



Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

The General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

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Submission on the Reimagining Campbelltown City Centre Master Plan

I write in relation to the public exhibition of the Reimagining Campbelltown City Centre Master Plan and make the following comments.

I want to reiterate my concerns expressed previously to Council, particularly in relation to Phase 1 of the proposal. A significant concern I have regarding Reimagining Campbelltown is that there is not a single commitment from any level of government for the billions of dollars in infrastructure that is required to ensure growth is sustainable.

Overdevelopment is already a significant problem in our City. Poor and inappropriate planning – without significant investment in supporting infrastructure – will irreversibly change our suburban character and threatens to destroy our environmental heritage and vital green open spaces.

In relation to the Reimagining Campbelltown City Centre Master Plan currently on public exhibition, the 200-page document appears to include few distinctive initiatives that aren't already addressed in the Campbelltown-MacArthur Place Strategy, as shown in the tables on pages 191, 198 and 199.

It must also be noted that there is already an overabundance of plans that aim to shape the future of development, job creation and industry in Campbelltown. Accordingly, the Master Plan comes across as superfluous.

I note the Master Plan includes five Council-led projects namely; Revitalise Queen Street, Create a new City Library, Amplify the Sport and Entertainment Precinct, Transform Bow Bowing Creek and Deliver Campbelltown Billabong Parklands.

Surely these projects could have been identified and outlined in a report prepared by Council staff, without the need to engage expensive consultants to create a long-winded glossy brochure littered with jargon such as “blue-green infrastructure”, “higher order jobs”, “additive manufacturing” and “iterative Master Plan testing”.

I wish to make comment and ask questions in relation to the following specific aspects of the Master Plan:

1. I agree with the statement on page 21 that “we need more jobs”. I feel the Master Plan does not make it clear how the document will specifically result in more than 4500 FTE jobs for our area (page 33). I would appreciate clarity on this issue.
2. What are the refurbishment plans for Campbelltown Stadium (page 22)? How will the upgrade be funded?
3. What were the “lag metrics” and “lead metrics” (page 30) used in the “evidence-based methodology” to prepare the Master Plan?
4. What is meant by the statement the City Centre is a place “where blue-green infrastructure forms an integrated ecosystem embedded into all planning decisions and developments, creating a sustainable future and celebrating the natural landscape” (page 25)?
5. The Master Plan states there will be a 39% increase in tree canopy to cool the City Centre (page 32). What type of trees will be planted? Will they be large, shadow-bearing or ornamental? And where will they be located?
6. The Master Plan states that 90% of future City Centre residents and workers will be within a two-minute walk of open space (page 32). What open space does this refer to and how many residents does this statement refer to?
7. The Master Plan states it has the potential to result in an average 13.1% increase in wages (page 33). How, specifically, will the Master Plan achieve this?
8. Pages 44 and 181 state that Council will use data as a community asset, develop data driven dashboards, harness data to develop decision support tools for the community industry and Council staff, and create a data asset that can be used for advocacy purposes.

Unfortunately, the Master Plan does not address exactly what data will be collected, how this data will be collected and the privacy provisions that will be implemented to protect residents. Please provide advice on how these important matters will be handled by Council.

9. Page 46 states: “Investing in buildings and infrastructure that proactively manage the impacts of increased temperatures and extreme rainfall will ensure that Campbelltown continues to thrive in good times and bad”.

How can buildings proactively manage weather conditions? What specific design techniques, material use etc will be implemented in buildings in the City Centre? Will these design initiatives be enforceable through development controls?

10. On page 79, the document states the Master Plan "could increase the tree canopy from 6% of the City Centre to 40%". The use of the word "could" is very different to the statement on page 32 that there will be a 39% increase in tree canopy.

Please clarify whether Council is committing to an increase in the tree canopy by 39%.

11. Pages 79, 86 and 141 make reference to the inclusion of "cool roofs", "green roofs and facades", "adjustable shading", as well as "glazing and low-emissivity windows". What enforceable development controls will be implemented to ensure developments meet the standards of the Master Plan?

I fear that Council's Master Plan has failed to consider the business model of developers who solely seek to gain as much profit as possible from development proposals. Developers will rarely voluntarily include this "green infrastructure" into their buildings as it will inevitably affect profitability.

If Council is serious about ensuring outcomes of "cool buildings", enforceable development controls are crucial to making that happen.

12. Page 180 states "Council will lead-the-way and provide its community with access to energy and water efficiency opportunities and technologies that are sustainable and resilient". What are the efficiency opportunities and technologies that will be provided to the community? Will these opportunities be provided to all residents across the LGA or only to those living in the area covered by the Master Plan i.e. the City Centre? How will these initiatives be funded?

In finalising my submission, I am not opposed to Council having a vision for the LGA. However, I do hold grave concerns that the end result will be high-rise monstrosities, traffic congestion, lack of parking, packed trains and overcrowded classrooms because the 'vision' is not accompanied by proper investment in supporting infrastructure by the current Liberal Federal and State Governments.

I wish to remind Council that Campbelltown is not confined to its CBD. Reimagining Campbelltown ignores the cumulative impacts on the wider LGA and its ratepayers from increased development and Council's CBD-centric tunnel vision when it comes to funding and investment decisions.

When my constituents contact me in relation to Council, it is overwhelmingly to ask for assistance with issues such as footpath or playground equipment requests, road safety issues, noise complaints, concerns about trees and requests for more resources to beautify their suburbs.

Not once has a constituent commented that Council should invest ratepayers' money on glossy brochures that spruik overdevelopment and propose changes that will forever alter our city into something long-term residents are unlikely to recognise.

Our community deserve more than unrealistic grand promises through glossy publications. It is imperative that Council develops a plan that is more commensurate with the community's needs and desires.

The public exhibition of the Reimagining Campbelltown City Centre Master Plan offers Council an opportunity to reconsider its current approach and instigate a better allocation of resources to community facilities and services.

Yours sincerely,



Anoulack Chanthivong MP
Member for Macquarie Fields

CC: Campbelltown City Councillors