specific requirements	Properties subject to building height and FSR incentive map and clause
	Cooks River is to be secured by appropriate covenants, agreements or other instruments registered on the title to land	6 Clissold Parade, Campsie (Lot 3 DP 14621) 7 Clissold Parade, Campsie (Lot B DP 341901) 9 Clissold Parade, Campsie (Lot 9 DP 6591)
Continuous access along Cooks River foreshore	Public access over the rear 30m of the property closest to Cooks River is to be secured by appropriate covenants, agreements or other instruments registered on the title to land	3 Nowra Street, Campsie (Lot 8 DP 13147) 5 Nowra Street, Campsie (Lot 7 DP 13147) 7 Nowra Street, Campsie (Lot 6 DP 13147) 9 Nowra Street, Campsie (Lot 5 DP 13147) 13 Nowra Street, Campsie (Lot 3 DP 13147) 15 Nowra Street, Campsie (Lot 2 DP 13147) 17 Nowra Street, Campsie (Lot 1 DP 13147)
Continuous access along Cooks River foreshore	Public access over the rear 30m of the property closest to Cooks River is to be secured by appropriate covenants, agreements or other instruments registered on the title to land	6 East Parade, Campsie (Lot 4 DP 456921)

The requirement to provide on-site infrastructure will be included in Part 6 Additional local provisions of the CBLEP 2023 and the draft Chapter 6.3 Campsie Town Centre. This is the similar approach taken in the Transport Oriented Development (TOD) for the Bankstown City Centre and the Canterbury Local Centre.

The mechanism for delivering each type of community infrastructure will be as follows:

- Continuous access along Cooks River foreshore – retained in private ownership, easement on title to allow public access (or similar arrangement)
- Privately owned, publicly accessible open space – retained in private ownership, easement on title to allow public access (or similar arrangement)
- Through site link – retained in private ownership, easement on title to allow public access (or similar arrangement)

If new development proposes to construct a new service laneway for vehicles as part of a continuous laneway identified in the Master Plan (e.g. along Canterbury Road), the laneway would be constructed to Council's requirements before being dedicated to Council prior to an Occupation Certificate being issued for the development.

## **2.7. Change 7 – Amend the Incentive Height of Building Map and Incentive Floor Space Ratio Map to support site specific provisions added to Part 6 Additional local provisions**



The Incentive Height of Building Map and Incentive Floor Space Ratio Map in the CBLEP 2023 will be amended by this planning proposal to include the properties that will be added to Part 6 Additional local provisions as described in Change 6 (refer to Section 2.6). The properties that are shown on the Incentive Height of Building and Incentive FSR maps are listed in Table 3.

These properties have the potential to access increased development 'incentive' controls but only where the new development includes the provision of community infrastructure, being – through site links, privately owned, publicly accessible open space and continuous access along the Cooks River foreshore. The proposed incentive building heights and Floor Space Ratio have been development following extensive review by Council including advice on development feasibility and 3D modelling to ensure development that is built up to the incentive controls is well designed while ensuring the delivery of the required community infrastructure.

The delivery of the required community infrastructure will be through the developer creating right of way easements for public access, not dedication of land to Council. New local roads, such as laneways for vehicles would be dedicated to Council providing the design meets Council's requirements.

New development that provides affordable housing is not eligible for height of building or Floor Space Ratio incentives.



Figure10. Incentive Floor Space Ratio Map







Figure 11. Incentive Height of Buildings Map



## 2.8. Change 8 – Minimum non-residential floor space in the MU1 Mixed Use Zone

Council has adopted a job target for Campsie of approximately 7,500 by 2036. Meeting the target requires substantial investment in employment-generating floor space. The delivery of non-residential floor space will play a significant role in the transformation of Campsie into a genuine employment centre.

This planning proposal will require all new development in the MU1 Mixed Use Zone to include a minimum Floor Space Ratio of 0.9:1 of non-residential Gross Floor Area. The clause will apply to all MU1 zoned land in the Campsie Town Centre. This is based on the recommendation of the Atlas Economics Employment Floor Space Analysis (Attachment E) which confirms that the total employment floor space within Campsie in 2025 is approximately 235,000m<sup>2</sup> and that there will be demand for an additional 30,000m<sup>2</sup> to a total of





265,000m<sup>2</sup> by 2036 of which a significant proportion, around 23,000m<sup>2</sup>, will be driven by demand for health and education uses (refer to Figure 2-6, p20 in Attachment E).

Most sites within the MU1 Zone will also be required to provide active street frontages. Where an active street frontage is not required for a site in the MU1 Zone, the proposed development can allocate non-residential floor space above the ground floor level, noting a minimum 0.9:1 non-residential floor space requirement will apply to all MU1 Zoned land.

New developments that provide non-residential floor space using the proposed underground floor space provision in the MU1 Mixed Use Zone land, will count towards the 0.9:1 non-residential floor space requirement however, the ground floor level must also include non-residential uses to comply with any active street frontage requirements for the site.

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

Figure12: Proposed active street frontages map (Campsie Town Centre Master Plan, page 73)







## 2.9. Change 9 – Apply minimum 3% and 4% affordable housing for new residential developments

It is proposed to amend the CBLEP 2023 to include a clause that will require all new residential development, including local and State significant development applications, within the Campsie Town Centre, to contribute to the provision of affordable housing.

The amendment will involve amending the existing clause in the CBLEP 2023, Clause 6.38 – Affordable housing contributions to refer to the proposed new affordable housing map for the Campsie Town Centre, refer to Figure 13.

Figure 13. Proposed affordable housing map





This planning proposal seeks to include a new subclause in Clause 6.38, like subclause 6A which applies to the Canterbury Local Centre, to require the delivery of the affordable housing phased over four years as shown in the table below. This planning proposal will also amend the Affordable Housing Map to include the affected properties as 'Area C' on that map, which will be referenced in the new subclause in Clause 6.38.

Table 4. Affordable housing contribution rates – Campsie Town Centre

%	Year 1	Year 2	Year 3	Year 4
3% affordable housing contribution	1%	2%	3%	n/a – full rate achieved in Year 3
4% affordable housing contribution	1%	2%	3%	4%

In accordance Clause 6.38(7) of the CBLEP 2023, the affordable housing contribution is to be:

- A dedication, in favour of the Council, of land comprising 1 or more dwellings, each having a gross floor area of at least 50m<sup>2</sup>, and a monetary contribution, paid to the Council, for any remainder, or
- A monetary contribution paid to the Council, of equivalent value to the gross floor area as per the affordable housing contribution percentage that applies at the time of lodgement of the Development Application.

New development within the Campsie Town Centre affordable housing map requires payment of affordable housing contributions in the following instances where residential accommodation is permissible development with Council's consent:

- Affordable housing contribution of 3% for all properties:
  - The residential FSR of a site is > 1.6:1, or
- Affordable housing contribution 4% applying to two properties – Campsie RSL site (25-31 and 33-43 Anglo Road, Campsie and the ARADA site (10 London Street and 43 North Parade, Campsie)

The proposed subclause will enable the consent authority to impose an affordable housing levy when granting development consent and provided the requirements of section 7.32 of the EP&A Act are met. The affordable housing will be held in perpetuity by Council and will be managed by a registered Community Housing Provider (CHP). The contribution rate has been considered in the development of this planning proposal to ensure maximum public benefits can be achieved without creating adverse urban design outcomes. Refer to Attachment F for details of the feasibility analysis undertaken to inform the proposed affordable housing contributions.

The affordable housing contributions clause (Clause 6.38) came into effect in November 2024 as part of the Bankstown Transport Oriented Development Accelerated Precinct project initiated by State Government. This approach has removed the need for Council to prepare an Affordable Housing Contributions Schemes in accordance with the Department's Guideline for Developing an Affordable Housing Contribution Scheme and ensures that development in Campsie will immediately contribute toward the provision of affordable rental housing.





## Collection and Allocation of Affordable Housing Contributions by Council

Prior to the commencement of construction of approved development, the applicant will be required to provide a monetary contribution to Council for the applicable affordable housing contribution or dedicate the completed housing units before an occupation certificate is issued. Council will hold the affordable housing contributions in an account to be spent only on affordable housing in the future. Funds collected by Council will be allocated in accordance with Council's Affordable Housing Management Plan.

Council will prepare an Affordable Housing Management Plan, see below.

### Council's Affordable Housing Management Plan

Council resolved at the 28 October 2025 Council Meeting to prepare an Affordable Housing Management Plan (AHMP) to guide the long-term delivery and operation of Council's affordable housing program. The AHMP will establish a clear governance and business framework to ensure the program is accountable, financially sustainable, and responsive to community needs. This plan will:

Establish a self-sufficient funding model, pooling contributions until sufficient funds exist to manage operations and maintain housing stock.

- Set out clear governance and decision-making frameworks for the use of dedicated dwellings, land, and monetary contributions.
- Define Council and community housing provider roles, eligibility criteria, and processes for allocation, rent setting, and reinvestment.
- Define Council's internal staff roles and responsibilities, including governance, strategic oversight, and operational delivery functions.
- Set out specifications for dedicated dwellings and land, ensuring consistency with planning controls and housing diversity targets.
- Establish procedures for receiving, managing, and expending monetary contributions collected through planning agreements or other mechanisms.
- Identify tenant eligibility criteria and priority categories, ensuring housing is directed to those most in need such as health, education, and emergency services.
- Detail tenant management and rent-setting processes, ensuring transparency, equity, and alignment with State policy frameworks.
- Outline the process for selecting and partnering with Community Housing Providers (CHPs) to ensure effective property and tenancy management.
- Define the end-to-end delivery process, including acquisition, construction, and ongoing management of affordable housing assets.
- Set out the process for purchasing and disposing of affordable housing stock in accordance with legislative and financial probity requirements.
- Include a monitoring and reporting framework to track outcomes, compliance, and performance against Council's affordable housing objectives.

Financial and economic analysis, including feasibility testing, cost-benefit assessment and risk management, will also form a key part of the plan's development. This analysis will determine the most effective delivery models and ensure that Council's affordable housing program is self-sustaining, with income and profits reinvested into future affordable housing initiatives.



Council may use the management plan to prioritise essential workers in certain industries (such as health, education and emergency services) within the current policy settings.

For more information view the [Council Report from the 28 October 2025 Council Meeting here \(refer to Item 6.1 - Affordable Housing for Essential Workers\)](#).

## 2.10. Change 10 – Amend the Biodiversity Map to include new properties within the Campsie Town Centre as having ‘biodiversity’ value

Nature and ecology are an important part of Campsie’s future. Enhanced pedestrian and cycle connections to, along and across the Cooks River will improve waterfront accessibility and elevate the role of Cooks River as a key destination in Campsie and will lead to a greater awareness of the existing natural environmental and biodiversity. Preserving the valuable biodiverse areas of Campsie is an important step towards the rejuvenation and renewal of the Cooks River and its foreshore.

Council commissioned an ecologist to assist in identifying and recommending areas within the Campsie Town Centre precinct that should be nominated as ‘biodiversity’ under Clause 6.4 ‘Biodiversity’ of the CBLEP 2023 and the associated ‘biodiversity’ LEP maps. The existing Clause 6.4 of the CBLEP 2023 would apply to the proposed new ‘biodiversity’ mapped land. Refer to the ecologist report at Attachment T.

No land in Campsie is currently mapped as ‘biodiversity’ in the CBLEP 2023.

To complete this project the ecologist undertook an initial desktop assessment followed by a field assessment to validate the Plant Community Types (PCTs) on site, the current vegetation condition and potential threatened species habitat.

Based on the results of the assessment a total of 2.96 hectares of vegetation is recommended for inclusion in the biodiversity map, which is located along the Cooks River. The proposed biodiversity mapping includes areas mapped as:

- PCT 3448 - Castlereagh Ironbark Forest, and
- PCT 4091 - Grey Mangrove-River Mangrove Forest, likely threatened species habitat and areas identified as ‘Mangrove’ or ‘Mangrove transition’.

A total of 58 lots have some area of biodiversity mapping located within their boundary. Refer to Table 5 and Figure 14.

Table 5. Properties that are included on the draft Biodiversity Map

No.	Site Address	Lot	DP	Site Area (ha)
1	1 East Parade, Campsie 2194	1	DP 568785	0.848063
2	102 Brighton Avenue, Campsie 2194	1	DP 921995	0.061664
3	104 Brighton Avenue, Campsie 2194	2	DP 2862 Section 1	0.045583
4	1C South Parade, Canterbury 2193	1	DP 1184690	1.177343



No.	Site Address	Lot	DP	Site Area (ha)
5	2 East Parade, Campsie 2194	2	DP 125516	0.257708
6	21A Byron Street, Campsie 2194	1	DP 504114	0.05383
7	21B Byron Street, Campsie 2194	1	DP 125526	0.021866
8	223 Canterbury Road, Canterbury 2193	13	DP 456880	0.062929
9	225 Canterbury Road, Canterbury 2193	2	DP 124317	0.01864
10	23A Byron Street, Campsie 2194	12	DP 521175	0.055119
11	25A Byron Street, Campsie 2194	7	DP 528239	0.057542
12	260A Canterbury Road, Canterbury 2193	7018	DP 93382	0.037574
13	27A Byron Street, Campsie 2194	5	DP 523791	0.059958
14	29A Byron Street, Campsie 2194	3	DP 231125	0.079963
15	43 Sixth Avenue, Campsie 2194	2	DP 775623	0.104816
16	43A Sixth Avenue, Campsie 2194	101	DP 304566	0.163554
17	45 Sixth Avenue, Campsie 2194	1	DP 775623	0.009446
18	4A Beamish Street, Campsie 2194	B	DP 308115	0.383997
19	67A Second Avenue, Campsie 2194	2	DP 1071701	0.723809
20	69 Second Avenue, Campsie 2194		SP 72243	0.180709
21	75 Second Avenue, Campsie 2194		SP 98281	0.280054
22	85B Brighton Avenue, Croydon Park 2133	1	DP 126704	1.045699
23	85D Brighton Avenue, Campsie 2194	7315	DP 1166291	0.299766
24	85E Brighton Avenue, Campsie 2194	7316	DP 1166291	0.254922
25	95 Fifth Avenue, Campsie 2194	9	DP 110241	0.025442
26	95 Fifth Avenue, Campsie 2194	8	DP 110241	0.034112
27	95 Fifth Avenue, Campsie 2194	17	DP 109785	0.045707
28	95 Fifth Avenue, Campsie 2194	16	DP 109785	0.603728
29	95 Fifth Avenue, Campsie 2194	13	DP 109785	0.013451
30	95 Fifth Avenue, Campsie 2194	14	DP 109785	0.001672
31	95 Fifth Avenue, Campsie 2194	15	DP 109785	0.00185
32	95 Fifth Avenue, Campsie 2194	9	DP 109785	0.035696
33	95 Fifth Avenue, Campsie 2194	10	DP 109785	0.012148
34	95 Fifth Avenue, Campsie 2194	11	DP 109785	0.032493
35	95 Fifth Avenue, Campsie 2194	12	DP 109785	0.023212
36	95 Fifth Avenue, Campsie 2194	4	DP 456857	0.269792
37	95 Second Avenue, Campsie 2194	14	DP 109572	0.0172
38	95 Second Avenue, Campsie 2194	12	DP 109572	0.015107
39	95 Second Avenue, Campsie 2194	13	DP 109572	0.028559
40	95 Second Avenue, Campsie 2194	2	DP 110241	0.261389
41	95 Second Avenue, Campsie 2194	15	DP 109572	0.017106
42	95 Second Avenue, Campsie 2194	1	DP 456857	0.499582
43	95 Second Avenue, Campsie 2194	101	DP 1243338	0.521805
44	24 Charles Street, Canterbury 2193	2	DP 568785	0.407703





No.	Site Address	Lot	DP	Site Area (ha)
45	24 Charles Street, Canterbury 2193	1	DP 190082	0.113899
46	24 Charles Street, Canterbury 2193	1	DP 189646	0.051381
47	24 Charles Street, Canterbury 2193	10	DP 10253	0.258545
48	24 Charles Street, Canterbury 2193	17	DP 109776	0.117119
49	24 Charles Street, Canterbury 2193	8	DP 109776	0.060398
50	24 Charles Street, Canterbury 2193	11	DP 109776	0.054112
51	24 Charles Street, Canterbury 2193	1	DP 1161873	0.162958
52	24 Charles Street, Canterbury 2193	1	DP 1161943	0.070748
53	24 Charles Street, Canterbury 2193	1	DP 1162030	0.158122
54	24 Charles Street, Canterbury 2193	2	DP 1162030	0.224883
55	Charles Street, Canterbury 2193	11	DP 10253	0.091844
56	Parcel at end of Adam Street, Campsie 2194	18	DP 109776	0.005867
57	Parcel at end of Gordon Street, Campsie 2194	13	DP 109776	0.048432
58	Parcel at end of Lindsay Street, Campsie 2194	15	DP 109776	0.071961



Figure14. Draft biodiversity map



## **2.11. Change 11 – Create a new LEP clause ‘Development on the foreshore must ensure access’ in Part 6 Additional local provisions along the Cooks River**

This planning proposal ensures that future growth in Campsie Town Centre has a stronger connection with the Cooks River. This will allow future growth to capitalise on the scenic, recreational and environmental opportunities provided by this significant local natural asset. This planning proposal implements key actions of the Master Plan protecting and increasing public access and supporting the river bank naturalisation along the Cooks River foreshore area.

To achieve this intended outcome, it is proposed to create a new ‘Development on the foreshore must ensure access’ clause in Part 6 – Additional local provisions in the CBLEP 2023. The new Part 6 Clause will apply to land identified as ‘Foreshore Area’ on the Foreshore Building Line Map. Refer to Figure 15. The proposed new Part 6 clause would be similar to Clause 6.6 – ‘Development on the foreshore must ensure access’ in the [Inner West LEP 2022](#).



The objectives of the new Part 6 clause 'Development on the foreshore must ensure access' would include the following:

- New development on the foreshore must provide continuous public access along the foreshore
- The new public access will link with existing or proposed open space
- New development adjacent foreshore access must reinforce the foreshore character and respect for existing environmental conditions
- Public access is secured by appropriate covenants, agreements or other instruments registered on the title to land and not require acquisition by Council but do not prevent the landowner dedicating land to Council at a no cost to Council, and
- The sites will have access the Incentive Height of Building and Incentive Floor Space Ratio shown the respective maps, subject to meeting the above requirements of the new clause.

The properties that will be subject to the 'Foreshore Area' are included in Table 6 and Figure 15.

Table 6. Properties where the proposed new Part 6 clause 'Development on the foreshore must ensure access' will apply

Lot and DP	Street address
Lot 3 DP 125527	31 Byron Street, Campsie
Lot 2 DP 125527	33 Byron Street, Campsie
Lot 1 DP 125527	35 Byron Street, Campsie
Lot 12 DP 1118169	37 Byron Street, Campsie
Lot 11 DP 1118169	39 Byron Street, Campsie
Lot 1 DP 125553	41 Byron Street, Campsie
Lot 1 DP 125533	43 Byron Street, Campsie
Lot 10 DP 1118169	45 Byron Street, Campsie
Lot 2 Sec 1 DP 2862	104-106 Brighton Avenue, Campsie
Lot A DP 356348	4 Clissold Parade, Campsie
Lot A DP 341901	5 Clissold Parade, Campsie
Lot 3 DP 14621	6 Clissold Parade, Campsie
Lot B DP 341901	7 Clissold Parade, Campsie
Lot 9 DP 6591	9 Clissold Parade, Campsie
Lot 8 DP 13147	3 Nowra Street, Campsie
Lot 7 DP 13147	5 Nowra Street, Campsie
Lot 6 DP 13147	7 Nowra Street, Campsie
Lot 5 DP 13147	9 Nowra Street, Campsie
Lot 3 DP 13147	13 Nowra Street, Campsie
Lot 2 DP 13147	15 Nowra Street, Campsie
Lot 1 DP 13147	17 Nowra Street, Campsie
Lot 4 DP 456921	6 East Parade, Campsie





Figure15. The proposed foreshore building line map



## 2.12. Change 12 – Add certain key sites along Cooks River to the Additional Permitted Use map to allow ‘restaurant or café’, ‘take away food and drink premises’ and ‘small bar’ uses

The Urban Design Framework Plan in the Master Plan identifies and proposes a group of sites which due to their location within the urban context, and proximity to key areas of amenity, such as the Cooks River, are considered to provide good conditions for small scale convenience retail as well as for food and drink refreshments for the local community and people using the continuous public access along the Cooks River foreshore.

To achieve this intended outcome, this planning proposal will add certain sites in four locations along Cooks River to the Additional Permitted Use map (refer to Figure 16) to allow for:

- Neighbourhood shops (capped at 100m<sup>2</sup> as per Clause 5.4(7) of the CBLEP 2023) if not already permitted, and



- Restaurant or cafe,
- Take away food and drink premises, and
- Small bars.

In addition to the Additional Permitted Use being applied, these four sites will also be included on the Active Street Frontages Map to ensure that future redevelopment of the site includes non-residential uses at the ground floor to help activate the parts of the sites that face onto the Cooks River foreshore area. Refer to the proposed active street frontages map at Figure 12 for reference.

Figure16. Additional permitted uses map – the sites subject to the additional permitted use are marked in red boxes



## 2.13. Change 13 – Permit bonus underground floor space to all land zoned E1 Local Centre and MU1 Mixed Use in Campsie





This planning proposal proposes to enable underground floor space in addition to the maximum Floor Space Ratio for land in the E1 Local Centre and MU1 Mixed Use Zones. It is proposed to apply Clause 6.37 Underground floor space—Area A of the CBLEP 2023 to all E1 Local Centre and MU1 Mixed Use Zoned land in the Campsie Town Centre, which will be identified as “Area A” on the [Incentive Floor Space Ratio Map](#).

A building on land to which this clause applies may have additional gross floor area equal to the floor area of a single floor of the basement of the building if a single floor of the basement of the building is used for the following purposes:

- Community facilities
- Entertainment facilities
- Recreation facilities (indoor)
- Registered clubs, and
- Shops.

This same clause already applies to land in the Bankstown City Centre, which is a Strategic Centre like Campsie Town Centre. A similar clause, Clause 6.37A allows underground floor space in the Canterbury Local Centre, known as ‘Area B’.

The intended outcome is to ensure public spaces and accessibility seamlessly integrated without urban design compromises such as lengthy blank walls or glazed shopfronts that are blocked with opaque film. This approach would also assist in achieving the jobs target for Campsie and would count towards the minimum 0.9:1 non-residential FSR in the MU1 Zone (Change 8).

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

The draft Campsie Town Centre DCP includes requirements regarding the design of development that has underground floor space, including:

- Underground uses should not go beyond the building footprint
- Entries to the underground floor space should have an appropriate active ground floor frontage
- Underground floor space must not be used for car parking, and
- Underground floor space does not result in relocation of car parking at street level.

## **2.14. Change 14 – Create a landmark node and prohibit residential accommodation within the E3 Productivity Support zoned land along Canterbury Road**

This planning proposal will implement the recommendations of the Canterbury Road Review, ‘*Reimagining Canterbury Road*’, that requires planning control changes to certain land in the Campsie Town Centre to reinforce the future role of Canterbury Road for mainly non-residential uses. The intent of these changes is





to remove 'residential accommodation' as a permitted use from all land zoned E3 Productivity Support along Canterbury Road and focus new residential development to along Beamish Street, to areas closer to the Campsie Metro Station.

The changes in this planning proposal for land along the Canterbury Road corridor include:

Rezone land at 2-30 Fletcher Street and 503-527 Canterbury Road, Campsie from R3 Medium Density Residential to E1 Local Centre Zone to create a 'landmark node' for new higher density commercial and residential mixed use development. Changes to building height and Floor Space Ratio are also proposed to reflect this rezoning. Figure 8 includes the existing and proposed draft LEP maps for the rezoning of land at 2-30 Fletcher Street and 503-527 Canterbury Road, Campsie from R3 Medium Density Residential to E1 Local Centre Zone to create a 'landmark node' for new higher density commercial and residential mixed use development.

Table 8 for details of the LEP zoning, height of building and FSR changes.

- Remove Additional Permitted Use 'APU 13' from all land zoned E3 Productivity Support along Canterbury Road within the Campsie Town Centre. APU 13 currently permits residential accommodation development as part of a mixed use development and boarding houses on sites larger than 5,000m<sup>2</sup>. Refer Figure 16.
- Remove all land zoned E3 Productivity Support marked as "Area 9" land from the Special Provisions Map. Area 9 supports residential accommodation on E3 zoned land. Refer to Figure 17.

Refer to see Table 7 for the properties affected by these changes. Regarding 25-31 Anglo Road and 33 - 43 Anglo Road Campsie (Campsie RSL site), this site is proposed to be rezoned to MU1 Mixed Use Zone which will permit registered clubs. Therefore, this site does not require to be included on the Additional Permitted Use map to permit a registered club use.

Table 7: Properties proposed to be removed from the CBLEP 2023 Additional Permitted Use Map

Address	Reason for Removal
314-380 and 369-411 Beamish Street, Campsie	Originally included on the Additional Permitted Uses map in the Canterbury LEP 2012 to allow development for the purposes of business premises, office premises and a veterinary hospital. The Campsie Town Centre planning proposal proposes to rezone these sites to MU1 Mixed Use. Under this zone the above-mentioned land uses are permitted with consent under the CBLEP 2023, therefore there is no need to include these properties on the APU map.
269 - 297 Canterbury Road Canterbury 301-301A Canterbury Road Canterbury 303 -353 Canterbury Road Canterbury 40 Gould Street Canterbury 357 Canterbury Road Campsie 363 Canterbury Road Campsie 367 - 371 Canterbury Road Campsie 375 Canterbury Road Campsie	These properties are included as APU 13 on the Additional Permitted Uses map in the CBLEP 2023 to permit development for the purposes of residential accommodation.  The Campsie Town Centre planning proposal proposes to remove residential accommodation as a permissible use with the E3 Productivity Support Zone to align with the recommendations of the Council endorsed Canterbury Road Review (2017).



Address	Reason for Removal
<p>266-268 Canterbury Road Canterbury  270-272 Canterbury Road Canterbury  274-276 Canterbury Road Canterbury  1A Fore Street Canterbury  278-288 Canterbury Road Canterbury  290 Canterbury Road Canterbury  296 Canterbury Road Canterbury  300-306 Canterbury Road Canterbury  308-320 Canterbury Road Canterbury  322 Canterbury Road Canterbury  1A Howard Street Canterbury  336 Canterbury Road Canterbury  338-342 Canterbury Road Canterbury  2A Cooks Avenue Canterbury  356 Canterbury Road Canterbury  1 Cooks Avenue Canterbury  352 Canterbury Road Canterbury  364 Canterbury Road Canterbury  376-380 Canterbury Road Canterbury  382-384 Canterbury Road Canterbury  388-394 Canterbury Road Canterbury  1 Allen Street Canterbury  396-398 Canterbury Road Canterbury  4 – 12 Northcote Street Canterbury  400 Canterbury Road Canterbury  1A Northcote Street Canterbury  402-404 Canterbury Road Canterbury  408-410 Canterbury Road Canterbury  2 Messiter Street Campsie  418 Canterbury Road Campsie  424 Canterbury Road Campsie  428 Canterbury Road Campsie  6-8 Nicholas Avenue Campsie (note: this property is outside the Campsie Town Centre boundary)  434 Canterbury Road Campsie  456-458 Canterbury Road Campsie  460-462 Canterbury Road Campsie  480-486 Canterbury Road Campsie  478 Canterbury Road Campsie  474-476 Canterbury Road Campsie  464-472 Canterbury Road Campsie  532-536 Canterbury Road Campsie  520-522 Canterbury Road Campsie</p>	



Address	Reason for Removal
37 Charlotte Street Campsie 502-518 Canterbury Road Campsie 538-546 Canterbury Road Campsie	

Figure 8 includes the existing and proposed draft LEP maps for the rezoning of land at 2-30 Fletcher Street and 503-527 Canterbury Road, Campsie from R3 Medium Density Residential to E1 Local Centre Zone to create a 'landmark node' for new higher density commercial and residential mixed use development.

Table 8. Zoning changes to 2-30 Fletcher Street and 503-527 Canterbury Road, Campsie and associated changes to building height and Floor Space Ratio (shown in black outline) to create a 'landmark node' as recommended by the Canterbury Road Review




Existing controls	Proposed changes
<p>Existing zoning</p> 	<p>Proposed zoning</p> 
<p>Existing height of buildings</p>	<p>Proposed height of buildings (base)</p> 

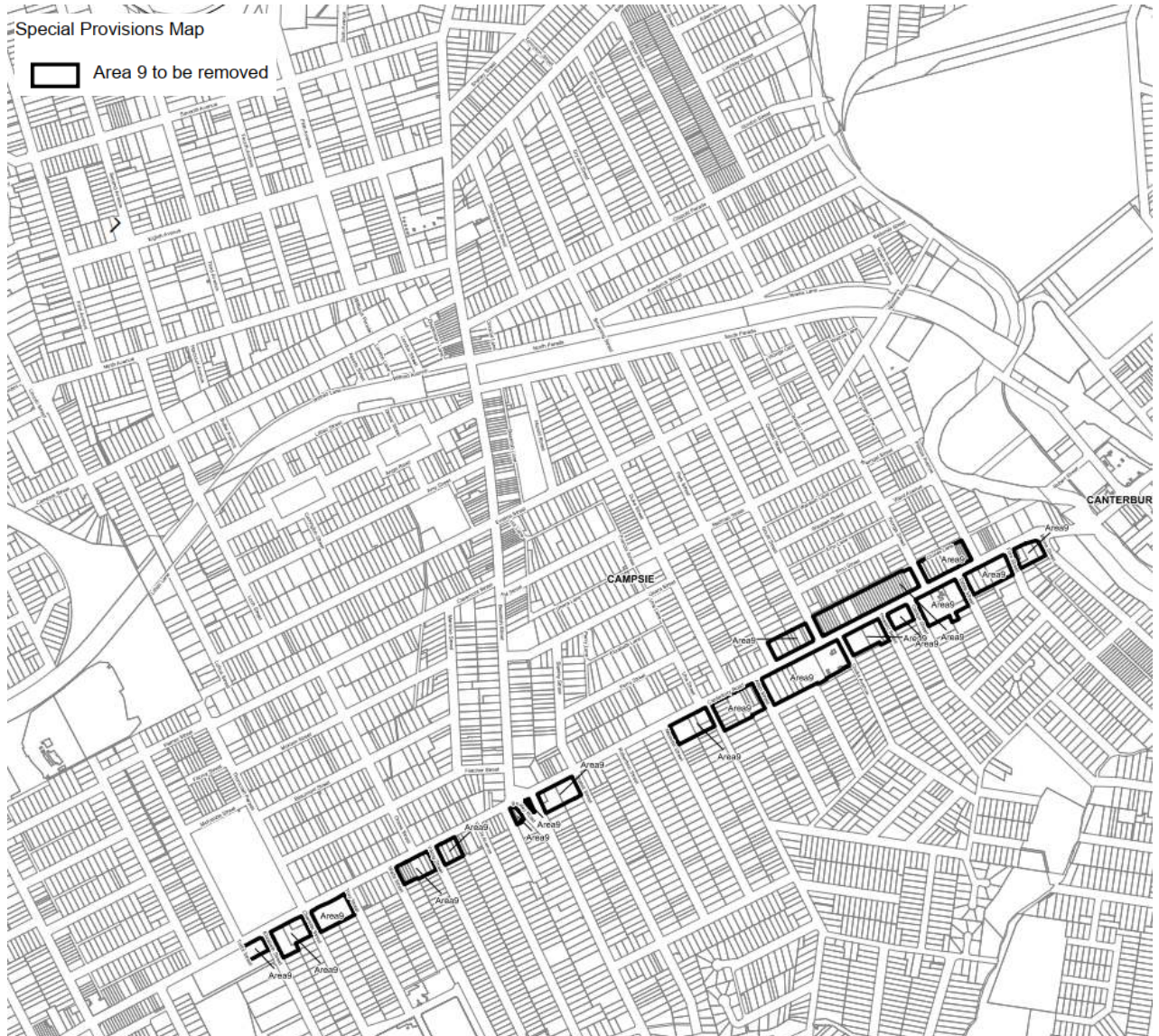








Figure17. Proposed changes to the Special Provisions Map to remove all properties in the Campsie Town Centre marked as 'Area 9. Note, all land affected by Area 9 is zoned E3 Productivity Support Zone in the CBLEP 2023



## 2.15. Change 15 – Reclassify Council owned land in Campsie

This planning proposal will reclassify 11 properties in the Campsie Town Centre. Ten of the properties will be reclassified from Community Land to Operational Land, except for one property located at 78 Duke Street, Campsie which is proposed to be reclassified from Operational Land to Community Land as the site is planned to be redeveloped by Council as a new public park.

These changes are proposed to streamline the management of Council's landholdings and avoid the need for separate planning proposals in the future, which would involve more time and cost to Council. The ten properties to be reclassified to Operational Land are drainage reserves and most were created around the 1920s and are no longer required to be Community Land due to the urbanisation and modernisation of the



stormwater drainage system throughout the Campsie Town Centre since those easements were created. The reclassification of the properties from Community to Operational provides Council with options regarding the future of these properties, it does not necessarily mean that the properties will be sold, or any changes will occur on the properties once the reclassification is completed.

The changes to the CBLEP 2023 include amending Schedule 4 – Classification and reclassification of public land. A Land Classification Map has been prepared to identify the proposed reclassified lots.

Table 9 includes a list of all land proposed for reclassification as part of this planning proposal.

Table 9: Sites in Campsie Town Centre proposed for reclassification

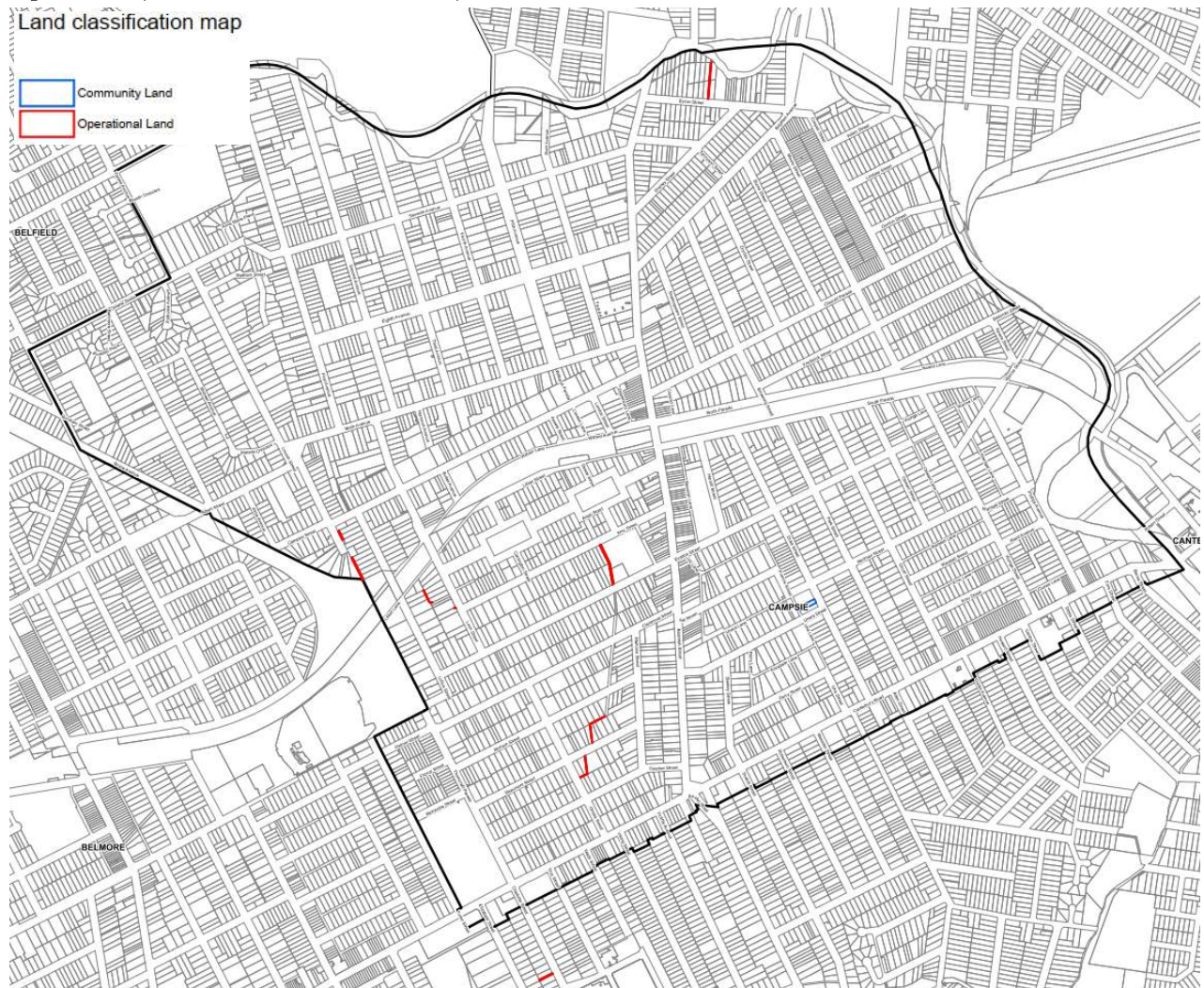
No.	Address	Lot & DP	Land Zoning	Drainage Reserve (YES/NO)	Proposed New Classification	Discharged interest	Intended use
1	78 Duke Street, Campsie	Lot 181 DP 733757	RE1 Public Recreation	No (residential land)	Community (to become new public park)	Nil	Public park
2	30A Amy Street, Campsie	Lot 93 DP 5930	R3 Medium Density Residential	Yes	Operational	Nil	No change
3	9A Beaumont Street, Campsie	Lot 150 DP 4357	R4 High Density Residential	Yes	Operational	Nil	No change
4	12A Beaumont Street, Campsie	Lot 149 DP 4357	R4 High Density Residential	Yes	Operational	Nil	No change
5	63A Charlotte Street, Campsie	Lot 1 DP 173626	R3 Medium Density Residential	Yes	Operational	Nil	No change
6	1A Lincoln Street, Campsie	Lot 7 DP 501691	R3 Medium Density Residential	No (residential land)	Operational	Nil	No change
7	7A Lincoln Street, Campsie	Lot 102 DP 1160208	R3 Medium Density Residential	Yes	Operational	Nil	No change
8	7B Lincoln Street, Campsie	Lot 101 DP 1160208	R3 Medium Density Residential	Yes	Operational	Nil	No change
9	22A Loftus Street, Campsie	Lot 2 DP 1013067	R4 High Density Residential	Yes	Operational	Nil	No change
10	41A Loch Street, Campsie	Lot 3 DP 231052	R4 High Density Residential	No (residential land)	Operational	Nil	No change





No.	Address	Lot & DP	Land Zoning	Drainage Reserve (YES/NO)	Proposed New Classification	Discharged interest	Intended use
11	21B Byron Street, Campsie	Lot 1 DP 125526	R3 Medium Density Residential	Yes	Operational	Nil	No change

Figure18. Proposed land reclassification map



In accordance with Department's LEP Practice Note 'PN16-001 Classification and reclassification of public land through a local environmental plan' Attachment U includes a response to the Practice Note 'Attachment 1' questions for each lot to be reclassified, including but not limited to:

- A copy of the titles for all lots to be reclassified
- Specifying if the land is a 'public reserve' (defined under the LG Act)
- A summary of council's interests in the land including how the land was first acquired and the nature of any trusts or dedications



- Whether an interest in land is proposed to be discharged and if so an explanation of the reasons why
- Details of current or proposed business dealings (e.g. agreement for the sale or lease of the land)
- Details of any plan of management that applies to the land
- How Council will ensure the funds remain available to fund community infrastructure within the area or acquiring land better suited for open space purposes, and
- A Land Reclassification Map.

A public hearing will be held following the exhibition period of this planning proposal in accordance with Department's LEP Practice Note 'PN16-001'. A separate notification letter will be sent to all properties located near the proposed reclassified sites of the details of how to register to attend. A report detailing the public hearing will be made publicly available following the public hearing before the planning proposal is considered by Council at a Council Meeting.

## 2.16. Change 16 – Heritage list properties in Campsie

It is proposed to include 17 new heritage items of local significance under Schedule 5, Part 1 – Heritage Items in the CBLEP 2023. The heritage items are yet to be numbered, as this will be determined at the finalisation stage. Most of the proposed draft heritage items are referenced in the adopted Master Plan (see Attachment A, pages 113-121), however two properties (DHER03 and DHER06) have been included following further investigations of potential sites to include as draft heritage items when preparing this planning proposal.

No new heritage conservation areas are proposed in this planning proposal.

Table 10 includes a list of all sites proposed to be included as heritage sites as part of this planning proposal. An Inventory Sheet for each proposed item has been prepared and is held at Attachment W.

Table 10: Sites in Campsie Town Centre proposed to be included as new heritage items under Schedule 5 Part 1 of the CBLEP 2023. Sites marked with an asterisk \* indicate this site was not originally included in the Campsie Master Plan (pages 113-121)

Exhibition reference	Suburb	Item Name	Address	Lot & DP
DHER01	Belfield	Rudd Park gates	4A Clarence Street	Part Lot 1 DP 69643
DHER02	Campsie	Inter-War house	38 Albert Street	Lot X DP 399499
DHER03*	Campsie	Street layout	Anglo Road, Carrington Square, Anzac Square, Anzac Mall	<i>Note, this is a road reserve, no lot or DP applies.</i>
DHER04	Campsie	St John's Anglican Church	26 Anglo Road	Lot 14 and Lot 15, Section G DP 4190; Lot 1 and Lot 2 DP 115860
DHER05	Campsie	Inter-War hotel 'Campsie Hotel'	327-329 Beamish Street	Lot 1 DP 124365 Lot 1 DP 309552



Exhibition reference	Suburb	Item Name	Address	Lot & DP
DHER06*	Campsie	Inter-War shop group with dwellings above	341-347 Beamish Street	Lot A-E DP 16533
DHER07	Campsie	Campsie Christadelphian Ecclesia	406 Beamish Street	Lot 54, DP 4178
DHER08	Campsie	Federation weatherboard house	2 Burns Street	Lot B DP 418042
DHER09	Campsie	Inter-War electricity substation 'MC of S Electricity Dept. Substation No.177'	428 Canterbury Road	Lot X DP 410684
DHER10	Campsie	Federation semi-detached houses	10-12 Claremont Street	Lots 1 and 2 DP 407920
DHER11	Campsie	Inter-War School Building 'St Mel's Catholic School'	14 Duke Street	Lot 52 and 53 DP 3846
DHER12	Campsie	Inter-War Church 'Campsie Uniting Church'	36 Evaline Street	Lot 1 DP 125565, Lot 6 DP 1062111, Lot 62 DP 3846
DHER13	Campsie	Campsie Public School	3 Harold Street	Lot 1 DP 628726
DHER14	Campsie	Inter-War house 'The Shak'	14 Tudor Street	Lot 22 Section 1 DP 1192
DHER15	Canterbury	Inter-War picture theatre 'Windsor Theatre' (former)	225-229 Canterbury Road	Lots 1 and 2 DP 124317; Lot 14 DP 13752
DHER16	Canterbury	Inter-War Uniting Church	303-305 Canterbury Road	Lots 31 and 32 Section A DP 2785
DHER17	Canterbury	Inter-War house	66 Wonga Street	Lot 1 DP 124426

Two draft heritage items, Anglo Road (DHER03) and 341-347 Beamish (DHER06), are included in this planning proposal that were not originally included in the Master Plan. The reasons for their inclusion are:

- Anglo Road (DHER03) - The street layout meets the assessment criteria for heritage significance on historic, aesthetic/technical, research, rarity and representativeness grounds.
- 341-347 Beamish (DHER06) - This shop group meets the assessment criteria for heritage significance on historic, aesthetic/technical, research, rarity and representativeness grounds.

Several properties were recommended in the Master Plan for investigation whether to include them as proposed heritage items of local significance. Since the Master Plan was adopted, Council has undertaken





this further investigation work. Table 11 includes the properties investigated and the reasons why Council is not proposing to include these properties as draft heritage items in this planning proposal.

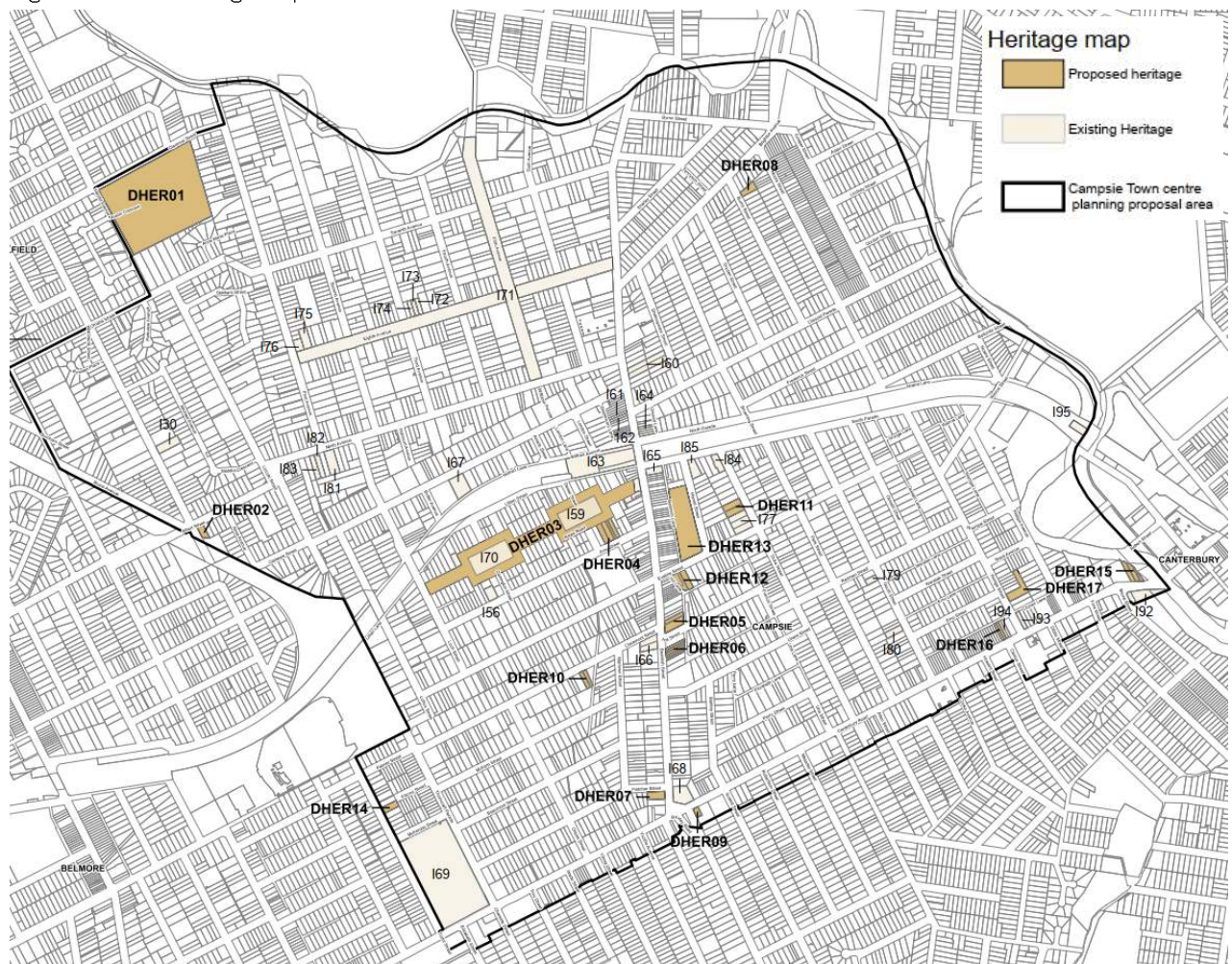
Table 11. Table of heritage items for recommended in the Master Plan for further investigation with reasons for not proceeding (refer to the Master Plan at Attachment, pages 113-121 for reference)

Master Plan Recommended Item No.	Description	Address	Reason why not included in the Planning Proposal
1	Federation Queen Anne House	69 Anglo Road, Campsie	As part of further investigation, a State Heritage Inventory form was prepared for this house and found that it did not meet the significance criteria for listing.
2	Inter-War Commercial Building	257 Beamish Street, Campsie	As part of further investigation, a State Heritage Inventory form was prepared for this building and found that it did not meet the significance criteria for listing.
9	St Mel's Catholic Church and School (Part only)	7 Evaline Street and school site, Campsie	St Mel's Catholic Church (and presbytery) is already a listed item on CBLEP 2023 (Item No. 177). It is proposed to expand the existing listing to include the Inter-War school building on Lots 52 and 53 DP 3846. An assessment as part of a State Heritage Inventory form for the school found that only the Inter-War school building met the significance criteria for listing, and the remainder of the site did not meet the significance criteria for listing.
14	Campsie Street Heritage Conservation Area	Western end of Campsie Street and lots fronting Lincoln Street	As part of further investigation, a State Heritage Inventory form was prepared for the area and found that it did not meet the significance criteria for listing.
16	'Oakhurst' and 'Samaria' Federation Cottages	85 and 89 Frederick Street, Campsie	As part of further investigation, a State Heritage Inventory form was prepared for these houses and found that they did not meet the significance criteria for listing.
19	Federation Weatherboard House	35 Baltimore Street, Belfield	As part of further investigation, a State Heritage Inventory form was prepared for this house and found that it did not meet the significance criteria for listing.
20	Victorian Railway Bridge	Cooks River near Broughton Street and Charles Street underpass, Canterbury	This bridge is already heritage protected as it is within the curtilage of the existing listed adjoining Federation Railway Bridge. The bridge is included in a City-Wide Heritage Study Review for consideration for individual listing.
22	Inter-War Bungalow	21 Duke Street, Campsie	As part of further investigation, a State Heritage Inventory form was prepared for this house and



Master Plan Recommended Item No.	Description	Address	Reason why not included in the Planning Proposal
			found that it did not meet the significance criteria for listing.
23	Federation House	46 Duke Street, Campsie	This house is to be included in a City-Wide Heritage Study Review for consideration for listing.
24	Federation Semi-Detached Houses	48 and 50 Duke Street, Campsie	As part of further investigation, a State Heritage Inventory form was prepared for these houses and found that they did not meet the significance criteria for listing.
24	Federation Semi-Detached Houses	52 and 54 Duke Street, Campsie	As part of further investigation, a State Heritage Inventory form was prepared for these houses and found that they did not meet the significance criteria for listing.

Figure19. Draft heritage map





## 2.17. Change 17 - Allow late night operation for certain retail and business uses in Campsie as exempt development

A safe and exciting nightlife is important to creating a vibrant city centre. Under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP), extended trading is permitted between 6.00am and 10.00pm in the E1 Local Centre Zone and 6.00am to 7.00pm in the MU1 Mixed Use Zone without requiring development consent from Council.

This planning proposal seeks to use the existing subclause in Schedule 2 – Exempt Development in the CBLEP 2023 to allow operating hours beyond the hours allowed in the SEPP to provide greater flexibility for late night operation in Campsie Town Centre. This is shown in Table 12 and is proposed to be restricted to the E1 and MU1 zones for the certain business and retail premises listed in the clauses in the Campsie Town Centre.

These changes also rely on the creation of a new LEP map 'Campsie Town Centre' and a new definition for 'Campsie Town Centre' in the CBLEP 2023 dictionary. See Figure 20 for the proposed Campsie Town Centre map.

Council is intending to reduce regulatory approval processes for operating hours to encourage and enable certain types of existing and new businesses or retail premises to operate into the night time without seeking development from Council. This proposed change will also provide certainty to the residential community by clearly identifying the areas that can have increased night time activity.

These changes in this planning proposal replicate the extended trading for certain retail and business uses implemented as part of the Bankstown Transport Oriented Development program that came into effect in November 2024.

Table 12. Proposed changes to Schedule 2 – Exempt Development in the CBLEP 2023 shown in red

Existing clause	Proposed clause (changes in red)
<b>Business premises</b> (1) Must only operate between 6am and 11pm, Monday to Thursday, Sunday and public holidays. (2) Must be carried out on land in Zone E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre.	<b>Business premises</b> (1) Must only operate between 6am and 11pm, Monday to Thursday, Sunday and public holidays. (2) Must be carried out on land in Zone <b>E1</b> , E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre <b>and Campsie Town Centre.</b>
<b>Markets</b> (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre.	<b>Markets</b> (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone <b>E1</b> , E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre <b>and Campsie Town Centre.</b>
<b>Mobile food and drink outlets</b> (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone E2 or MU1.	<b>Mobile food and drink outlets</b> (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone <b>E1</b> , E2 or MU1.



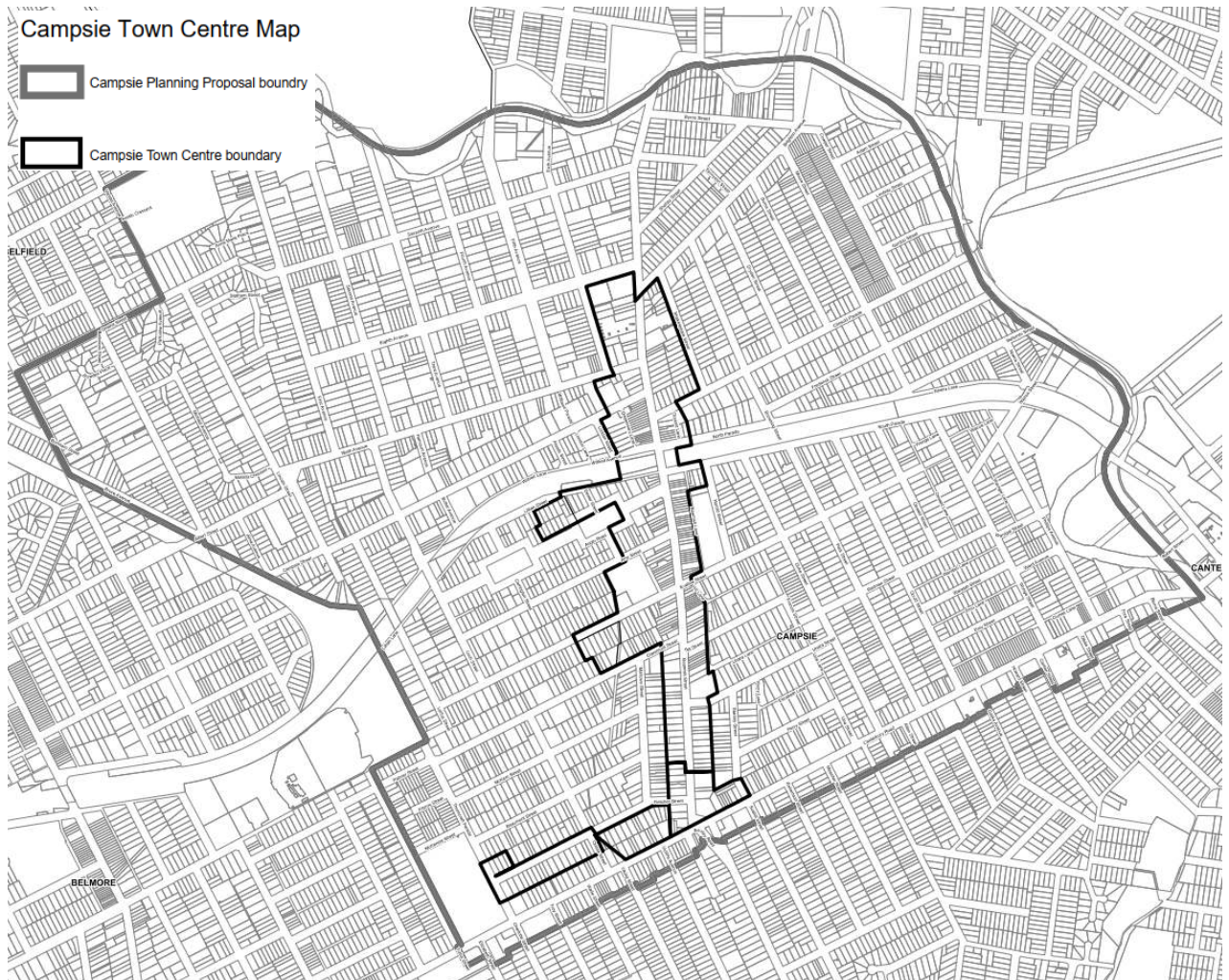


Existing clause	Proposed clause (changes in red)
(3) Must be carried out on land in the Bankstown City Centre.	(3) Must be carried out on land in the Bankstown City Centre <u>and Campsie Town Centre.</u>
Restaurants or cafes (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre.	Restaurants or cafes (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone <u>E1</u> , E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre <u>and Campsie Town Centre.</u>
Shops (1) Must only operate between 6am and midnight, Fridays and Saturdays. (2) Must be carried out on land in Zone E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre.	Shops (1) Must only operate between 6am and midnight, Fridays and Saturdays. (2) Must be carried out on land in Zone <u>E1</u> , E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre <u>and Campsie Town Centre.</u>
Take away food and drink premises (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre.	Take away food and drink premises (1) Must only operate between 6am and 11pm, Fridays and Saturdays. (2) Must be carried out on land in Zone <u>E1</u> , E2 or MU1. (3) Must be carried out on land in the Bankstown City Centre <u>and Campsie Town Centre.</u>

The implications of these exempt development provisions on the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is discussed in Section 6.4.



Figure 20. Proposed Campsie Town Centre map



## Amend Canterbury Bankstown Development Control Plan 2023

Council has prepared a comprehensive set of DCP amendments to Chapter 6.3 Campsie Town Centre within Chapter 6 – Strategic Centres of the Canterbury Bankstown DCP 2023 (CBDP 2023) to support the changes in this planning proposal. The draft DCP will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design quality and a range of other controls identified in this planning proposal, the Master Plan and supporting studies.

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



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

This section of the planning proposal provides the rationale for the amendment of the CBLEP 2023 and responds to questions set out in the Department's LEP Making Guideline.

### Section A–Need for this planning proposal

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

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

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

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

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





Table 13: Attachments that informed the preparation of this planning proposal (and Master Plan)

Attachment	Study	Summary
A	Campsie Town Centre Master Plan (Council adopted version)	The Master Plan document provides a spatial framework, principles and actions to guide growth and change in Campsie.
B	Planning proposal Consistency with Master Plan Actions (Council)	A spreadsheet that identifies the actions from the adopted Campsie Town Centre Master Plan and confirms that this planning proposal has addressed these actions. Note, given the passage of time since the Master Plan was adopted in 2022, and changes to the planning framework during that time, certain actions cannot be incorporated within this planning proposal or associated DCP.
C	Draft Development Control Plan – Chapter 6 – Strategic Centres, Chapter 6.3 Campsie town Centre	The draft DCP supports the LEP Amendments in this planning proposal by providing the detailed Principles, Objectives and Controls that will guide development in the Campsie Town Centre. Once adopted by Council, this draft DCP will entirely replace the existing Chapter 6.3.
D	Council's response to Gateway determination conditions	This table provides a response to each of the Gateway determination conditions that were issued by the Department in January 2025.
E	Campsie Town Centre Employment Analysis (Atlas Economics)	<p>The Gateway determination received from the Department for this planning proposal required the following matters to be addressed:</p> <ul style="list-style-type: none"> <li>• Confirm whether the 2021 and 2022 feasibility analysis remains relevant to support the proposed contributions.</li> <li>• Provide an updated estimate of potential affordable housing dwellings to be delivered within the precinct</li> <li>• Remove the options to deliver affordable housing and 50% employment generating floorspace under the incentive clause.</li> </ul> <p>Atlas Economics prepared an Employment Analysis (the Study) which addresses the above conditions and explores the need and role for planning controls in securing delivery of employment floorspace in Campsie.</p>
F	Campsie Town Centre Affordable Housing Analysis (Atlas Economics)	<p>To assist Council with addressing Gateway Determination conditions, Atlas Economics carried out additional research and analysis to update earlier work (carried out in 2021-22) and make recommendations to reflect current market conditions, including expectations that Metro services will be available at Campsie in 2026. The core objectives of this Study are to investigate the capacity of development to contribute to affordable housing given:</p> <ul style="list-style-type: none"> <li>• The requirements for non-residential floorspace; and</li> <li>• The feasibility of development.</li> </ul>
G	Student and Worker Needs Study (Ethos Urban)	Provides research and recommendations for the delivery of social infrastructure to support existing and future workers and students in Bankstown and Campsie.



Attachment	Study	Summary
H	Traffic and Transport Statement (prepared by Council)	Demonstrates the increased housing and employment envisaged by the Campsie Town Centre Master Plan can be well accommodated by existing and proposed road networks such as the future Campsie Bypass system and pedestrian and cycling infrastructure. The Statement brings together all transport related work completed by Council for the Campsie Town Centre including addressing previous advice received from TfNSW.
I	Campsie Stage 1 and 2 Traffic Analysis: Strategic and Mesoscopic Transport Modelling Assessments (GTA Consultants)	Assesses the transport challenges that may result from the expected growth using a strategic transport modelling. Stage 1 involves strategic transport modelling utilising a sub-area of the metropolitan wide Strategic Traffic Forecasting Model (STFM) to enable a high-level assessment of the forecast growth on the strategic transport network within and surrounding Campsie.  Stage 2 involves detailed traffic modelling using the Aimsun model program – a mesoscopic model for the Campsie precinct for a more detailed level of assessment of the forecast growth on the transport network in the Campsie precinct.
J	Campsie Car Parking Strategy (Stantec)	This Strategy provides a response to matters raised in Council's community engagement of the Master Plan that the adoption of a reduced area of 'no minimum parking' rates be considered as part of a staged progression that may ultimately be extended in future years to include residential zones within 400m of the Campsie Station at such time when on-street parking controls are expanded. The recommendations have been included in the draft Campsie Town Centre DCP.
K	Off-Street Parking, Servicing and Loading Study and Additional Minimum Car Parking Rate Analysis for Campsie Town Centre (GTA Consultants)	Identifies constraints within the current framework for parking and servicing within Bankstown and Campsie. Recommends opportunities to improve parking and servicing provisions in line with best practice for comparable centres in Sydney and NSW.  Further car parking analysis was obtained from GTA Consultants to review changes to minimum car parking requirements.
L	Urban tree Canopy Master Plan and Landscape Controls	Outlines strategies and actions for achieving a higher standard of urban greening and landscaping with the Bankstown and Campsie centres.  The Landscape Controls makes recommendations on principles, objectives and controls for landscaping and tree canopy for the Bankstown and Campsie centres. These have informed certain controls in the draft Campsie Town Centre DCP.
M	Urban Design Statement (Built form scenarios and 3D	Specifically addresses the Department's previous request to clarify the urban design and built form scenarios for the new building height and Floor Space Ratios proposed in this planning proposal. This Statement demonstrates how the proposed FSR and building heights



Attachment	Study	Summary
	modelling) (prepared by Council)	
N	Open Space Provision Response (prepared by Council)	Visually demonstrates open space network including existing open space, new open space, connectivity and amenity proposed in this planning proposal and addresses the Department's comments regarding the additional open space.
O	Tall Buildings Study	Provides guidance on how future tall buildings can satisfy Council's objectives regarding design excellence and sustainability. The study is relevant to both Bankstown and Campsie.
P	Infrastructure Funding Study: Campsie and Bankstown Centre Master Plans	Identifies the proposed infrastructure needed to support the implementation of the Master Plans for Bankstown and Campsie. Reviews the opportunities and constraints of funding mechanisms and made recommendations for ways in which Council could address any funding gaps.
Q	Aboriginal and Cultural Heritage Study	Provides information on Aboriginal heritage values and knowledge within the Bankstown and Campsie study areas. This Study makes recommendations on strategies and actions Council could undertake to protect Aboriginal heritage and enhanced Aboriginal values within both centres. This Study has informed the preparation of the Connecting with Country design guidance in the draft Campsie Town Centre DCP.
R	Campsie Town Centre Flood Impact Risk Assessment (Stantec)	An independent consultant review of the flooding implications in Campsie Town Centre against the Local Planning Direction for flooding and the Flood Risk in accordance with the Flood Risk Management Manual (2023). This Assessment also provides recommended DCP controls and addresses all the requirements of the relevant Section 9.1 Local Planning Direction 4.1 – Flooding.
S	Preliminary Site Investigation Report 25 Anglo Street, Campsie (Douglas Partners)	A Contamination Preliminary Site Investigation (PSI) for a portion of 25 Anglo Road, Campsie. This PSI is required to address NSW Government Section 9.1 Local Planning Directions (Ministerial Directions) on rezoning of land, to confirm whether the site is suitable (or will be suitable, after remediation) for dwellings and other more sensitive land uses than is currently permitted on the site.
T	Biodiversity Impact Report (Ecoplanning)	Provides assessment of areas within Campsie Town Centre affected by biodiversity significant flora and fauna species. This informs the inclusion of new sites to be added to Biodiversity map of the CBLEP 2023.
U	Response to Practice Note PN16-001 Reclassification of public land (CB City)	In accordance with the requirements of the Practice Note, this Attachment provides a response to all the checklist items in Attachment 1 - Information checklist for proposals to classify or reclassify public land through an LEP in the Practice Note for each of the 11 properties proposed to be reclassified as part of this planning proposal.





Attachment	Study	Summary
V	Draft LEP maps	The combined draft LEP maps in connection with this planning proposal to reflect all the mapping changes as outlined in Part 2 of this planning proposal
W	Draft State Heritage Inventory Sheets	The draft State Heritage Inventory Sheets provide the justification for the listing of each of the proposed 17 draft heritage items.
N/A	Campsie Land Use Safety Study (Arriscar)	Provides a hazard and risk assessment of nearby existing oil and gas pipeline infrastructure on Campsie Town Centre and identifies any impacts on the planning changes envisaged in this planning proposal.  <i><u>Note:</u> this report is provided to the Department for the purposes of assessment of this planning proposal. Council requests that this Study is not made publicly available for security reasons. A separate summary report will be prepared for public exhibition.</i>

The following supporting studies in Table 14 were prepared to support the Master Plan and provide important context and background to the underlying evidence base that Council prepared at the time. These studies, while important and relevant to for the Master Plan, have been updated with newer reports or not required due to the requirements of the Department in the Gateway determination to make changes to the planning proposal that depart from the intent of the Master Plan.

Table 14. Background supporting studies that informed the preparation of the Master Plan and previous versions of this planning proposal

Supporting study	Summary
<b>SSTUDY01</b> Campsie Town Centre Phase 1 Report – Planning and Urban Design Analysis (Council)	The Phase 1 report provides an in depth evidence-base planning and urban design analysis, and outlines key implications, opportunities and constraints to inform the preparation of the Master Plan. The Phase 1 report is supported by the analysis undertaken by external consultants. These include technical studies to inform indigenous culture and heritage, sustainability, economic land use, urban tree canopy, landscape, water management, infrastructure, feasibility, traffic, off-street car parking and tall building design.
<b>SSTUDY02</b> Bankstown City Centre and Campsie Town Centre Economic And Land Use Study (SGS)	Analysis of employment trends and drivers, floor space demand, supply and capacity, feasibility analysis and planning options to support employment in Campsie. This study has been superseded by the Campsie Town Centre Employment Analysis and Campsie Town Centre Affordable Housing Analysis prepared by Atlas Economics in 2025.
<b>SSTUDY03</b> Sustainability Studies: Phase Two and Three (Flux)	Investigates an understanding of the environmental impacts of existing development and established baseline environmental impacts for future development within Bankstown and Campsie. Recommends site-wide and development-specific sustainability controls.



	Due to the Gateway determination requirements to remove the sustainability bonus scheme, the recommendations are no longer relevant to this planning proposal. The draft Campsie Town Centre DCP will implement some sustainability provisions.
<b>SSTUDY04</b> Campsie Draft Master Plan Engagement Outcomes Report (including Government Agency Submissions)	Details regarding the engagement undertaken by Council in preparation of the Master Plan, prior to submission to the Department of Planning, Housing and Infrastructure to request a Gateway determination. Details of State Agency submissions are also provided.
<b>SSTUDY05</b> Campsie Master Plan Site-specific Review Joint Panel Report (LFA and More Urban)	A Panel comprising an independent Town Planner and Urban Designer (LFA and More Urban) was engaged by Council to assess the merits of the land owner submissions. The Panel's report is included with this planning proposal and the recommendations included as part of this planning proposal.  The recommendations of this report have been incorporated into this planning proposal.
Affordable Housing Viability Assessment – Campsie Town Centre (Atlas Urban Economics – confidential report)	Provides guidance on the feasibility of development under the proposed controls within Bankstown and Campsie, including the feasibility of incentive height and FSRs, affordable housing contributions and sustainability measures. This study has been superseded by the Campsie Town Centre Employment Analysis and Campsie Town Centre Affordable Housing Analysis prepared by Atlas Economics in 2025. <i>Note, given the report deals with commercial and land development feasibility information, this report is not for public release.</i>
Development Feasibility Analysis – Bankstown and Campsie Strategic Assessments (Atlas Urban Economics – confidential report)	The Development Feasibility Analysis examines the viability of the Master Plans, including testing the density thresholds recommended for feasible development before examining the tolerance of development to various new contribution requirements, such as affordable housing contributions or on-site infrastructure, s7.11 local contributions and higher design and sustainability standards. This study has been superseded by the Campsie Town Centre Employment Analysis and Campsie Town Centre Affordable Housing Analysis prepared by Atlas Economics in 2025. <i>Note, given the report deals with commercial and land development feasibility information, this report is not for public release.</i>

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

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

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



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

## Section B–Relationship to the strategic planning framework

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

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

The Greater Sydney Region Plan was released by the Greater Sydney Commission (the former Greater Cities Commission) in March 2018. It provides a 40-year vision for the Greater Sydney region and is designed to inform district and local plans and the assessment of planning proposals. Although the Greater Sydney Commission was dissolved on 1 January 2024 the strategic framework and principles remain applicable.

The Greater Sydney Region Plan identifies several key objectives around the need to ensure communities are healthy, resilient and socially connected; and improving housing supply to all groups in the community. The planning proposal is consistent with several planning objectives in the GSRP as outlined in Table 15.

Table 15: Greater Sydney Region Plan Relevant Objectives – Assessment against relevant objectives

Objective	Consistent / Rationale
<b>Infrastructure and Collaboration</b>	<b>Consistent.</b>
Objective 1: Infrastructure supports the three cities	The planning proposal will implement the actions identified within the Master Plan to enable growth in housing and employment growth near the new Metro Station at Campsie (operational from late 2025). The Sydney Metro South West Upgrade from Sydenham to Bankstown represents a significant infrastructure investment by the NSW Government.  The introduction of an incentive FSR and Height on certain sites will increase the opportunity for provision of community facilities that are co-located with employment and residential uses. The incentive provisions have been developed through an evidence based approach undertaken by Council in preparation of the Master Plan and informed by supporting studies (appended to this planning proposal). These studies have augmented the existing Council policies and strategies including but not limited to: <ul style="list-style-type: none"><li>• Affordable Housing Strategy</li><li>• Campsie Complete Streets (currently under development, estimated public exhibition 2026)</li><li>• Canterbury Road Review 2017</li></ul>
Objective 2: Infrastructure aligns with forecast growth-growth infrastructure compact	
Objective 3: Infrastructure adapts to meet future needs	
Objective 4: Infrastructure use optimised	
Objective 5: Benefits of growth realised by collaboration of governments, community and business	





Objective	Consistent / Rationale
	<ul style="list-style-type: none"> <li>• Employment Lands Strategy</li> <li>• Housing Strategy</li> <li>• CBCity 2028 Community Strategic Plan</li> <li>• Playgrounds and Play Spaces Strategic Plan, and</li> <li>• Creative City Strategic Plan.</li> </ul> <p>This planning proposal implements the adopted Master Plan and is the culmination of extensive analysis and assessment carried out by Council with input from the community and other stakeholders.</p> <p>The planning proposal has developed proposed new controls to encourage new housing and jobs growth and deliver the required public infrastructure to support this growth. Council has aimed to ensure the proposed new planning controls are able to deliver the housing and jobs targets under the South District Plan. While prevailing market forces have been considered and viability testing has been undertaken in the <i>Land Use and Economic Study</i>, a planning proposal is not able to direct market demand or mandate private investment in certain types of development. To this end, given the multitude of potential market outcomes, it is not instructive to speculate on hypothetical 'worst case scenarios' where community infrastructure, affordable housing or employment generating floor space may be favoured at different rates for market reasons.</p> <p>The intent of the Master Plan is to encourage increased public and active transport usage for daily activities by focusing density on the future Metro station, along Beamish Street and down to the Cooks River, in accordance with the Intensification Strategy developed for the Master Plan. This intent is consistent with objectives 1, 2 &amp; 4 of the Greater Sydney Region Plan (GSRP) to facilitate future growth in places supported by city-shaping infrastructure that is connected to the three cities.</p> <p>The planning proposal is generally consistent with Objective 3 of the GSRP as it seeks to deliver improved sustainability outcomes for future developments within the Campsie Town Centre. These improved sustainability outcomes include:</p> <ul style="list-style-type: none"> <li>• Car parking requirements will also be addressed in amendments to the Canterbury Bankstown Development Control Plan (CBDP 2023) to place 'maximums' on car parking provision to minimise the quantum of car parking provided in future developments and change behaviour towards public or active transport options.</li> <li>• Promote allowances within apartment blocks for electric vehicles charging.</li> </ul> <p>The planning proposal is generally consistent with Objective 5 as it has been developed in consultation and collaboration with a range of key</p>



Objective	Consistent / Rationale
	<p>government, institutional and private stakeholder groups including Sydney Water, Health Infrastructure, Transport for NSW (TfNSW), Schools Infrastructure NSW and the Sydney Local Health District. A summary of the agency responses received during Council's engagement is included as a supporting study to this planning proposal.</p> <p>Engagement with the community to inform development of the Master Plan document has been undertaken by Council between March to June 2021 and February to March 2022, following an LPP recommendation for further engagement. Feedback from this public engagement has been incorporated into the final version of the Master Plan and is reflected in this planning proposal.</p>
<p><b>Liveability</b></p> <p>Objective 6: Services and infrastructure meet communities' changing needs</p> <p>Objective 7: Communities are healthy, resilient and socially connected</p> <p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation</p> <p>Objective 10: Greater Housing Supply</p> <p>Objective 11: Housing is more diverse and affordable</p> <p>Objective 12: Great places that bring people together</p> <p>Objective 13: Environmental Heritage is identified, conserved and enhanced</p>	<p><b>Consistent.</b></p> <p>This planning proposal seeks to make amendments to the LEP to provide capacity for the additional dwellings anticipated within the Master Plan. The proposed amendments include, but are not limited to, changes to Zoning, Floor Space Ratio (FSR) and Height of Building (HOB) planning controls as identified in the LEP maps (Appendix V).</p> <p>This planning proposal has anticipated additional delivery for around 6,360 dwellings within Campsie by 2036 which will be supported by improved accessibility to the Cooks River foreshore, the new Campsie Metro Station and improvements to pedestrian and cycling infrastructure. The existing planning controls have not resulted in housing growth, with 472 dwellings delivered over the last five years (as of 2022), averaging 94 dwellings per year. and therefore, has an overall minimal contribution to Canterbury Bankstown's dwelling target of 50,000 new dwellings across the LGA by 2036.</p> <p>Three approaches have been applied within the Master Plan to accommodate this greater housing supply which is more affordable and diverse than the existing stock, while supporting the retention and growth of employment generating uses:</p> <ul style="list-style-type: none"> <li>• Adoption of a MU1 Mixed Use zoning into the existing Campsie economic spine along Beamish Street to support diverse, vibrant communities and employment growth</li> <li>• Minimum provisions of employment generating uses on MU1 zoning through compulsory ground floor non-residential uses and minimum 0.9:1 FSR non-residential FSR requirements</li> <li>• Selective upzoning of certain existing residential areas with increased HOB and FSR controls as per the Intensification Strategy set out in the Master Plan, and</li> </ul>



Objective	Consistent / Rationale
	<ul style="list-style-type: none"> <li>• Introduction of an incentive clause that would allow for increased HOB and FSR controls where the following is provided:               <ul style="list-style-type: none"> <li>– Community infrastructure required by Council</li> <li>– Publicly accessible open space (civic plazas)</li> <li>– Public access over the site to create a continuous public foreshore walking and cycling path</li> </ul> </li> </ul> <p>The incentive clause referred above ensures that any significant increases in development opportunities will contribute to improving the local community. This planning incentive mechanises in tandem with the significant new and future public infrastructure investment in Campsie, and State-led changes to permit build to rent development, will provide opportunities for new and diverse housing development. This planning proposal will be able to support housing diversity as referred in the 'Liveability' chapter of the Greater Sydney Region Plan (p72) by enabling the following housing:</p> <ul style="list-style-type: none"> <li>• Small scale owner-developer apartment projects</li> <li>• Institutionally delivered and managed rental accommodation in purpose designed rental buildings (build to rent)</li> <li>• Innovative purchase and rental models in accordance with the housing types permitted under the Housing SEPP including boarding houses, co-living housing (including 'off campus' student housing), seniors housing and short-term rental accommodation, and</li> <li>• Allowing delivery of the Affordable Housing Contributions Scheme to another growth precinct in the Canterbury Bankstown LGA.</li> </ul> <p>Regarding delivery housing supply, Council proposes increases in allowable FSR and height to provide capacity to deliver an additional 6,360 dwellings by 2036, which is consistent with its Local Housing Strategy.</p> <p>The rezoning of some residential precincts from R3 Medium Density Residential to R4 High Density Residential will support the overall intent of the Campsie Town Centre Master Plan to focus development in proximity of the future Metro Station while embracing the Cooks River and creating a better connection with the Canterbury Hospital as outlined in the intensification strategy (page 24 of the Master Plan).</p>
<p><b>Productivity</b></p> <p>Objective 14: Integrated land use and transport creates walkable and 30-minute cities</p>	<p><b>Consistent.</b></p> <p>This planning proposal is focused on integrating the proposed increases in residential and employment floor space density with planned improvements to the transport network. The future Sydney Metro line is anticipating a travel time under 20 minutes to the Eastern Harbour City</p>





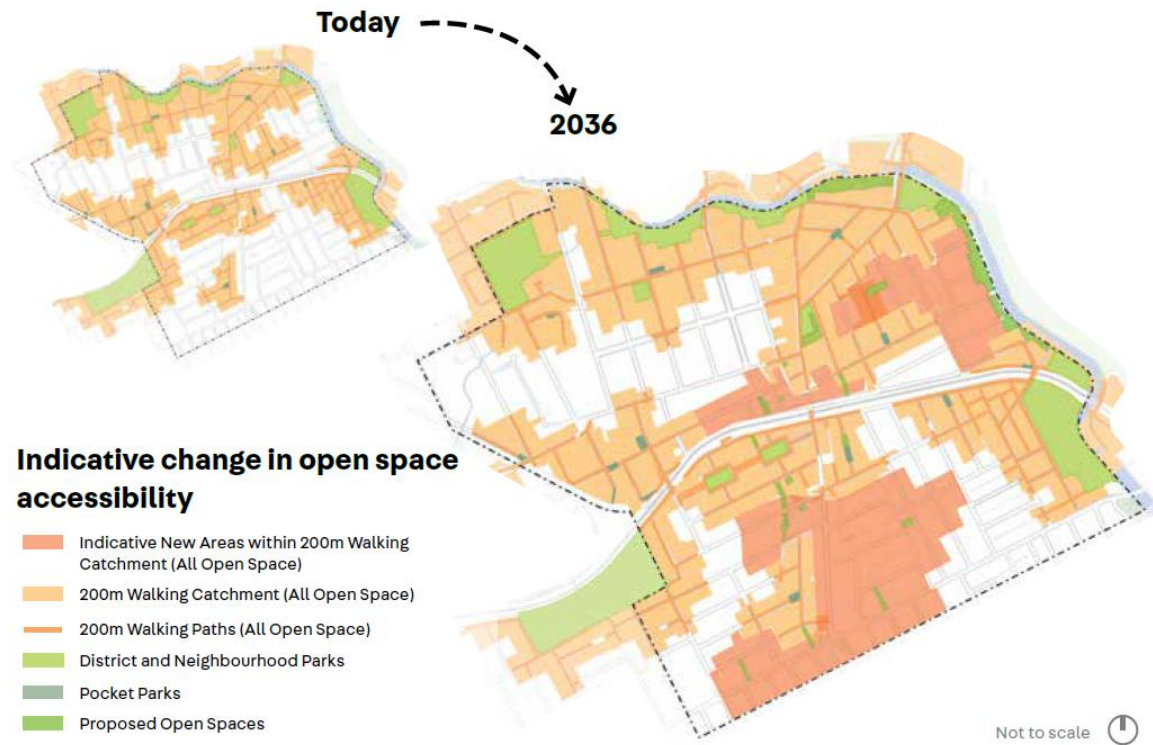
Objective	Consistent / Rationale
<p>Objective 22: Investment and business activity in centre</p> <p>Objective 24: Economic sectors are targeted for success</p> <p><b>Sustainability</b></p> <p>Objective 25: The coast and waterways are protected and healthier</p> <p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>Objective 28: Scenic and cultural landscapes are protected</p>	<p>(Central Station) from Campsie Station making the centre well positioned to accommodate increased density, contribute toward a 30-minute city and support investment in the Eastern side of Canterbury Bankstown and Sydney's inner ring.</p> <p>This planning proposal will implement these changes by applying the four approaches mentioned in the previous Liveability section to support growth in employment generating uses while accommodating greater housing supply which is more affordable and diverse than the existing stock.</p> <p>The amendments to the FSR, zoning and height provisions in the LEP, as well as clauses to require a minimum 0.9:1 of employment generating floor space in the MU1 Zone and adopting a MU1 Mixed Use Zone (changing the existing E1 zoning in the centre) will deliver an additional capacity of employment generating floor space to cater for the expected demand. The increased commercial floor space requirements and zoning will encourage clustering of medical and allied health uses around the Canterbury Hospital, Canterbury Road and Beamish Street spine of the Town Centre. By clustering these uses together Council seeks to implement the LSPS City Direction for an 'Eastern Lifestyle and Medical Precinct' from Campsie to Kingsgrove.</p> <p>The introduction of an exempt provision clause for extended operating hours (including late night trading) will encourage certain business and retail premises to operate longer hours which would lead to a more diverse night time economy.</p> <p>Based on the above, this planning proposal is consistent with objectives 14, 22 and 24 of the GSRP.</p>
<p>Objective 30: Urban tree canopy cover is increased</p> <p>Objective 31: Public open space is accessible, protected and enhanced</p> <p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p> <p>Objective 33: A low-carbon city contributes to net-zero</p>	<p><b>Consistent.</b></p> <p>This planning proposal has sought to focus higher density development close to the future Campsie Metro Station, Cooks River Foreshore and Canterbury Hospital and in a compact city footprint that preserves amenity. Amenity preservation has included ensuring adequate solar access to public open space and suitable built form transitions to surrounding areas while protecting of important cultural destinations and heritage in addition to safeguarding public access and naturalisation of the Cooks River Foreshore.</p> <p>By increasing housing and employment capacity within the walking catchment of existing and future public transport infrastructure the proposal will place downward pressure on car dependency, increase the</p>



Objective	Consistent / Rationale
<p>emissions by 2050 and mitigates climate change</p> <p>Objective 34: Energy and water flows are captured, used and re-used</p> <p>Objective 36: People and places adapt to climate change and future shocks and stresses</p> <p>Objective 37: Exposure to natural and urban hazards is reduced</p> <p>Objective 38: Heatwaves and extreme heat are managed</p>	<p>attractiveness and convenience of active transport modes (i.e. walking and cycling) and therefore broadly improve environmental and sustainability outcomes for Campsie and the LGA.</p> <p>An objective of this planning proposal is to reduce urban heat and improve water health across Campsie through increased tree canopy and water sensitive urban design in the public domain and new private development. These provisions are implemented through the draft Campsie Town Centre DCP (Chapter 6.3 of the CB DCP 2023).</p> <p>Campsie's tree canopy is currently at 13% with Beamish Street's coverage being below average at 6%, the key targets established in this planning proposal (as per the Master Plan) are:</p> <ul style="list-style-type: none"> <li>• 15% for commercial centres, and</li> <li>• 25% for urban residential areas.</li> </ul> <p>To achieve these targets, this planning proposal will be supported by a DCP that includes controls for the establishment of deep soil zones, tree canopy on ground and tree canopy on structure where practical. Please refer to section 9.4 of this planning proposal for more information.</p> <p>Other land proposed to be reserved for public purposes is generally for future open space to support the increased densities proposed in the Master Plan. Refer to Part 2 (section 2.1 for an overview of the proposed zoning changes) and the proposed land reservation map for more details. The planning proposal has been developed to ensure residents are within a 200m to 400m walking catchment of a green open space by introducing new parks and/or new pedestrian links to green open spaces or providing new open space as shown in Figure .</p> <p>Since the time the Master Plan was adopted by Council in 2022, the building sustainability requirements have been superseded by the State Environmental Planning Policy (Sustainable Buildings) 2022. Therefore, to avoid duplication there are separate sustainability controls proposed in this planning proposal.</p> <p>The planning proposal is consistent with the relevant objectives of 25, 27, 28, 30-34 and 36-38 of the Greater Sydney Region Plan.</p>



Figure 21: Indicative Areas well served and underserved by publicly accessible open space within the Campsie Town Centre – existing and proposed (p79 of the Master Plan)



### 3.2 South District Plan

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

Table 16: South District Plan Relevant Objectives - Assessment

Objective	Consistent / Rationale
<b>Infrastructure and Collaboration</b>  Planning Priority S1: Planning for a city supported by infrastructure  Planning Priority S2: Working through collaboration	<p>Consistent.</p> <p>The planning proposal is consistent is with both Planning Priorities S1 &amp; S2.</p> <p>The planning proposal will facilitate increased numbers of residents and workers within proximity to the new Sydney Metro Station at Campsie, encouraging increased public transport usage for daily activities. Advocacy for State infrastructure is proposed in relation to schools and transport infrastructure, and local infrastructure improvements are identified.</p> <p>This planning proposal has been prepared in consultation and collaboration with key government, institutional and private stakeholder groups including, but not</p>





	<p>limited to; GCC, the Department, Sydney Local Health District, Health Infrastructure, Schools Infrastructure and Sydney Water.</p> <p>Refer to section 1.6 of the Master Plan for more detail on the approaches to planning for infrastructure and collaboration within Campsie Town Centre.</p>
<p><b>Liveability</b></p> <p>Planning Priority S3: Providing services and social infrastructure to meet people's changing needs</p> <p>Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Planning Priority S5: Planning housing supply, choice and affordability, with access to jobs, services and public transport</p> <p>Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p><b>Consistent.</b></p> <p>The planning proposal is generally consistent with Planning Priorities S3 to S6.</p> <p>The proposed amendments to zoning, FSR and height of building provisions will provide an additional capacity for around 6,360 dwellings in Campsie which contributes to the South District Plan's 83,500 dwelling target for the region by 2036. The GCC set a target of 58,000 additional dwellings for the Canterbury Bankstown LGA by 2036 in the South District Plan. Council's Housing Strategy identified that 50,000 dwellings could be created in the LGA to ensure new housing is in appropriate locations where it can be supported by infrastructure.</p> <p>Increased housing will be supported by the future South West Metro and improvements to pedestrian and cycling infrastructure as outlined in the Master Plan and future Campsie Complete Streets Transport and Place Plan (Complete Streets) which is currently under development and will be exhibited in 2026. This may include new footpaths, separated and shared bike lanes, creating pedestrian focused areas and public domain improvements throughout the centre to encourage a more active lifestyle.</p> <p>Adoption of a MU1 Mixed Use Zone along the Beamish Street Spine and adjacent to the existing Canterbury Hospital will encourage a greater mix and variety of land uses, increasing the diversity of businesses and services in the Campsie Town Centre. The introduction of an incentive height and FSR clause will encourage the provision of community infrastructure.</p> <p>This planning proposal, and the Master Plan, was informed by the following reports which identified housing, infrastructure and community needs, as well as potential heritage matters, which would be required to support and be considered by future the development of Campsie as a strategic centre:</p> <ul style="list-style-type: none"> <li>• Economic and Land Use Study</li> <li>• Student and Worker Needs Study</li> <li>• Infrastructure Funding Study, and</li> <li>• Aboriginal and Cultural Heritage Study.</li> </ul>
<b>Productivity</b>	<p><b>Consistent.</b></p> <p>The planning proposal is generally consistent with Planning Priorities S8, S9, S11 and S12.</p>



<p>Planning Priority S9: Growing investment, business opportunities and jobs in strategic centres</p> <p>Planning Priority S11: Supporting the Growth of targeted industry centres</p> <p>Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city</p>	<p>The amendments to the FSR, zoning and height provisions in the LEP will deliver an additional capacity for employment generating floor space, meeting the additional 2,700 jobs required to meet the total employment target established in the South District Plan of approximately 7,500 jobs in Campsie by 2036. This is delivered specifically by:</p> <ul style="list-style-type: none"> <li>• Adoption of a MU1 Mixed Use zone in the centre's key activity areas</li> <li>• Introducing a clause that requires a minimum 0.91: FSR for non-residential uses in the MU1 Mixed Use Zone</li> <li>• Requiring ground floor non-residential uses in the MU1 zone in active street frontage areas</li> <li>• The increased commercial floor space capacity along Canterbury Road to encourage a clustering of research and allied health uses particularly around the Canterbury Hospital and the Campsie Metro Station</li> <li>• Increase in housing and employment within 800m of the current Campsie Station and future South West Metro Station will contribute toward a 30-minute city by reducing travel time for residents to work and services, and</li> <li>• The introduction of exempt provision clauses for extended operating hours (including late night trading) to facilitate a more diverse night time economy (as introduced in November 2024 as part of the Bankstown TOD project).</li> </ul>
<p><b>Sustainability</b></p> <p>Planning Priority S13: Protecting and improving the health and enjoyment of the District's waterways</p> <p>Planning Priority S15: Increasing urban tree canopy cover and delivering Green Grid connections</p> <p>Planning Priority S16: Delivering high quality open space</p> <p>Planning Priority S17: Reducing carbon emissions and managing energy, water and waste efficiently</p> <p>Planning Priority S18: Adapting to the impacts of</p>	<p><b>Consistent.</b></p> <p>The planning proposal is generally consistent with Planning Priorities S13 to S18.</p> <p>Increasing housing and employment capacity within the walking catchment of existing and future public transport infrastructure decreases car dependency and improves environmental and sustainability outcomes.</p> <p>The draft DCP for the Campsie Town Centre will include an all-electric building and mandate Electric Vehicle charging ready building designs as requirements to help reduce fossil fuel dependency and contributing towards a climate resilient and net zero centre. Furthermore, the DCP includes requirements for minimum canopy cover to enhance Green Grid connections within the Campsie Town Centre.</p> <p>The planning proposal will deliver enhanced green spaces and pedestrian/cycle access along the Cooks River Foreshore through a new clause requiring new development to allow public access through easements or similar legal mechanisms on title.</p>



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

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

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

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

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

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

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

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

An extract of the LSPS centres map in Figure shows Campsie and its various surrounding centres (LSPS, page 26) with the Campsie Town Centre planning proposal area in a dashed red outline. Campsie Town





Centre was identified in the LSPS as a centre that required master planning to identify and inform strategic city shaping outcomes as it transitions to a strategic centre in role and function (refer Actions E3.3.65, E6.2.115 and E6.9.130).

Figure 22: Extract of Campsie Town Centre (outlined in red) and its surrounding centres (Source: LSPS, page 26)

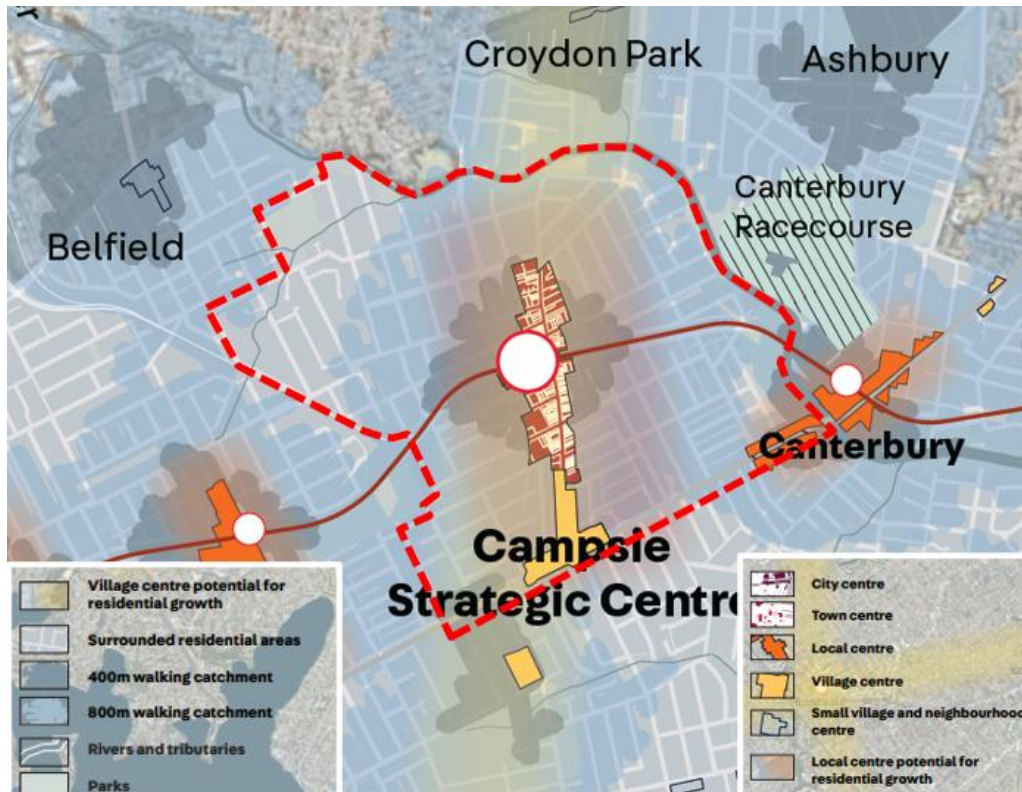


Table 17 below provides a discussion on the consistency of the planning proposal with the LSPS's 10 Metropolitan and City Directions.

Table 17: LSPS Metropolitan and City Directions - Assessment

Actions	Consistent / Rationale
<b>Metropolitan Directions</b>	
1. Support Greater Sydney's evolution into a Metropolis of Three Cities	<p><b>Consistent.</b></p> <p>The LSPS establishes a hierarchy of centres within the LGA and seeks to focus new development within and around existing centres. This planning proposal is consistent and gives effect to the LSPS and Master Plan by concentrating dwelling and jobs growth within Campsie Town Centre as it transitions to a Strategic Centre.</p> <p>The LSPS sets a housing target of 50,000 more dwellings accommodating 80% of increased housing supply in centres along the Sydenham to Bankstown Metro line and sustainable growth in local village and small village centres. The Campsie Town Centre planning proposal directly supports the LSPS Direction</p>
2. Allocate metropolitan serving roads while optimising Canterbury Bankstown as a freight and distribution powerhouse	



Actions	Consistent / Rationale
<p>3. Fulfil the aspiration for an interconnected mass transit system;</p> <p>4. Connect the Cooks, Georges and Parramatta River catchments through the Greater Sydney Green and Blue Grids; and</p> <p>5. Support a growing Sydney by creating a hierarchy of great places and dynamic urban centres.</p>	<p>to realise the 'Metropolis of Three Cities' vision and facilitate a true 30-minute city.</p> <p>The Master Plan and planning proposal also ensure that future growth in Campsie fosters a stronger connection with the Cooks River – this will be achieved through:</p> <ul style="list-style-type: none"> <li>• Including certain areas along the Cooks River as 'Biodiversity' land where clause 6.4 of the CBLEP 2023 will apply, and</li> <li>• Requiring redevelopment along the river at certain points to allow public access at the rear 30 metres via a public access easement.</li> </ul> <p>This will allow future growth to capitalise on the scenic, recreational and environmental opportunities provided by this natural asset and protecting public access and naturalisation of the foreshore area along the river corridor, contributing towards the wider metropolitan evolution of connecting the Cooks, Georges and Parramatta River catchments.</p> <p>Campsie's existing canopy cover is currently 13% and in areas along Beamish Street it is reduced to 6%. This means there is a significant gap that needs to be addressed to meet the State Government targets and Council's LSPS vision. This planning proposal has been informed by the <i>Bankstown and Campsie Landscape Controls</i> and the <i>Urban Tree Canopy Master Plan</i> both prepared by Oculus. The LSPS and Government Architect NSW (GANSW) Greener Places document set clear targets for canopy cover in urban areas, including:</p> <p>25% target for Medium to High Density areas; and 15% target for Commercial Centres.</p> <p>In considering the land uses within these more generalised zones, the Urban Tree Canopy Master Plan breaks these targets down into the adjacent targets for open space, streets and private land as follows (from Section 3.2 'Targets', page 28):</p> <p><b>Targets by Land Use</b></p> <ul style="list-style-type: none"> <li>■ 40% target for open space</li> <li>■ 40% target for streets</li> <li>■ 20% target for private land outside of commercial centres</li> <li>■ 5% target for private land within commercial centres</li> </ul> <p>The Urban Tree Canopy Master Plan analysis provides indicative open space and road reserve concept designs showing how the canopy targets in the LSPS could be achieved.</p>



Actions	Consistent / Rationale
	The DCP for the Campsie Town Centre includes minimum canopy coverage requirements for certain development types in the Town Centre. This will help to achieve the canopy targets in the Master Plan.
<b>City Directions</b>	
<p>2. Eastern Lifestyle and Medical Precinct -Campsie to Kingsgrove;</p> <p>4. 34 centres and their surrounding suburbs;</p> <p>5. Canterbury-Bankstown's river systems and tributaries.</p>	<p>This planning proposal responds to the local and regional strategic planning framework (i.e. Greater Sydney Region Plan, the South District Plan, Future Transport 2056 and the Community Strategic Plan, <i>CB City 2028</i>) by providing new LEP planning controls to encourage and enable higher density development in a location that is supported by infrastructure and amenity that can cater for such growth. This planning proposal directly addresses the 'opportunities plan' for the Campsie Town Centre as part of the 'Eastern Lifestyle and Medical Precinct':</p> <p><i>"Eastern Lifestyle and Medical Precinct will provide high quality public areas and civic, community and employment opportunities for people and businesses in the east of the City. The Precinct's evolution capitalises on the [Canterbury] hospital and expanded medical support uses. <u>Canterbury Road between Kingsgrove Road and Beamish Street will be an urban boulevard and medical destination.</u> Campsie is a cultural, retail and local employment hub in the City's east that provides cross-regional links to metropolitan centres to the north and south. Canterbury Hospital will influence the growth of surrounding land uses to evolve into a pedestrian friendly and multifunctional medical precinct."</i></p> <p>The LSPS was informed by independent specialist studies in community infrastructure need, housing and employment studies, transport and movement, sustainability and open space. Improved connections with, and protection of, public access and opportunities for revegetation of the Cooks River Foreshore is proposed as part of this planning proposal. The proposal has considered potential flood impacts of the proposed intensification strategy as outlined in Section 9.1 of this document.</p>

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

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

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

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





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

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

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

#### Evolution 4: Blue Web

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

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

- E6.1.110 Use the centres hierarchy to prioritise master planning, precinct planning and master planning for centres
- E6.1.112 Develop master plans for centres to inform development control reviews
- E6.2.115 Confirm the role of Campsie as the City's second strategic centre through master planning and precinct planning
- E6.6.125 Use analysis of local character and heritage to inform master planning
- E6.9.130 Use master planning to guide Campsie's transition to a strategic centre
- E6.9.131 Maintain local character through master planning and precinct planning
- E6.10.134 Increase the stock of accessible dwellings and consider permitting more group homes in Campsie

#### Evolution 7: Cultural Places and Spaces

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

#### Evolution 8: Design Quality



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

#### Evolution 9: Sustainable and Resilient Place

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

#### Evolution 10: Governance and Funding

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

### **4.3 Canterbury Bankstown Affordable Housing Strategy (2020)**

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

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

Council endorsed its draft Affordable Housing Contribution Scheme (AHCS) and associated planning proposal at the 26 October 2021 Council Meeting. Council has prepared the AHCS in accordance with Section 7.32 of the Act, Chapter 2 of the Housing SEPP and the Department's Guideline for *Developing an Affordable Housing Contribution Scheme*. However, the finalisation of Bankstown TOD in November 2024 created Clause 6.38 Affordable housing contributions in the CBLEP 2023 which allows Council to require new residential development to provide affordable housing either dedicated to Council or via a monetary contribution.



This planning proposal will seek to include land in Campsie Town Centre as an 'Area' on the Affordable Housing LEP Map so that Clause 6.38 can apply.

An updated Affordable Housing Analysis has been prepared by Atlas Economics (Attachment F) for this planning proposal to further examine at what affordable housing contribution rate can be feasibly delivered in the Campsie Town Centre.

This approach seeks to ensure realistic requirements are set for the market. The LSPS recommends testing the viability of affordable housing up to 15% across the LGA. Initial outcomes of the analysis have identified that rates of up to 3% - 4% is proposed in the mixed use and residential zones of Campsie where zoning, building height or Floor Space Ratio change is occurring under this planning proposal.

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

The Affordable Housing Analysis prepared by Atlas Urban Economics has informed this planning proposal with testing on provision of affordable housing within the Campsie Town Centre as part of new development. The findings from the study have identified that not all sites could support feasibility for affordable housing contributions, even at the proposed contribution rate (up to 3% - 4%) compared to the desired delivery rate of 5-10% of new dwellings in the Council's Housing Strategy. Details of the feasibility testing and assumptions are included in the Atlas report (see pages 17-19 at Attachment F).

As a result of the viability testing undertaken it is proposed that the 3% and 4% affordable housing rate is phased in over a four year period to ensure development feasibility is achieved, as follows:

- In the first 12 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 1%
- In the period after 12 months and up to 24 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 2%
- In the period after 24 months and up to 36 months after gazettal of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 3%
- In the period after 36 months and up to 48 months of gazettal and beyond of the draft Plan planning proposal, apply an Affordable Housing Contribution Rate of 4% for the two sites located at 25 Anglo Street, Campsie (Campsie RSL) and 10 London Street and 43 North Parade, Campsie.

#### 4.4 Employment Lands Strategy (2020)

With the Sydney Metro Southwest line to commence operation in 2026, Campsie will be serviced by improved rail frequency and reduced travel times to the Sydney CBD including Barangaroo, North Sydney, St Leonards and beyond to Chatswood, Macquarie Park and Norwest Business Park. Based on this infrastructure investment, Campsie is well-positioned to increase its employment generating uses and align with the intended hierarchy of the Centre with the Greater Sydney area.

As part of the Employment Lands Strategy ELS land use audit, it was identified that there is currently 195,210m<sup>2</sup> of non-residential floor space in Campsie Town Centre and approximately 82,000m<sup>2</sup> of commercial and retail floorspace. This volume of floorspace generates around 4,100 jobs for the Campsie

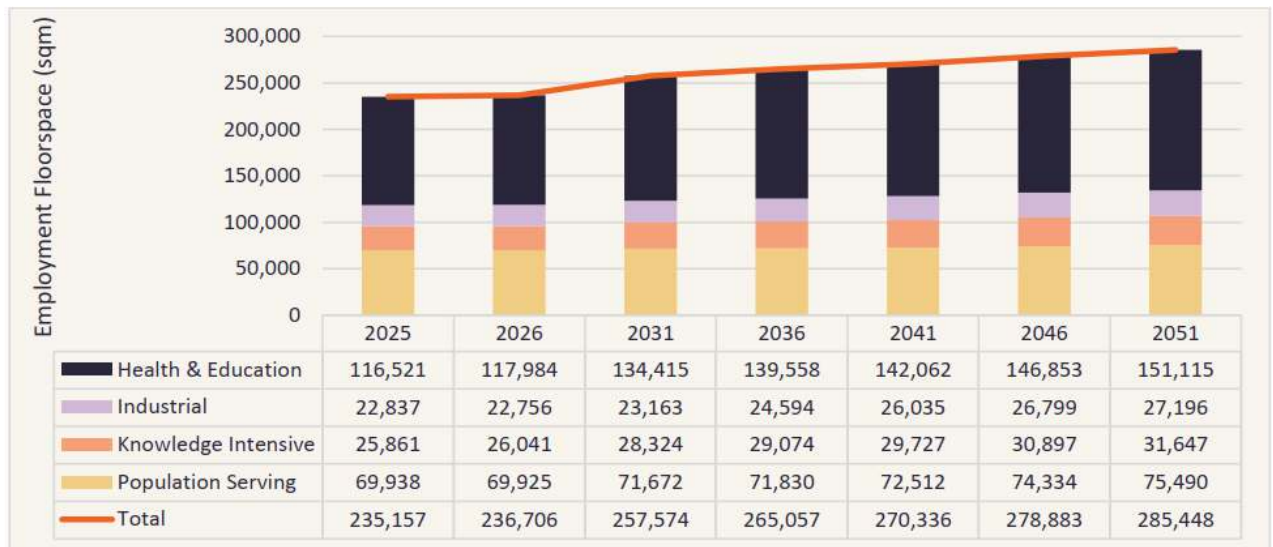




Town Centre. Based on this analysis an additional 2,700 jobs will be required over the next 17 years to reach the target of approximately 7,500 workers at Campsie by 2036.

The Campsie Town Centre Employment Analysis prepared by Atlas Economics in 2025 (Attachment E) examined the distribution of the required employment generating floor space to meet the LSPS's and South District Plan's job target. The analysis concluded:

Figure 23. Employment projections (2025-2051), Campsie Town Centre. Source, Atlas Economics (2025)



*“The benchmarking analysis shows the Campsie Town Centre could require:*

- *235,000sqm of employment floorspace as at 2025. This is approximately 50,000sqm less floorspace than existing supply (as identified in the Economic and Land Use Study (SGS, 2021).*
- *By 2051, the estimated amount of required employment floorspace could grow to approximately 285,000sqm. This is effectively the amount of existing floorspace currently identified across the Centre. Around half (50%) of this floorspace is estimated to be required by the Health and Education sectors (~116,500sqm), followed by the Population-serving (70,000sqm), Knowledge intensive (26,000sqm) and Industrial (23,000sqm) sectors.*

*Overall, the Campsie Town Centre is expected to record an increase in floorspace demand of circa 50,000sqm. Almost 70% of this additional demand is expected to have been driven by the Health and Education sectors.”*

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

Table 18: Actions/Aims of the Employment Lands Strategy addressed by the Campsie Town Centre planning proposal

ELS Aims	How this has been addressed in this planning proposal
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<p>Aim 2: Establish a lifestyle and medical precinct in Campsie</p>	<ul style="list-style-type: none"> <li>• Establish planning settings that will facilitate pedestrian, cycle and shuttle bus connections from: <ul style="list-style-type: none"> <li>– Campsie to Canterbury Hospital</li> <li>– Campsie to Cooks River open space</li> </ul> </li> <li>• Implement built form controls that: <ul style="list-style-type: none"> <li>– Protect the character and fine grain along Beamish Street</li> <li>– Ensure a transition of building heights to lower density areas</li> <li>– Encourage shop-top housing</li> <li>– Maintain retail and commercial at street level.</li> <li>– Allow 'bonus' non-residential uses underground.</li> <li>– Support a health and medical precinct around Canterbury Hospital</li> <li>– Support a 'lifestyle precinct' underpinned by good access to the river, the green grid network and health and wellness facilities.</li> </ul> </li> <li>• Review the range of permissible land uses e.g. conference facilities, convenience retail, restaurants/cafes, gyms, child care and the like – to service the needs of businesses and employees within Campsie</li> </ul>
<p>Aim 5: Encourage transit-oriented development in centres</p>	<ul style="list-style-type: none"> <li>• Undertake place-based master planning in centres to attract housing growth and to deliver: <ul style="list-style-type: none"> <li>– High quality commercial spaces</li> <li>– Protect an adequate commercial floorspace for the needs of a growing population</li> <li>– High quality civic space and amenity</li> </ul> </li> <li>• Test opportunities to increasing the permissible FSR and height in the MU1 Mixed Use zone (excluding the commercial administrative core precinct) to increase density of both employment and residential uses through a Place Planning process around existing transport nodes</li> </ul>
<p>Aim 6: Protect employment precincts for employment uses</p>	<ul style="list-style-type: none"> <li>• Introduction of an LEP clause to ensure new development in the MU1 Zone has a minimum FSR of 0.9:1 for non-residential uses.</li> <li>• Allow 'bonus' underground floor space in the E1 and MU1 zones.</li> <li>• Have reduced car parking requirements in the core CBD area of Campsie to encourage the use of public transport and place less pressure on non-residential developments from requiring to provide car parking spaces when redeveloping sites.</li> </ul>
<p>Aim 9: Support population serving centres as community hubs for small business</p>	<ul style="list-style-type: none"> <li>• The location of new housing to foster growing retail catchments</li> <li>• Providing sufficient zoned land to allow business to expand as needed</li> <li>• Encouraging a variety of floorplate sizes for a diversity of employment</li> <li>• Improving the amenity of centres – so that they are vibrant attractive places where people enjoy spending time</li> <li>• In the R4 High Density Residential zone, test an increase in height and floor space for additional residential capacity</li> <li>• Identify through the master planning process, locations for activation strips in the R4 zone.</li> </ul>



#### 4.5 Canterbury Bankstown Housing Strategy

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

This principle was established following community and stakeholder feedback and reflected the vision and priorities of the CBCity Community Strategic Plan. The Master Plan has supported this objective by achieving the new dwellings target while maintaining areas of local character and respecting local heritage while recalibrating the Town Centre to generate greater activity for a range of residential and non-residential uses along Beamish Street and adjoining streets and future housing growth to orientate towards the Cooks River foreshore where there will be opportunities for leisure and passive/active recreation. This planning proposal implements the Master Plan and ensures that there are a range of housing types that are permissible in the R2, R3, R4, and MU1 Zones. Housing that will be permitted under this planning proposal includes, but is not limited to:

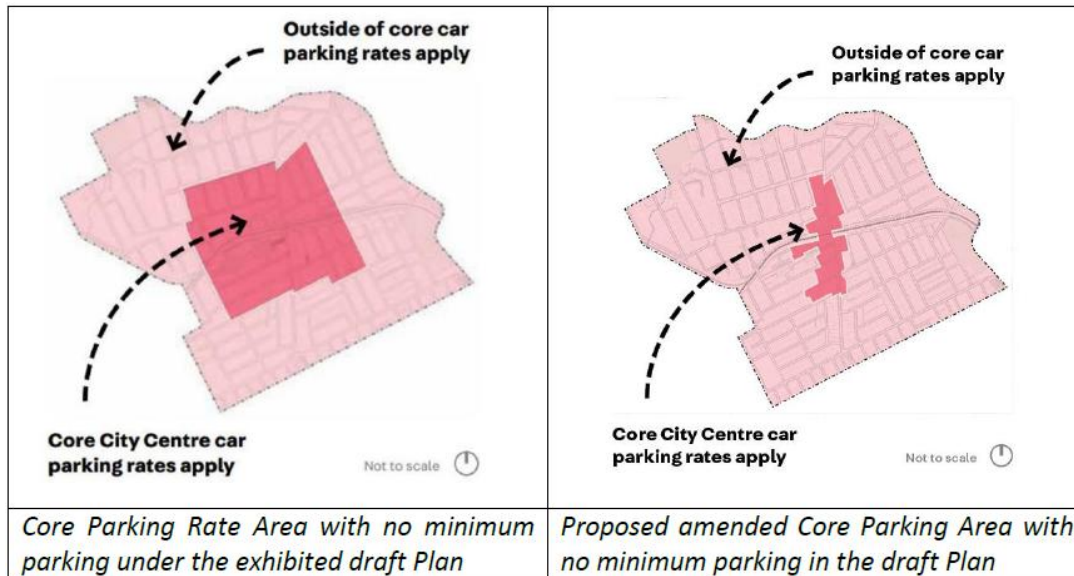
- Seniors housing
- Shop top Housing
- Short-term rental accommodation
- Residential flat buildings
- Multi dwelling housing
- Attached dwelling
- Dual occupancies
- Secondary dwellings, and
- Detached dwelling houses.

Supporting this planning proposal will be DCP provisions that will stipulate maximum car parking rates for land within the Campsie ‘core city centre’ as recommended within the *Bankstown and Campsie Parking, Loading and Servicing Study* prepared by Stantec (refer to pages 38-41). The Campsie ‘core city centre’ is defined by several factors, including an approximate 400m walking distance to and from the Campsie railway station and future Metro Station.

Figure 24 shows the extent of the ‘core city centre’ area where proposed no minimum car parking will apply. The figure shows that the ‘core city centre’ area was reduced in response to community feedback following Council’s pre-Gateway engagement with the community in early 2022 (refer to Attachment J for details).



Figure 24: Change to 'no minimum car parking' area – Campsie Town Centre



The Housing Strategy recommends to “Contain the use of MU1 Mixed Use zoning to... strategic centres under the South District Plan.” Campsie is a strategic centre in the South District Plan, and this planning proposal will adopt the MU1 Mixed Use Zone to replace most of the E1 Local Centre Zone to provide capacity for employment generating uses while increasing residential demand for services. The introduction of an exempt development clause in the LEP to permit late night trading in the E1 Local Centre Zone and the MU1 Mixed Use Zone will further enhance the entertainment and lifestyle opportunities in Campsie and support the needs of the future growing population Canterbury Bankstown.

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

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

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

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

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





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

#### 4.6 *Creative City Strategic Plan 2019*

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

- Deliver creative outcomes as part of any urban renewal, Master Planning process or planning proposal
- Support more creative activities to create more vibrant and dynamic centres which attract people to live, work and study in the City, and
- Review planning controls to support the night time economy, taking into consideration noise control, street and park lighting, appropriate opening hours, and safe late-night travel options in mixed use centres.

The planning proposal supports the above actions by encouraging a more active town centre through a MU1 Mixed Use zoning, enabling the extension of trading hours for lower-impact retail venues as exempt development in the LEP, facilitating on-site infrastructure through development incentives including through-site links and new open space that can support creative outcomes.

Further DCP amendments will also include developing Character Statements to support local character and a requirement for a concept public art strategy to be submitted with certain types of Development Applications within the Campsie Town Centre.

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

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

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

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

This planning proposal implements key recommendations of the review, such as:

- Concentrate new residential development at the intersection of Canterbury Road/Beamish Street



- Limit multi-storey housing from land fronting Canterbury Road by removing the permissible residential accommodation in the E3 Productivity Support zone, and
- Recommend the application of an FSR control for land along Canterbury Road.

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

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

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

### *5.1 TfNSW Future Transport Strategy*

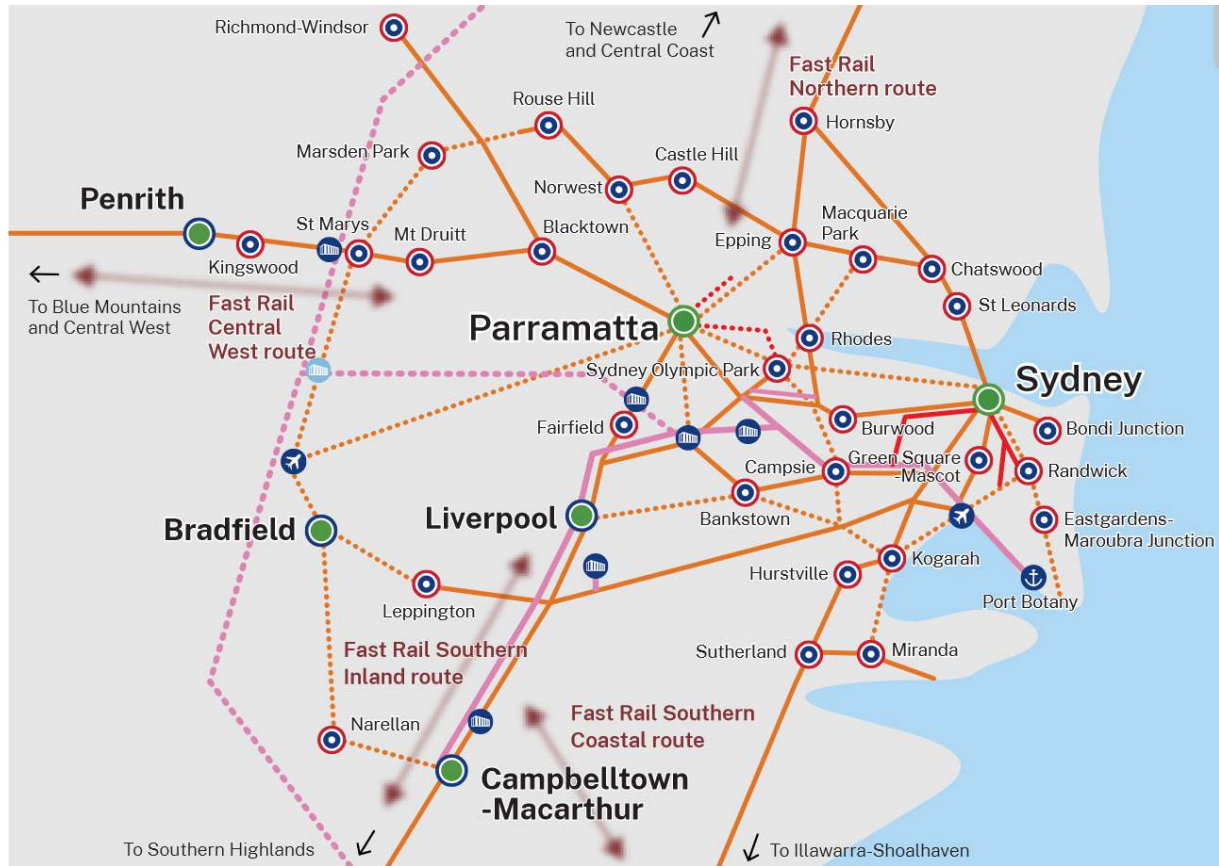
Future Transport outlines the long-term transport vision for Greater Sydney. The Plan identifies Campsie as forming part of a centre-serving transport corridor that supports buses, walking and cycling. The planning proposal and Campsie Town Centre Master Plan is generally consistent with Future Transport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

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

Figure 25 shows the State Government vision for how future rail services could be operated, noting the concept is not committed and will be subject to future investigation and refinement. Campsie is located at a potential future rail junction of a Macquarie Park to Randwick Line and South West Metro Line.



Figure 25: Existing and future passenger and freight rail network in the Eastern Harbour City, Central River City and Western Parkland City. (p28 of [Future Transport Strategy](#))



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

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

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

This planning proposal does not contain any provisions that would contravene or hinder the application of this SEPP. It is noted that the State Government-led rezoning of the Bankstown City Centre via the Transport Oriented Development program did not propose any LEP clauses for a sustainability bonus approach as proposed in Council's planning proposal.

The draft Campsie Town Centre DCP will therefore include controls to ensure new development includes sustainability requirements such as:

- All electric buildings
- Solar energy requirements
- Urban cooling and environmental sustainability, and



- Energy and water management.

Council will not seek to implement a sustainability bonus FSR as originally proposed in the Master Plan due to Department's advice and Gateway determination that confirms that such an approach is not supported.

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

The proposed built form controls in this planning proposal were modelled and tested against the standards and requirements of Chapter 4 of the Housing SEPP and the ADG including building separation, deep soil zones and solar access requirements. The modelling assumed as a minimum, that the ground floor of E1 and MU1 zoned areas are commercial (and retail) development, with the remainder as residential for the site. The modelling undertaken was based on the building heights proposed in this planning proposal, which remained the same for residential, commercial and mixed-use development.

The proposed building heights were determined to protect solar access to public spaces within the Campsie Town Centre, and to ensure that the proposed building envelopes would allow for the minimum solar access targets described below and on page 85 of the Master Plan (refer to Figure 30 of this document):

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

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

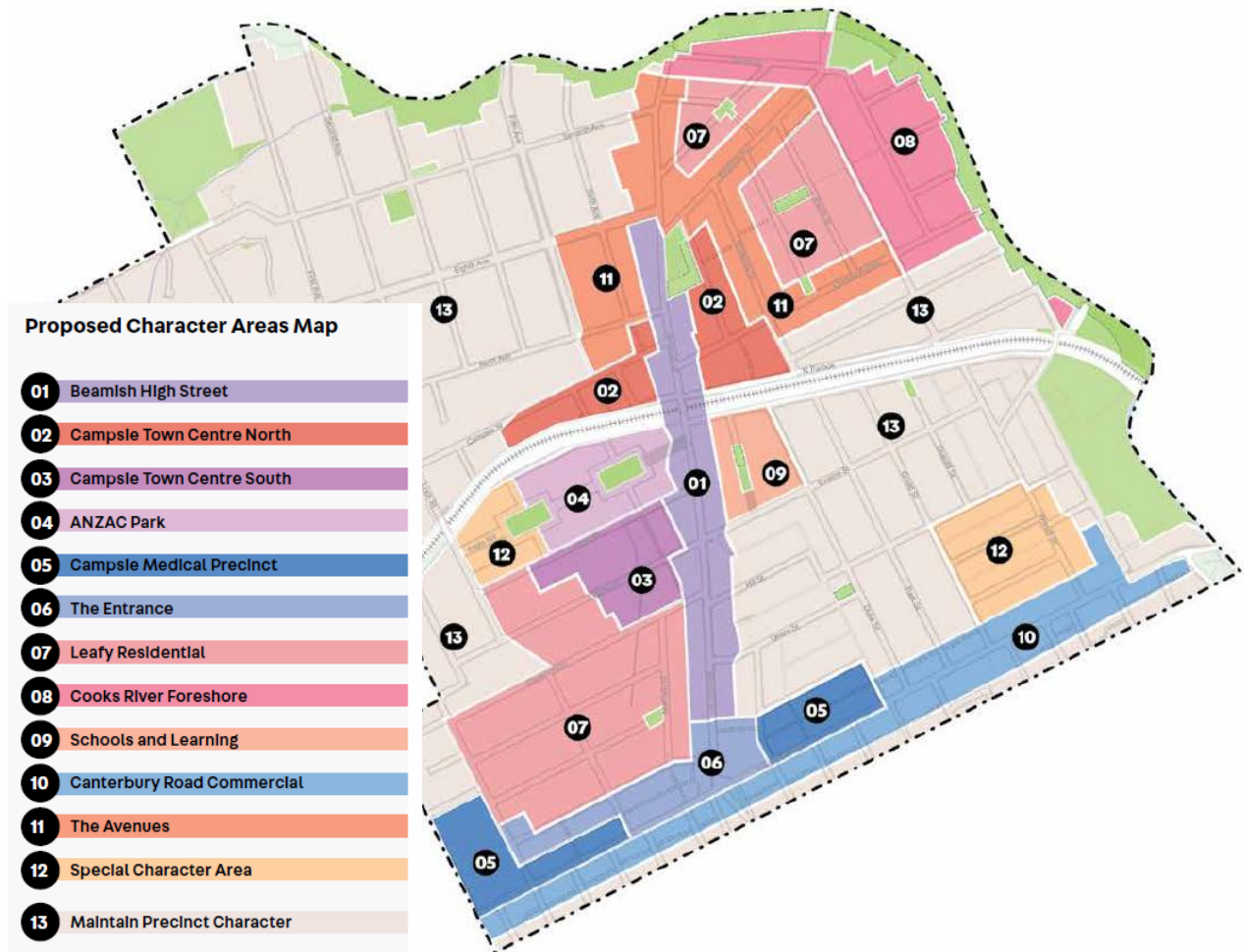
This planning proposal includes provisions for underground floor space to be excluded from FSR calculations to encourage certain uses to use basement levels while retaining an active and safe streetscape. The draft DCP includes controls such as minimum floor to ceiling heights and ensuring the underground floor space does not extend beyond the footprint of the building above. Deep soil and tree canopy provisions will continue to apply to development which seeks to utilise this clause, and applicants will have to demonstrate that any basement floor space enables these requirements to be met.

This planning proposal has considered the thirteen-character areas within the Campsie Town Centre as shown in Figure 26. Some of these focus on preserving the existing character and heritage of areas within the City Centre, while other character areas aim to build introduce new types of built form, aligning with wider strategic objectives and capitalising on planned infrastructure and amenities.





Figure 26: Proposed Character Areas Map (Source: Campsie Town Centre Master Plan, page 44)



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

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

Character Areas have been included in the draft Campsie Town Centre DCP chapter and new development must address the unique characteristics of each character area to encourage good building design outcomes for new buildings and encourage tower designs that are compatible with the context of the Campsie Town Centre. and preserve the amenity of public spaces by applying maximum tower floor plates, podium street wall heights and tower setbacks. High density residential or mixed-use development within the Town Centre



will be also required to consider the aims and requirements of the Apartment Design Guide (ADG) in accordance with Chapter 4 of the Housing SEPP.

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

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

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

The affordable housing provisions within the Housing SEPP specify circumstances in which in-fill affordable housing may apply for bonus FSR.

This planning proposal includes an incentive building height and FSR for sites that provide community infrastructure, being – through site links, publicly accessible open space (civic plazas) and public access over private land to create a continuous foreshore walk along the Cooks River.

The affordable housing provision of affordable housing at a rate of 3% - 4% within the Campsie Town Centre is generally consistent with the broad objectives of the SEPP to provide appropriate housing to households on very low, low and moderate incomes. Notwithstanding, if affordable housing developments are entitled to an FSR bonus under the Housing SEPP, Council seeks to prevent applicants applying for the incentive FSR scheme under this planning proposal to avoid 'double dipping' of incentives. Council did not model or factor in the 'double dipping' of an applicant benefiting from two FSR bonuses under the incentive scheme in this planning proposal and the Housing SEPP.

While Council is unable to exclude the Campsie Town Centre from the Part 2 'Infill affordable housing provisions in the Housing SEPP, Council advocates for the Campsie Town Centre to be excluded from the Housing SEPP infill provisions similar to how the Accelerated TOD Precincts including the Bankstown City Centre, as shown on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map (per Section 15C of the Housing SEPP).

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

#### **6.3.2 Delivery of Diverse Housing**

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



This planning proposal does not contravene any of the proposed provisions of this aspect of the SEPP. The planning proposal generally seeks to rezone areas of the Campsie Town Centre to higher order residential zones, including from E1 Local Centre to MU1 Mixed Use (along Beamish Street) and R3 Medium Density Residential to R4 High Density Residential (near Brighton Avenue). Additionally, the rezoning of the identified Special Character areas from R3 Medium Density Residential to R2 Low Density Residential would protect the existing built form and fine grain nature of these precincts. This would allow a broad range of existing and new types of housing development to be undertaken under the SEPP in additional parts of the Town Centre, consistent with the objective of the SEPP to increase the supply diverse housing typologies.

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

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

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

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

Council will not proceed with the Affordable Housing Contributions Scheme on the basis that the Bankstown TOD added a new clause, Clause 6.38 to the CBLEP 2023 to enable Council to require dedication of affordable housing or an equivalent affordable housing monetary contribution.

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

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

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

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



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

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

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

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

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

A safe and exciting nightlife is important to creating a vibrant city centre. Under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, extended trading is permitted between 6.00am and 10.00pm in the E1 Local Centre Zone and 6.00am to 7.00pm in the MU1 Mixed Use Zone without requiring development consent from Council.

This planning proposal seeks to add a new subclause in Schedule 2 – Exempt Development in the CBLEP 2023 to allow operating hours beyond the hours allowed in the SEPP to provide greater flexibility for late night operation for certain uses in the Campsie Town Centre. To minimise adverse amenity impacts on the Campsie Town Centre, it is proposed that the extended operating hours (late night trading) Schedule 2 provisions in this planning proposal will only apply to the following uses:

- Business premises
- Markets
- Mobile food and drink outlets
- Restaurants or cafes
- Shops, and
- Take away food and drink premises.

These provisions already apply to the Bankstown City Centre and are proposed to apply to Campsie Town Centre, in the E1 and MU1 Zones (in addition to Bankstown City Centre). On this basis, the proposed Schedule 2 provisions will not have any broader implications for how the Codes SEPP applies to land elsewhere in the Canterbury Bankstown LGA and can operate alongside the Subdivision 23B – Hours of operation and trading in the Exempt Development Codes within the Codes SEPP exempt development provision.





## Implications of the Cultural SEPP (State Government changes to the Code SEPP)

The State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Events and Culture) 2025, also known as the Cultural SEPP, came into effect on 26 September 2025.

The changes introduced under the Cultural SEPP are mostly new or expanded exempt development provisions that apply to the State which means a development application or modification is not needed if the activity complies with the standards.

More information can be found on the Department's website here -

<https://www.planningportal.nsw.gov.au/draftplans/made-and-finalised/explanation-intended-effect-cultural-state-environmental-planning-policy-sepp>

If there is a conflict, the Cultural SEPP changes override the provisions in the CBLEP 2023 Schedule 2 – Exempt Development. However, the changes proposed in this planning proposal can coexist alongside the Cultural SEPP provisions, and will provide options and flexibility for land owners in Campsie Town Centre to choose what exempt provisions that best suit their site and proposed development.

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

This planning proposal is consistent with most applicable Local Planning Directions (Section 9.1 Ministerial Directions) (refer to Appendix B) and are discussed further below in Table 19.

The Local Planning Directions that are relevant to this planning proposal and addressed in Table 15 are as follows:

- Focus Area 1: Planning Systems
  - Direction 1.4 Site-specific Provisions
- Focus Area 3: Biodiversity and Conservation
  - Direction 3.1 Conservation Zones
  - Direction 3.2 Heritage Conservation
- Focus Area 4: Resilience and Hazards
  - Direction 4.1 Flooding
  - Direction 4.2 Coastal Management
  - Direction 4.4 Remediation of Contaminated Land
  - Direction 4.5 Acid Sulfate Soils
- Focus Area 5: Transport and Infrastructure
  - Direction 5.1 Integrating Land Use and Transport



- Direction 5.2 Reserving Land for a Public Purposes
- Direction 5.5 High Pressure Dangerous Goods Pipelines
- Focus Area 6: Housing
  - Direction 6.1 Residential Zones
- Focus Area 7: Industry and Employment
  - Direction 7.1 Business and Industrial Zones

Table 19: Consistency assessment against Local Planning Directions (Section 9.1 Ministerial Directions)

Direction	Consistent / Rationale
<p><b>Focus Area 1: Planning Systems</b></p> <p>Direction 1.4 Site-specific Provisions</p>	<p><b>Consistent.</b></p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The intent of the direction is to allow a certain land use or uses that are currently permissible within a given land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>In relation to the above, it is noted that this planning proposal imposes certain restrictions on the development in Zone MU1 Mixed Use by requiring a minimum quantum of employment generating uses which is currently not mandated by the CBLEP 2023. Further it is proposed to include an incentive floor space and building height LEP clause that will require certain development outcomes to be delivered for the incentive height and/or FSR to be obtained.</p> <p>The proposed site specific provisions ensure long term protection and delivery of commercial floor space, community infrastructure and affordable housing to meet Council's job targets for the Campsie Town Centre. In the absence of the clause, Council is unable to mandate the requirements delivery of the above outcomes including non-residential floor space as part of the MU1 mixed use development within the centre, resulting in a community disadvantage. It is also proposed that Additional Permitted Uses will be applied to key sites along the Cooks River to provide opportunities for activity and improved amenity linked with areas passive recreation along the river foreshore.</p> <p>The use of incentive building height and FSR clauses has been established within the CBLEP 2023 by the Bankstown Accelerated TOD and the Canterbury Local Centre TOD in effect 2024 and 2025 respectively. This planning proposal seeks to use the same approach as these previous LEP Amendments which was prepared and endorsed by the Department as part of the TOD program.</p> <p>In consideration to the above justification, the minor inconsistency is considered justifiable as the intent of the restrictive control is to ensure that the intended outcomes sought in this planning proposal can be delivered within Campsie Town Centre. This planning proposal is therefore considered consistent with Direction 1.4 Site-specific Provisions.</p>



Direction	Consistent / Rationale
Focus Area 3: Biodiversity and Conservation	<p><b>Direction 3.1 Conservation Zones - Consistent</b></p> <p>This Direction has the following requirements:</p> <p>Direction 3.1 Conservation Zones</p> <p><i>'(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</i></p> <p>Direction 3.2 Heritage Conservation</p> <p><i>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land).'</i></p> <p>This planning proposal will include land to be identified as 'Biodiversity' where Clause 6.4 - Biodiversity in CBLEP 2023 will apply. The purpose of the new biodiversity mapping is to facilitate the protection and conservation of environmentally sensitive areas. Refer to pages 14-19 in the Biodiversity Mapping for Campsie Town Centre Planning Proposal report at Attachment T. The Report makes the following recommendations:</p> <p><i>'Based on the results of the assessment a total of 2.96 ha of vegetation is recommended for inclusion in the terrestrial biodiversity map, including areas mapped as PCT 3448 - Castlereagh Ironbark Forest, PCT 4091 - Grey Mangrove-River Mangrove Forest, likely threatened species habitat and areas identified as 'Mangrove' or 'Mangrove transition' by Applied Ecology (Applied Ecology 2024). A total of 58 lots have some area of terrestrial biodiversity mapping located within their boundary.'</i></p> <p>This planning proposal introduces new biodiversity mapping to increase, not reduce, the conservation standards that apply to the land. This planning proposal therefore is consistent with Direction 3.1 Conservation Zones.</p> <p><b>Direction 3.2 Heritage Conservation - Consistent.</b></p> <p>The Campsie Master Plan refers to various potential heritage items that are currently under assessment by Council as part of an LGA-wide review. A total of 17 new heritage items are proposed to be listed under Schedule 5 Part 1 of the CBLEP 2023 as part of this planning proposal. Refer to Section 2.16 in Part 2 of this planning proposal for details and Attachment W for copies of the heritage inventory sheets.</p> <p>The planning proposal will include changes to zoning, height of building and FSR to the Campsie Town Centre which will include heritage item sites. In this regard, the changes to planning controls will apply to a broader area rather than the sole purpose of seeking to change controls for existing heritage items specifically. Any future development on heritage item sites will be required to address heritage impact in accordance with the existing LEP and DCP controls and draft Campsie Town Centre DCP.</p>



Direction	Consistent / Rationale
	<p>Beyond specific heritage controls, the planning proposal seeks to retain the following two areas of special local character within Campsie:</p> <p>Carrington Square and surrounding properties, and Gould Street, Redman Street and Wonga Street, near Tasker Park.</p> <p>These areas have been identified as special character areas given the number and distribution of relevant character buildings. They are generally characterised by single detached housing, with features originating from an Inter-war period, which can be linked to an important period of urban development in Campsie. The aim in these areas is to retain their character and for future development to be sensitive and responsive to that character. As such there is limited intensification proposed, and it is recommended these areas be preserved.</p> <p>To implement these changes and preserve the special character of these areas, the planning proposal will rezone these defined areas from R3 Medium Density Residential to R2 Low Density Residential. The proposed rezoning will better reflect the fine grain and the low-density character of these areas and ensure preservation of these areas the broader Campsie Town Centre undergoes significant land use and intensification uplift to accommodate future housing and jobs growth. The areas of special local characters will further be supported by DCP controls to inform future development.</p> <p>Protecting and valuing Campsie's Aboriginal heritage was an important objective of the Campsie Master Plan (Objective 8.1 – Local Aboriginal heritage culture is valued and celebrated). This planning proposal has been informed by an Aboriginal Cultural Heritage Study, which has informed the draft Campsie Town Centre DCP which will require future development that triggers Clause 6.15 – Design Excellence to consider Aboriginal heritage, including place-naming, use of native plants and locally indigenous materials and the integration of Aboriginal artwork and storytelling into new development.</p> <p>Within the draft DCP are references to the <i>Connecting with Country</i> Framework prepared by the Government Architect NSW and released in 2023. The DCP includes design guidance that aim to support the health and wellbeing of Country and the following three long-term strategic goals of the Framework:</p> <ul style="list-style-type: none"> <li>• Reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices</li> <li>• Value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects, and</li> <li>• Ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.</li> </ul>





Direction	Consistent / Rationale
	<p>Further, as outlined in Section 7.5 of <i>Campsie Town Centre and Campsie Town Centre Master Plans Aboriginal Culture and Heritage Study</i> (p110) Council has consulted with the Council's First Nations Advisory Council with the local Aboriginal community to ensure relevant themes and values are considered in the preparation of the draft DCP.</p> <p>Refer to Section 7.3.1 (page 108) of the <i>Bankstown Town Centre and Campsie Town Centre Master Plans Aboriginal Culture and Heritage Study</i> (Attachment O) for further details.</p>
<p><b>Focus Area 4: Resilience and Hazards</b></p> <p>Direction 4.1 Flooding</p>	<p><b>Justifiably inconsistent.</b></p> <div data-bbox="475 689 1469 904" style="background-color: #e6f2ff; padding: 10px;"> <p><b>Reference:</b></p> <ul style="list-style-type: none"> <li>Table 7-2 (pages 112-114) of the updated Flood Impact Risk Assessment (FIRA) contains a listed review of the proposed land use change areas, with all being consistent with Ministerial Direction 4.1.</li> </ul> </div> <p>The following responses to this Direction are provided below and based on the detailed Flood Impact Risk Assessment prepared by Stantec (refer to Attachment R):</p> <p><b>(1) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy, the principles of the Floodplain Development Manual 2005, the Considering flooding in land use planning guideline 2021, and any adopted flood study and/or floodplain risk management plan adopted by the relevant council.</b></p> <p><u>Response:</u></p> <p>Consistent. The Planning Proposal adheres to the principles of all of these documents.</p> <p><b>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Environmental Protection Zones to a Residential, Business, Industrial or Special Purpose Zones.</b></p> <p>Minor inconsistency. It is understood that these land use changes represent an intensification in zoning from a non-developable use which could potentially increase flood risk. The land use changes proposed as part of the planning proposal are not proposing a change from non-developable to a developable use, therefore are not considered eligible even if they are flood affected.</p> <p>There is a proposed change in zoning for a strip of land at 25 Anglo Street, Campsie currently zoned SP2 Infrastructure 'Drainage' to MU1 zone which is located within the Campsie RSL site. This small parcel has a site area of approximately 200m<sup>2</sup> and measures 5m wide by 40m long. By virtue of this rezoning, this is a minor inconsistency with this part of the Direction.</p>

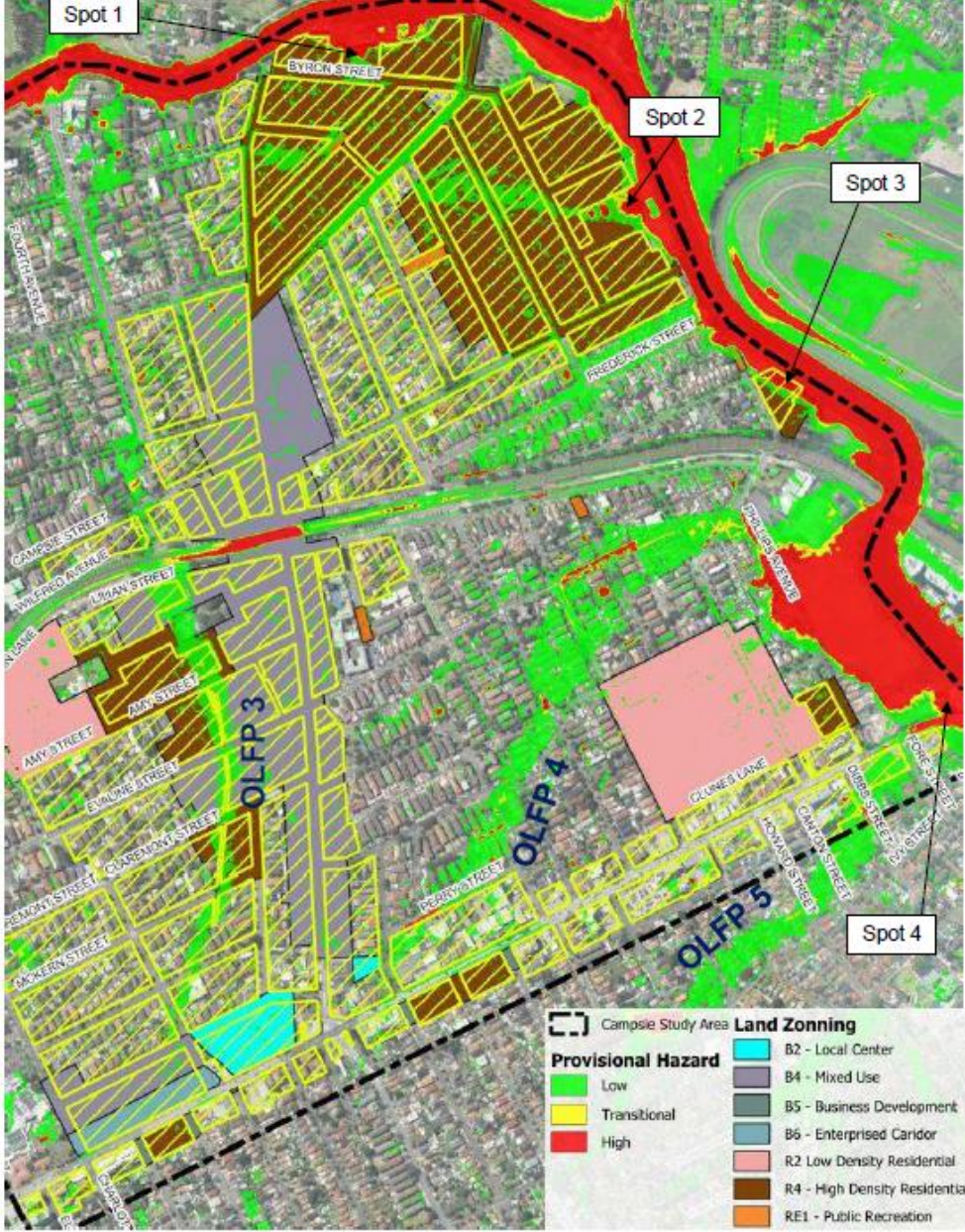


Direction	Consistent / Rationale
	<p><b>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</b></p> <p><b>a. permit development in floodway areas,</b></p> <p><u>Response:</u></p> <p>Consistent. Floodway is generally confined to Cooks River channel with negligible interaction with proposed intensification areas of the planning proposal. In accordance with these provisions, Figure 5-7 of the Stantec FIRA (p78) shows that these floodway areas have not been considered as part of the Planning Proposal.</p> <p><b>b. permit development that will result in significant flood impacts to other properties,</b></p> <p><u>Response:</u></p> <p>Consistent. Post-development modelling shows that</p> <ul style="list-style-type: none"> <li>impacts in the 1% AEP event are localised and should be able to be resolved on a site-by-site basis at later DA stage.</li> <li>PMF impacts on Cooks River mainstream floodplain relatively minor (&lt;0.1 metres) and do not result in a change in hazard affectation.</li> </ul> <p>Impacts for a high-level precinct-wide scale are considered suitable</p> <p><b>c. permit development for the purposes of residential accommodation in high hazard areas,</b></p> <p><u>Response:</u></p> <p>Consistent. The 1% AEP high hazard is mapped against the land use zoning of the Planning Proposal in Figure 5-8. It shows that the high hazard is generally confined to Cooks River channel and public road reserves in most locations. High hazard areas at Lindsay Street and Gordon Street and another area on the southern part of Tasker Park have not been proposed for intensification or residential uses in this planning proposal. The figure below shows the extent of the mapped 1% AEP high hazard zone in relation to the planning proposal's land use zoning which indicates that high hazard areas are predominantly confined to the Cooks River corridor and public road reserves. The mapping indicates that in regard to high hazard areas:</p> <ul style="list-style-type: none"> <li>For all overland flowpaths (OLFP3, 4 and 5) that interact with intensification sites there is negligible high hazard (or transitional hazard) affectation within any development sites as shown in the figure below.</li> <li>For the four mainstream 'spots' shown all have at least partial interaction with high hazard flooding in the 1% AEP event.</li> </ul>



Direction	Consistent / Rationale										
	<ul style="list-style-type: none"> <li>For spots 1, 2 and 4 the extent of intensification has been set avoiding these high hazard areas.</li> <li>For spot 3, the eastern portion of the site is high hazard affected and therefore not eligible</li> <li>for residential development. However, the adopted developable portion of these Nowra Street sites avoids high hazard areas and therefore would be eligible for development.</li> </ul> <p>Further to the above, the below is a summary of the flood constraint summary regarding the four 'spots' shown in the figure below (refer to p110 of the FIRA at Attachment R).</p> <table> <tr> <th>Location</th><th>Recommendation</th></tr> <tr> <td>Spot 1 – Byron Street</td><td><u>No zoning change or intensification is currently proposed.</u> Due to frequency of flooding, 1% AEP flood affectation and PMF H6 hazard affectation site is not recommended for inclusion in the planning proposal.</td></tr> <tr> <td>Spot 2 - Gordon Street</td><td><u>No zoning change or intensification is currently proposed.</u> Due to frequency of flooding, 1% AEP flood affectation and PMF H6 hazard affectation site is not recommended for inclusion in the planning proposal.</td></tr> <tr> <td>Spot 3 Nowra Street (Western Portion of Site Only) *</td><td><u>Both zoning change and intensification are currently proposed.</u> Based on 1% AEP flooding site is appropriate for redevelopment. Regarding both duration and hazard in a PMF event, this site is near the limit of acceptable thresholds for SiP eligibility. Proceeding with this site for intensification should be determined by Council's decision making on flood risk for SiP in its role as consent authority.</td></tr> <tr> <td>Spot 4 Canterbury Road</td><td><u>No zoning change or intensification is currently proposed.</u> Due to frequency of flooding, 1% AEP flood affectation and PMF H6 hazard and duration, the site is not recommended for inclusion in the planning proposal. *The eastern portion of the Nowra Street sites are not eligible for development as significantly affected in both 1% AEP and PMF events</td></tr> </table>	Location	Recommendation	Spot 1 – Byron Street	<u>No zoning change or intensification is currently proposed.</u> Due to frequency of flooding, 1% AEP flood affectation and PMF H6 hazard affectation site is not recommended for inclusion in the planning proposal.	Spot 2 - Gordon Street	<u>No zoning change or intensification is currently proposed.</u> Due to frequency of flooding, 1% AEP flood affectation and PMF H6 hazard affectation site is not recommended for inclusion in the planning proposal.	Spot 3 Nowra Street (Western Portion of Site Only) *	<u>Both zoning change and intensification are currently proposed.</u> Based on 1% AEP flooding site is appropriate for redevelopment. Regarding both duration and hazard in a PMF event, this site is near the limit of acceptable thresholds for SiP eligibility. Proceeding with this site for intensification should be determined by Council's decision making on flood risk for SiP in its role as consent authority.	Spot 4 Canterbury Road	<u>No zoning change or intensification is currently proposed.</u> Due to frequency of flooding, 1% AEP flood affectation and PMF H6 hazard and duration, the site is not recommended for inclusion in the planning proposal. *The eastern portion of the Nowra Street sites are not eligible for development as significantly affected in both 1% AEP and PMF events
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Direction	Consistent / Rationale
	 <p>1% AEP provisional flood hazard (high, transitional and low hazard) – Campsie precinct</p> <p><i>d. permit a significant increase in the development and/or dwelling density of that land,</i></p> <p>Consistent. Adherence to CBC current Flood Planning Level (FPL) requirements for all proposed residential buildings to have all habitable floor levels suspended above the 1% AEP plus 0.5m freeboard (FPL) will ensure new development in flood affected areas will be appropriately designed to cater for 1% AEP flooding events.</p>



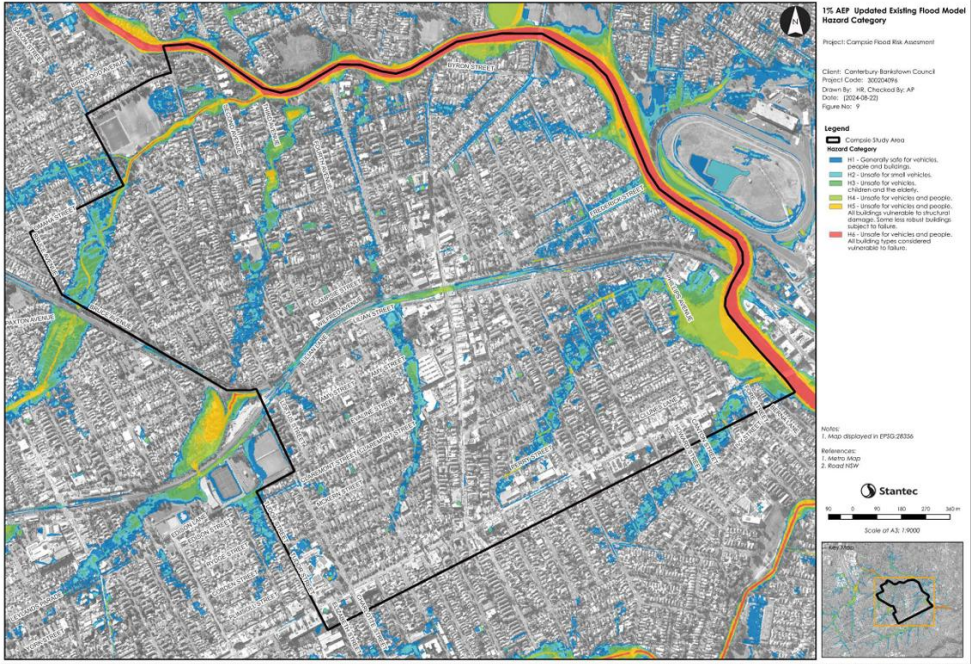
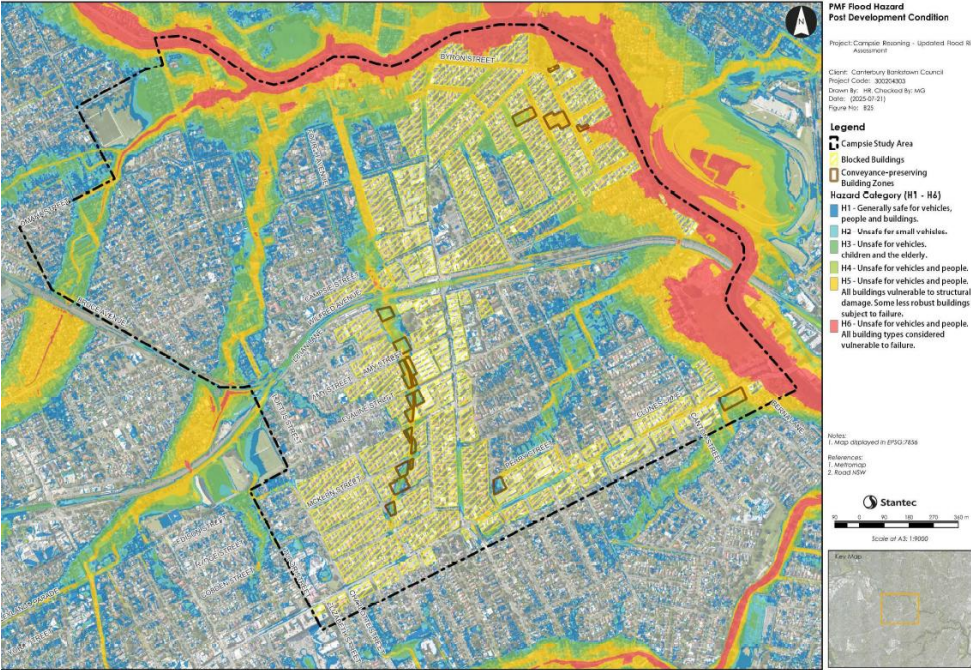


Direction	Consistent / Rationale
	<p>For properties impacted by the PMF events, design requirements in the draft Campsie Town Centre DCP will ensure that new development including increased dwelling density will be designed to either allow for evacuation or shelter in place. This in-principle approach is consistent with the State Government's finalisation of the Bankstown TOD precinct in November 2024 to permit intensification of land for higher density residential development.</p> <p><b><i>e. permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</i></b></p> <p>Consistent. The uses noted above are currently permitted across various zonings in the PMF affected land in the Town Centre with no specific additional flooding design or operational provisions in the CBLEP 2023 or CB DCP 2023. A high-level review of flood emergency response suggests that evacuation may be feasible for most of the Planning Proposal study area as most areas have rising road access to flood free land in the PMF event. Refer to Section 5.8.4, pages 91-95 in the Stantec FIRA at Attachment R. The draft Campsie Town Centre DCP includes guidance for 'vulnerable' uses that will require additional analysis by applicants proposing such uses in PMF affected areas within the Town Centre including detailed flood studies, pre-DA and preliminary meetings with Council and other key stakeholders before submitting the DA with Council.</p> <p><b><i>f. permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require consent,</i></b></p> <p>Minor inconsistency. As outlined in Section 2.17 – Change 17 in Part 2, this planning proposal seeks to allow additional development as exempt development, to match those uses permitted in Bankstown City Centre as part of the TOD changes in November 2024.</p> <p>The proposed changes relate to extended operating hours to commercial uses that would already be approved or permitted via the existing exempt or complying development pathways. The changes are not enabling new development to occur, only to allow extended operating hours for developments that would be permitted currently. Given there are no flooding considerations for exempt development included in this planning proposal it would be unreasonable and unnecessary to impose these requirements.</p> <p><b><i>g. are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</i></b></p>



Direction	Consistent / Rationale
	<p>This planning proposal demonstrates consistency with this Direction, as it has been demonstrated in the Stantec Report (pages 112-114, Attachment R) that for most sites will most likely either:</p> <ul style="list-style-type: none"><li>• Allow for evacuation to non-flood impacted areas, or</li><li>• Utilise Shelter in Place which offers a viable alternative for off-site evacuation, avoiding cases where vehicles are queued on multi-storey basement driveways to exit onto possibly crowded local roads, and exposing occupants to greater flood risk.</li></ul> <p>Flood emergency response key issue areas have been shown as black hatched areas in Figure 5-11 to Figure 5-14 in the Stantec FIRA report (Attachment R). Among the flood emergency response areas there is no overlap with areas proposed for change to land use along with intensification.</p> <p>These above measures will be supported by the existing detailed flooding controls in Council's CB DCP 2023 and the draft Campsie Town Centre DCP which will include additional principles, objectives and controls for new development within the PMF affected areas of the Campsie Town Centre, including in certain instances, consulting with the NSW SES prior to lodging a development application with Council.</p> <p>The NSW State Emergency Service has been consulted with prior to exhibition of this planning proposal and will be provided an opportunity to make a formal submission during the exhibition and State Agency referral of this planning proposal.</p>



Direction	Consistent / Rationale
	 <p><b>1% AEP Updated Existing Flood Model Hazard Category</b></p> <p>Project: Campsie Flood Risk Assessment Client: Canterbury Bankstown Council Project Code: 2020409 Drawn By: H8, Checked By: AP Date: (2024-08-22) Figure No: 7</p> <p><b>Legend</b></p> <p><b>Campsie Study Area</b></p> <p><b>Hazard Category</b></p> <ul style="list-style-type: none"> <li>H1 - Generally safe for vehicles, people and buildings.</li> <li>H2 - Unsafe for small vehicles.</li> <li>H3 - Unsafe for vehicles.</li> <li>H4 - Unsafe for vehicles and people.</li> <li>H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.</li> <li>H6 - Unsafe for vehicles and people. All building types considered vulnerable to failure.</li> </ul> <p>Notes: 1. Map displayed in EPD 2836</p> <p>References: 1. Aerial map 2. Road NEW</p> <p>Scale of A3: 1:5000</p> <p>Stantec</p> <p>Document has been prepared based on information supplied by others as cited in the data sources. Stantec has not verified the accuracy and/or completeness of the information as it is not deemed responsible for any errors or omissions which may be incorporated herein as a result. Stantec disclaims any responsibility for errors supplied in electronic format, and accepts no responsibility for verifying the accuracy and/or completeness of the data.</p> <p><i>1% AEP Updated Existing Flood Model Hazard Category, Stantec 2025 (p195, Attachment R)</i></p>  <p><b>PMF Flood Hazard Post Development Condition</b></p> <p>Project: Campsie Resourcing - Updated Flood Risk Assessment Client: Canterbury Bankstown Council Project Code: 2020403 Drawn By: H8, Checked By: MG Date: (2024-08-21) Figure No: 8/25</p> <p><b>Legend</b></p> <p><b>Campsie Study Area</b></p> <p><b>Blocked Buildings</b></p> <p><b>Conveyance-preserving Building Zones</b></p> <p><b>Hazard Category (H1 - H4)</b></p> <ul style="list-style-type: none"> <li>H1 - Generally safe for vehicles, people and buildings.</li> <li>H2 - Unsafe for small vehicles.</li> <li>H3 - Unsafe for vehicles, children and the elderly.</li> <li>H4 - Unsafe for vehicles and people.</li> <li>H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.</li> <li>H6 - Unsafe for vehicles and people. All building types considered vulnerable to failure.</li> </ul> <p>Notes: 1. Map displayed in EPD 7836</p> <p>References: 1. Aerial map 2. Road NEW</p> <p>Scale of A3: 1:5000</p> <p>Stantec</p> <p>Document has been prepared based on information supplied by others as cited in the data sources. Stantec has not verified the accuracy and/or completeness of the information as it is not deemed responsible for any errors or omissions which may be incorporated herein as a result. Stantec disclaims any responsibility for errors supplied in electronic format, and accepts no responsibility for verifying the accuracy and/or completeness of the data.</p> <p><i>PMF Flood Hazard Post Development Condition, Stantec 2025 (p195, Attachment R)</i></p>
Direction 4.2 Coastal Management	<p><b>Justifiably inconsistent.</b></p> <p>This planning proposal is affected by a proximity buffer of some sections of coastal wetlands associated with the Cooks River which surrounds the Campsie Town Centre along the northern and eastern edges.</p>





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





Direction	Consistent / Rationale
	In consideration to the above matters, the proposed intensification within a buffer zone of coastal wetlands is justified.
Direction 4.4 Remediation of Contaminated Land	<p><b>Consistent.</b></p> <p>This Local Planning Direction applies to planning proposals that involve the following:</p> <ul style="list-style-type: none"> <li>• Land within an investigation area under the Contaminated Land Management Act 1997, or</li> <li>• Land that is currently or previously known to have contaminating uses as per Table 1 of the contaminated land planning guidelines, or</li> <li>• Where residential, educational, recreational, childcare or hospital uses are proposed on land where there is no or partial knowledge whether a contaminated use has occurred, or if it was lawful to occur, in the past.</li> </ul> <p>The planning proposal does not include any land in an investigation area nor does it involve land rezoning where Council is aware of previous contaminating uses.</p> <p>In terms of the sensitive land uses in the third item above, as described in Part 2, this planning proposal will involve rezoning of land in ten key areas, all of which currently permit a range of sensitive land uses mentioned in this Direction. The proposed rezoning of land in this planning proposal involves sites that currently permit a form of residential accommodation and/or childcare uses and are being rezoned to new uses that either continue these sensitive land uses or remove them from being permissible. Such an example is the rezoning of four public parks within road reserves (Item 7 in Section 2.1, Part 2) from R3 and R4 to RE1 zone.</p> <p>Therefore this planning proposal does not require any additional Preliminary Site Investigations to be prepared other than the proposed rezoning of the site at 25 Anglo Road, Campsie, discussed below. Council is not aware of any relevant historical or current uses of land impacted by contamination that require to be included in this planning proposal.</p> <p>Should the LEP Amendments in this planning proposal be finalised and come into effect, the future redevelopment of land in the Campsie Town Centre that requires development consent will be required to satisfy the requirements of <a href="#">Chapter 4 – Remediation of Land in the State Environmental Planning Policy (Resilience and Hazards) 2021</a> and Contaminated Land Management Act 1997, were relevant.</p> <p><u>25 Anglo Road, Campsie rezoning</u></p> <p>The planning proposal includes rezoning of the site at 25 Anglo Road, Campsie from SP2 Infrastructure 'Drainage' to MU1 Mixed Use Zone that will permit sensitive uses such as</p>



Direction	Consistent / Rationale
	<p>residential, educational, recreational, childcare and the like that were not previously permitted under the current SP2 zoning.</p> <p>Council has obtained expert advice from environmental consultants Douglas Partners that confirms the suitability of the land for the proposed zoning and consistency with the relevant Local Planning Making Direction 4.4 'Remediation of Contaminated Land'. The result of the Preliminary Site Investigation indicates that the site can be made suitable for the proposed land uses subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations, at the Development Application stage, should the site be redeveloped in the future. This is consistent with part 1(b) of the Direction.</p> <p>Further, in accordance with the Local Planning Making Direction 4.4(2), this planning proposal will be consistent with the following:</p> <p><i>"Before including any land to which this direction applies in a particular zone, this planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines."</i></p> <p>Refer to Attachment T for the Preliminary Site Investigation Report prepared by Douglas Partners. No changes are required to the planning proposal because of the Preliminary Site Investigation studies.</p>
Direction 4.5 Acid Sulfate Soils	<p><b>Justifiable inconsistency of minor significance.</b></p> <p>The intensification proposed by the planning proposal includes certain lands that are identified on the Acid Sulfate Soils Planning Maps as being affected by the lowest classification of Acid Sulfate Soils - Class 4 and 5.</p>



Direction	Consistent / Rationale
	<div data-bbox="472 360 1286 1205"> </div> <div data-bbox="1294 949 1469 1205"> <p>Acid Sulfate Soils Map</p> <ul style="list-style-type: none"> <li>Class 1</li> <li>Class 2</li> <li>Class 2a</li> <li>Class 2b</li> <li>Class 3</li> <li>Class 4</li> <li>Class 5</li> </ul> </div> <p>Acid sulfate soils map from CBLEP 2023</p> <p>The Direction notes, in part:</p> <p><i>‘(3) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.’</i></p> <ul style="list-style-type: none"> <li>• There is no change in land use proposed. This planning proposal seeks to rezone residential land (R3 zone) to residential land (R4 zone).</li> <li>• Most of the intensification will occur in the lowest ASS rating, Class 5 which is already zoned R3 and R4 and permits the same types of land uses under this planning proposal.</li> <li>• While there will be increased intensification, the magnitude of the change is not significantly, with most of the affected area in the Town Centre changing zoning from R3 to R4 zones with the increase in building height and FSR located entirely within existing developable land. The planning proposal includes the rezoning of some sites from R3 and R4 to RE1 Public Recreation Zone to create new open space or to formalise longstanding public parks into their appropriate RE1 zoning.</li> </ul>



Direction	Consistent / Rationale
	<ul style="list-style-type: none"> <li>The CBLEP 2023 currently has a robust provision for managing Acid Sulfate Soils of varying severity in <a href="#">Clause 6.1 – Acid Sulfate Soils</a> of the CBLEP 2023. It is no proposed to amend these existing CBLEP 2023 controls.</li> <li>Council is not aware of any significant town-centre wide issues relating to Acid Sulfate Soils in Campsie.</li> <li>It is notable that the recent completion of the Canterbury Local Centre TOD did not include any similar assessment of Acid Sulfate Soils, despite the majority of Canterbury Local Centre being either Class 4 or Class 5 Acid Sulfate Soils land. While noting that the TOD program is not a planning proposal process, the lack of the Department's investigation of the issue in Canterbury suggests the current CBLEP 2023 provisions are sufficient to manage any minor potential environmental issues during future redevelopment.</li> </ul> <p>The existing provisions of the LEP (Clause 6.1 – Acid Sulfate Soils) will continue to apply to the planning proposal area and will ensure that the intended future management of Acid Sulfate Soils is achieved. As part of any future Development Application, properties within the intensification area would be required to demonstrate that the proposed works are in accordance with the Acid Sulfate Soils Manual.</p> <p>In consideration to the above matters, the inconsistency of minor significance with this direction is of minor significance and therefore submission of an acid sulfate soils study is not required.</p>
<b>Focus Area 5: Transport and Infrastructure</b>  Direction 5.1 Integrating Land Use and Transport	<p><b>Consistent.</b></p> <p>This planning proposal capitalises on the completion of Sydney Metro City and Southwest conversion, which includes a new Metro railway station at Campsie that commences operation in 2024 and aims to align employment and housing growth with the delivery of city-shaping transport infrastructure. Increasing residential and employment opportunities in an area which will have enhanced access to transport infrastructure reduces dependence on cars supports the efficient and viable operation of public transport services.</p> <p>This planning proposal will maximise enhancements to existing and future walking and cycling infrastructure within the Campsie Town Centre by concentrating future jobs and dwelling growth within the Town Centre where such infrastructure is intended to be delivered in the future. These opportunities will be investigated further as this planning proposal progresses and will be supported by comprehensive DCP controls, including a reduction in on-site parking rates within the Campsie Town Centre and the introduction of maximum parking rates for areas near the future Campsie Metro station (within 400m). The Off-Street Parking and Servicing/Loading Study by GTA consultants considers the needs of freight and servicing within the town centre and will inform the preparation of the DCP.</p>
Direction 5.2 Reserving Land for a Public Purposes	<b>Consistent.</b>



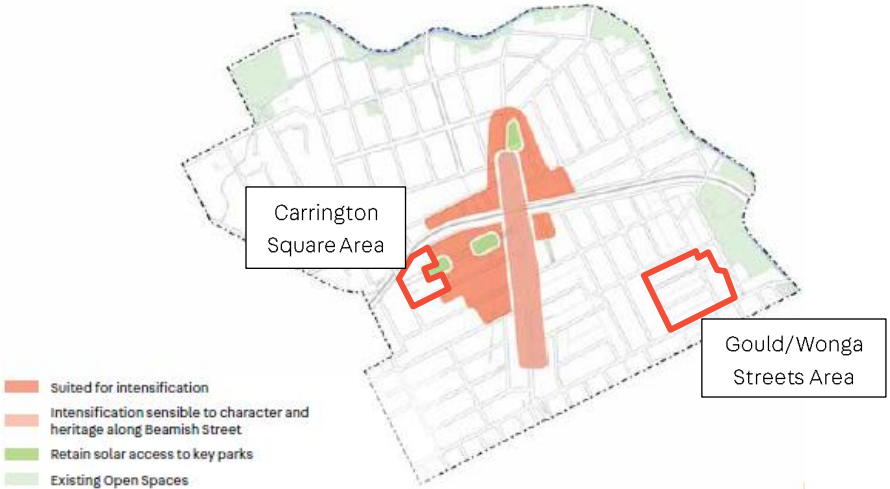


Direction	Consistent / Rationale
	<p>The objective of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes. According to the Direction, where land is to be reserved for public purposes, the land is to be outlined and annotated on the Land Reservation Acquisition Map, and the relevant acquisition authority is to be identified.</p> <p>This planning proposal proposes to amend the existing Land Reservation Acquisition Map to include the following new properties for acquisition by Council for the provision of public open space (zoned RE1 Public Recreation):</p> <ul style="list-style-type: none"> <li>• 7 Bellombi Street, Campsie</li> <li>• 16, 17 and 18 Dryden Street, Campsie</li> <li>• 19 and 21 Burns Street, Campsie, and</li> </ul> <p>For the above properties, Council will be the nominated acquisition authority. In consideration to the above matters, this planning proposal is consistent with the Direction 5.2 Reserving Land for a Public Purposes.</p> <p><u>Implications of reclassification of lots in this planning proposal</u></p> <p>Regarding the proposed reclassification of the 11 lots in this planning proposal (refer to Section 2.15 – Change 15), none of the 11 lots are included on the Land Reservation Acquisition Map in CBLEP 2023 nor is there any need to include any of the lots on the Map. There are no implications of the proposed reclassified lots in relation to this Direction.</p>
Direction 5.5 High Pressure Dangerous Goods Pipelines	<p><b>Consistent.</b></p> <p>There is an existing high pressure pipeline that runs on the northern and eastern bank of Cooks River. Parts of the Campsie Town Centre would fall within the 140m-200m 'application' area buffer zone of the pipeline.</p> <p>A Land Use Safety Study (LUSS) has been prepared and is submitted as a confidential report with this planning proposal to the Department. The LUSS concludes that: <i>'Land use changes envisaged by the Master Plan result in risk levels from the DG pipelines considered in this study that satisfy both quantitative and qualitative risk criteria for development in the vicinity of potentially hazardous facilities as given by NSW DP&amp;E [2] and [4]. As such, there are no changes required for the Master Plan.'</i></p> <p>The LUSS report findings do not suggest that the Campsie Town Centre planning proposal requires inclusion of properties within the maps referred in Clause 6.30 'Prohibited development in hazard area' and 6.31 'Residential development near pipelines' of the CBLEP 2023.</p> <p>On this basis the Direction has been satisfied.</p>



Direction	Consistent / Rationale															
<p><b>Focus Area 6: Housing</b></p> <p>Direction 6.1 Residential Zones</p>	<p><b>Justifiable inconsistency.</b></p> <p>This planning proposal facilitates increases in residential density and housing diversity throughout the Campsie Town Centre, in order to meet dwelling targets established in the South District Plan. In total this planning proposal seeks to enable over 6,000 dwellings through to 2036 which will be achieved by significant parts of the Town Centre being rezoned from R3 to R4 and large increases in the maximum building height and Floor Space Ratio.</p> <p>The proposed rezoning amendments are generally consistent with this Local Planning Direction as it will enable delivery of diverse and affordable housing that makes efficient use of existing infrastructure that will broadly increase the permissible residential density of land. This planning proposal includes incentive clauses that will provide building height and FSR bonuses that will encourage community infrastructure while allow for higher density development which will reduce the consumption of land for housing and associated urban development on the urban fringe of Sydney. This is consistent with the Local Planning Direction.</p> <p>The Section (2)(b) of the Direction states a planning proposal must:</p> <p style="text-align: center;"><b><i>(b) not contain provisions which will reduce the permissible residential density of land.</i></b></p> <p>There are two areas within the Campsie Town Centre that are proposed to be rezoned from R3 Medium Density Residential to R2 Low Density Residential Zone, these are the following 'precincts' which are identified as Special Character Areas in the Master Plan (page 56 at Attachment A):</p> <ul style="list-style-type: none"><li>• Carrington Square and surrounding properties (38 lots), and</li><li>• Gould Street, Redman Street and Wonga Street, near Tasker Park (113 lots).</li></ul> <p>Refer to Figure 26 for the location of these two areas.</p> <p>The table below shows that despite currently being zoned R3, the key built form controls are the same as the proposed R2 zone controls:</p> <table><tr><th>Status</th><th>Zoning</th><th>Height of building</th><th>Floor Space Ratio</th><th>Minimum lot size</th></tr><tr><td>Existing</td><td>Existing R3 Zone</td><td>8.5m (2 storeys)</td><td>0.5:1</td><td>460m<sup>2</sup></td></tr><tr><td>Proposed</td><td>Proposed R2 zone (this planning proposal)</td><td>8.5m (2 storeys)</td><td>0.5:1</td><td>460m<sup>2</sup></td></tr></table>	Status	Zoning	Height of building	Floor Space Ratio	Minimum lot size	Existing	Existing R3 Zone	8.5m (2 storeys)	0.5:1	460m <sup>2</sup>	Proposed	Proposed R2 zone (this planning proposal)	8.5m (2 storeys)	0.5:1	460m <sup>2</sup>
Status	Zoning	Height of building	Floor Space Ratio	Minimum lot size												
Existing	Existing R3 Zone	8.5m (2 storeys)	0.5:1	460m <sup>2</sup>												
Proposed	Proposed R2 zone (this planning proposal)	8.5m (2 storeys)	0.5:1	460m <sup>2</sup>												



Direction	Consistent / Rationale
	<p>The additional types of residential accommodation permitted in the R3 zone over the R2 zone in the CBLEP 2023 include:</p> <ul style="list-style-type: none"> <li>• Attached dwellings</li> <li>• Multi-dwelling housing, and</li> <li>• Seniors housing (note, seniors housing is permitted in the R2 zone under <a href="#">Part 5 of the Housing SEPP</a>)</li> </ul> <p>While the rezoning of these two areas will remove some types of residential accommodation, it is noted that in total only 151 lots are affected. The figure below (from p 21 of the Master Plan) shows the two areas (in red outline) sit outside of the intensification areas given their distance from the Campsie Metro Station.</p>  <p>These two areas are described as 'Special character areas' in the Master Plan and have the following values (refer to page 56 at Attachment A):</p> <p><i>'Two areas are identified as special character areas given the number and distribution of relevant character buildings. They are generally characterised by single detached housing, with features originating from an Inter-war period, which can be tied in with the original urban fabric in Campsie. The aim in these areas is to retain their character and for future change to be sensitive and responsive to that character. As such there is limited intensification proposed, and it is recommended these areas be considered for low density land uses.'</i></p> <p>The two areas do not meet the relevant thresholds for heritage conservation however, to preserve the character and ensure future redevelopment in the two areas is sensitive and responsive to the existing character, the draft DCP includes character statements that must be addressed by future development.</p>



Direction	Consistent / Rationale
	<p>The reason for these areas to be zoned to R2 Low Density Residential are as follows:</p> <ul style="list-style-type: none"> <li>• The R3 zoning has building height, FSR and minimum lot size development controls that will be the same under the proposed R2 zoning. Despite the additional types of residential accommodation permitted under the current R3 zoning, there will be minimal change potential in the potential development outcomes on these sites.</li> <li>• The two areas, particularly the southern area, are not located close to the Campsie Metro Station and not considered to be suitable for intensification compared to other parts of the Town Centre.</li> <li>• The two areas are not located in the intensification areas for this planning proposal and the potential uplift is not planned nor encouraged given the distance of the sites from the Campsie Metro Station and there being more favourable properties in the Town Centre better suited to higher densities.</li> <li>• Two areas are identified as special character areas given the number and distribution of relevant character buildings.</li> <li>• They are generally characterised by single detached housing, with features originating from an Inter-war period, which can be tied in with the original urban fabric in Campsie.</li> <li>• The aim in these areas is to retain their character and for future change to be sensitive and responsive to that character.</li> <li>• The lot configuration and layout, along with the existing height and floor space ratio controls, generally result in a low density built form outcome.</li> <li>• Overall, there is only a small number of lots impacted, 151 in total across both areas.</li> </ul> <p>As such there is limited intensification proposed, and it is recommended these areas be considered for low density land uses.</p> <p>There are certain areas within the Campsie Town Centre that are proposed to be rezoned from more permissive zones to more restrictive zones, in particular the commercial centre of Bankstown which is to be rezoned from MU1 Mixed Use to E2 Commercial Core. This is arguably a 'downzoning' which will "reduce the permissible residential density" of that land, which is inconsistent with the Local Planning Direction.</p> <p>However, in context of the overall Campsie Town Centre, this planning proposal will enable a significant overall uplift of residential density, providing capacity for 6,360 additional dwellings to 2036 through increases in height and FSR as well as the 'up-zoning' of other areas within the Town Centre (Refer Part 2). This is essentially doubling the existing housing capacity in Campsie Town Centre. The following areas are proposed to be 'up-zoned' within the Campsie Town Centre to allow for residential development that was not previously permitted or increased residential density:</p> <ul style="list-style-type: none"> <li>• From SP2 Infrastructure to MU1 Mixed Use:</li> <li>• From R2 Low Density Residential to R4 High Density Residential:</li> </ul>





Direction	Consistent / Rationale
	<ul style="list-style-type: none"> <li>From R3 Medium Density Residential to R4 High Density Residential:</li> </ul> <p>These sites are appropriate for increased residential densities as they are within walking distance of Campsie Station and future Metro station (less than 800m). These areas are also in proximity to open space, shops and services in the Campsie Town Centre.</p>
<b>Focus Area 7: Industry and Employment</b>  Direction 7.1 Business and Industrial Zones	<p><b>Consistent.</b></p> <p>This planning proposal is consistent with the objectives of this Local Planning Direction as it will provide:</p> <ul style="list-style-type: none"> <li>Retention and rezoning of existing business zones (from E1 Local Centre to MU1 Mixed Use) with a slight expansion of business areas to facilitate job growth, establish a 'node' around the Beamish Street, Bexley Road and Canterbury Road intersection to support establishment of the Eastern Lifestyle and Medical Precinct.</li> <li>Adopt the E3 Productivity Support zone to a stretch of Canterbury Road as recommended by the Canterbury Road Review.</li> <li>Introduction of an LEP clause that requires employment generating uses of MU1 zones as a minimum.</li> <li>Jobs growth within a Strategic Centre as per the South District Plan.</li> </ul> <p>There are no changes proposed to the permissible uses in the existing MU1 Zone.</p> <p><u>Additional Permitted Uses</u></p> <p>The planning proposal also introduces restaurant or cafe, take away food and drink premises, and small bar uses as Additional Permitted Uses (APU) at key sites along the Cooks River Foreshore to improve amenity and utilisation of the corridor. The preferred sites are indicated on the Proposed Urban Design Framework in the Master Plan (page 28).</p> <p>The planning proposal seeks to remove "residential accommodation" as an APU (on the CBLEP 2023 Key Sites Map) from E3 Productivity Support zone. This change aligns with the Canterbury Road Review and is intended to focus residential development closer to and around Campsie Railway Station and reinforces the current and future role of Canterbury Road as a Productivity Support corridor.</p> <p>There are no other amendments proposed in this planning proposal which would impact industrial and urban service land in or around the Campsie Town Centre. This planning proposal is supported by an Employment Analysis prepared by Atlas Economics which provides a review and update to the earlier Economics and Land Use Study prepared by SGS Economics, which demonstrates consistency with Council's Employment Lands Strategy as outlined in Section 4.4.</p>



## Section C – Environmental, social and economic impact

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

### Ecological assessment - Terrestrial biodiversity mapping

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

#### Reference:

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

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

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

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

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



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

#### Reference:

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

### Planted Native Vegetation

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

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

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

#### Reference:

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

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

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



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

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

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

### Threatened Species

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

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

#### Reference:

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

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

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

Figure 27 indicates PCTs and TECs within the study area, including hollow bearing trees.

### Draft Terrestrial Biodiversity Mapping





A draft terrestrial biodiversity map (refer to Figure 28) has been prepared based on the information and data mentioned in this section compiled as part of the desktop assessment and field assessment undertaken by Ecoplaning. This map shows proposed additions to the Terrestrial Biodiversity Map under Clause 6.4 'Biodiversity' of the CBLEP 2023. There is no proposed amendment to the wording of the existing Clause 6.4 of the CBLEP 2023.

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

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

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



Figure 27: Plant Community Types (PCTs) and Threatened Ecological Communities (TECs), Ecoplanning 2024

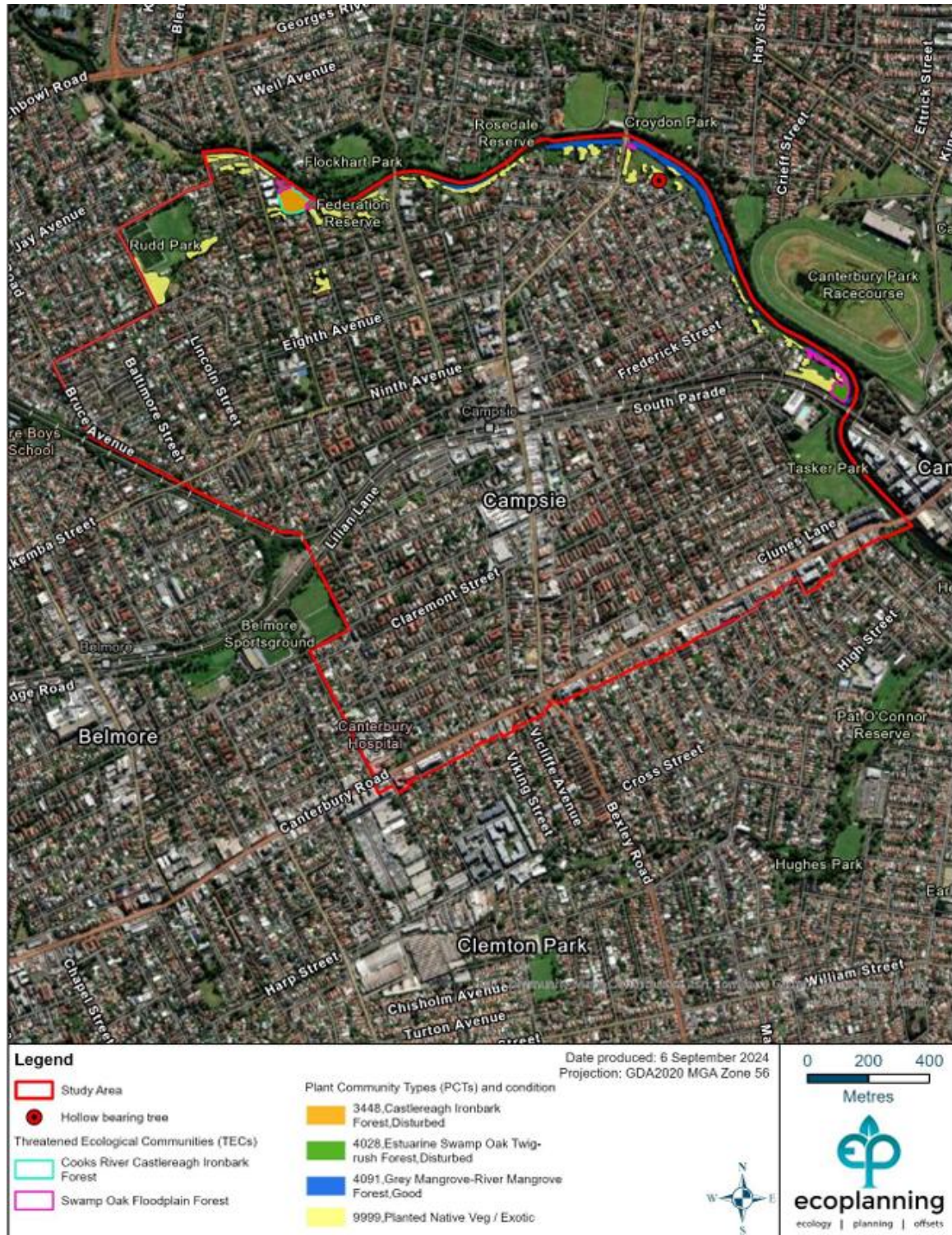
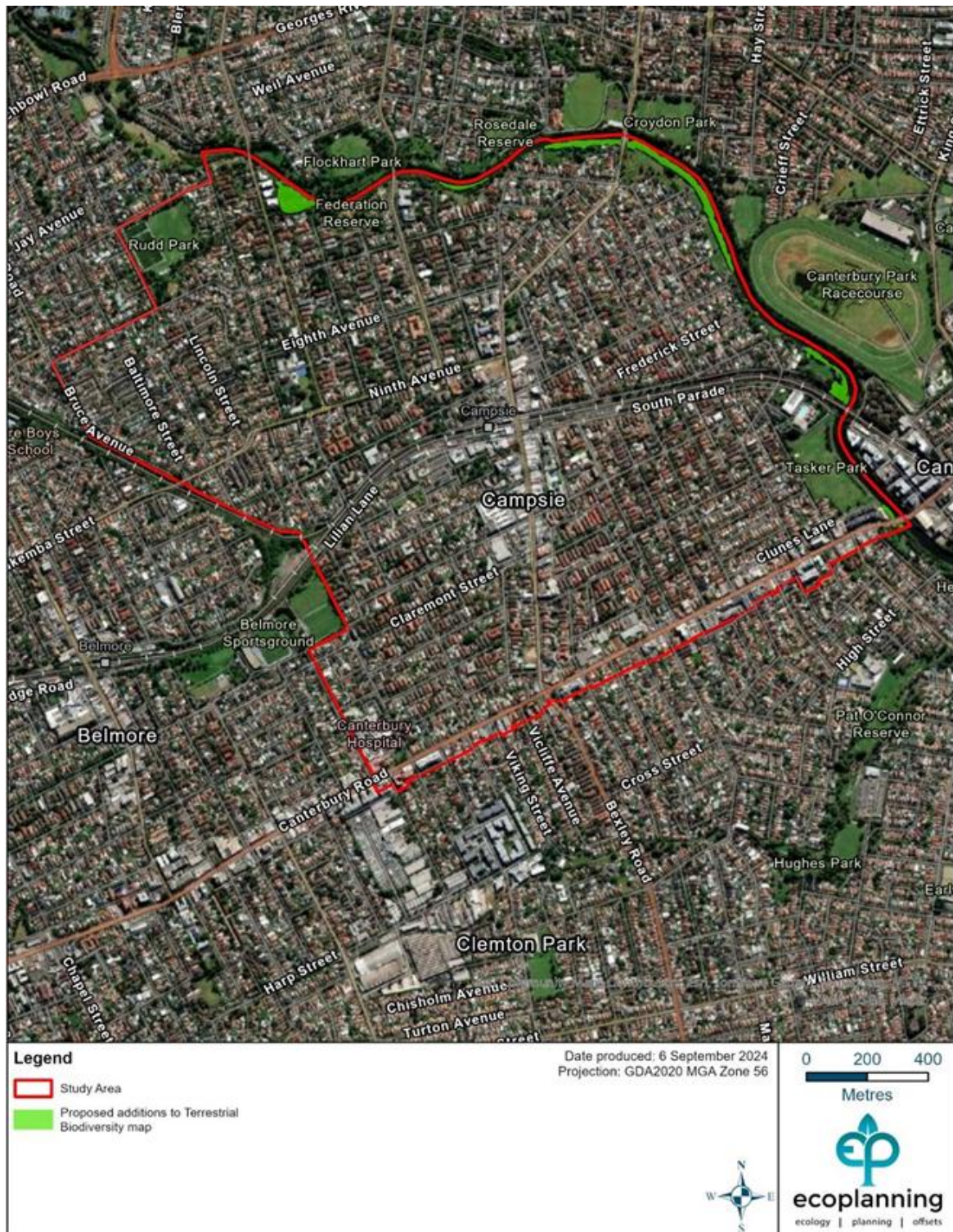






Figure 28: Proposed additions to Terrestrial Biodiversity map, Ecoplanning 2024





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

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

### 9.1 Flooding

Campsie Town Centre is located within the Cooks River Catchment. The study area is bound by Cooks River along its north and east, properties fronting Canterbury Road to the south, and Tudor Street, Loch Street, Bruce Avenue, Omaha Street, Varidel Avenue and Clarence Street from the west. Generally, the height and density are proposed to be highest in these three main areas.

The following key events have occurred during the preparation of this planning proposal:

- In May 2021, Council's Asset Planning Stormwater team reviewed the Campsie Master Plan (prior to its adoption) and concluded that it was generally in accordance with the objectives of the new Flood Prone Land Policy Update.
- Draft Gateway Conditions from NSW DCCEEW (formerly EHG) were received on 23 September 2022.
- A meeting with NSW DCCEEW representatives, Council and Stantec was then held in May 2024 to clarify and provide additional scope for the updated FIRA.
- In September 2024, Stantec provided a Council with a finalised updated FIRA which has been informed by the latest available guidance including the 2023 Flood Risk Management (FRM) Manual, Guides and Toolkit, the Draft Shelter in Place Guideline, the Planning Circular PS 24-001, and adoption of flood model results from the combined mainstream and overland flow TUFLOW model for the Cooks River prepared by Stantec on behalf of Canterbury-Bankstown Council (Stantec, 2024), which now supersedes the data from the original desktop Flood Planning Assessment.

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

- Precluding development within high flood risk areas such as floodways or high hazard areas
- Rezoning and intensification of residential development within the Flood Planning Area (FPA)
- Flood emergency response, in particular evacuation and alternatively Shelter-in-Place
- Special flood considerations and additional flood risk for vulnerable developments, and
- Consideration of any regional flood mitigation measures that could be developed to address future flood risk.

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

Land at 17-25 Byron Street 6-18A Gordon Street, Campsie - flooding analysis suggests these sites are not suitable for high density development due to the potential flood risk requiring significant raising of ground levels, resulting in poor outcomes for this precinct. This planning proposal does not zone these properties for high density residential uses and will retain their current LEP provisions. Refer to Attachment R, p110.





The requirements of Condition 1.19 of the Gateway determination are addressed below. It is noted that Section 7.3 – Gateway flood-related comments in the FIRA report prepared by Stantec also provides concise responses to Gateway determination Condition 1.19 (see page 114, Attachment R).

### How the Flood Impact Risk Assessment Recommendations have been addressed

Table 20 provides a response to the planning recommendations in Section 5.9.4 (p102) of the FIRA report prepared by Stantec (Attachment R).


Table 20. Response to Stantec FIRA 'planning recommendations' – Section 5.9.4 (page 102)

Planning recommendation	Response
Avoid permitting vulnerable development in Emergency Response Key Areas.	<p>The Stantec report recommends the following vulnerable land uses should not be permitted in areas between the Flood Planning Area and the PMF affected land without reliable flood response:</p> <ul style="list-style-type: none"> <li>• Childcare centres</li> <li>• Hospitals and medical facilities</li> <li>• Seniors housing and aged care</li> <li>• Boarding houses and hostels</li> <li>• Residential care, respite, or group homes.</li> </ul> <p>The draft Campsie Town Centre DCP includes a section that any development that proposes the above vulnerable land uses must consult with the State Emergency Service and hold pre-lodgement discussions with Council to explain and demonstrate the development has reliable flood responses and safe flood emergency measures once operational.</p> <p>The Stantec report (Section 5.9.1, p102) notes that in these areas, vulnerable development should only be permitted where emergency response (evacuation or shelter-in-place) is demonstrated to be safe and feasible.</p>
Apply site-specific development controls in the LEP or DCP (e.g. minimum floor levels, refuge design, emergency plans).	These development controls have been included in the draft Campsie Town Centre DCP. It is noted that clause 5.21 – Flood planning continues to apply to all land in the Canterbury Bankstown LGA.
Continue monitoring and updating PMF hazard and duration mapping.	Noted. Council continues to progress ongoing updating of flooding and catchment mapping.
Confirm emergency response feasibility before rezoning any site affected by Spot 3 or Spot 4 Constraints.	Spot 3 relates to properties on Nowra Street to the east of Campsie near Cooks River and Spot 4 relates to land near Canterbury Road in the south eastern corner of Campsie Town Centre.



Planning recommendation	Response
	<div data-bbox="523 389 1040 1097"> </div> <p data-bbox="523 1102 1453 1193">For Spot 3, this planning proposal seeks to apply the foreshore building line along the rear 30m of the properties to enable a continuous public access along the Cooks River foreshore.</p> <div data-bbox="523 1223 1040 1594"> </div> <p data-bbox="523 1601 1412 1632">Proposed foreshore building line and area map showing Nowra Street properties.</p> <p data-bbox="523 1673 1469 1798">The zoning, FSR and other maps apply to the land to the west of the proposed foreshore building line and area to ensure the land along the Cooks River is not built upon. This approach generally aligns with this flood management recommendation. For example, the Incentive Floor Space Ratio map below shows the land that will be developable.</p>



Planning recommendation	Response
	 <p>Incentive Floor Space Ratio map showing developable land on the western side of the site only</p> <p>Following the exhibition of this planning proposal, Council will review the submissions received from DCCEEW and SES to consider the emergency response feasibility of Spot 3.</p> <p>For Spot 4, it is noted that this planning proposal is not seeking to change the planning controls for that site, therefore further consideration of Spot 4 is not considered necessary.</p>
<p>Apply a risk-based approach, consistent with Planning Circular PS24-001, EM01, and the Shelter-in-Place Guidelines.</p>	<p>In response to this recommendation, the following actions have been implemented in this planning proposal:</p> <ul style="list-style-type: none"> <li>• <u>Planning Circular PS24-001</u> – DCP controls have been included in the draft Campsie Town Centre DCP to include additional requirements above and beyond Council's existing DCP controls in Chapter 2.2 – Flood Risk Management. This includes setting strict requirements for sites that require &gt;900mm of freeboard to deal with site specific PMF levels.</li> <li>• Support for Emergency Management Planning <u>Flood Risk Management Guideline EM01</u> – This Guideline focuses on how development is suitably designed to consider emergency management during flooding events , based on the potential risk profile. The draft Campsie Town Centre DCP includes provisions for all development in the PMF affected areas of the Town Centre to address the requirement of Guideline EM01 at the pre-lodgement stage of a development application process and to meet with Council prior to lodgement of a DA to seek feedback on the emergency management approach. More significantly impacted PMF sites must also consult with the NSW SES as part of the pre-lodgement process.</li> <li>• Shelter-in-Place Guidelines – see below.</li> </ul>

Development near floodways and flood storage, potential impacts of filling and raising development sites



The Flood Impact Risk Assessment provides the following definition of 'Floodway areas':

*'Those areas of the floodplain where a significant discharge of water occurs during floods. They are often, but not always, aligned with naturally defined channels. Floodways are areas which, even if only partially blocked, would cause a significant redistribution of flood flow, or significant increase in flood levels. Floodways are often, but not necessarily, areas of deeper flow or areas where higher velocities occur.'*

As noted in Section 5.5.2 of the Stantec FIRA (p68):

- Areas including floodways, flood storage areas, and overland flow paths (OLFPs) have been considered flood-sensitive for this assessment.
- Any future development within these areas has the potential to alter flood conveyance or reduce available flood storage.
- Buildings located within high hazard or flood-sensitive areas were treated to allow partial conveyance of floodwaters through them.
- The classification of buildings as "flood impact sensitive" within these areas is not a conclusion regarding development potential. Any future proposal within these locations must be supported by a site-specific flood impact assessment to demonstrate that floodplain function is preserved and that adverse off-site impacts are avoided.
- Final development outcomes must be determined through the development application process in consultation with Council.

The following observations have been included in the FIRA report (s5.5.3, p70) (emphasis added):

*'The hydraulic function of the floodplain—defined by floodway, flood storage, and flood fringe categories—remains largely unchanged under the post-development case. **Figure 5-4 illustrates that most intensified areas continue to function as flood fringe zones, with core conveyance areas preserved. This outcome confirms that development has been appropriately directed away from critical flow paths, maintaining the hydraulic integrity of the floodplain.***

*Comparison with existing conditions supports this conclusion, showing minimal encroachment into storage or floodway zones.'*

Any fill required as part of future redevelopment will be required to address the principles and other requirements in Section 5.1 – General flooding matters and Section 5.15 – Design for flood affected properties in the draft Campsie Town Centre DCP.

As noted in Section 6.2 of the Stantec FIRA report:

*'Filling should not occur within overland flow paths (OLFPs). Built form in these areas should be designed to either maintain open flow corridors or incorporate suspended structures that allow floodwaters to pass beneath the development footprint. This approach is consistent with practices already applied elsewhere in the Canterbury-Bankstown LGA.'*



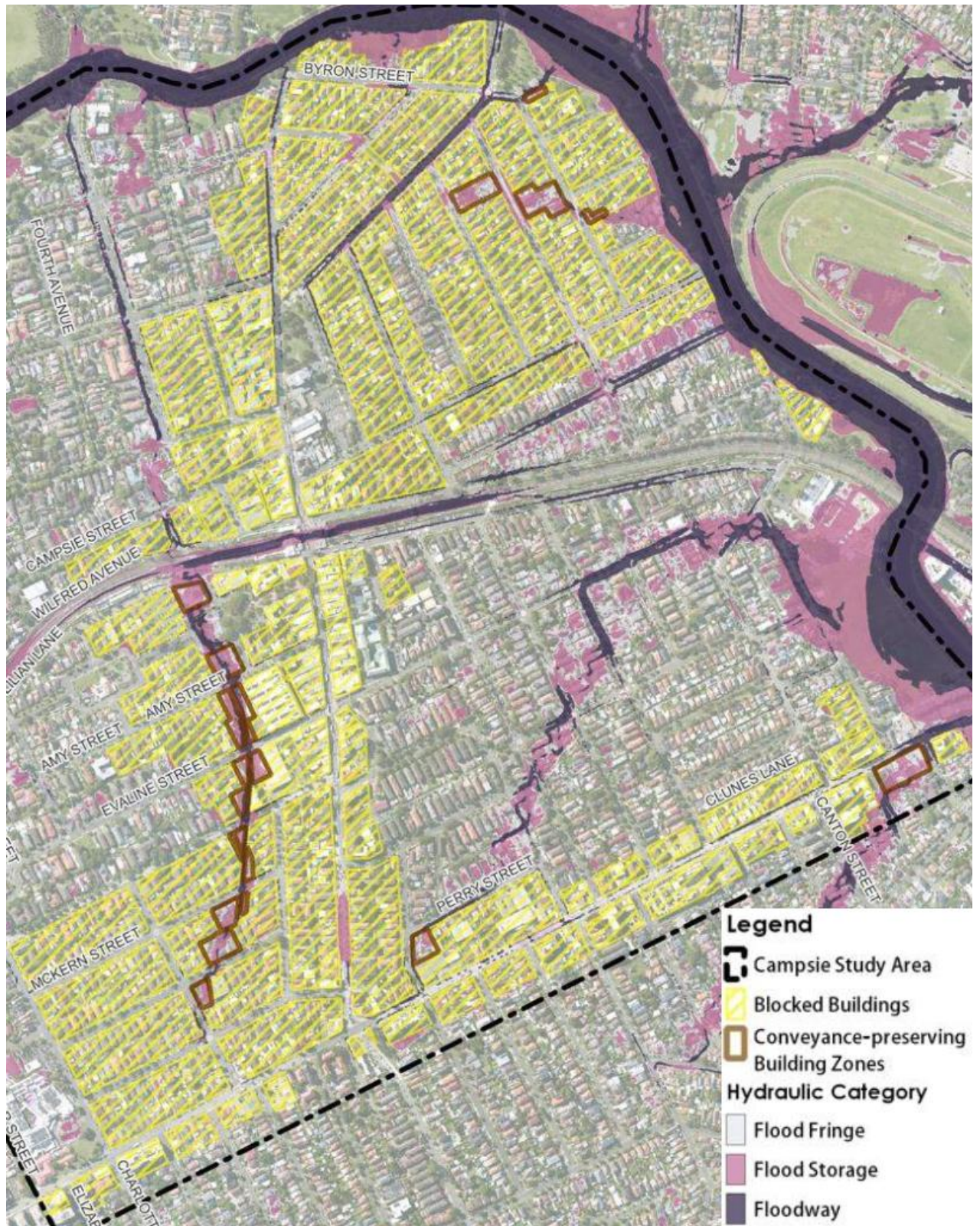


Figure 5-4: Flood Function Category – Post-Development, 1% AEP, 120 min. Floodway is contained within portions of 'Impact Sensitive Sites' for some OLFPs



### Consistency against the requirements of local Planning/Ministerial Direction (s9.1) 4.1 – Flooding

Refer to Section 7 of this planning proposal for an assessment against all the relevant 4.1 – Flooding Ministerial Direction requirements.

### Update mapping within the planning proposal package

There is no flooding maps proposed to be included with this planning proposal. The draft Campsie Town Centre DCP includes a section that includes the recommendations from the FIRA Report that includes map/figures to confirm where additional flooding requirements apply. Refer to Section 5.15 Design for flood affected properties of the DCP.

### Consistency with Shelter in Place Guideline (published 9 January 2025)

The Shelter-in-Place Guidelines for Flash Flooding (2025) published by the Department establish a structured 10-point framework for assessing whether shelter-in-place is an acceptable emergency management strategy, especially in highly urbanised flash-flood environments such as Campsie. A response to the 10 criteria is provided in Section 5.8.6 of the FIRA at Attachment R (see pages 89 – 91).

In summary, this planning proposal achieves consistency with the criteria as follows:

- Development in areas subject to H5 or H6 hazard must consider specific structural design to withstand PMF forces in accordance with the Shelter in Place Guidelines and engineering best practice. For areas outside H5-H6 structural stability can generally be assured with standard design.
- The FIRA notes that the study area includes residential intensification zones but does not involve new medical, emergency services, or other highly vulnerable uses that would preclude shelter-in-place.
- Flood warning systems should be designed on a site-by-site basis until a regional warning system is implemented for the area.
- A detailed review of road flooding timing shows flooding in the PMF occurs within 1 hour of rainfall onset and lasts < 12 hours from the onset of rainfall at most locations. In accordance with the Guidelines PMF isolation periods of up to 12 hours from the onset of rainfall generally have been considered appropriate for Shelter in Place.
- Site-based Emergency Response Plans will be necessary for implementation – these requirements are specified in the draft Campsie Town Centre DCP.

### Flood Emergency Response and Evacuation Potential

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





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

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

## ***9.2 High Pressure Pipelines***

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

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

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

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

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

In response to these impacts, the studies identified site-specific objectives and controls to manage these environmental issues. These controls cover a range of areas including all electric buildings, maximising rooftop solar energy generation, electric vehicle infrastructure in new buildings, energy and water efficiency, and waste management. The studies also recommended a redesigned sustainability bonus scheme which has been included in this planning proposal. The other proposed controls will be incorporated into future DCP amendments. This matter is addressed in Part 2 and Section 6.1 of this planning proposal.



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

#### *9.4 Tree Canopy and Vegetation*

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

- 15% overall for the Commercial Core (E1 and MU1 zones)
- 25% overall for areas outside of the Commercial Core
- 40% for open space and streets
- 20% for private land in urban residential areas
- 5% for private land within commercial centres (land inside E2 and MU1 zones), and
- Relocation of powerlines from overhead to underground where they limit tree growth.

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

- Quantifying the estimated number of new trees required to be planted in open space areas, along streets and on private land. The targets provided within the Urban Tree Canopy Master Plan calculations for future tree canopy are high level estimates that do not consider trees being removed or the growth of existing trees.
- Providing preferred tree species for certain areas within Campsie that are based on existing tree types, local character, microclimate, including street orientation and street prominence/ hierarchy.
- Designing street plantings to be compatible with the typology, functionality and layout of the street and providing examples of how these can be delivered.
- Providing development controls and requirements as part the future DCP amendments that new plantings consider the location of utilities and maintenance requirements.
- Examining the nominated street tree plantings within the Campsie Complete Streets (under development and will be exhibited in 2026) and open spaces within Campsie to provide detailed comments on whether the canopy coverage meets the canopy targets of the Master Plan, and if not, the number of additional trees required to be planted.

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

#### *9.5 Open Space*





## Reference:

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

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

- Providing new or expanded open space through land reservation for acquisition or dedication as a part of redevelopment as outlined in the Master Plan, approximately 3ha increased green space. Refer to Table 21 for details
- New pedestrian through-site links to increase the number of residents and visitors who can walk to new open space within 200m and 400m
- Increasing the opportunity for shared-use arrangements with schools to increase opportunities for active recreation, such as with the Harcourt Public School, subject to negotiations and impacts from the Campsie bypass acquisition, and
- Embellishment of at least 12 existing parks to improve the quality and visitor experience of these publicly accessible open spaces. The Phase 1 Report for Campsie Town Centre (a Supporting Study) identified that 15 out of 24 existing parks were over capacity i.e. where the ratio of 1,500 people per 5,000m<sup>2</sup> neighbourhood or local park is exceeded within the 200m walkable catchment. The location of new additional publicly accessible open space has been identified in the Master Plan to address gaps in provision and alleviate over capacity open space.

Table 21: Sites identified for public access (source: Infrastructure Funding Study prepared by GLN Planning)

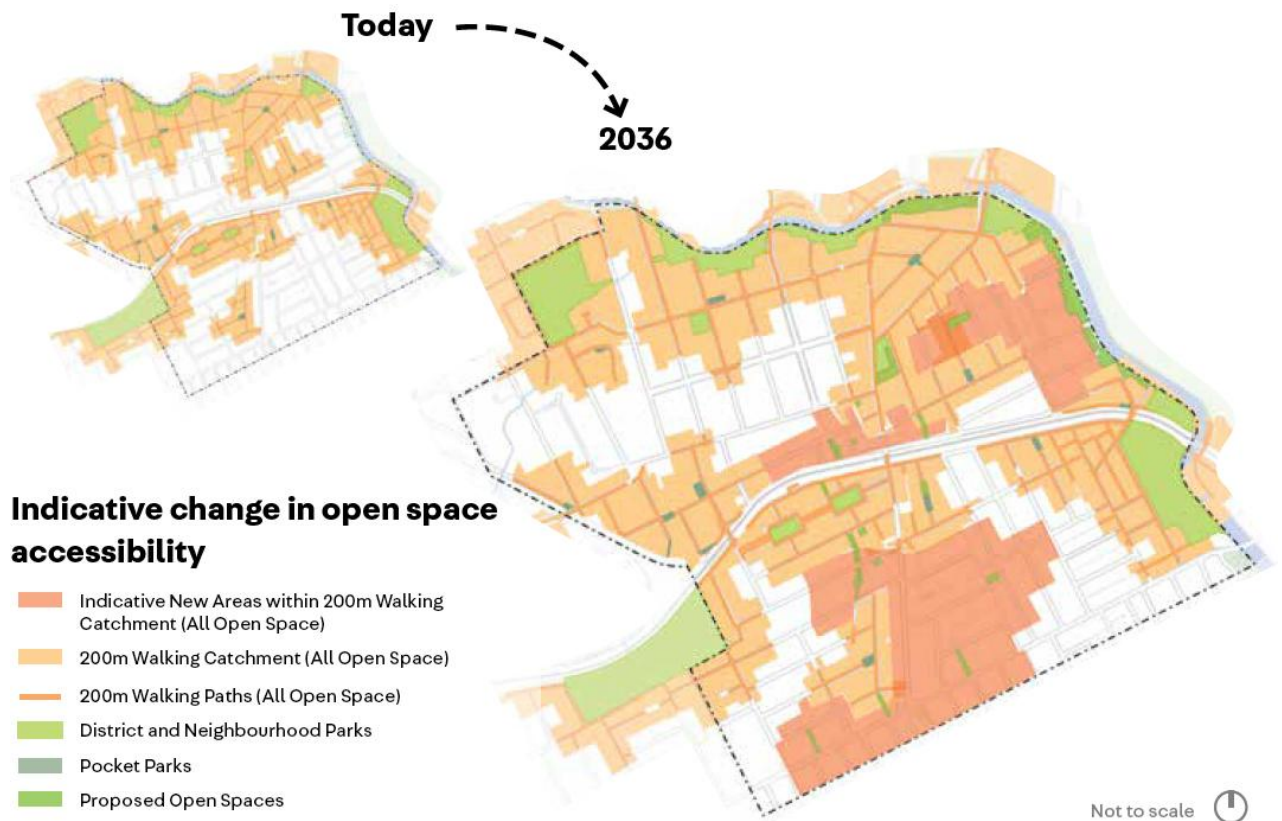
Item	Description/Scope
North South Through Site Link - Shakespeare Street to Beamish Street	Pedestrian through site link - Civic Centre site
2 x North South Through Site Link - Fletcher Street to Canterbury Road	2 x pedestrian through site links
North South Through Site Link - Perry Street to Canterbury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



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

This planning proposal has been informed by supporting work undertaken in the Phase 1 Report<sup>1</sup> and Master Plan in relation to public open space provision. The Master Plan identifies that new residential development facilitated by this planning proposal will be within walking distance catchment of 200m-400m (refer to Figure 29). This suggests that there will be sufficient provision of public open space in the Campsie Town Centre that is accessible via walking and cycling.

Figure 29: Indicative change in open space accessibility (open space areas within 200m walking catchment, page 79 Campsie Master Plan - Attachment A)



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

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



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

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

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

The amendments to maximum building heights and FSRs put forward in this planning proposal have been informed by overshadowing and solar access analysis that considers the potential solar access impacts when all applicable bonus height and FSR incentives in this planning proposal are applied. Heights and FSRs have been determined to ensure adequate solar access to open space within the Campsie Town Centre.

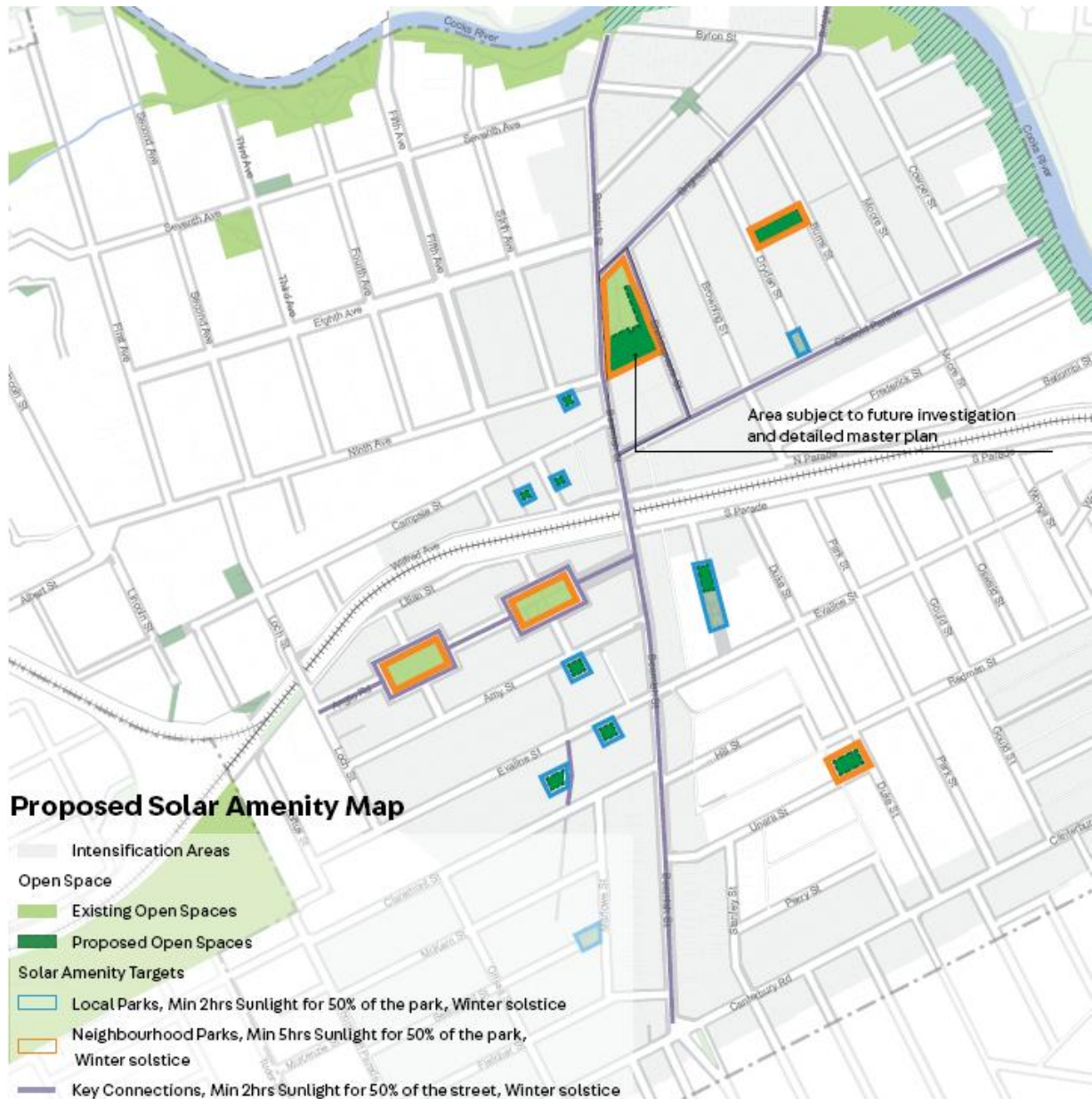
The planning proposal has been informed by the Tall Buildings Strategy prepared by Bates Smart (Attachment O). This study makes a range of recommendations on objectives, principles and design guidance for tall buildings. These recommendations have shaped the proposed heights and FSRs in this planning proposal, and more detailed built form and performance controls will be included in future DCP amendments.

Building heights have been tested to allow at least 50% of key open spaces and streets, such as ANZAC Park and Beamish Street, to receive adequate during the winter solstice, ranging from 2 hours to 5 hours on that day as outlined in Figure 30.

Refer to the Urban Design Statement (Attachment M) for information regarding how building heights and FSR have been designed to consider solar access and overshadowing.



Figure 30: Proposed Solar Amenity Map (Source: Campsie Town Centre Master Plan)



## 9.7 European and Aboriginal Cultural Heritage

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

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





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

Given the highly modified context of the study area, the current LEP and DCP provisions related to Aboriginal heritage will be sufficient to manage any potential impacts. Aboriginal heritage recommendations made in the Aboriginal Culture and Heritage Study on interpretation, temporary construction artwork, use of Aboriginal place names and native plant species have been considered by Council during preparation of this planning proposal and can be implemented in future DCP amendments. The draft Campsie Town Centre DCP includes a Connecting with Country section that includes design guidance for all applicable development.

As part of the Master Plan protection of existing heritage sites and suitable solar access was considered. The potential heritage items and potential conservation areas have been identified in Figure 31. This planning proposal proposes to heritage list 17 properties into Schedule 5 Part 1 'Environmental heritage' in the CBLEP 2023. Refer to Section 2.16 – Change 16 in Part 2 of this planning proposal.

Separate from environmental heritage protection under the LEP, two (2) Special Character areas have been identified which reflect the original built form and subdivision pattern of the Campsie suburb. These are located to west of the station at Carrington Square and its surrounding properties and to the south east around Gould Street, Redman Street, Charles Lane and Wonga Street as shown in Figure 32 and its inset images. Council proposes to rezone these two areas to R2 Low Density Residential and provide DCP controls to guide development.



Figure 31: Proposed Heritage Map (Source: Campsie Town Centre Master Plan)

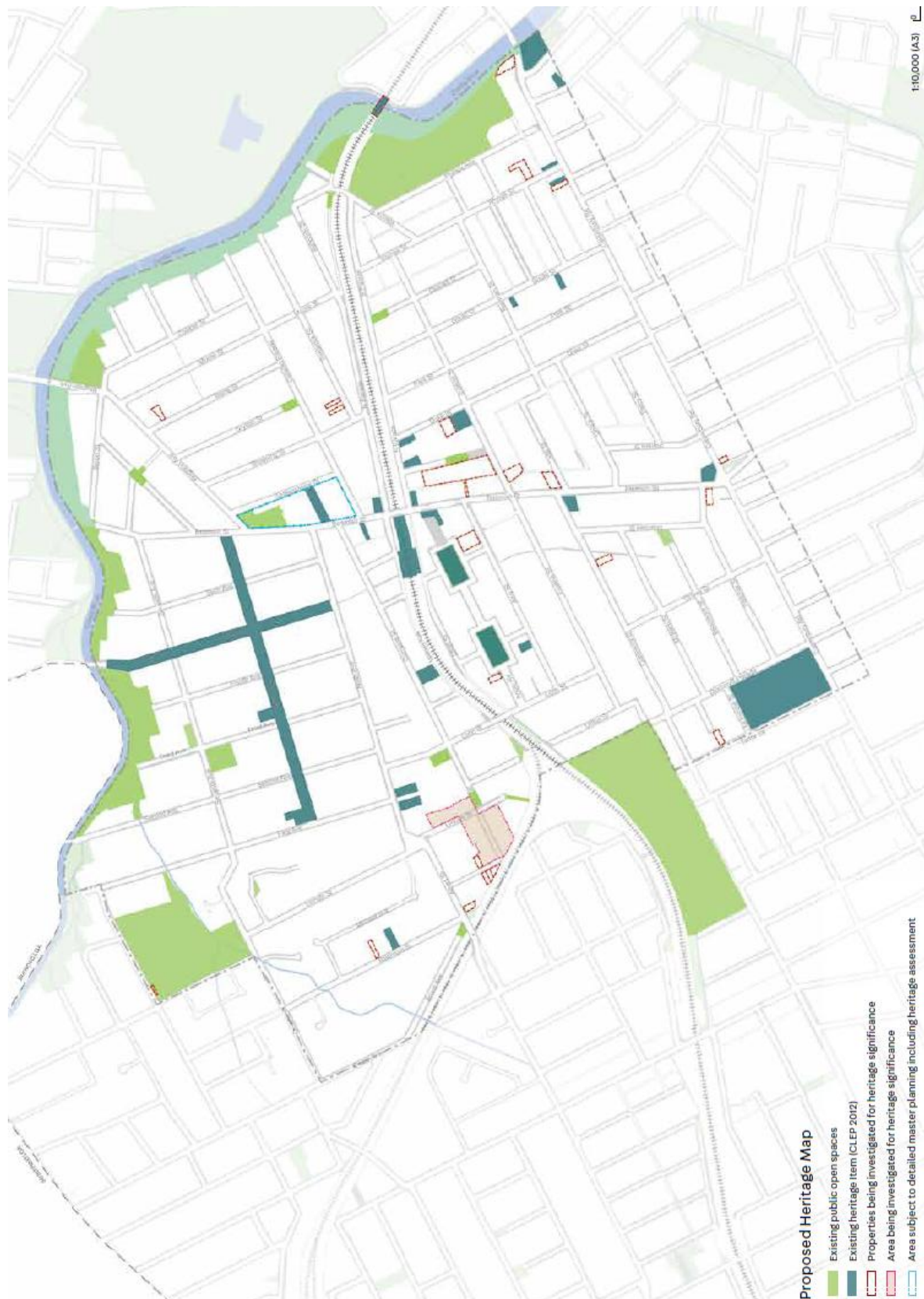
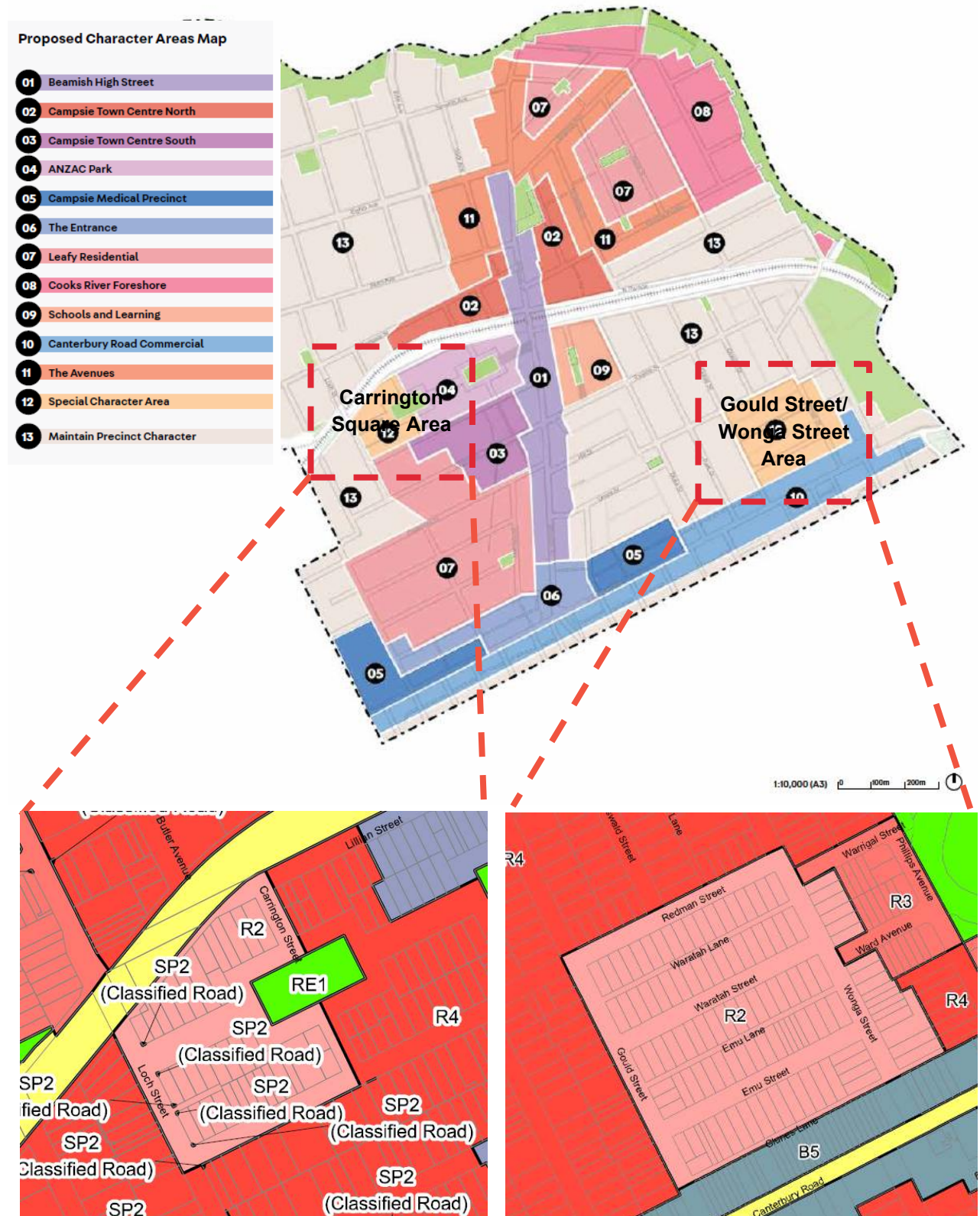




Figure 32: Proposed Character Area Map, with Proposed Land Zoning Map Inserts – includes the Carrington Square Area and Gould Street/Wonga Street Area (Source: Campsie Town Centre Master Plan p56 and Part 2 of this planning proposal)







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

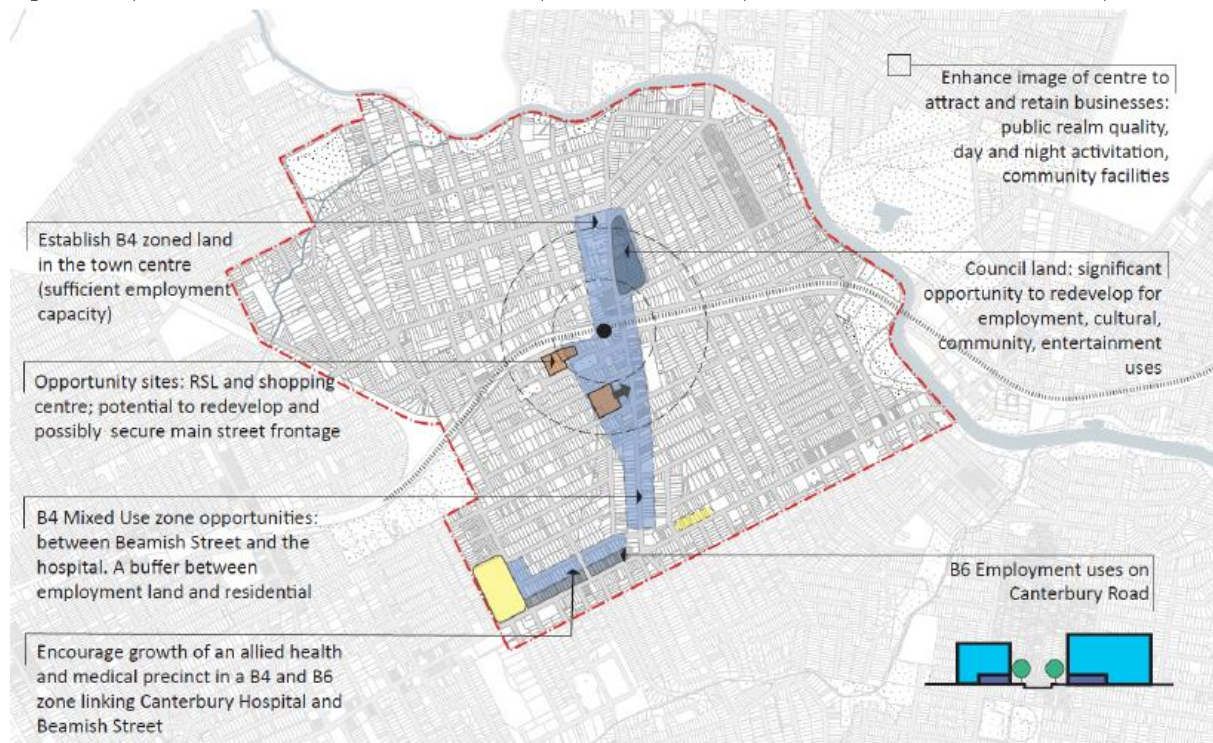
A discussion of the Economic and Social Effects of this planning proposal is discussed below.

### 10.1 Economic Effects

The *Bankstown City Centre and Campsie Town Centre Economic and Land Use Study* prepared by SGS Economics and Planning analysed the economic levers and settings to facilitate positive economic growth in both centres and has guided the preparation of the Master Plan. The inform this planning proposal and respond to the Department's Gateway determination conditions, updated reports prepared by Atlas Economics including an Employment Analysis and Affordable Housing Analysis (Attachments E and F) have been prepared to update the housing and jobs expected to be delivered and recommend changes to the planning proposal.

New dwellings and jobs within Campsie Town Centre will elevate the role and function of Campsie as a Strategic Employment and Mixed-Use Centre, as envisioned in the South District Plan and as an 'Eastern Lifestyle and Medical' precinct in the Council's LSPS.

Figure 33: Spatial Plan recommendations for Campsie Town Centre (p13, Economic and Land Use Study, 2021)



For Campsie, as a strategic centre, employment growth will likely be focused on developing allied health industries and lifestyle amenities, as well as strengthening the retail role and high street. As outlined in the Employment Analysis (page ii, Attachment E) the number of jobs in the Campsie Town Centre is set to grow from 6,500 jobs in 2025 to almost 7,900 jobs in 2051, reflecting growth of 1,370 jobs. On an average annual basis, this rate of growth is equivalent to 30 additional jobs per annum, or average annual growth of 0.7%.





refer to Figure 34. By 2036, it is anticipated there will be a total of 7,323 jobs for Campsie Town Centre, close to the original estimate in the Master Plan for 7,500.

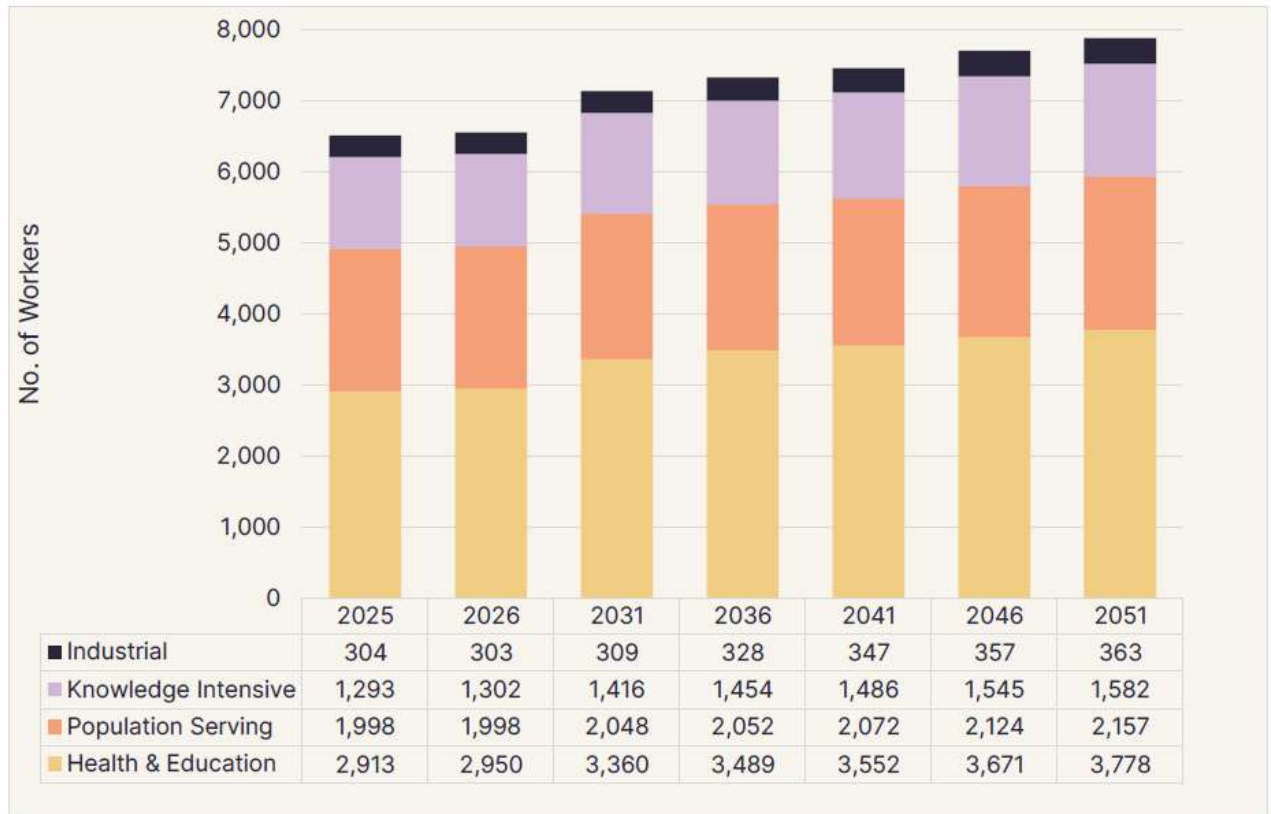


Figure 34. Employment projects for Campsie Town Centre (2025-2051)

Campsie will seek stronger links to Canterbury Hospital and improved amenity along Beamish Street and the Cooks River which will support its retail and lifestyle potential. Considering that Campsie will be within 20 minutes of Central Sydney once the Metro is complete, this centre has the potential growth to support the eastern portion of the LGA and Sydney's inner ring.

Campsie Town Centre has a total jobs target of 7,500 by 2036 as per the Employment Lands Strategy and LSPS. The SGS Economics and Planning Study (2021) stated that Council needs to set planning controls to allow a total additional capacity of 81,890m<sup>2</sup> (or 2,730 additional jobs at 30m<sup>2</sup> per employee) to achieve this target. The updated Employment Analysis by Atlas Economics in 2025 notes that the increased floor space projected to accommodate anticipated jobs growth by 2036 (from 2025) is 29,900m<sup>2</sup> (refer to page iii, Attachment E)

Refer to Figure 35.

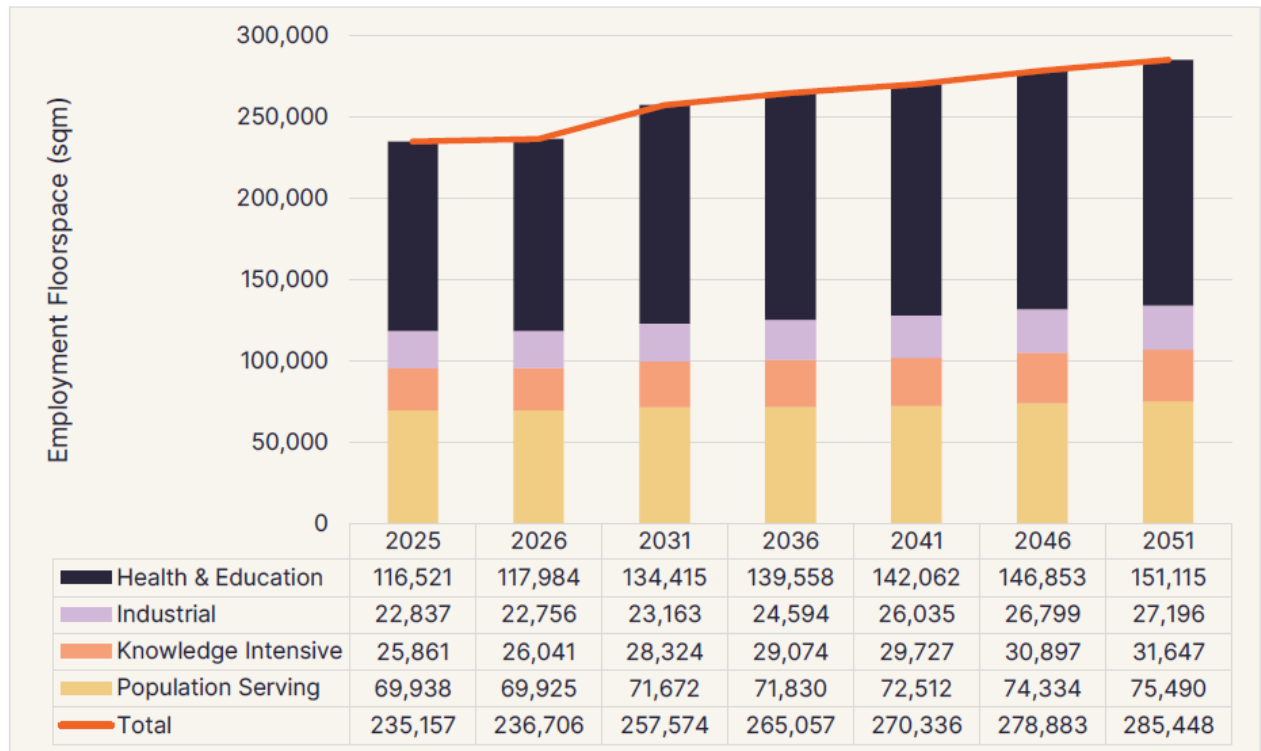


Figure 35. Employment floorspace demand in Campsie Town Centre (2025-2051)

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

- Require a minimum 0.9:1 FSR for non-residential uses in the MU1 Mixed Use Zone.
- Introducing an underground bonus floor space clause for employment uses in MU1 zone.
- Introduce an incentive employment floorspace bonus within the Campsie Health Precinct (subject to further analysis).
- Expand the MU1 Mixed Use Zone within the Campsie Health Precinct (subject to further analysis).

These measures are important due to property market conditions where redevelopment of land for residential purposes is often the most financially profitable use for land owners. It is important to safeguard employment uses in the medium to long term, unhindered by residential development, otherwise the opportunity to safeguard and increase local economic activity will be lost. Without these planning interventions, it will be difficult to achieve the jobs target by 2036.

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

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



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

The Employment Analysis prepared by Atlas Economics (Attachment E) provides a review of the current employment floorspace and considers the broader market and economic trends that will influence demand for jobs in Campsie. The report has recommended applying the previously proposed 0.25:1 and 0.5:1 sustainability bonus to the 'base' FSR maps, which has been done in this planning proposal. This change along with the other recommendations will ensure the right planning settings are in place to secure employment floor space.

The Affordable Housing Analysis (Attachment F) includes testing for provision of affordable housing within the Campsie Town Centre as part of new development. The study identified that not all sites could support feasibility for affordable housing contributions, even at the proposed 1-3% contribution rate when the LSPS was seeking a rate of up to 5%. Based on the analysis, the following recommendations are proposed to be applied in this planning proposal (refer to p29 of Attachment F):

- Affordable Housing contributions of 3% (on full implementation) are applicable to residential GFA in development at >FSR 1.6:1.
- Affordable Housing at 4% (on full implementation) are applicable to two sites (25 Anglo Street (Campsie RSL site) and 10 London Street/43 North Parade).
- Phasing-in of contributions as follows:
  - Year 1 (0-12 months) - 25%
  - Year 2 (12-24 months) - 50%
  - Year 3 (24-36 months) - 75%
  - Year 4 (36-48 months) - 100% (full implementation)

The 3% affordable housing contribution requirement will apply to all land in Campsie Town Centre that is experience changes either through zoning, height of building or FSR changes in this planning proposal.

As with all contributions policy, landowner expectations and market behaviour adjust over time. Implementation that provides clear notice to the market will ensure any adverse impact to future investment can be mitigated as far as possible.

## **10.2 Employment Zones Reform**

The Department instructed all councils in NSW to update their local environmental plans by carrying out an administrative 'best fit' translation of their existing business and industrial zones to the Department's new employment zones, as shown in Figure 36. The statewide reform aims to reduce the number of existing business and industrial zones and to mandate more permitted uses in employment areas.

Council prepared a separate planning proposal ([PP-2024-684](#)) to convert the former Business and Industrial zones in the Canterbury Bankstown LEP 2023 to the now current Employment Zones. The



planning proposal was essentially a like for like conversion and no new additional land was rezoned to a new employment zoning.

The planning proposal was exhibited in November 2024 and came into effect on 17 April 2025 (link to NSW Legislation Gazettal Notification).



Figure 36. The Department's new employment zones (Explanation of Intended Effect, page 11)

### 10.3 Social Effects

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

- Increases the opportunity for residents to live closer to jobs and services.
- Increases the potential delivery of new affordable housing to reduce the number of people experiencing housing stress.
- Increases energy and water sustainability outcomes for development, supporting the Council's contribution to combating climate change.





- Incentivises the delivery of community infrastructure to support the health and well-being of the community.
- Increases open space provision for residents, workers, students and visitors in Campsie.
- Facilitates a more vibrant night time economy by removing barriers to enable business to operate longer hours without planning approval.

#### 10.4 Worker and Student Demand

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

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

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

Table 22: Worker and Student Demand Study Alignment with Campsie Town Centre planning proposal (Attachment G, Section 12.2, page 115)

<b>Place-based approach</b>	The Master Plan takes a place-based approach that looks to leverage the opportunities presented by the Cooks River. This is well supported by a range of activated streets and proposed connecting shared pathways.
<b>Additional public open spaces</b>	The proposed provision of public open space enhancements, including embellishment of exiting open spaces, proposed additional open spaces and strategic land acquisitions along the Cooks River.
<b>Improved open space network</b>	The Urban Design Framework Plan proposes the introduction of a network of neighbourhood, pocket parks and small urban plazas or pedestrian malls, along with the extension of existing open spaces. Consideration to quality, safety, capacity and functionality to be given when planning for these spaces.
<b>Capacity of existing open space</b>	Increasing densities around open space will need to carefully consider the capacity of public open space sites. Additionally, increased development surrounding the Cooks River will need to ensure development controls provide well designed and activated interfaces between the built form and the River.
<b>Canterbury Leisure and Aquatic Facility</b>	The Master Plan recognises the importance and value of Canterbury Leisure and Aquatic Facility.
<b>Recognising the importance of cultural and community facilities in supporting</b>	The Master Plan highlights the importance of ensuring that population growth in Campsie Town Centre is supported by community and cultural facilities, and recognises the role of high quality, iconic community facilities in servicing the resident and worker population.



<b>a growing and evolving community</b>	
<b>Recognition of existing and forecast gaps in community facilities provision</b>	Across Campsie Town Centre, there are a number of existing and emerging community facilities gaps, which are well recognised in the Master Plan, including additional library floor space and cultural and creative spaces. The recommended civic and cultural hub (discussed below) would contribute towards addressing those needs.
<b>New civic and cultural hub</b>	The Master Plan includes a new civic and cultural hub, located at the existing civic precinct. This hub will include an expanded Loft Gardens, adaptive reuse of the Orion Centre, new community civic and cultural facilities included a new and expanded library, multi-purpose facilities and the consolidation of other community facilities from across Campsie. This Master Plan direction is strongly supported and is aligned with the findings of this study.
<b>Amenity, liveability and accessibility</b>	The broader directions of the Master Plan also support improved walkability and pedestrian permeability, greening of streets, supporting the night time economy and enhancing the amenity of the public domain. These recommendations, while not social infrastructure-specific, support the findings of this study that workers and residents are seeking improved amenity and liveability in Campsie Town Centre.

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

Table 23: Worker and Student Demand Study Alignment with Campsie Town Centre planning proposal – additional directions for consideration (Attachment G, Section 12.2, page 115)

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

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

It is acknowledged that because of increased density and changes to zonings within the Campsie Town Centre, there may be impacts at zone interfaces and where higher density adjoins lower density and height areas. Amenity impacts of the proposed adjusted zoning and associated permissible uses, overlooking from



towers into adjoining properties including schools or from noise and operational emissions from late night trading premises in the MU1 zones may also occur as a result from the changes in this planning proposal.

These interface impacts are normal issues for cities that will be dealt with via development objectives and controls within the DCP. Operational issues would be dealt with through the imposition of conditions of development consent that could include the requirement for operational Plans of Management and Waste Management Plans to be implemented to minimise amenity impacts on the surrounding area.

Further consultation with stakeholders (such as Schools Infrastructure) and the community will occur during the public exhibition of this planning proposal which includes the draft Campsie Town Centre DCP.

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

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

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

The planning proposal is generally consistent as it will provide for adequate public infrastructure to support the projected population demand. The public infrastructure needs for Campsie have been identified through an evidence based approach through Council's comprehensive Master Plan that included extensive public engagement and the preparation of supporting studies. The key supporting report for the Master Plan and this planning proposal is the Infrastructure Funding Study prepared by GLN Planning. An overview of the recommended infrastructure and where it is required is summarised in Table 24.

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

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

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

Council's Canterbury Bankstown Local Infrastructure Contributions Plan 2022, exhibited between 2 May 2022 to 3 June 2022, has also assisted with informing the public infrastructure needs of Campsie. The new Plan was adopted by Council on 23 June 2022 and came into effect in September 2022. The infrastructure requirements for this planning proposal (as informed by the Master Plan) have been integrated into the



Canterbury Bankstown Local Infrastructure Contributions Plan (refer to pages 81-84 of the Contributions Plan).

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

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

- Ensure there is no net loss of existing parks and identify opportunities to expand existing parks/open spaces through acquisition and conversion of adjacent uses
- Invest in developing a vibrant and accessible open space corridor with a continuous path way and recreation nodes along the Cooks River corridor and increase active transport connections to the corridor
- Leverage the greenspace corridor proposed for the Metro to increase connectivity and create multiple smaller informal park nodes in addition to the creation of a green route through the Metro Green Space Corridor, Cooks River and open space along the north west rail corridor
- Deliver a minimum 5 km running/walking riding loop using off-road path networks in green space/open space as much as possible
- Consider providing additional outdoor (multi-use) courts in Tasker Park
- Deliver an expanded Campsie Library and Knowledge Centre (of at least 2,900sqm) with flexible, multipurpose community space to

accommodate increased demand from students, workers, and residents

- Explore opportunities to deliver cultural and creative spaces within Campsie Town Centre to meet occasional demand for cultural and creative spaces and programs from students and workers. A new cultural and creative hub could include exhibition, performance and events space for after work creative activities (e.g. markets, exhibition openings, screenings, performances), Studio spaces for hire and Flexible rooms for community-based arts activities (pottery, dance classes)
- Expand capacity/ continue with planned improvements at Canterbury Leisure and Aquatic Facility including longer term consideration of including indoor sports capability, and
- Investigate the potential for a shared provision project with Harcourt School for an indoor sports facility.

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

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





- Protection and expansion of the Cooks River Foreshore area
- Green Grid corridor embellishments along the Cooks River Foreshore
- Open space embellishments to most parks across Campsie Town Centre.
- Acquisition and conversion of key sites to open space
- Road and public domain works identified by the Complete Streets program
- Public art installations
- Refurbishment, construction and expansion of community facilities
- Through site links and linear connections between street blocks to improve permeability, and

- Pedestrian safety enhancements at key intersections.

The Study recommends further work is undertaken by Council to refine the infrastructure schedule and finalise a funding and delivery strategy that is financially sustainable and minimises or eliminates any funding gap. These recommended tasks have been completed as part of Council's consolidated contributions plan which includes an infrastructure list and infrastructure costs for Campsie (and Bankstown) Town Centre. Council's consolidated contributions plan, the Canterbury Bankstown Local Infrastructure Contributions Plan 2022 came into effect in September 2022.

Figure 37 below identifies the location of public infrastructure that is required to support the growing and evolving community of Campsie envisaged under this planning proposal. While funding of some of the public infrastructure is already included in the Council's Local Infrastructure Contributions Plan, the Campsie and Bankstown Infrastructure Funding Study identifies the public infrastructure that will require Council to advocate and collaborate with other stakeholders to program and fund is itemised in Table 24.

Table 24: Preliminary list of infrastructure advocacy (Source: Campsie and Bankstown Infrastructure Funding Study (GLN Planning, 2021, pp-50-52)

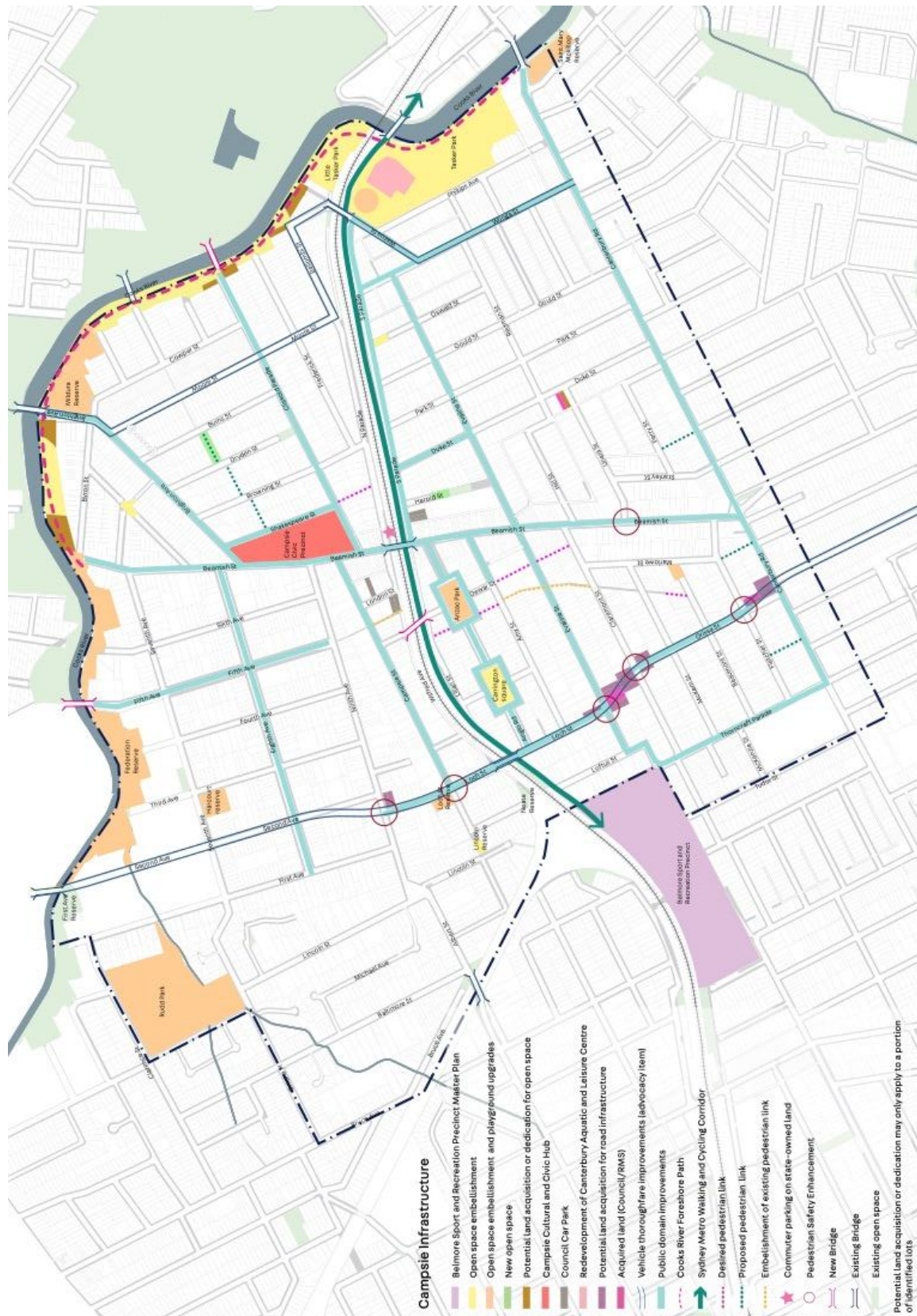
Item	Description/Scope
Cooks River Foreshore	Undergrounding of Transmission Towers along the Cooks River, Naturalisation of the Cooks River Foreshore and Access to NSW Government owned land to deliver to Cooks River foreshore trail
Stormwater Infrastructure adjacent Cooks River	Investigate amendments or moving stormwater infrastructure to improve continuous access along the Cooks River foreshore
New Pedestrian Bridge - Cooks River	Pedestrian and cycle bridge across the Cooks River from Clissold Street to Canterbury Racecourse
Replace existing active transport bridge	Construction of pedestrian and cycle bridge between Tasker Park and Canterbury Town Centre (replacement of existing bridge)
Bridge over rail line - Dewar St to Asset Street	Pedestrian and cycle bridge over rail line
Roadwork Improvements: Beamish Street	Provide bus priority along Beamish Street
Improvements around Metro Station	Address the movement, interchange and overlay of buses within Campsie Town Centre in addition to Beamish Street traffic improvements and cycle infrastructure
Canterbury Road Upgrades	Road upgrades and signalised bicycle crossing facilities at intersection Canterbury Road and Duke Street - Subject to Campsie Complete Streets



Item	Description/Scope
Beamish Street Upgrades	Road upgrades, shared signalised crossing for pedestrians and cyclist at Beamish Street/ North Parade and Beamish Street/ South Parade - Subject to Campsie Complete Streets
Stormwater Upgrades: Orissa Street to Fifth Avenue (at the Cooks River)	Amplification of existing Sydney Water trunk drainage system and inlets to provide capacity for Campsie
Stormwater Upgrades: Bruce Avenue to Third Avenue (at the Cooks River)	Amplification of existing Sydney Water trunk drainage system and inlets to provide capacity for Campsie
Commuter car parking	Provision of commuter car parking by State Government on State Government land close to Campsie Station
Active Transport Routes	Delivery of the Sydenham to Bankstown Active Transport Corridor
Campsie bypass	<p>This is a regionally significant TfNSW project that requires State Government funding. Council will continue to advocate for the State Government to allocate funds to deliver the bypass to assist with more efficiently managing traffic that passes through Campsie away from the pedestrian high street of Beamish Street.</p> <p>The scope of works may include the following:</p> <ul style="list-style-type: none"> <li>• New road sections</li> <li>• Upgrade and widen bridges over rail line (Loch St Bridge) and over Cooks River (between Second Ave and Lees Ave) to allow increased road capacity and expand pedestrian/bicycle path</li> <li>• Signalised intersections at Ninth Avenue and Loch Street</li> <li>• Intersection augmentations at Second and Eighth and Ninth + Orissa Street/Claremont Street + Loch Street/Evaline Street</li> <li>• Potential land acquisition for Campsie Bypass alignment</li> </ul>



Figure 37: Campsie Infrastructure Map (source: Campsie Town Centre Master Plan, page 43)





### *11.1 Utilities, Waste Management and Recycling Services*

The full range of utility services including waste, electricity, telecommunications, potable water and sewer are currently available across Campsie. It is expected that these services will be upgraded where required as individual development occurs.

During the preparation of the Master Plan and during the public exhibition of the Master Plan, Council engaged with State Agencies including Sydney Water to ensure the population growth and future demand for services was clearly communicated (refer to Draft Campsie Master Plan Engagement Outcomes Report). Sydney Water made a submission during the public exhibition of the Master Plan which conveyed Sydney Water's support for the Master Plan and reiterated Sydney Water's commitment to continue to engage with Council on precincts and sub-precincts identified for intensification of dwellings and jobs.

Council has provided updates to Sydney Water to indicate the expected housing and jobs growth in Campsie to ensure this planned increase in population is considered by Sydney Water in its future planning. In July 2025, Sydney Water provided Council with details of its [Growth Servicing Plan 2024-2029](#). The Plan indicates that for both wastewater and drinking water supplies along the Sydenham to Bankstown growth corridor (that includes Campsie), that Sydney Water is in the 'Option Planning' project stage which are scheduled to be completed in the 2026-27 financial years. No concerns have been raised by Sydney Water regarding the planned growth in this planning proposal.

It is expected that this planning proposal will generate greater demand for electricity, water and sewer services from higher and more intense development permitted by the new planning controls. To manage these impacts, the draft DCP includes controls to require all electric buildings with no gas permitted in either new residential, commercial or mixed use development. The Sustainable Buildings SEPP will continue to apply to Campsie to drive ongoing energy and water efficiencies for residential and some non-residential developments.

### *11.2 Transport Infrastructure*

#### **Reference:**

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

- Campsie Stage 1 Analysis, and Campsie Stage 2 Traffic Analysis Mesoscopic Transport Modelling Report prepared by Stantec to inform and support the Master Plan and planning proposal
- Draft Campsie Complete Streets (anticipated to be exhibited in 2026)
- Draft Bankstown and Campsie Parking, Loading and Servicing Study (prepared by Stantec for the Master Plan and planning proposal), and
- Draft Campsie Town Centre Development Control Plan (exhibited alongside this planning proposal).





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

The delivery of the City and South West Metro services will encourage increased public transport usage by residents, workers and students and support the residential and employment growth facilitated by this planning proposal. Council's Complete Streets for Campsie (under development, to be exhibited in 2026) will also guide the delivery of pedestrian and cycling infrastructure improvements in the centre to support active transport.

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

The planning proposal will also be accompanied by measures to reduce car dependency within the Campsie Town Centre. These include:

- Maximum parking rates in the MU1 zone within a 400m walking catchment of Campsie Station.
- Current minimum parking requirements for residential development, office buildings, retail and educational premises be reduced for areas in the Campsie Town Centre outside of the 400m catchment.

These measures will reduce car dependence within the Campsie Town Centre, especially in areas near future Metro services. Complementing these measures will be public domain improvements and new pedestrian/cycling pathways in the Town Centre as part of the Campsie Complete Streets plan developed by Council (for exhibition in 2026). The changes are included in Section 5.3 Parking in the draft Campsie Town Centre DCP.

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

### ***11.3 Community and Social Infrastructure***

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

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



Council staff have undertaken the refinements to the infrastructure schedule for Campsie as part of the new consolidated contributions plan that was adopted on 23 June 2022 and came into effect in September 2022.

Subject to any outstanding funding gaps being minimised or eliminated through other mechanisms to be further explored by Council in the future, this planning proposal should be supported by adequate community infrastructure through the Council's Local Infrastructure Contributions Plan.

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

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

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

- Ausgrid
- ARTC: Australian Rail Track Corporation
- Civil Aviation Safety Authority (CASA)
- Cooks River Alliance
- Aeria Management Group (Bankstown Airport)
- Department of Education
- Department of Communities and Justice
- Department of Industry
- Department of Climate Change, Energy, the Environment and Water
- Department of Planning, Housing and Infrastructure
- Heritage NSW
- Infrastructure NSW
- Metropolitan Local Aboriginal Land Council
- National Broadband Network
- NSW Health
- State Emergency Services
- Bankstown Airport Corporation
- Relevant service providers
- Sydney Airport Corporation
- Sydney Water
- Sydney Trains
- Sydney Metro
- Transport for NSW(TfNSW)



## Part 4 – Maps

### Reference:

The proposed LEP maps are provided in a consolidated PDF file for ease of reference. Refer to Attachment V.

### Proposed LEP Maps

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

Map 1	Land Application Map
Map 2	Land Zoning Map
Map 3	Lot Size Map
Map 4	Height of Buildings Map (Base Map)
Map 5	Floor Space Ratio Map (Base Map)
Map 6	Incentive Height of Buildings Map
Map 7	Incentive Floor Space Ratio Map
Map 8	Special Provisions Map
Map 9	Additional Permitted Use Map
Map 10	Land Reservation Acquisition Map
Map 11	Active Street Frontages
Map 12	Affordable Housing Contributions Map
Map 13	Foreshore Building Line Map
Map 14	Biodiversity Map
Map 15	Underground Floor Space Ratio Map
Map 16	Land Classification Map
Map 17	Heritage Map
Map 18	Campsie Town Centre Map



## Part 5 – Community Consultation

### Previous community engagement

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

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

### Community consultation for this planning proposal

In accordance with the Gateway determination (Condition 3(a)), this planning proposal will be placed on public exhibition for 30 working days and will include:

- Display on Council's corporate ['Have Your Say' website](#)
- Written notification to affected property owners (located within Campsie Town Centre)





- Written notification to public authorities stipulated in the Gateway determination, and
- Hard copies of all documents placed at Council's customer service centres at Campsie and Bankstown.

Each public authority/organisation is to be provided with a copy of this planning proposal and any relevant supporting material and given at least 30 days to comment on the proposal as stipulated in the Gateway determination (Condition 3(b) of the Gateway determination).



## Part 6 – Project Timeline

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

Dates (Actual or Indicative)	Project timeline
29 March-14 May 2021	Community consultation on the draft Campsie Town Centre Master Plan (Strategy document), submissions accepted until 11 June 2021.
10 September 2021	Report Matter to Local Planning Panel (LPP), additional public consultation recommended.
14 February-28 March 2022	Re-exhibited the Campsie Town Centre Master Plan (Strategy document) as per the September 2021 LPP Recommendation.
24 May 2022	Report Matter for consideration by Council and Council decision
August 2022	Submit planning proposal to the Department for Gateway determination
October 2024	Provide updated information as requested by the Department to enable a Gateway determination to be issued
January 2025	Gateway determination issued by the Department
September 2025	Complete any changes required by Gateway Determination (pre-exhibition)
November 2025	Commencement and completion of public exhibition period
January 2026	Consideration of submissions
January-February 2026	Post-exhibition review and additional studies (if required) and hold public hearing for land reclassification
March/April 2026	Council meeting to consider outcomes of exhibition (Date to be confirmed)
April/May 2026	Submission to the Department for finalisation
August 2026	Gazettal of LEP amendment



## APPENDIX A – State Environmental Planning Policies

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



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

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





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