

19 December 2025

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Sent to: [haveyoursay@cbc.city.nsw.gov.au](mailto:haveyoursay@cbc.city.nsw.gov.au)

Dear Mr Stewart

## **Campsie Town Centre planning proposal**

I write with regard to Council's proposed masterplan for the Campsie Town Centre. Urban Taskforce Australia supports the redevelopment and increased density of town centres surrounding Metro stations and welcomes Council's intention to reinvigorate the area.

However, we have some concerns about the proposal that we wish to address.

### **Building heights and FSR**

The Campsie Masterplan is an ideal opportunity to deliver significant housing numbers close to public transport, but Council appears instead to have taken a relatively conservative approach to urban renewal.

NSW is currently facing a housing crisis, and more dwellings are urgently needed to address it. As a precinct that has access to high-capacity public transport and good local infrastructure, Campsie is ideally located for greater density.

The State Government has recognised the opportunities for growth within this region, with the Housing Delivery Authority (HDA) already approving local SSD developments.

Further, the 14,500 dwelling target given to Canterbury-Bankstown under the National Housing Accord to address existing shortfalls (the sixth highest in the State) shows that the potential that the NSW Government sees in the LGA.

However, instead of taking the opportunity to reassess areas within the precinct that would be capable of accommodating more housing and delivering viable mixed use, the Masterplan appears largely to repeat the work from 2022 that predates the National Housing Accord.

Urban Taskforce believes that the area around Campsie Metro station could readily cope with more uplift than is currently being proposed. Council should have taken the opportunity with to revisit and test options for increased height and floorspace at various locations.

We believe that a more ambitious approach could be adopted to rezone the precinct to recognise the complexity and cost involved in consolidating sufficient land packages that would make projects feasible by increasing the appeal of potential development sites through taller buildings and larger FSRs.

For example, the area surrounding the station could cope with more uplift and density which, on mixed-use sites, would help to attract residents and businesses to the area.

This could be done in a way that does not affect the amenity of neighbouring properties but will still create attractive new dwellings in a readily accessible area.

Similarly, zoning along Canterbury Road (E3 Productivity Support) could be revisited to allow more height and density and mixed use including residential. The sites along this thoroughfare are generally limited to 23 metres with a FSR of only 1.8:1 and do not include the option for residential space to be included.

The planning proposal indicated the Council's desire to create a medical precinct around Canterbury Hospital. This will be difficult to achieve without incentives to develop properties in the area, which will require residential components to make projects feasible.

Without changes to mix, height, and density in this part of the precinct, it will not be viable for companies to consolidate sites and invest in development projects, which will prevent the reinvigoration of an area that desperately needs it.

These two examples show that there could be a lot achieved with a strategic reassessment of the area and its potential, and Urban Taskforce urges Council to revisit its current plans.

#### **RECOMMENDATION:**

*That Council:*

- *revisit and reassess property mix, height, and floorspace settings for the Campsie Town Centre to determine what could be accommodated within the precinct; and*
- *review the Canterbury Road zonings to allow for residential development to be included in mixed-use zoning, and to deliver higher density.*

#### **Errors in mapping**

There are a few apparent mistakes within the Masterplan, with discrepancies from what had been previously proposed and inconsistencies between different documents.

For example, in the 2022 Masterplan, the site bordered by Ninth Avenue, Beamish Street, and Campsie Street was given a FSR of 4.9:1, but in the current version it was downgraded to 1.8:1 (the same as for the neighbouring lots). The prescribed height of 67 metres was retained.

This change could make any development of the site unfeasible and appears to be more of a transcription error than a change in Council policy.

A similar discrepancy has occurred in relation to street wall heights, with the Masterplan specifying sites with 6-storey street wall heights that the DCP only lists as a 2-storey street wall height.

There also appear to be inconsistencies within the DCP in relation to the setbacks required for different locations.

These differences could significantly impact potential applications and need to be resolved, so that applicants are able to address the requirements of the Council in their proposals.

**RECOMMENDATION:**

*That Council correct errors and inconsistencies within Masterplan documentation to ensure that no projects have inadvertently been downgraded and to resolve any contradictory information.*

**Affordable housing**

Despite research by Atlas Economics that showed limited feasibility for proposed levies across various sites in the precinct, the proposal includes rates of 3% and 4% for affordable housing held in perpetuity by the Council.

Experience in other locations has shown that rates of 3% and 4% can kill the feasibility of a project and prevent any residential development from proceeding, and Urban Taskforce opposes such a blunt approach to the delivery of affordable housing.

In contrast, the infill affordable housing bonus policy embedded in the NSW Housing SEPP provides a much better approach to delivering affordable housing. It incentivises developers to provide affordable dwellings for 15 years in return for higher density bonuses.

15 years is approximately the length of time before an apartment would need to be renovated, so the policy encourages churn and gives developers more reasons to look for further opportunities to provide affordable housing.

Further, maintaining ownership in the hands of a developer – managed by a community housing provided (CHP) makes a huge difference to project feasibility and therefore overall supply.

Council should investigate incentive-based alternatives to the proposed percentage affordable housing levies.

**RECOMMENDATION:**

*That Council dispense with the feasibility killing affordable housing levies of 3% and 4% in perpetuity and instead introduce an incentives-based scheme similar to the State Government's infill affordable housing bonus scheme.*

**“All electric” buildings**

Section 5.6 of the DCP proposes that future development be “all electric” buildings.

This is part of a growing trend where councils include these provisions without any attempt to determine financial impact, consumer sentiment, or practicality.

Such efforts appear to be aimed at appealing to fringe constituents through virtue signalling, rather than any real attempt to create sensible and manageable policy.

The thermal performance and energy efficiency of residential buildings is governed by BASIX. Councils should not be imposing their own bias on how a BASIX result is attained.

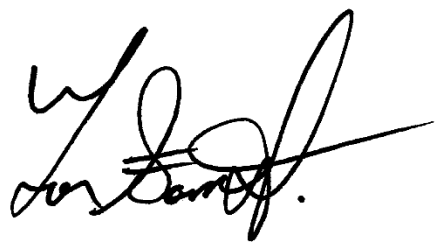
Any move to proscribe gas power in buildings must be based on a state-wide policy (or at least a policy applying to the Sydney basin as a whole), and not be implemented in the piecemeal fashion currently being pursued at a local government level.

**RECOMMENDATION:**

*That Council apply BASIX requirements to residential developments and not proscribe the use of gas within new buildings.*

Should you wish to discuss any aspect of this submission further, please contact our Policy, Planning and Research Analyst, Paul Waterhouse, on 0411-875-366 or via email [paul@urbantaskforce.com.au](mailto:paul@urbantaskforce.com.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a large, sweeping flourish extending to the right.

**Tom Forrest**  
Chief Executive Officer