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## ORDINARY COUNCIL

**ORD01****SUBJECT: POST EXHIBITION - DRAFT LOCAL STRATEGIC PLANNING STATEMENT****FROM:** Director Planning and Environment**TRIM #:** 19/300600**PREVIOUS ITEMS:** ORD01 - Camden Local Strategic Planning Statement - Ordinary Council - 09 Jul 2019 6.00pm

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### PURPOSE OF REPORT

The purpose of this report is for Council to consider the outcomes of the public exhibition and post exhibition changes to the draft Local Strategic Planning Statement (LSPS). Council's endorsement is sought to forward the draft LSPS to the Greater Sydney Commission (GSC) seeking Phase 3 Assurance for the making of the LSPS.

The draft LSPS (as revised), with changes highlighted, is provided as an **attachment** to this report.

### BACKGROUND

In March 2018, the GSC released the Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) and the Western City District Plan (District Plan), which includes the Camden Local Government Area (LGA).

To align local plans with the strategic directions of the Region and District plans, all councils are required to review and update their Local Environmental Plans (LEPs) and prepare a LSPS.

On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to \$2.5 million from the State Government to review the Camden LEP 2010. The LEP review commenced in June 2018 and will be completed in June 2020.

The LEP review program, developed by Greater Sydney Commission (GSC) and Department of Planning, Industry and Environment (the Department), identified six phases for the completion of the LEP review:

- Phase 1 – LEP Review.
- Phase 2 – Draft LSPS.
- Phase 3 – Final LSPS.
- Phase 4 – LEP Amendment Gateway Determination.
- Phase 5 – Exhibition of Planning Proposal.
- Phase 6 – LEP Amendment Plan Making.

The first phase, to prepare a LEP Review Report, was endorsed by Council on 30 October 2018 and submitted to the GSC. The LEP Review Report provided a snapshot of how the Camden LEP 2010 and Council's plans, policies and programs align with the priorities and actions within the District Plan.

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On 21 December 2018, the GSC provided confirmation that Council's LEP Review Report complied with the Phase 1 Assurance for the LEP review program.

Phase 2 of the LEP review program included the drafting and public exhibition of the draft LSPS.

On 9 July 2019, Council considered a report and resolved (in summary) to endorse the draft LSPS for public exhibition and that a further report be prepared for Council to consider the outcome of the public exhibition and finalisation of the draft LSPS.

To complete Phase 3 of the LEP review program, Council must seek assurance from the GSC to make the draft LSPS by 31 March 2020. This report forms the first step in the finalisation of the LSPS with a Phase 3 Assurance meeting scheduled for 19 December 2019 prior to the LSPS being made.

A series of Councillor briefings have been held to update Councillors on the status of the LEP review. Specifically, Councillors were briefed on the outcomes of the draft LSPS public exhibition on 24 September and 12 November 2019.

### **MAIN REPORT**

The draft LSPS (as exhibited) responded to the objectives and directions of the Region Plan and the 10 key directions and the priorities and actions within the District Plan. The publicly exhibited draft LSPS included:

- LSPS Vision – a 20-year vision for Camden.
- LSPS Structure Plan – illustrating key infrastructure, productivity, liveability and sustainability features and placed based priorities within the Camden LGA.
- LSPS Context – describing the local economic, social and environmental matters.
- Four *Infrastructure and Collaboration* Local Priorities and 30 Actions.
- Five *Liveability* Local Priorities and 29 Actions.
- Six *Productivity* Local Priorities and 19 Actions.
- Six *Sustainability* Local Priorities and 42 actions.
- Implementation Plan - identifying how Council will monitor and report on the delivery of the LSPS.

### **Public Exhibition**

The draft LSPS was placed on public exhibition for 35 days from 23 July to 27 August 2019. The draft LSPS was advertised in the local paper and promoted on Council's social media.

During the exhibition, three public information sessions were held at Oran Park, Harrington Park and Camden. Council officers also attended local shopping centre drop-ins at Narellan Town Centre, Oran Park Podium, Mt Annan Marketplace, Mt Annan Central, Camden Library and Gregory Hills Town Centre.

Council notified 40 public agencies and the three neighbouring Councils, Campbelltown City Council, Liverpool City Council and Wollondilly Shire Council.

In response to the exhibition, 61 submissions were received consisting of:

- 42 general community
- 17 public agency; and



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- Two adjoining councils.

The majority of submissions received from the community and public agencies supported the approach taken by Council in drafting the LSPS.

A copy of the submissions is provided as a **supporting document**. A detailed consideration of the issues raised is provided as an **attachment** to this report. A summary of the key themes and Council officer comment is provided below.

### **GSC Health Check**

On 24 September 2019, the GSC provided Council officers with preliminary feedback on the exhibited draft LSPS which is provided as an **attachment** to this report.

A post exhibition draft LSPS, which included amendments to address the submissions received and GSC feedback, was prepared for the Phase 3 LSPS Health Check held on 20 November 2019.

The GSC were generally supportive of the draft LSPS. Further minor changes are proposed to address the feedback from the Phase 3 LSPS Health Check.

### **Post exhibition changes**

In response to key themes raised in submissions as well as feedback received from the GSC Health Check, Council officers recommend post exhibition amendments to the draft LSPS, as detailed in this report.

In summary, the recommend post exhibition amendments to the draft LSPS provide additional narrative to explain the intent of each Priority, clarify the wording of existing Actions and propose new Actions to address key themes raised in submissions. The proposed amendments do not change the intent of the exhibited document therefore re-exhibition is not required.

A summary table of post exhibition changes to the draft LSPS is provided as an **attachment** to this report.

### **Summary of Key Themes**

A summary of the key themes identified in general community and public agency submissions, including any recommended changes, is provided below.

#### General Community Submissions

1. *Support for the need for an Affordable Housing Strategy and Affordable Housing Contribution Scheme and further work on potential housing constraints within Camden LGA*

Social housing providers and community submissions support the delivery of Affordable Rental Housing (ARH) within the Camden LGA, with requests to identify ARH targets and provide further details on an Affordable Housing Contribution Scheme in the draft LSPS. A further element was for that the draft LSPS identify the overall constraints to housing through the development of the Camden Local Housing Strategy.

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*Officer Comment*

Action 34 commits Council to investigating the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme, which will explore potential ARH targets and the most appropriate mechanism to provide ARH through a contributions scheme.

Changes to the narrative provided under Priority L1 – *Providing housing choice and affordability for Camden's growing and changing population* are proposed to address the housing challenges Camden faces. Actions 32 and 33 have been further refined to identify how the Camden Local Housing Strategy will be developed.

2. *Request for the Urban Area boundary of the South West Growth Area (SWGA) to be expanded towards Cobbitty.*

Request by landowners to expand the future urban area (SWGA) identified for housing capacity in the draft LSPS Structure Plan towards Cobbitty.

*Officer Comment*

Land identified as Future Urban Area (SWGA) – Housing Capacity in the draft LSPS Structure Plan reflects land within the South West Growth Area. The land subject of the submissions is rural zoned land, identified in the Metropolitan Rural Area (MRA) under the District Plan, and located outside of the SWGA boundary.

In November 2018, Council adopted a Rural Lands Strategy, which includes key planning principles to protect Camden's remaining rural lands. The Strategy contains criteria for rezoning proposals that any planning proposal to rezone rural land outside the SWGA must address. As such, no change to the draft LSPS Structure Plan is recommended in response to this matter.

3. *Further work needs to be undertaken on Council's Industrial and Employment Lands, specifically the land use conflicts within the Little St, Camden Industrial Area.*

Request for further studies to be undertaken on Camden's Industrial and Employment Lands, with specific reference to review the industrial zoning of the Little Street, Camden to reduce land use conflict with surrounding residential uses.

*Officer Comment*

In accordance with Action 74, Council will undertake an Industrial and Employment Lands Study which will be used to develop a Centres and Employment Lands Strategy for the Camden LGA.

As part of the current LEP Review project, Council officers are currently working on the finalisation of the Industrial and Employment Lands Study and will soon commence work on the Centres and Employment Strategy. Once these strategic documents are completed, Council will be able to determine the future needs of industrial and employment lands across the LGA, including Little Street.

The Centres and Employment Strategy will inform the Stage 2 Planning Proposal to amend the Camden LEP 2010. As such, no change to the draft LSPS is recommended in response to this matter.



To address the broader land use conflict issues in Little Street, Council officers have commenced stakeholder consultation on the 'draft Little Street Good Neighbour Initiative' (draft Initiative) and proposed traffic management measures.

4. *Concern over the M9 Orbital mapping and potential rail impacts on the Camden LGA not being adequately addressed in future planning.*

The timeframe for delivery, future planning and delivery of two key state infrastructure projects for Camden, the M9 Orbital and the North South Rail Line, were identified.

*Officer Comment*

Under *Local Priority I3 – Planning for the delivery of the North South Rail and South West Rail Link Extension*, Council has committed to five actions to advocate for the delivery of rail and to work with Transport for NSW to confirm the future train station locations and to plan for growth around these locations.

The M9 Orbital is a publicly exhibited road corridor within the Camden LGA. The alignment of the corridor on the draft LSPS Structure Plan is consistent with the current alignment shown on the Transport for NSW corridor projects website, inclusive of the revised alignment and tunnelling from north of Cobbitty Road, Cobbitty to south-east of Cawdor Road, Cawdor.

Changes to the draft LSPS Structure Plan are recommended to remove the proposed M9 Entry/Exit points as Transport for NSW has not confirmed their location.

5. *Request for further work to be undertaken on the Camden Town Centre Heritage Conservation Area, with a consideration of State Heritage listing and elevated prominence of St John's Church Camden.*

Request for further work to be undertaken on Camden Town Centre and the potential State listing of the Heritage Conservation Area (HCA) and the need for further preservation of the State listed St John's Church.

*Officer Comment*

*Local Priority L2 – Celebrating and respecting Camden's proud heritage* recognises Camden's heritage is an important component of local identity. In accordance with Action 35, Council will review non-indigenous heritage items and update the Camden LEP and DCP.

The Heritage Review will commence in late 2019 and will consider all heritage items and HCAs listed within the Camden LEP 2010 and the Camden DCP 2019. The Heritage Review will include a review of the Camden Town Centre HCA. The findings and recommendations of the Heritage Review could assist to inform Council in relation to a potential future state heritage listing of the Camden Town centre, including consideration of boundaries for state listing. As such, no changes to the draft LSPS are recommended in response to these matters.

6. *Request for Oran Park Town Centre to be identified as a 'Strategic Centre' in the LSPS to reflect its current and future development potential.*

Request to change Oran Park Town Centre from a 'Town Centre' to a 'Strategic Centre' in the Camden's Centre Hierarchy, consistent with Leppington and Narellan Town Centres, to reflect its current future development potential.

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*Officer Comment*

The District Plan identifies Leppington and Narellan as the two strategic centres for the Camden LGA. Whilst it is acknowledged that Oran Park Town Centre is currently providing an important role within the Camden centres hierarchy, further work is required to be undertaken on the role and function of Camden's centres in future.

The Centres and Employment Strategy will establish a framework for the development of all centres in Camden and provide future directions for growth of Camden's centres. As such, no change to the draft LSPS is recommended in response to this matter.

- 7. General support for the Green and Blue grid work identified in the LSPS and specific improved connections between Camden and the Australian Botanic Gardens at Mount Annan be investigated.*

Support for the proposed work on Camden's Green and Blue Grid and further connections within the LGA, specifically connections within the Australian Botanic Garden, Mount Annan and the Nepean River through to Camden Town Centre.

*Officer Comment*

A strong theme from the initial community engagement undertaken for the preparation for the draft LSPS was increased access to the Nepean River and its surrounding waterways. The draft LSPS has included two specific local priorities that relate to the accessibility and connectivity of the Green and Blue grid and strengthening the role and prominence of the Nepean River.

The Green and Blue Grid Analysis will consider the connections between the Australian Botanic Garden, Mount Annan and the Nepean River through to Camden Town Centre. As such, no change to the draft LSPS is recommended in response to this matter.

- 8. Leppington Town Centre should include further detail on the current review being undertaken.*

Request for further detail on the Leppington Town Centre review.

*Officer Comment:*

*Local Priority P3 - Strengthening the Strategic Centres of Narellan and Leppington* contains an Action for Council to work with Department of Planning, Industry and Environment on the Leppington Town Centre Review. Changes to this Action and the narrative under Local Priority P3 are recommended to reflect the recent State Government announcement regarding changes to precinct planning, which identifies Leppington Town Centre as a Council-led rezoning.

Public Agencies Submissions

- 1. Landcom*

Generally support for the draft LSPS, including suggested comments to:

- Outline the likely urban form of the SWGA;
- Note that reliance on market analysis to develop the Camden Local Housing Strategy may limit opportunities to achieve other LSPS objectives; and



- Support the response to rental stress and welcomes the intent of preparing an Affordable Housing Strategy and Contributions Scheme.

*Officer Comment*

Changes to the narrative and the inclusion of growth principles under Local Priority L1 – *Providing housing choice and affordability for Camden’s growing and changing population* are proposed to address this submission. Actions 32 and 33 have been updated to include more accurate details of the evidence base that will be used to develop the Local Housing Strategy.

## 2. WaterNSW

Requests a number of changes to the draft LSPS to:

- Discuss the Upper Canal further in the narrative and clarify the extent of the Green Grid Analysis, proposed under Action 81;
- Extend the review of Camden’s waterways and riparian areas to include both LEP and DCP provisions;
- Expand the Water Sensitive Urban Design advocacy to include provisions within the LEP and Council engineering specifications;
- Include an additional action to promote community knowledge and awareness about the importance of water quality; and
- Include Action numbers, titles and figure numbers for the maps.

*Officer Comment*

Two new actions are proposed to address the WaterNSW submission:

- Investigate the management of urban stormwater through an LEP amendment - Action 99; and
- Develop a community awareness program to assist the community to understand the importance of water quality - Action 100.

It is also proposed to number the Actions and include Table and Figure numbers throughout the draft LSPS to improve its readability in response to the submission from WaterNSW.

## 3. NSW EPA

Requests amendments to the draft LSPS to:

- Recognise air pollution in its priority and actions for managing urban hazards;
- Incorporate further content on managing hazards, managing healthy waterways, waste and resource recovery, and managing contaminated land;
- Improve delivery of various noise management approaches to improve local amenity.
- Strengthen actions that relate to Water Sensitive Urban Design WSUD or stormwater controls, policies and guidelines.
- Develop a policy on contaminated land management.

*Officer Comment*

Three new actions are proposed in response to the NSW EPA submission:

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- Increase community awareness of domestic emissions on air quality - Action 127;
  - Consider spatial separation of incompatible uses related to potential noise impacts - Action 128; and
  - Review of Council's Management of Contaminated Lands Policy to align with the SEPP 55 review - Action 129.

It is also proposed to amend various other Actions to address the comments received.

#### 4. *Sport Infrastructure Group (Office of Sport NSW)*

Generally supports the draft LSPS, specifically Action 67 to amalgamate the existing Plans of Management for public land to ensure a consistent approach is adopted for the management of open space. Suggested amendments to:

- Reference fit for purpose sports facilities in Action 41; and
- Include an additional Action to support and assist in the implementation of the District Sport Infrastructure Plans (once released).

#### *Officer Comment*

Changes to Action 41 are proposed to include fit for purpose sports facilities in response to the submission. One new Action is also proposed to:

- Work in collaboration with the NSW Office of Sport in the implementation of the District Sport Infrastructure Plans (once finalised) - Action 48.

#### 5. *Transport for NSW*

Generally supports the draft LSPS and recommends the following amendments:

- Map Changes including showing freight corridors shown on infrastructure mapping, identifying the Liz Kernohan Drive extension to Spring Farm Link Road as a key transport link and identifying Glenlee as future industrial land;
- Additional Actions to address travel behaviour changes and encourage travel plans, facilitate good place-based outcomes for the Leppington community as part of the Leppington Town Centre Review, and to increase alternative transport demand management initiatives;
- Expanded narrative on the link between good planning for and efficient management of freight and servicing movements and securing good place outcomes on the other.

#### *Officer Comment:*

Changes are the draft LSPS Structure Plans are proposed to address the comments from Transport for NSW. In addition, two new Actions are also proposed to work with Transport for NSW to:

- Support travel behaviour changes and encourage sustainable transport choices for new developments – Action 18; and
- Ensure their land holdings within the Leppington Town Centre are developed to support the wider precinct outcomes and deliver on the State Government commitment to provide new commuter car park spaces – Action 73.



**Summary of Post Exhibition Amendments**

Following the exhibition period, the following refinements were made to the four themes of the draft LSPS:

- Infrastructure and Collaboration – narrative changes, Priority and Action amendments and one new Action;
- Liveability – narrative changes, Action amendments and one new Action;
- Productivity – narrative changes, Priority and Action amendments, and one new Action; and
- Sustainability – narrative changes, Priority and Action amendments and six new Actions.

In addition to the above, minor amendments were made to the following maps:

- Figure 6 – Regional Context pg.15;
- Camden Structure Plan pg.23;
- Infrastructure & Collaboration Structure Plan pg.27;
- Liveability Structure Plan pg.37;
- Productivity Structure Plan pg.53;
- Sustainability Structure Plan pg.67.

A comprehensive list of the post exhibition changes to the draft LSPS Priorities and Actions are included in an **attachment** to this report.

**Next Steps**

In accordance with the EP&A Act, Council cannot make the LSPS unless the GSC has advised Council in writing that the Commission supports the statement as being consistent with the Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan), and the Western City District Plan (District Plan).

Once Council endorses the post exhibition changes to the draft LSPS and formally seeks assurance from the GSC, the document will be forwarded to the GSC. Subject to the formal assurance from the GSC, a further report will be presented to Council prior to 31 March 2020 to make the final LSPS.

The figure below demonstrates the steps involved in the making of the Camden LSPS.



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## **FINANCIAL IMPLICATIONS**

The LEP Review is funded by the \$2.5 million Accelerated LEP Review Program Funding Agreement from the Department.

The short-term actions in the draft LSPS are funded within existing budgets and the delivery plan. The medium and long-term actions will require consideration for funding in future budgets.

## **CONCLUSION**

All councils in NSW were required to prepare a LSPS. The draft LSPS was placed on public exhibition between 23 July to 27 August 2019 and a total of 61 submissions were received from the general community and public agencies. Post exhibition consultation was undertaken with the GSC and preliminary feedback has been provided to Council on the draft LSPS.

The recommended post exhibition changes to the draft LSPS address key themes raised in submissions and the GSC feedback. The proposed amendments do not change the intent of the exhibited version, therefore re-exhibition is not required.

It is recommended that Council endorse the post exhibition changes to the draft LSPS and seek Phase 3 Assurance from the GSC for the making of the LSPS.

## **RECOMMENDED**

**That Council:**

- i. endorse the draft LSPS (as amended) and seek Phase 3 assurance from the Greater Sydney Commission to make the LSPS.**
- ii. notify the submitters and public agencies of Council's decision.**

## **ATTACHMENTS**

1. Draft Local Strategic Planning Statement
2. Draft LSPS - Submissions Response Table
3. GSC Preliminary Feedback
4. Table of post exhibition changes to LSPS
5. (supporting document) Attachment 5 - Post Exhibition LSPS Submissions - *Supporting Document*

## **CONFIRMATION OF MINUTES**

Resolution: Moved Councillor A Cagney, Seconded Councillor Farrow that the Minutes of the Local Traffic Committee Meeting held 5 November 2019 and the Minutes of the Ordinary Council Meeting held 26 November 2019, copies of which have been circulated, be confirmed and adopted.

ORD227/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

## **MAYORAL MINUTE - MONOPOLY MOVEMBER AND MENS HEALTH AWARENESS**

Resolution: Moved Councillor Fedeli that Council:

- i. work with organisations such as the Prostate Cancer Foundation of Australia, Beyond Blue and/or the Black Dog Institute to develop messaging on two of our new waste vehicles to promote awareness of Men's Health within our community; and
- ii. fund approximately \$13,000, required for the wrapping of the trucks, from within the 2019/20 budget.

ORD228/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

## **ORD01 POST EXHIBITION - DRAFT LOCAL STRATEGIC PLANNING STATEMENT**

Resolution: Moved Councillor Campbell, Seconded Councillor Farrow that Council:

- i. endorse the draft LSPS (as amended) and seek Phase 3 assurance from the Greater Sydney Commission to make the LSPS.
- ii. notify the submitters and public agencies of Council's decision.

ORD229/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Symkowiak, Fedeli, C Cagney, A Cagney, Farrow and Morrison voted in favour of the Motion. Councillor Campbell voted against the Motion.)

## **ORD02 PROPOSED CAMDEN DEVELOPMENT CONTROL PLAN 2019 AMENDMENT - SCHEDULE 6 CAMDEN LAKESIDE**

Resolution: Moved Councillor Farrow, Seconded Councillor Symkowiak that Council:

- i. endorse the draft amendment to Camden Development Control Plan 2019 – Schedule 6 Camden Lakeside;
- ii. exhibit the draft amendment to Camden Development Control Plan 2019 – Schedule 6 Camden Lakeside in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*;