



Department of Planning and Environment

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

Our ref: IRF22/937

Your ref:

File: EF20/1671

7 April 2022

Dear Ms Deitz

Campbelltown Local Housing Strategy (LHS) – Amendments to Letter of Approval

Thank you for your request to amend certain conditions relating to the department's approval of Campbelltown's Local Housing Strategy dated 8 July 2021. I have determined that the proposed changes to Conditions 2, 3, 5, 8 and 15 should be amended.

As discussed with Council staff, the other requested amendments have not been progressed. Some of the proposed amendments are unable to be supported as they are standard conditions that have been applied across all Local Housing Strategies. Additionally, the preparation of a Council led Affordable Housing Contribution Scheme is an action in the District Plan and amendments to this condition therefore have not been amended. Amendments to two further conditions were also not amended, as the proposed amendments would change the intent of the conditions. The intent of these conditions was discussed and clarified with Council staff.

Please find attached an updated letter of approval. If you have any questions about this letter, please contact Mr Lance Collison, Senior Planning Officer, Metro West, on 9860 1536 or via email lance.collison@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

12/04/2022

Catherine Van Laeren
Executive Director, Metro West
Planning & Land Use Strategy

Encl: Amended Letter of LHS Approval – Campbelltown

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Dear Ms Deitz

Campbelltown City Council's Local Housing Strategy (LHS) – Amended Letter of Approval

The department has considered Council's request received on 17 November 2021 seeking amendments to Council's LHS conditions of approval. Following consideration of the request, I have amended Conditions 2, 3, 5, 8 and 15. All other requirements and Advisory Notes remain as per the approval letter dated 8 July 2021.

The revised list of conditions is:

1. Council is to revise the 6-10 year (2021-2026) target to 7,100 – 8,250 dwellings to align with the lower GSC target range identified in the LSPS Letter of Support for the Campbelltown LSPS on the basis that the committed pipeline and capacity of existing planning controls are capable of achieving this target range.
2. Within twelve (12) months of this approval being granted by the department, Council is to review and revise the LHS Actions for housing diversity and housing affordability to ensure they clearly articulate expected outcomes. In doing so, Council is to:
 - a. confirm potential changes to the LEP and/or DCP to achieve the expected outcomes and the proposed timing by which Council will consider any necessary planning proposals;
 - b. update the nominated timeframes for all actions; and
 - c. nominate a timeframe for Action 4.7 of the LHS should it be retained.
3. As a direct outcome of Item 2 above, Council is to prepare and commence any planning proposals that are required to facilitate housing diversity and/or affordability outcomes within twelve (12) months of this approval being granted by the department. Council is encouraged to actively engage with the department and other State agencies to ensure the evidence base and strategic merit of any proposal is properly founded.
4. To enable achievement of Council's 6-10 year (2021-2026) GSC housing target, Council is to complete draft LEP amendments for the following planning proposals and submit to the department for finalisation by the following dates:
 - PP-2020-3129 Menangle Park 21 April 2022
 - PP-2020-3305 Kellicar Road, Macarthur 11 August 2021

5. Within twelve (12) months of Council being notified of the LHS approval, Council prepares an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and beyond. The Plan should be prepared in consultation with DPIE, TfSNW, Sydney Water and the Western Sydney Planning Partnership, to ensure any interdependencies are satisfactorily identified.
6. As part of the required Implementation and Delivery Plan per requirement 5 above, Council is to provide the department with the proposed program and milestones for finalising the current active planning proposals, which collectively will support the achievement of Council's 6-10 year and 10+ year housing supply horizons:
 - a. Minto Urban Renewal (PP-2020-3670)
 - b. The Meadows (PP-2020-3901)
 - c. St Andrews Rd, Varroville (PP-2020-2816)
 - d. Gilead Stage 1 (PP-2020-3093)
 - e. Ingleburn Town Centre (PP-2020-1845).
7. Future iterations of the LHS should provide housing diversity targets including non-standard dwellings, and outline the specific diversity and affordability outcomes that will be implemented to support key cohorts such as seniors housing, key worker housing, affordable housing and other typologies that suit the changing needs of existing and future households in identified investigation areas.
8. Future iterations of the LHS should consider the Metropolitan Rural Area and, in consultation with the DPE Regional Team, outline the specific actions that will be implemented by Council and the DPE to protect the rural, environmental and natural attributes of the Campbelltown City LGA.
9. Future iterations of the LHS should consider the Glenfield Place Strategy, if necessary.
10. Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and the housing diversity and affordability outcomes delivered. A monitoring and review system will ensure that appropriate mechanisms can be identified and implemented to meet Campbelltown's housing needs.
11. In line with Council's commitment, it is to prepare an Affordable Housing Contribution Scheme (AHCS) in accordance with the department's Guideline for Developing an Affordable Housing Contribution Scheme. This is to commit Council to examine the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value. When preparing the AHCS, Council is to demonstrate:
 - a. it has considered all mechanisms and locations that may be available to secure affordable housing; and
 - b. in consultation with relevant stakeholders, State Government-owned sites,

capable of contributing to long-term social and affordable housing demand, are identified.

12. Council is to collaborate with DPIE and other State agencies (in particular Sydney Water and TfNSW) to ensure infrastructure provision aligns with land release/housing delivery and to better articulate impacts to housing delivery.
13. When preparing planning proposals, Council is to clearly articulate the methodology used to calculate dwelling potential, and ensure robust data is included in future iterations of the LHS.
14. Council is to undertake a review of the LHS in 2022/23 following release of the updated Western City District Plan / Future Transport 2056 Plan. The outcomes of the review and any updates to the LHS are to be submitted to the department for approval.
15. Council is to prepare principles for assessing proponent-initiated requests for planning proposals, including out-of-sequence criteria to consider any additional housing opportunities for growth that are not identified in its LHS, or for urban renewal opportunities.
16. The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
17. Council is to update or revise its LHS to inform Council's updates/revision to its Local Strategic Planning Statement following the making of a future District Plan.

Any planning proposals for new housing development will be assessed against Campbelltown City LHS, the conditions above and Advisory Notes. Any State Government policy changes that may occur in the future are to prevail in the event of any inconsistency.

Please be advised this amended letter of approval will be published on the NSW ePlanning Portal alongside the LHS and Advisory Notes.

Should you have any further questions, please contact Lance Collison, Senior Planning Officer on 9860 1536.

Yours sincerely,



12/04/2022

Catherine Van Laeren
Executive Director, Metro West
Planning & Land Use Strategy