



**CAMPBELLTOWN  
CITY COUNCIL**

DEVELOPMENT  
PLAN REVIEW 2012

Discussion Paper

# Have Your Say!

This discussion paper explains Council's obligations under the *Development Act 1993* to undertake a review of the Development Plan and seeks to:

- explain the review process
- explain the role of the Development Plan and recent amendments
- explain current State Government and Council strategic goals
- highlight key topics for consideration and comment, and
- explain how you can be involved in the process.

Council is inviting comment in relation to the review and is keen to have feedback on where you would like to see growth within the City of Campbelltown, and any concerns you may have regarding current development. It is important to Council that our Development Plan reflects the community's goals and values.

**Consultation is open until 19 March 2012.**

**To participate you can:**

- comment online at [www.campbelltown.sa.gov.au](http://www.campbelltown.sa.gov.au)
- collect a hardcopy of the discussion paper and feedback form from the Council Office or Library during opening hours
- make a written submission to: The Chief Executive Officer  
City of Campbelltown  
PO Box 1  
CAMPBELLTOWN SA 5074
- or email your feedback to [mail@campbelltown.sa.gov.au](mailto:mail@campbelltown.sa.gov.au)

**Submissions should clearly state whether you wish to be heard at a public hearing in support of your submission. A public hearing will be held at 6.30pm at the Council Offices on the 3 April 2012 if required.**

Comments received regarding the review of the Development Plan will be available for inspection upon request at the Council Offices from the 19 March until the 3 April 2012.

All feedback received will be collated and Council will then prepare a report known as the Strategic Directions Report, for submission to the Minister for Planning. It is important to note that the review process does not amend the Development Plan but provides direction for a new program of Development Plan Amendments, known as DPAs, and these are what bring about the change. DPAs must be approved by the Minister for Planning and it is important that the proposed changes reflect the Community's, Council's and State Government's long term goals. The Council and State goals as well as explanations of all relevant Development Plan terms are included in this paper.

# BACKGROUND

## What is a Development Plan?

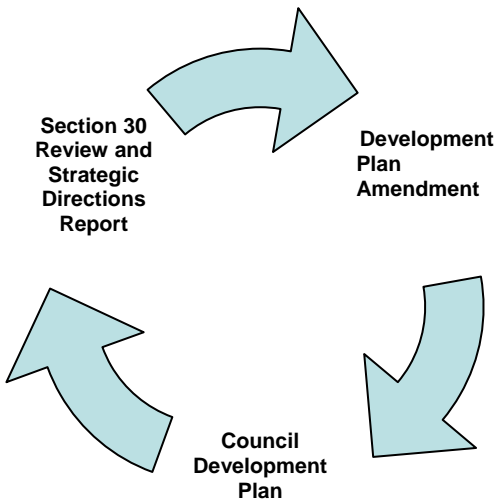
It is a legal requirement that each Council control development in its area and it does this by preparing and publishing a Development Plan. The Development Plan sets out the planning and development principles and objectives for the whole area, divides the area into zones, and sets out the principles and objectives for each zone. All applications for development are assessed against the relevant Development Plan.

The Development Plan should align with the strategic directions of the Council and the State Government and should reflect the community needs and social values. In order for the Development Plan to remain current and effective it must be regularly reviewed and updated.

## The Section 30 review Process

The Minister for Planning has advised Council that it must prepare a Strategic Directions Report as required under section 30 of the *Development Act 1993*.

The section 30 process requires all Councils to review their Development Plans and produce a Strategic Directions Report following any significant alteration to the Planning Strategy or no less than every five years.



## The Role of the Strategic Directions Report

The 'Strategic Directions Report', which will be developed following consultation on this discussion paper, is intended to outline a strategic vision for growth in the Council area by means of a program of Development Plan Amendments to transfer the strategic vision into Development Plan content.

The 'Strategic Directions Report' is required to set out the Council's priorities for:

- achieving orderly and efficient development through the implementation of planning policies
- integrating transport and land-use planning within its area
- implementing the relevant policies and targets in the State Planning Strategy
- implementing the affordable housing policies in the State Planning Strategy
- infrastructure planning (including both physical and social infrastructure), and
- any other projects or initiatives considered to be of strategic importance by the Council.

## Previous Section 30 reviews

Council completed the last review of its Development Plan in 2004. The research and consultation undertaken as part of this review identified several priorities and the subsequent recommendations were made:

- Identify Character Policy Areas within the Council Residential Zone, and implement a subsequent PAR (Plan Amendment Report) in close consultation with Planning SA. This PAR will include revised flood plain mapping, structure plans for road linkages and any minor zoning adjustments required, and
- Commence a Local Heritage Plan Amendment Report.

## Development Plan Amendment Program since 2004

DPA (Development Plan Amendments)	Current Status
Local Heritage Places PAR	Completed November 2006
Thorndon Park DPA	In progress
Better Development Plan (BDP) and General DPA	Completed July 2011
Residential DPA	In progress

## COUNCIL'S PRIORITIES

### Towards 2020

### Campbelltown City Council - Strategic Plan 2010 – 2020

On 17 May 2011 Council adopted its Strategic Plan which will guide decision making up until 2020. The Strategic Plan was prepared in consultation with the community and ensures Council remains responsive to the needs of the community and to changing economic, social and environmental pressures.

The Strategic Plan incorporates the vision:

*'Campbelltown provides a quality lifestyle for its people',*

and is underpinned by the following goals:

1. Quality Living – A quality lifestyle that meets the changing needs of the community
2. Leadership – A Council with strong leadership and excellent service delivery
3. City Planning – Planning that achieves a balance between infrastructure, development, and community needs
4. Environmental Responsibility – An enhanced local environment delivered in partnership with the community
5. Local Economy – A Council which supports a strong and diverse local economy.

The vision and goals together reflect the key aspirations of Council and the community and provide clear direction for Council staff and Elected Members in the development of future strategies, policies and plans.

Objectives and Strategies which are considered relevant to this review include:

- 1.3 City infrastructure that provides a range of welcoming, attractive and safe facilities that encourage social interaction and an active community
  - 1.3.2 Develop Master Plans to revitalise key public areas and centres within the City
  - 1.3.3 Recognise and preserve significant heritage features
  - 1.3.5 Work with ERA Councils to map recreation facilities across region
- 3.1 An effective Development Plan that is sustainable and builds strong communities

- 3.1.1 Strengthen Development Plan policy to incorporate a mix of urban densities in appropriate locations and greater opportunities for affordable housing and ageing in place
- 3.1.2 Provide the framework to support the expanding of the mix of land uses within retail and commercial precincts
- 3.3 Planning aligned to local needs and State Plans
  - 3.3.1 Ensure alignment of City of Campbelltown Development Plan with the State Planning Strategy and other relevant plans
- 5.1 Advocacy for local employment
  - 5.1.1 Investigate expanding Commercial and Retail Land Use and Zoning
  - 5.1.2 Support appropriate home based businesses

## **Delivering the 30-Year Plan for Greater Adelaide: Campbelltown's Role – Growth Opportunities Scoping Paper**

In July 2010, planning consultants Connor Holmes prepared a Growth Opportunities Scoping Paper for Council with the objective being to assist Council to develop a proactive approach to understanding what the 30-Year Plan for Greater Adelaide means for the City of Campbelltown. The scoping paper explored options for managing growth and change, and delivering quality urban environments for current and future communities of the City. The paper was formally adopted by Council at its meeting on 7 September 2010.

As specific Council level targets had not been provided in the 30-Year Plan and were not available from the State Government the paper sought to analyse current growth figures and made assumptions, taking in to account the identified potential growth areas identified, as shown in the following map. The paper considered that approximately 40% of Eastern Adelaide's growth over the next 30 years is expected to occur in Campbelltown. The paper estimated that an average net dwelling growth rate of 250 dwellings would be required which is higher than the current net annual increase of about 190 dwellings.

The paper provides a summary of the outcomes of discussions held during a workshop involving Elected Members, Council staff and community members which covered the following areas:

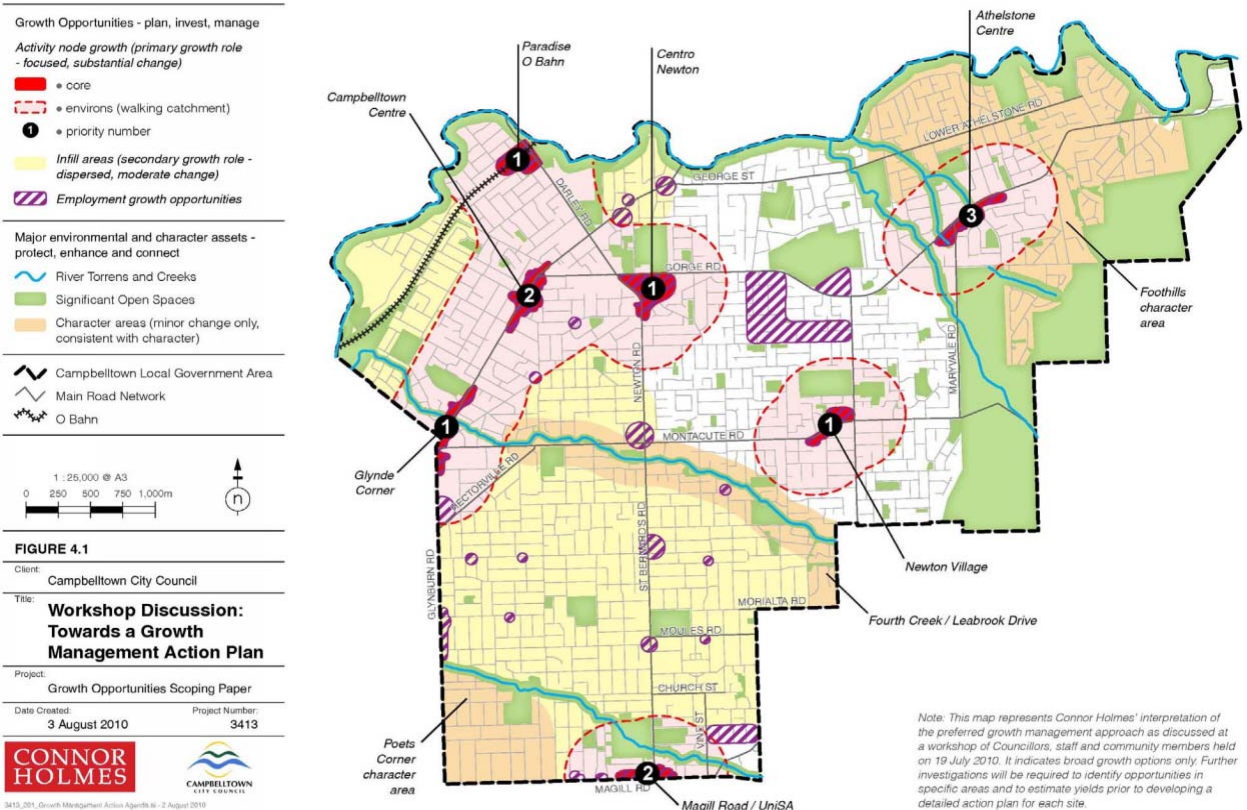
- a 'snapshot' of Campbelltown's current growth climate, strengths and weaknesses
- the key directions and targets of the 30-Year Plan that are relevant to Campbelltown
- options for implementing these directions and targets, and

- a potential broad approach and priority actions for growth management.

The workshop focused on the physical environment of the City of Campbelltown – both built form and open space and sought to identify spatial locations and outcomes for growth. An overall growth management approach emerged as the preferred option and identified priority growth precincts around activity nodes across the Council area. Growth in these areas would be leveraged off existing services and employment and would look to accommodate residential growth of medium to high density with a mix of other uses such as retailing, business and local services. Areas which already offered good transport access, proximity to open space and capacity to create attractive public realm were favoured.

Activity nodes identified as having potential to accommodate growth were:

- Priority one: Paradise O-Bahn Interchange, Centro Newton, Newton Village and Glynde Corner
- Priority two: Campbelltown Shopping Centre and Magill Road/UniSA Campus
- Priority three: Athelstone Shopping Centre



The report identified that by taking a growth management strategy approach, based on promoting medium density mixed-use development within identified priority precincts and supported by sensitive low density infill in suitable areas, pressure would be taken off sensitive environmental or character areas such as Poets Corner and Leabrook Drive. In progressing identified priority precincts the following Master Plan developed for the Campbelltown Urban Village is a good example.

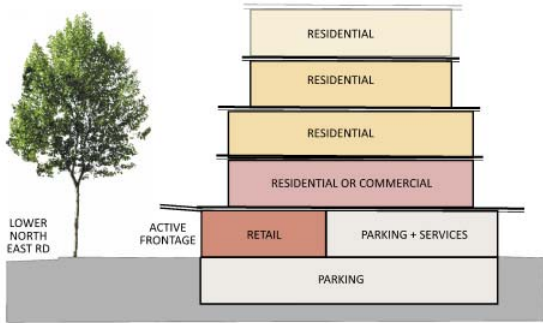
### Campbelltown Urban Village Master Plan

A Master Plan was developed by Oxigen Consultants and subsequently endorsed by Council as the first phase in a strategic program for the development of the Campbelltown Urban Village. The Master Plan is primarily focused on the public realm and will be used to direct Council’s capital expenditure, however the information gathered can also be used to inform Council’s planning policy and it is in this context that it is discussed in this paper.

The locality including Lower North East and Gorge Roads is identified in the 30-Year Plan for Greater Adelaide as a transit corridor which is required to look to increase housing densities and incorporate mixed-use development particularly in the vicinity of activity centres. Analysis showed that the Campbelltown Urban Village would have considerable potential for urban regeneration and increased density with a number of under-utilised sites.

It was suggested that a Development Plan Amendment should be considered for the area for rezoning and introducing appropriate land use and urban design outcomes. Urban design concepts and principles considered relevant include new mixed-use medium-rise developments to provide active street frontages (such as shops, services and restaurants) to encourage connectivity and increase public safety. Development should provide a high level of visual interest and incorporate architectural expression, consistent building setbacks, articulation, maximise passive solar design and integrate public transport.

The Lower North East Road corridor presents an opportunity for vertical mixed use development as illustrated below. Mixed use development has many benefits including creating a more populated, vibrant and safer environment as well as notable economic benefits.





Current



Future



Current



Future

An artist's impression of how Lower North East Road could look

## **STATE GOVERNMENT'S PRIORITIES**

### **South Australia's Strategic Plan 2011**

South Australia's Strategic Plan provides a framework to guide State Government in future decision making, policy development and investment.

The Plan identifies priorities with underlying goals and targets. Key priorities and goals in the context of this discussion paper are detailed below:

#### **Our Community**

Our Communities are vibrant places to live, work, play and visit

We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.

New developments are people friendly, with open spaces and parks connected by public transport and bikeways.

Everyone has a place to call home

Everyone can afford to rent or buy a home

We support people to stay in their homes if they choose

We are safe in our homes, community and at work

We are prepared for natural disasters

#### **Our Prosperity**

South Australia plans and delivers the right infrastructure

South Australia's transport network enables efficient movement by industry and the community

#### **Our Environment**

South Australians think globally, act locally and are international leaders in addressing climate change

We reduce our greenhouse gas emissions

We adapt to the long term physical changes that climate change presents

We reduce our reliance on cars in the metropolitan area, by walking, cycling and increasing use of public transport

South Australia has reliable and sustainable energy sources, where renewable energy powers our homes, transport and workplaces

We aim for zero waste – recycling, reusing and reducing consumption all we can

We look after our natural environment

We want Adelaide to grow up more than out

We look after our land, rivers and wetlands

We value and protect our water resources

South Australia has reliable and sustainable water resources and is a leader in wastewater, irrigation, and stormwater and groundwater management

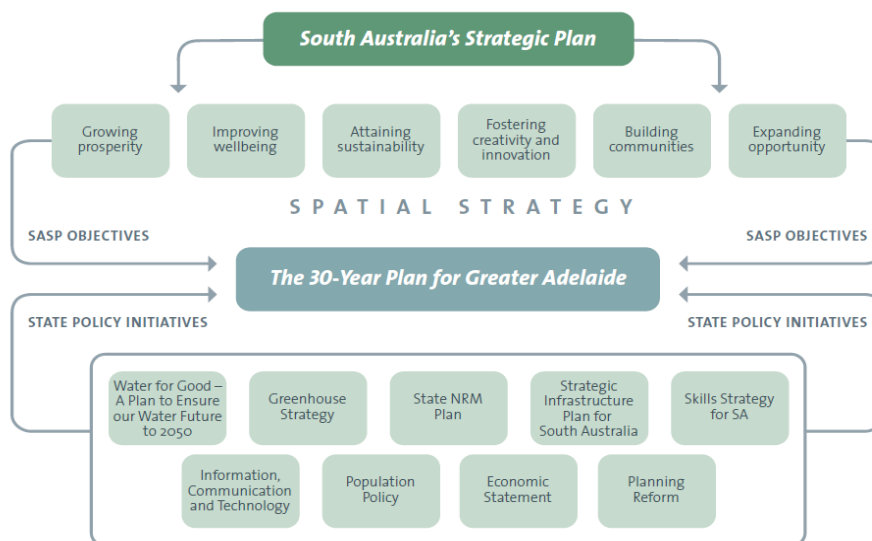
Industry and agriculture are highly efficient and innovative in their use of water

The priorities and goals identified in South Australia’s Strategic Plan influence other state government documents including the 30-Year Plan for Greater Adelaide.

## The 30-Year Plan for Greater Adelaide

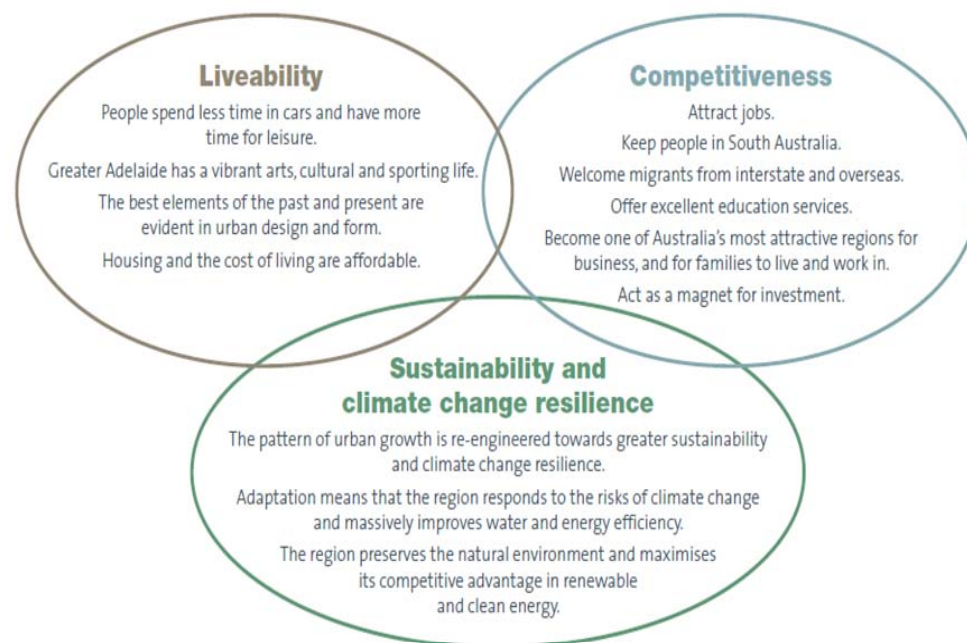
The 30-Year Plan for Greater Adelaide is a spatial expression of South Australia’s Strategic Plan and has been prepared by the State Government to guide the community, Local Government, business and industry to 2037. It is also to be used by the State Government to guide the planning and delivery of services and infrastructure, such as transport, health, schools and community facilities.

Figure 1 – The Plan’s relationship with key state government policies



The principal objectives of the 30-Year Plan for Greater Adelaide are to maintain and improve liveability, increase competitiveness and drive sustainability and resilience to climate change.

**Figure 2 – Objectives for The 30-Year Plan for Greater Adelaide**



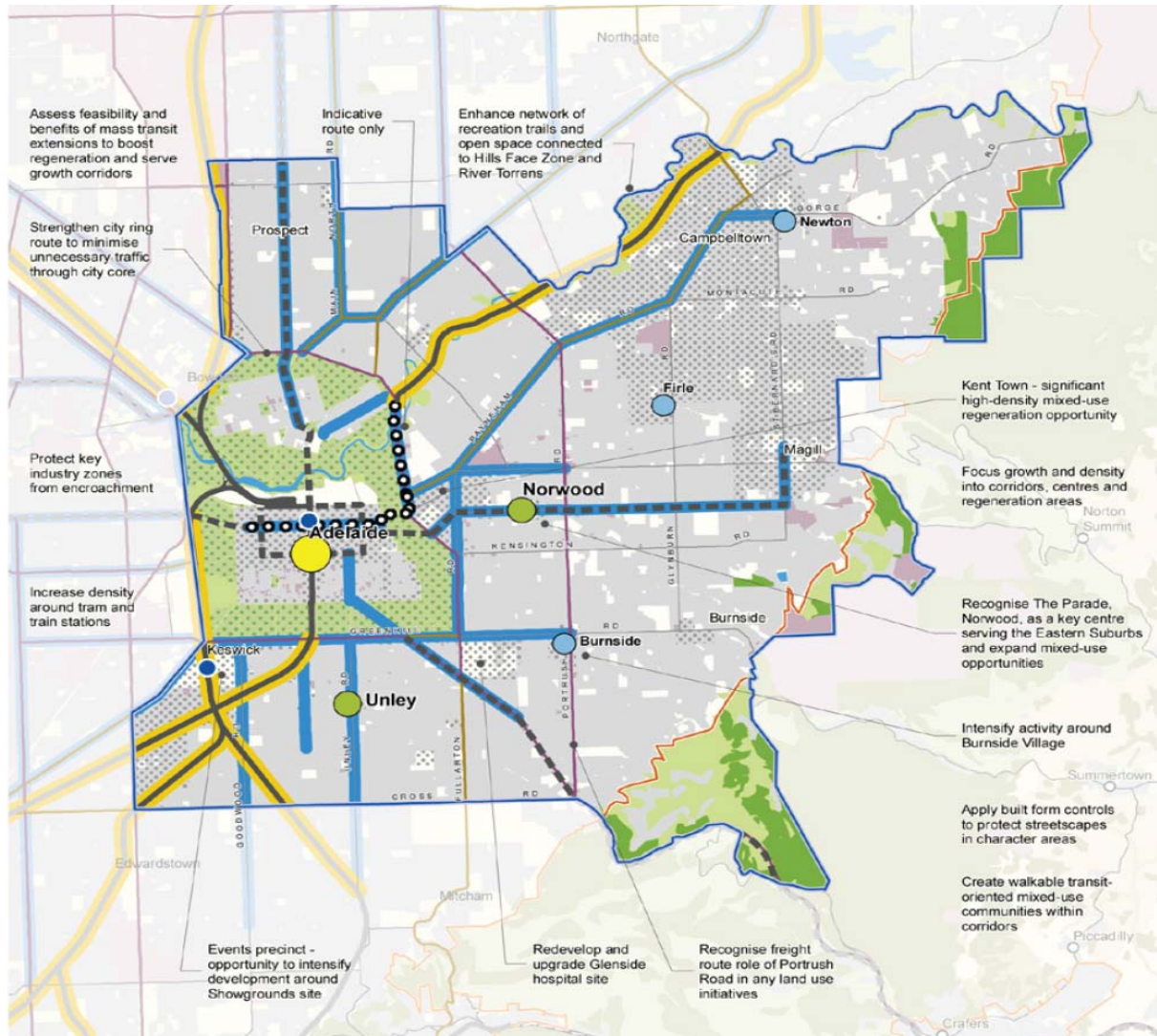
The Plan also sets regional targets for population, housing and employment, key transit corridors, major infrastructure proposals and key renewal areas.

These objectives are underpinned by the following 14 principles:

- A compact and carbon-efficient city
- Housing diversity and choice
- Accessibility
- A transit-focused and connected city
- World-class design and vibrancy
- Social inclusion and fairness
- Heritage and character protection and enhancement
- Healthy, safe and connected communities
- Affordable living
- Economic growth and competitiveness
- Climate change resilience
- Environmental protection, restoration and enhancement
- Natural resources management
- Community engagement

The 30-Year Plan for Greater Adelaide recognises seven South Australian Government Regions with the City of Campbelltown being situated in Eastern Adelaide. Population, housing and job targets are set at a regional level and represented spatially in schematic maps in the Plan as shown in Table 1 and the map below.

### Map – Eastern Adelaide Directions



**Table 1 – Eastern Adelaide Targets (excludes Adelaide City)**

<b>Population and dwellings</b>	<b>Net additional dwellings</b>	<b>Net additional population</b>
<b>Within corridors (incl. transit-oriented developments)</b>	7900	14,600
<b>Outside corridors</b>	10,500	23,100
<b>TOTAL</b>	<b>18,400</b>	<b>37,700</b>
<b>Affordable housing</b>	<b>Net additional dwellings</b>	
	2750	
<b>Employment</b>	<b>Net additional jobs</b>	
	6500	
<b>Gross land supply</b>	<b>Hectares</b>	
<b>Infill up-zonings (residential and employment)</b>	2230	

The 30-Year Plan contains a number of policies and targets aimed at achieving the objectives and principles which are listed under the following headings:

- New transit corridors, growth areas, transit oriented developments and activity centres
- Adelaide City centre
- Urban design
- Communities and social inclusion
- Aboriginal heritage and culture
- Housing mix, affordability and competitiveness
- Affordable Housing
- Health and wellbeing
- The economy and jobs
- Transport
- Infrastructure
- Biodiversity
- Open space, sport and recreation
- Climate change
- Water
- Emergency management and hazard avoidance

# RESPONDING TO THE PLANNING STRATEGY POLICIES AND TARGETS

## Summary of the 30-Year Plan Policies

These policies and targets are to be used by Councils to guide future planning and investment decisions and are important to be considered as part of this review.

### **New transit corridors, growth areas, transit oriented developments and activity centres**

- Concentrate new growth within metropolitan Adelaide in transit corridors, transit-oriented developments and activity centres so that the urban character of the majority of neighbourhoods remains largely unchanged
- Locate new growth areas contiguous to transit corridors wherever possible
- Define transit corridors by unique design and character guidelines, giving each corridor a separate identity to avoid a monoculture of building styles across greater Adelaide
- Ensure transit corridors contain a network of cycleways, walkways and greenways to provide cooling and to create liveable and attractive locations for a diverse population
- Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments
- Develop higher-density residential developments within and adjacent to activity centres

### **Urban design**

- Maximise and increase the quality of public spaces, and require excellent design in the public realm
- Require new mixed-use medium and high-rise developments to provide active street frontages (such as shops, services and restaurants) to encourage connectivity and increase public safety
- Protect and strengthen the identity of agreed character areas by enhancing the valued elements of the existing streetscape
- Set very high standards for urban character and quality of design
- Ensure building design can be adapted in the future to minimise new building requirements and maximise the re-use and redevelopment of existing infrastructure
- Provide safe and attractive streetscapes in growth areas and transit-oriented developments through street tree plantings and lighting
- Develop and promote a distinctive range of building typologies for residential housing density, which responds to metropolitan Adelaide's existing character and climate

- Ensure local heritage places and areas of heritage value are identified
- Capitalise on the role heritage places and areas play in creating a sense of place through techniques such as adaptive re-use

### **Communities and social inclusion**

- Plan for population growth
- Plan for the growing number of young families
- Plan for the projected increase in the number and proportion of elderly people and respond to their preference to remain living in their existing communities
- Create safe and inviting public spaces that will encourage community participation by a wide range of people
- Provide engaging spaces where young people can congregate for social activities in a positive setting
- Give priority to pedestrian, wheelchair, gopher and cycle movement in neighbourhoods, which will ensure greater access for people with less mobility, particularly children, the elderly and people with prams
- Ensure urban renewal activity focuses on place making and building stronger communities

### **Aboriginal heritage and culture**

- Identify and protect Aboriginal cultural heritage sites and areas of significance
- Identify requirements for facilities to support and encourage training in Aboriginal culture

### **Housing mix, affordability and competitiveness**

- Integrate a mixture of competitive housing styles, types, sizes and densities into the wider housing market, including medium-density low-rise and attached dwellings
- Increase the total share of smaller housing, particularly around transport interchanges and collocated with services such as health and retail
- Provide for new retirement housing and residential aged care facilities to increase the opportunities for older people to remain living in and connected to their communities as their needs for support increase
- Consider the need for retirement housing, residential housing, residential aged care and other supported living facilities to be located close to public transport

## **Affordable Housing**

- Reinforce the State Government policy that at least 15 per cent of new dwellings should meet the criteria for affordable housing in significant new developments and growth areas, including transit corridors
- Set targets for affordable housing in transit corridors and transit-oriented developments
- Ensure that the standard of affordable housing is at least consistent with other dwellings in a development, for example in appearance, construction, materials, energy efficiency and water conservation measures

## **Health and wellbeing**

- Design pedestrian and cycle friendly areas in growth areas and existing neighbourhoods to promote active communities
- Ensure health and wellbeing requirements are incorporated which require linkages between urban regeneration areas to maximise shared use of services and facilities
- Incorporate cultural initiatives such as public art, to stimulate revitalisation of communities and social cohesion
- Ensure that pedestrian areas in activity centres are direct, convenient, safe, well signposted, sheltered and shaded, and offer disabled access
- Ensure that neighbourhood street environments and open spaces maximise access for all users, including the disabled, elderly, those who use small personal motorised transport such as gophers, people with prams or dogs, and emergency or other service vehicles
- Incorporate principles of Crime Prevention Through Environmental Design in all public areas and activity centres
- Incorporate guidelines to protect homes along major transport corridors from noise and pollution
- Promote active communities, which may include provision of playing fields, indoor sports facilities and public space
- Promote the development of community gardens for social interaction and physical wellbeing

## **The economy and jobs**

- Promote mixed-use development in the transit corridors, activity centres and transit-oriented developments to ensure jobs are situated close to where people live
- Secure industrial land for materials recovery and processing, and quarantine it from encroachment by non-compatible uses

## **Transport**

- Protect the transport functionality of road and rail corridors
- Increase the amount of new residential housing in those transit corridors earmarked for network expansion and upgrade
- Give priority to increasing densities and designating types of services, such as retail, around existing interchanges and planned upgrades including of bus interchanges
- Reinforce the role of bus interchanges in key strategic locations and centres such as Paradise.
- Provide and extend a connected bicycle network across Greater Adelaide
- Provide direct and safe cycling links to public transport stations and interchanges

## **Infrastructure**

- Identify major infrastructure requirements including communications technology, sporting hubs and embedded generation to ensure that new infrastructure to support new residential growth is effectively coordinated
- Develop Regional Implementation Strategies that clearly designate infrastructure priorities to support housing and employment growth
- Identify locations and plan for new cemeteries to accommodate future demand

## **Biodiversity (Natural Resource Management)**

- Enhance the urban biodiversity of metropolitan Adelaide by supporting the development of urban forests, restoring watercourses, establishing linked networks of open space and encouraging the use of local indigenous species
- Create greenways in transit corridors and along major watercourses to enhance and connect urban biodiversity

## **Open space, sport and recreation**

- Ensure open space is accessible by all communities and will link, integrate and protect biodiversity assets and natural habitats
- Provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres
- Provide organised sporting facilities in transit corridors
- Establish major community sporting hubs that are linked to other community infrastructure and transport services

## **Climate change**

- Implement the key actions that promote a more compact city, including collocation of services with transport and mixed-use developments in transport corridors and around transport interchanges
- Promote short distance passenger travel through the introduction of a new urban form
- Ensure the majority of new housing is carbon-efficient
- Set design guidelines to create more thermally and energy efficient buildings
- Create a more liveable urban environment through the establishment of a network of greenways, tree-lined streets and open spaces, which will have a cooling effect on nearby new neighbourhoods and buildings
- Encourage commercial and industrial developers to include green buffers and shady areas in their developments, to make workplaces more liveable

## **Water**

- Incorporate water-sensitive urban design techniques in to residential, retail, commercial, institutional, industrial and transport developments to achieve water quality and efficiency benefits
- Identify and protect locations for potential stormwater harvesting schemes
- Ensure appropriate policy links and consistency between Stormwater Management Plans and Development Plans to address stormwater and flood management matters

## **Emergency management and hazard avoidance**

- Decrease the risk of loss of life and property from extreme bushfires through creating buffers around new growth areas that are adjacent to native bushland
- Develop urban design approaches that create resilient environments for the future
- Address risk, hazard and emergency management issues for new and existing areas
- Minimise risk to people, property and the environment from exposure to hazards by designing and planning a risk hierarchy

## SUPPORTING DOCUMENTATION

- [Campbelltown Council Development Plan \(consolidated 17 January 2011\)](#)
- [Towards 2020 \(Campbelltown City Council - Strategic Plan 2010-2020\)](#)
- [South Australia's Strategic Plan](#)
- [The 30-Year Plan for Greater Adelaide](#)
- [Delivering the 30 Year Plan for Greater Adelaide: Campbelltown's Role Growth Opportunities Scoping Paper prepared for Campbelltown City Council by Connor Holmes Pty Ltd August 2010 and adopted by Council at its meeting on 7 September 2011](#)
- [Campbelltown Urban Village Master Plan prepared for Campbelltown City Council by Oxigen December 2010 and adopted by Council at its meeting on 2 August 2011](#)
- [Residential Code: City of Campbelltown Residential Character Survey](#)



# Development Plan Review 2012 Discussion Paper

## Community Feedback Form

The Council is seeking your views as part of its review of the current Development Plan. A Discussion Paper explaining the review and a copy of Council's current Development Plan are both available at [www.campbelltown.sa.gov.au](http://www.campbelltown.sa.gov.au) or can be accessed at the Council Office or Library.

This form can either be returned to the Council office or posted to:

**City of Campbelltown  
PO Box 1  
CAMPBELLTOWN SA 5074**

**Consultation is open until 19 March 2012.**

The review will focus on the following headings and for further information on each topic please refer to page 15 of the Discussion Paper. Any thoughts regarding these topics are most welcome. You are welcome to comment on any other topics as well and space is left for that at the end of the form.

It is a legal requirement that Council make available a copy of all written submissions for inspection by interested persons for the period from 19 March 2012 until 3 April 2012. These will be available from the Council offices upon request.

**New transit corridors, growth areas, transit oriented developments and activity centres**

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**Urban design**

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**Communities and social inclusion**

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**Aboriginal heritage and culture**

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**Housing mix, affordability and competitiveness**

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**Do you wish to be heard at the public hearing on the 6 April 2012?**

Yes  No

**Name** .....

**Contact details** .....

**Thank you for providing you feedback, we greatly appreciate your comments.**