

2018

CAMPBELLTOWN CITY COUNCIL

ORDINARY BUSINESS PAPER



4 August - Campbelltown Arts centre

14 August

COMMON ABBREVIATIONS

ACF	Animal Care Facility
AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BC	Building Certificate
BCA	Building Code of Australia
BPB	Buildings Professionals Board
CLEP	Campbelltown Local Environmental Plan
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	Disability Discrimination Act 1992
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FA	NSW Food Authority
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IHAP	Independent Hearing and Assessment Panel
IPR	Integrated Planning and Reporting
JRPP	Joint Regional Planning Panel
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LEP 2002	Local Environmental Plan 2002
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
MACROC	Macarthur Regional Organisation of Councils
MSB	Mine Subsidence Board
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services (incorporating previous Roads and Traffic Authority)
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
SECTION 149 CERTIFICATE - Certificate as to zoning and planning restrictions on properties	
SECTION 603 CERTIFICATE - Certificate as to Rates and Charges outstanding on a property	
SECTION 73 CERTIFICATE - Certificate from Sydney Water regarding Subdivision	



10 August 2018

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 14 August 2018 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

2. APOLOGIES

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 10 July 2018

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 10 July 2018, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 10 July 2018 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 10 July 2018 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 10 July 2018.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 10 July 2018

Present

- The Mayor, Councillor G Brticevic
- Councillor M Chivers
- Councillor M Chowdhury
- Councillor R George
- Councillor B Gilholme
- Councillor G Greiss
- Councillor K Hunt
- Councillor D Lound
- Councillor R Manoto
- Councillor B Moroney
- Councillor W Morrison
- Councillor M Oates

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Councillor Brticevic.

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES

It was **Moved** Councillor Greiss, **Seconded** Councillor Moroney:

That the apologies be received and accepted from Councillors Lake and Thompson.

Note: Councillor T Rowell has been granted a leave of absence from Council incorporating all meetings until further notice.

131 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 12 June 2018

It was **Moved** Councillor Gilholme, **Seconded** Councillor Lound:

That the Minutes of the Ordinary Meeting held 12 June 2018 copies of which have been circulated to each Councillor, be taken as read and confirmed.

132 The Motion on being Put was **CARRIED**.

3.2 Minutes of the Extraordinary Meeting of Council held 26 June 2018

It was **Moved** Councillor Lound, **Seconded** Councillor Gilholme:

That the Minutes of the Extraordinary Meeting held 26 June 2018 copies of which have been circulated to each Councillor, be taken as read and confirmed.

133 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

Declarations of Interest were made in respect of the following items:

Pecuniary Interests

Councillor G Brticevic - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Brticevic advised he has an interest in the identified land and will leave the Chamber and not participate in debate or vote on this matter.

Councillor D Lound - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Lound advised he has an interest in the identified land and will leave the Chamber and not participate in debate or vote on this matter.

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Councillor D Lound - Item 8.16 - Sport and Recreation Grant Updates: Councillor Lound advised that he is the Chairperson of the Macarthur Football Association.

Other Disclosures

The following Councillors made Special Disclosures of Pecuniary Interest pursuant to Section 451 (4) and (5) of the *Local Government Act 1993* in the required form and were laid on the table at the meeting.

Councillor G Greiss - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Greiss advised he has an interest in the identified land.

Councillor K Hunt - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Hunt advised she has an interest in the identified land.

Councillor M Oates - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Oates advised she has an interest in the identified land.

Councillor M Chowdhury - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Chowdhury advised he has an interest in the identified land.

Councillor B Moroney - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Moroney advised he has an interest in the identified land.

Councillor R Manoto - Item 8.6 - Multi Dwellings in R2 Zone Planning Proposal: Councillor Manoto advised he has an interest in the identified land.

5. MAYORAL MINUTE

Nil

6. PETITIONS

Nil

7. CORRESPONDENCE

7.1 Letter from Mr Greg Warren MP - Container Deposit Scheme

It was **Moved** Councillor Lound, **Seconded** Councillor Hunt:

That the letter be received and the information be noted.

134 The Motion on being Put was **CARRIED**.

7.2 Letter from Mr Greg Warren MP - Rose Payten Drive and Campbelltown Road, Leumeah

It was **Moved** Councillor Hunt, **Seconded** Councillor Chowdhury:

That the letter be received and the information be noted.

135 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Update of the Draft Campbelltown Comprehensive Koala Plan of Management

It was **Moved** Councillor Hunt, **Seconded** Councillor Moroney:

1. That Council endorse the revised draft Campbelltown Koala Plan of Management.
2. That Council support the submission of the revised draft Campbelltown Koala Plan of Management to the Department of Planning and Environment for approval.

136 The Motion on being Put was **CARRIED**.

8.2 Funding Agreement for Local Environmental Plan Review

It was **Moved** Councillor Hunt, **Seconded** Councillor Chowdhury:

That Council agree to the execution of the funding agreement for the Local Environmental Plan Review.

137 The Motion on being Put was **CARRIED**.

8.3 Application to Revoke Menacing Dog Declaration

It was **Moved** Councillor Hunt, **Seconded** Councillor Chivers:

1. That the Menacing Dog Declaration made on 19 September 2016, in respect of a male American Staffordshire Terrier be revoked in accordance with the provisions of Section 39 (2) *Companion Animals Act, 1998*.
2. That Council give notice to the owner of the dog and to the Director General Division of Local Government of the revocation of the Menacing Dog Declaration referred to in 1 above within seven days in accordance with the provisions of Sections 39 (3) and 40 (2) *Companion Animals Act, 1998*.

138 The Motion on being Put was **CARRIED**.

8.4 Outcome of the 2018 Chemical CleanOut Event

It was **Moved** Councillor Gilholme, **Seconded** Councillor Lound:

That Council note the success of the 2018 Household Chemical CleanOut event.

139 The Motion on being Put was **CARRIED**.

8.5 Status of Applications

It was **Moved** Councillor Gilholme, **Seconded** Councillor Hunt:

That the information be noted.

140 The Motion on being Put was **CARRIED**.

Meeting Note: Having declared an interest in regard to Item 8.6, Councillors Brticevic and Lound left the Chamber and did not take part in debate nor vote on this item.

8.6 Multi Dwellings in R2 Zone Planning Proposal

It was **Moved** Councillor Moroney, **Seconded** Councillor Chowdhury:

1. That Council note the submission by Council staff (attachment 1) to the Department of Planning and Environment requesting the deferral of the operation of the Low Rise Medium Density Housing Code which is proposed to commence on 6 July 2018.
2. That Council consider the advice of the Local Planning Panel from its meeting of 27 June 2018 regarding the subject Planning Proposal.
3. That Council endorse the preparation of a Planning Proposal to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) to prohibit "multi dwelling housing" and "manor houses" in the R2 Low Density Residential Zone.
4. Subject to Recommendation 3, that:
 - a. Council submit the Planning Proposal to the Department of Planning and Environment (DPE) for a Gateway Determination and undertake any public exhibition requirements.
 - b. Council request the DPE to grant Council delegation to make amendments to Campbelltown Local Environmental Plan 2015 in accordance with Section 3.36 of the *Environmental Planning and Assessment Act 1979*.

A Division was recorded in regard to the Resolution for Item 8.6 with those voting for the Motion being Councillors M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, B Moroney, W Morrison, G Greiss and R George.

Voting against the Resolution were Nil.

141 The Motion on being Put was **CARRIED**.

At the conclusion of the discussion regarding Item 8.6 Councillors Brticevic and Lound returned to the Chamber for the remainder of the meeting.

8.7 Accessible Perimeter Pathways around Open Space areas

It was **Moved** Councillor Hunt, **Seconded** Councillor Chivers:

That Council endeavours to seek appropriate grant funding schemes and any other funding sources that could assist to expedite the construction of accessible pathways in Council's Open Space Areas program.

142 The Motion on being Put was **CARRIED**.

8.8 Avenue Planting Projects

It was **Moved** Councillor Brticevic, **Seconded** Councillor Gilholme:

That Council develop a Street Tree Planting Plan that will identify a 5-10 year program of Street Tree planting that will improve the canopy cover in Campbelltown.

143 The Motion on being Put was **CARRIED**.

8.9 Roundabout Beautification Implementation Program

It was **Moved** Councillor Brticevic, **Seconded** Councillor Morrison:

That the proposed program of roundabout beautification works be commenced in the 2018-2019 financial year through Council's City Entrance program funding, with appropriate funding to be considered in subsequent financial years to continue with the program, and that the roundabout located at Canterbury Road/Cambridge Avenue be included in the beautification works program.

144 The Motion on being Put was **CARRIED**.

8.10 Jacaranda Tree Planting

It was **Moved** Councillor Manoto, **Seconded** Councillor Gilholme:

That Council consider possible Jacaranda planting projects within the existing 2018-2019 financial year budget and seek out appropriate grant funding schemes and any other funding opportunities from other sources.

145 The Motion on being Put was **CARRIED**.

8.11 BMX Facilities

It was **Moved** Councillor Brticevic, **Seconded** Councillor Lound:

That the information by noted and a further report be presented to Council once the planning process for a BMX pump track facility has been undertaken for Kanbyugal Reserve, Woodbine (off Harbord Road).

146 The Motion on being Put was **CARRIED**.

8.12 Feasibility of an Open Air Entertainment Space at Redfern Park, Minto

It was **Moved** Councillor Chowdhury, **Seconded** Councillor Hunt:

That Council commence the master planning process for Redfern Park, Minto by September 2018.

147 The Motion on being Put was **CARRIED**.

8.13 Changes to the National Partnership Agreement on the National Quality Agenda

It was **Moved** Councillor Morrison, **Seconded** Councillor Oates:

1. That Council is advised of changes to the National Partnership Agreement on the National Quality Agenda which expires on 30 June 2018 and that funding for the Australian Children's Education and Care Authority will cease in 2020.
2. That Council advocates to local Federal and State Members of Parliament for the renewal of the National Partnership Agreement on the National Quality Agenda for early childhood education and care services.

148 The Motion on being Put was **CARRIED**.

8.14 Bicentenary 2020 Community Advisory Group

It was **Moved** Councillor Oates, **Seconded** Councillor Chivers:

1. That the membership structure of the Bicentenary Community Advisory Group be amended to add an additional Aboriginal community representative and remove one general community representative.
2. That the following community members be appointed to the Bicentenary Community Advisory Group until the conclusion of the Bicentenary Program in December 2020:
 - Kay Hayes: Historical Society
 - Nola Lucre: Education sector representative
 - Annette Lamb: Aboriginal community
 - Josh Bell: Aboriginal community
 - Wendy White: Business representative
 - Carlene Cardona-Elvy: Business representative
 - Judith Trimboli: Community representative
 - Ruth Banfield: Community representative
2. That applicants be advised in writing of the outcome of the Expression of Interest process.
3. That a further report be presented to Council in November 2018 outlining a proposed Bicentenary Program for consideration.

149 The Motion on being Put was **CARRIED**.

8.15 Review of Community Events

It was **Moved** Councillor Oates, **Seconded** Councillor Morrison:

1. That Council endorse the recommendations arising from the Community Events Review.
2. That the civic elements of Australia Day, being the awards and citizenship ceremony, are held at the Greg Percival Community Centre.
3. That Council cease delivering the Garden Competition.
4. That Council cease delivering Riverfest in its current format, to be replaced in 2018-2019 by an annual multicultural food festival, and that a new event or activity be explored for 2019-2020 to allow clearer focus on the environmental sustainability elements of Riverfest and the Garden Competition.
5. That the Fisher's Ghost Street Parade remain a twilight event, with Fisher's Flicks to be held in Koshigaya Park to coincide with the conclusion of the Parade.
6. That the Fisher's Ghost Street Fair be returned to the second weekend in November.

150 The Motion on being Put was **CARRIED**.

8.16 Sport and Recreation Grants Updates

It was **Moved** Councillor Lound, **Seconded** Councillor Morrison:

1. That Council note the finalisation of grant funded projects in the 2017-2018 financial year.
2. That Council note the grant applications submitted in the 2018-2019 financial year.
3. That a further report be presented to Council following the announcements of recent grant applications.

151 The Motion on being Put was **CARRIED**.

8.17 Reports and Letters Requested

It was **Moved** Councillor Greiss, **Seconded** Councillor Hunt:

That the information be noted.

152 The Motion on being Put was **CARRIED**.

8.18 Revised Policy - Investment

It was **Moved** Councillor Lound, **Seconded** Councillor Morrison:

1. That the revised Investment Policy attached to this report be adopted.
2. That the Investment Policy review date be set at 30 June 2019.

153 The Motion on being Put was **CARRIED**.

8.19 Stocktake of Stores and Materials

It was **Moved** Councillor Greiss, **Seconded** Councillor Moroney:

1. That the information be noted.
2. That the necessary adjustments be made in Council's financial management information system.

154 The Motion on being Put was **CARRIED**.

8.20 Investment and Revenue Report - May 2018

It was **Moved** Councillor Lound, **Seconded** Councillor Hunt:

That the information be noted.

155 The Motion on being Put was **CARRIED**.

8.21 Report on Public Exhibition of the Draft Re-imagining Campbelltown CBD - Sydney's Southern Gateway Vision Report

It was **Moved** Councillor Oates, **Seconded** Councillor Hunt:

1. That Council adopt the Phase 1 of Re-imagining Campbelltown project which consists of: Re-imagining Campbelltown CBD - Sydney's Southern Gateway including Strategic Framework, Vision and Growth pillars included as an attachment under separate cover to this report.
2. That Council move ahead with future phases of this project utilising the adopted Strategic Framework, Vision and Growth pillars as the basis for future works.

A Division was recorded in regard to the Resolution for Item 8.21 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, B Moroney, W Morrison, G Greiss and R George.

Voting against the Resolution were Nil.

156 The Motion on being Put was **CARRIED** unanimously.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

Nil

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Greiss advised that he recently attended the 2018 National General Assembly of Local Government Conference held in June at the National Convention Centre, Canberra. He found the conference to be very interesting and challenging. It provided a great opportunity to network with other councils and agencies around the country. He acknowledged that it was a well attended event.
2. Councillor Greiss advised that he recently represented metropolitan councils in his role as a Metropolitan/Urban Director on the board of Local Government NSW when attending the Far West Summit held at Cobar in July. Councillor Greiss advised that it was an informative and interesting summit with a focus on challenging issues for rural councils in NSW. Councillor Greiss thanked Local Government NSW for providing the opportunity to attend the summit. It was noted that the Southern And Eastern Metropolitan Summit will be hosted by Georges River Council and will be held on 18 July at the Kogarah School of Arts for those Councillors intersted in attending.
3. Councillor Greiss thanked the Director City Delivery, Wayne Rylands, for all of his efforts and contributions at Campbelltown City Council and congratulated him on his new position at Ryde City Council.
4. Councillor Morrison thanked the Director City Delivery, Wayne Rylands, for his efforts at Campbelltown City Council and wished him well in his new position.
5. Councillor Moroney advised that he recently attended the Georges River Keeper Annual General Meeting where the order of buisness included the adoption of a new budget, a bold new program for 2019, waste collection programs and strategic reviews. He encouraged Councillors to review the Georges River Keeper Annual General Meeting Minutes and complete the survey which was recently distributed.
6. Councillor Moroney thanked the Director City Delivery, Wayne Rylands, for his hard work and efforts at Campbelltown City Council and wished him the best for his future endeavours.
7. Councillor Chivers thanked Director City Delivery, Wayne Rylands, for his patience and generous advice. She wished him the very best in his future role.
8. Councillor Gilholme advised that he recently attended the Ingleburn High School leadership symposium where he met with students from Ingleburn, Thomas Reddall, Macquarie Fields and Sarah Redfern high schools. It was noted that students in attendance displayed great minds and asked engaging questions. This event was also attended by Dr Mike Freeland MP, Federal Member for Macarthur; Greg Warren MP, State Member for Campbelltown and Karen Endicott, Principal of Sarah Redfern High School. He acknowledged that the symposium was a great day and is looking forward to future student engagement and the opportunity for these students to make a contribution to our great city.
9. Councillor Manoto thanked the Director City Delivery, Wayne Rylands, for his efforts and support and wished him well for his future.

10. Councillor Lound advised that he attended the recently held 2018 Pacific Test Invitational. He acknowledged that this was a fantastic event and thanked all Council Officers involved in the organisation of this event.
11. Councillor Lound thanked the Director City Delivery, Wayne Rylands, for all his efforts and everything that he has done for the City of Campbelltown and wished him well in his future endeavours.
12. Councillor Hunt advised that she recently attended the 60th Anniversary of the Rotary Club of Campbelltown celebration which was a great and well attended event. She acknowledged the contribution that the Rotary Club of Campbelltown makes to the community.
13. Councillor Hunt advised that she recently attended the Campbelltown PCYC launch event which showcased the newly refurbished facility located at Minto. Councillor Hunt acknowledged that it is a great facility and was well attended by happy children and community members.
14. Councillor Hunt recently represented the Mayor at the annual City vs Country tournament held at Lynwood Park on 7 July. It was noted that the City Club had held the trophy for the past three years however did not retain the championship and was defeated overall by the Country Club with a final result of Country seven and City four. Great matches were held in both the womens and mens divisions during the tournament.
15. Councillor Hunt congratulated Council Officers on the opening of the Winter Wonderland event being held during the school holidays at Koshigaya Park.
16. Councillor Chowdhury advised that he recently attended a multicultural celebration at James Meehan High School. He acknowledged that the school was running a great program in this regard.
17. Councillor Chowdhury thanked the Director City Delivery, Wayne Rylands, for his service to the City of Campbelltown and wished him well.
18. Councillor Oates encouraged Councillors to attend the Campbelltown Arts Centre to see current exhibitions on display including the Friends Annual and Focus Exhibition and Looking In: A Survey of David Hawkes from 1989 to now.
19. Councillor Oates advised that she recently attended the 10 faces of Campbelltown art installation project launch on 23 June which is located in Anzac Lane (back of the Campbelltown RSL Building). Councillor Oates recognised the installation as being a great piece of art work and a testament to the talented artists in Campbelltown.
20. Councillor Oates thanked the Director City Delivery, Wayne Rylands, for all his efforts and everything that he has done for the City in particular the cycleway works.
21. Councillor Bricevic advised that he recently attended the Ingleburn Quota Club Student Debate and requested that letters of congratulations be sent to Quota Club organiser, Julie Percival, and Jaden Legaspi the Mount Carmel High School student who was the recipient of the winner's trophy.

22. Councillor Brticevic advised that he attended 2018 Pacific Test Invitational Awards Night which was a great event. He requested that Council write a letter of congratulations to Mal Fruen, Chairperson of the NSW Council for Pacific Communities, regarding her support and participation of this event.

It was acknowledged that the event line up was fantastic with lots of family fun events and was well attended with 18,000 people present at the Campbelltown Sports Stadium on game night. The Mayor congratulated Council Officers on their efforts in arranging the event which was attended by the ARLC Chairman, Peter Beattie, and Chief Executive Officer of the National Rugby League, Todd Greenberg. He requested that a letter of thanks be sent to the Member for Campbelltown, Greg Warren MP acknowledging his part in facilitating initial discussions regarding the Pacific Test Invitational.

23. Councillor Brticevic advised that Council has progressed to the next stage of the United for Macarthur A-League bid. Football Federation Australia (FFA) has shortlisted ten bids to take part in the next stage of the process to expand the Hyundai A-League. He advised that he is looking forward to the end of October when it is anticipated that the FFA will make an announcement regarding new licences for the A-League.

24. Councillor Brticevic congratulated Council Officers for their efforts in organising the Winter Wonderland event being held at Koshigaya Park during the school holidays. Particular thanks were given to the Director City Lifestyles and the Acting Executive Manager Community Life for their part in bringing this fantastic event to Campbelltown.

25. Councillor Brticevic thanked the Director City Delivery, Wayne Rylands, for his contribution to Campbelltown City Council. He noted that there was no task too small for Wayne and he particularly thanked him for all his efforts in facilitating works including tree planting and the beautification of the City. The Mayor wished Wayne well for all his future endeavours.

Confidentiality Recommendation

It was **Moved** Councillor Gilholme, **Seconded** Councillor Greiss:

That the Council in accordance with Section 10A of the *Local Government Act 1993*, resolve to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Council's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

157 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 7.54pm and reconvened as a meeting of the Confidential Committee at 7.55pm.

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Head Lease on Council Property

It was **Moved** Councillor Gilholme, **Seconded** Councillor Greiss:

1. That Council accepts the proposed lease surrender, for the property described in this report.
2. That Council approves the essential terms of the proposed new 20 year lease, as detailed below.

158 The Motion on being Put was **CARRIED**.

Motion

It was **Moved** Councillor Hunt, **Seconded** Councillor Gilholme:

That the Council in accordance with Section 10 of the *Local Government Act 1993*, move to re-open the meeting to the public.

159 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 7.56pm.

Motion

It was **Moved** Councillor Chowdhury, **Seconded** Councillor Morrison:

That the reports of the Confidential Committee and the recommendations contained therein be adopted.

160 The Motion on being Put was **CARRIED**.

There being no further business the meeting closed at 7.58pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

5.1 State Government Funding of Public Libraries

Recommendation

1. That Council makes representation to the local State Members, Greg Warren and Anoulack Chanthivong, in relation to the need for additional funding from the NSW State Government for the provision of public library services.
 2. That Council writes to the Hon. Don Harwin, Minister for the Arts and the Hon. Walt Secord, Shadow Minister for the Arts, calling for bi-partisan support for the provision of a significant increase in state funding for NSW public libraries, supported by a sustainable future funding model.
 3. That Council advocate for increased and sustainable State Government funding for libraries.
 4. That Council endorses the distribution of the NSW Public Libraries Association (NSWPLA) and Local Government NSW (LGNSW) campaign information “Renew our libraries” in Council libraries, as well as support advocacy undertaken by NSWPLA.
-

Reason for report

The NSWPLA and LGNSW have requested support from councils across the state, in their advocacy to State Government for additional funding for public libraries.

Background

NSW public libraries are governed by the *Library Act 1939*, a legislative instrument that was initially introduced to ensure the provision and ongoing sustainability of libraries through State Government and Local Government collaboration. Under this arrangement the State Government provided up to 50 per cent of the funding required for establishing and operating libraries. However, Local Government has increasingly carried the funding burden with the situation deteriorating significantly since the 1980's.

This is a historic issue that has been ignored by successive NSW Governments. The key issues are that:

- each year Libraries in NSW receive 35 million visits however the state funding has not increased to match the demand and as such reduced by five per cent of all recurrent funding and metropolitan libraries are completely locked out of infrastructure funding
- at around 7.8 per cent of total funding the NSW contribution to libraries is the lowest of every state in Australia and far behind Victoria (18 per cent) and Queensland (12 per cent)
- NSW councils are currently paying 92.5 per cent of the costs to operate public libraries, up from 77 per cent in 1980
- in 2015-2016, NSW State Government funding for public libraries was only \$26.5m compared to a contribution of \$341.1m from Local Government. NSW councils are paying 12 times more than the State Government to provide library services to their communities
- the total funding available through the NSW Public Library Funding Strategy is not indexed to population growth or Consumer Price Index (CPI), thereby contributing to the ongoing attrition of State Government funding
- the 2018-2019 NSW State Budget delivered just \$23.528m for public libraries, \$5.275m less than the 2017-2018 funding level and a cut of 18 per cent
- libraries continue to grow in usage with library borrowing and participation in library programs increasing each year
- libraries play a major part in supporting the achievement of government literacy targets
- libraries provide collections, programs and spaces for marginalised groups including older people, refugee and multicultural communities, and people who are digitally disadvantaged.

In 2011, the NSW State Government made a pre-election commitment to comprehensively review the level and allocation of funding for NSW public libraries. The Library Council of NSW worked with the NSWPLA and the State Library of NSW to develop an evidence based submission.

The resulting submission *Reforming Public Library Funding*, recommended a fairer, simpler and more transparent method for the distribution of funds, and was presented to the State Government in October 2012. Despite the undertaking of the State Government to comprehensively review funding for its public libraries, the recommendations of *Reforming Public Library Funding* have not been implemented and the funding model was neither reviewed nor improved.

In 2016, the then Minister for the Arts, the Hon. Troy Grant, undertook to review the matter of State Government funding for NSW libraries at the conclusion of the Fit For the Future program. To date, there has been no review of library funding or any mention of libraries in the NSW State Government's pre-election undertakings. At the 2016 LGNSW Conference, the then Premier Mike Baird committed to reviewing library funding.

The recent announcement in the 2018-2019 NSW State Budget delivered just \$23.528m to support over 360 libraries, \$5.275m less than the 2017-2018 funding level. The Library Council of NSW in consultation with the State Library of NSW and the NSW Public Libraries Consultative Committee has recommended an increase in public library funding to \$30m in 2018-2019. The public library grant funding component, which has been a budget inclusion for many years, has been discontinued. This grant funding was available for infrastructure projects and enabled public libraries to expand their services, contribute to the cost of new buildings or technology projects and create innovative services. Without this funding, Local Government will be faced with the full cost of providing these services.

Whilst the State Government has recently announced that \$5m has been made available through the Regional Cultural Fund program, this is only available to councils in regional areas, therefore metropolitan councils are not eligible to apply.

The Library Act 1939 promotes the concept of public libraries being a shared service between State and Local Government. As noted above, the funding has not increased even though utilisation and associated costs with running a library service continue to rise.

Implications for Campbelltown City Library Service

Campbelltown City Library recently benchmarked its service against state averages provided by the State Library of NSW. These benchmarks show that the service is above the state average in visits, percentage of the population who are members, opening hours and turnover of stock. The library is a very busy and important service to the community. In 2017-2018 the library service experienced 530,000 visits, 441,079 loans, and 14,500 people participated in community programs. There were also 112,000 logins to the public access computers and Wi-Fi network.

In 2017-2018 Campbelltown City Library received \$360,000 in subsidies and \$35,000 for the Local Priority Grant from the State Government. This constitutes just 10 per cent for the library's overall budget. It is currently unclear how this will affect the 2018-2019 subsidy however unless the funding formula is changed, a decrease is expected.

Connect, Create, Learn - Our future is limitless outlines the strategic direction of Council's library services for the next 20 years.

After extensive community consultation, it also provides a snapshot of the hopes and aspirations of the Campbelltown community and what they expect of the library services in the future.

Throughout the consultation period, the importance of the library and the services it offers was reinforced by the community. Public libraries provide access to resources and technology, lifelong learning programs for all ages, contribute to reducing social isolation in the community and is an essential community space which promotes social cohesion.

Campbelltown is undergoing great growth and change and is projected to grow to a population of over 272,000 by 2036. To meet the needs generated by this projected growth, the library network will need to increase the physical size of its services, build a new shared facility in South Campbelltown and continue to develop its community programming and provide increased technology access.

With such projected growth of library services in the area, a decrease in funding would place greater financial pressure on Council. State Government funding strengthens Council's opportunity to renovate spaces, be innovative and be responsive to the community.

Renew our Libraries campaign

The NSWPLA and the Local Government NSW Association (LG NSW) have launched a joint campaign entitled Renew our Libraries. The campaign is seeking the State Government to double its funding contribution as well as create a new funding model which is more sustainable and fairer.

Conclusion

There is currently a high degree of uncertainty as to the level of ongoing funding for public libraries in NSW from the State Government.

The intent of the *NSW Library Act 1939* was for equal funding by the State and Local Governments for public library services.

Local Government has increasingly carried the funding burden and the situation has deteriorated significantly with this latest budget announcement. Without urgent action, local councils will be forced to pick up the funding shortfall or significantly revise the level of service.

The recommendation is for Council to support the NSWPLA and LG NSW joint campaign entitled Renew our Libraries to advocate for increased and sustainable State Government funding for libraries.

Attachments

Nil

6. PETITIONS**7. CORRESPONDENCE**

Nil

8. REPORTS FROM OFFICERS

8.1 Planning Proposal - Reclassification of land at 21 Deans Road, Airds from Community to Operational Land

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

1. That Council support the draft Planning Proposal to reclassify land at Lot 21 DP 1180338, 21 Deans Road, Airds by way of an amendment to the Campbelltown Local Environmental Plan 2015.
2. That subject to recommendation No. 1, Council forward the draft Planning Proposal (refer to Attachment 3) to the Greater Sydney Commission for a gateway determination.
3. That subject to no major issues raised by the gateway determination, Council proceed to public exhibition of the draft Planning Proposal.
4. That Council request that the gateway determination require that the public exhibition of the draft Planning Proposal be for a maximum of period of 28 days.
5. That Council request delegation from the Department of Planning and Environment to allow Council to finalise the draft Planning Proposal.

Purpose

The purpose of the report is to seek Council's endorsement to forward a draft Planning Proposal to the Greater Sydney Commission for a Gateway Determination to reclassify land at 21 Deans Road, Airds from Community to Operational Land.

The subject site is currently owned by Council and leased to the Tharawal Aboriginal Medical Centre. It is proposed to convert the land from long term lease to freehold title to transfer it to the Tharawal Aboriginal Medical Centre.

Property Description Lot 21 DP 1180338, 21 Deans Road, Airds

Applicant Council

Owner Council

Provisions

Environmental Planning and Assessment Act 1979

Local Government Act 1993

State Environmental Planning Policy (Infrastructure) 2007

Airds Bradbury Renewal Project Planning Agreement

History

The subject site is classified as Community Land, owned by Council and occupied by the Tharawal Aboriginal Medical Centre under a lease of 21 years agreed to by the Council.

At its normal meeting of 13 December 2011, the Council resolved in part to approve the lease of the subject land to the Tharawal Aboriginal Corporation to facilitate construction of a medical/clinical centre. On confirmation of Council's approval of the lease, funding for the development of the centre was obtained from the Commonwealth Government. The facility has been constructed and is in full operation.

At the same meeting, the Council resolved to allow the subject land to be subdivided from its parent lot, and for the subject lot to be rezoned from 6(a) Local Open Space zone to 2(b) Residential B zone and make provisions within that rezoning to include an additional permissible use on the land, being aboriginal community and health facilities. This has been completed and the land is currently zoned R2 Low Density Residential (being the same as the old 2(b) Residential B zone).

The Council further resolved at that meeting to reclassify the status of the subject land from Community to Operational Land and submit a draft Planning Proposal for the reclassification of the land to the Greater Sydney Commission for a Gateway Determination. The objective of the draft Planning Proposal being to facilitate the future transfer of the ownership of the subject land to the Tharawal Aboriginal Corporation.

This report seeks Council's support for the submission of a draft Planning Proposal for the reclassification of the subject land to the Greater Sydney Commission for a Gateway Determination.

Subject to the reclassification of the land, it is proposed to transfer ownership of the subject land to the Tharawal Aboriginal Corporation for its Medical Centre.

Report**1. Planning Provisions*****Local Government Act 1993***

The *Local Government Act 1993* establishes the concept of classifying Council land as being either Community land or Operational land.

Community land is generally Council land made available for use by the general public, for example parks, reserves or sports grounds.

Operational land is generally Council land that facilitates the functions of Council, and may not be open to the general public, for example a works depot or Council garage. Operational land can be sold without the need for public comment.

The *Local Government Act 1993* establishes a procedure for changing the classification of land from community land to operational land involving public comment using the Local Environmental Plan amendment process. Changing the classification of land can arise from a change in circumstances in relation to a particular land parcel such as in this case.

Environmental Planning and Assessment Act 1979

The Act establishes the procedures for undertaking amendments to local environmental plans.

Campbelltown Local Environmental Plan 2015

The land is within the R2 Low Density Residential zone. No change is proposed to the zoning or any development standards under the Campbelltown LEP 2015.

State Environmental Planning Policy (Infrastructure) 2007

The current land use is the Tharawal Aboriginal Medical Centre, which is a permissible use under the State Environmental Planning Policy (Infrastructure) 2007 (the SEPP overrides the Campbelltown LEP 2015).

Airds Bradbury Renewal Project Planning Agreement

The subject site is within the area of the Airds Bradbury Renewal Project Planning Agreement. The proposed reclassification would not be in contravention of this Planning Agreement.

2. Planning Assessment

The subject site, while in Council ownership is currently occupied by the Tharawal Aboriginal Medical Centre. It is not land that is available for use by the general public, such as parks, reserves or sports grounds as envisaged by the concept of “community land” under the *Local Government Act 1993*.

It is considered unlikely that the transfer of the land to the Tharawal Aboriginal Medical Centre would have an adverse impact on the community of Airds for the following reasons:

- the extent of land available for use by the general public will remain unchanged
- the operation of the Tharawal Aboriginal Medical Centre would remain unchanged.

The draft Planning Proposal (draft PP), if supported by Council, will require a gateway determination by the Greater Sydney Commission before it can be exhibited by Council for public comment.

3. Campbelltown Local Planning Panel comments

A report on the draft PP was considered by the Campbelltown Local Planning Panel (the Panel) on 27 June 2018. The Panel supported this proposal to reclassify land at 21 Deans Road, Airds as operational for the following reasons:

- the subject site, while in Council ownership, is currently occupied by the Tharawal Aboriginal Medical Centre and this use is the site's intended future use
- the current land classification of the land as community land is not consistent with its current and future use. In order to transfer the land to the Tharawal Aboriginal Medical Centre a reclassification is required
- there is a public benefit in the reclassification of the land to facilitate the transfer of the land on which the centre is located for the benefit of specialised health needs of the local Campbelltown Aboriginal community.

4. Public Participation

As a normal part of the process of reclassification of community land, the proposed reclassification would be required to be publicly exhibited as a draft PP by Council for public comment. Following the public exhibition, a public hearing is required to be conducted (usually chaired by an independent facilitator), with the results of the public exhibition and public hearing subsequently reported back to Council.

Conclusion

The proposed reclassification is considered reasonable in the circumstances. It will not affect the extent of land available for use by the general public and will allow the continued operation of the Tharawal Aboriginal Medical Centre would remain unchanged.

Accordingly, it is requested that Council endorse the draft PP to seek a gateway determination from the Greater Sydney Commission / Department of Planning and Environment.

Attachments

1. Draft Planning Proposal (contained within this report)



Planning Proposal

Proposed amendment of Campbelltown Local Environmental Plan 2015 Reclassification of 21 Deans Road, Airds

Proposed Amendment to
Campbelltown Local Environmental
Plan 2015

Planning Proposal – 21 Deans Road, Airds

Background

The subject site is currently owned by Council and leased to the Tharawal Aboriginal Medical Centre. It is proposed to convert the land from long term lease to freehold title to transfer it to the Tharawal Aboriginal Medical Centre.

The site is located within the Airds Bradbury Renewal Project. Council gave its final endorsement to the project in July 2012 and the Minister for Planning and Infrastructure subsequently issued approval to the Concept Plan in August 2012.

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015.

PP means Planning Proposal.

SEPP means State Environmental Planning Policy.

Community land has the same meaning as in the Local Government Act 1993. It is land council makes available for use by the general public, for example, parks, reserves or sports grounds.

Operational land has the same meaning as in the Local Government Act 1993. It is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

LEP means Local Environmental Plan.

Proposed Amendment to
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Planning Proposal – 21 Deans Road, Airds

The Site

The subject site is located at Lot 21 DP 1180338, 21 Deans Road, Airds and is shown on Figure 1.



Figure 1 Location Map

Existing Zoning

The subject site is in the Zone R2 Low Density Residential under CLEP 2015. Figure 2 shows the subject in relation to the surrounding land use zones.

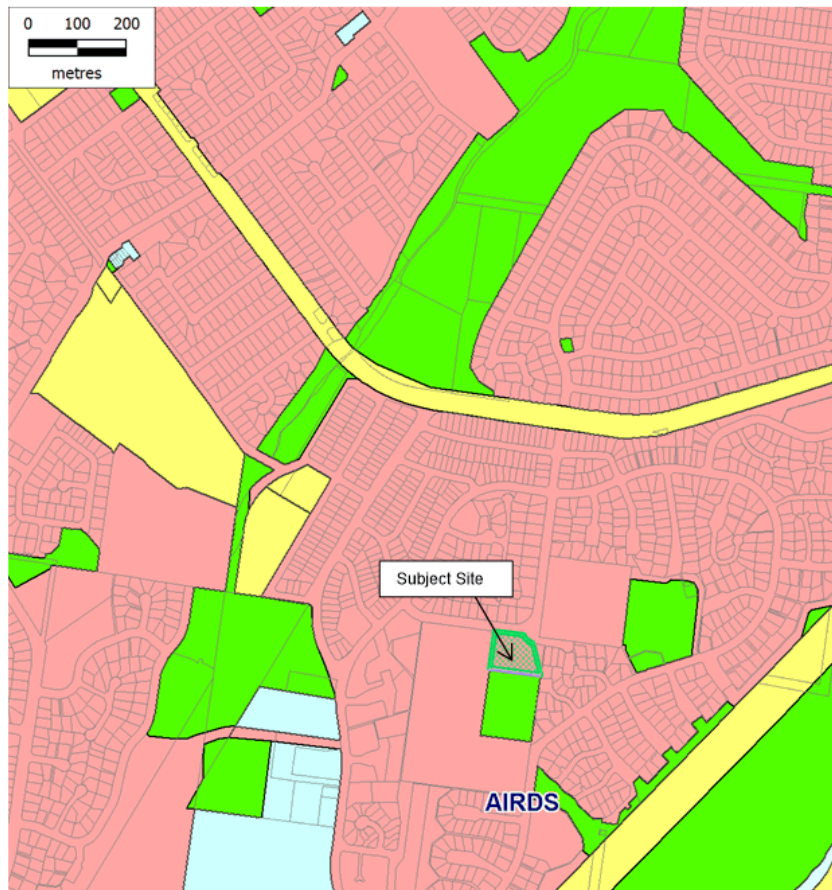


Figure 2 Surrounding Zoning

Proposed Amendment to
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Planning Proposal – 21 Deans Road, Airds

Part 1 – Objectives or Intended Outcomes

It is proposed to convert the land from long term lease to freehold title and to transfer it to the Tharawal Aboriginal Medical Centre. It is expected that the land would be transferred for a nominal amount. The land, being owned by Council is currently classified "Community" under the Local Government Act 1993. In order for the land to be sold it must be classified as "Operational", which is done by a Local Environmental Plan (LEP) under the Environmental Planning and Assessment Act 1979.

It is not proposed to amend the zoning to permit the existing operation as it is a permissible use under SEPP (Infrastructure) 2007, being a health services facility.

The objective of the PP is thus to amend the CLEP 2015 to enable the subject site to be reclassified from Community land to Operational land and permit subsequent transfer to the Tharawal Aboriginal Medical Centre.

Part 2 - Explanation of provisions

It is proposed that CLEP 2015 be amended to reflect the reclassification by inclusion of the property description of the subject land in Part 1 in Schedule 4.

No changes are proposed to any maps.

Part 3 - Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The subject site is currently in Council ownership. It is not a "public reserve" that is currently available for use by the general public. The reclassification would not result in the loss of open space or the removal of any public reserve status.

It is proposed that the land would be transferred to the Tharawal Aboriginal Medical Centre for a nominal amount following gazettal of the amendment to the Campbelltown LEP 2015.

The subject site is in the R2 – Low Density Residential zone. It is currently occupied by the Tharawal Aboriginal Medical Centre. This would be within the scope of the definition of "health services facility", which is permissible in the R2 zone pursuant to the SEPP (Infrastructure) 2007. The SEPP overrides the provisions of the Campbelltown LEP 2015.

**Proposed Amendment to
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**Planning Proposal – 21 Deans Road,
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2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is considered to be the most appropriate means of achieving the planning objective and intended outcomes detailed in Part 1. It follows the LEP practice note for Classification and reclassification of public land through a local environmental plan issued by the NSW Department of Planning and Environment.

The subject site is already in the R2 – Low Density Residential zone, which amongst other uses permits community facilities.

Section B – Relation to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

Greater Sydney Region Plan 2018

The Greater Sydney Region Plan 2018 was released in March 2018. The PP is considered to be consistent with the Plan in that it is consistent with the following objectives in the plan as shown in Table 1.

Table 1

Objective	Comments on consistency
<p>Objective 6</p> <p>Services and infrastructure meet communities' changing needs</p> <p>Strategy 6.1</p> <p>Deliver social infrastructure that reflects the needs of the community now and in the future.</p> <p>Strategy 6.2</p> <p>Optimise the use of available public land for social infrastructure.</p>	<p>The reclassification to operational land to permit transfer to the Tharawal Aboriginal Corporation is consistent with the objective and strategies.</p>
<p>Objective 8</p> <p>Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>Engagement with Aboriginal communities should be founded on self-determination, economic participation and mutual respect.</p> <p>This includes facilitating the ability of Local Aboriginal Land Councils to more readily derive economic, community and cultural use of Aboriginal land acquired under the Aboriginal Land Rights Act 1983.</p>	<p>The reclassification to operational land to permit transfer to the Tharawal Aboriginal Corporation is consistent with the objective and the strategy.</p>

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Western City District Plan

The draft Western City District Plan was released in March 2018. The PP is considered consistent with the Plan in that it is consistent with the following planning priorities in the plan as shown in Table 2.

Table 2

Planning Priority	Comments on consistency
<p>Planning Priority W4</p> <p>Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Supporting Aboriginal self-determination, economic participation and contemporary cultural expression through initiatives such as the development of culturally-appropriate social infrastructure, will strengthen the District's identity and cultural richness.</p>	<p>The reclassification to operational land to permit transfer to the Tharawal Aboriginal Corporation is consistent with the Planning Priority and the strategy.</p>

4. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

This overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The PP may be considered to not be inconsistent with the relevant objectives headed accordingly.

- Outcome 1: A vibrant, liveable city
- Outcome 2: A respected and protected natural environment
- Outcome 3: A thriving, attractive city
- Outcome 4: A successful city

Campbelltown Local Planning Strategy 2013

The strategy makes reference to the redevelopment of the Airds Bradbury Public Housing Area is one of a number infill opportunities. The PP is consistent with the Campbelltown Local Planning Strategy 2013.

Campbelltown Residential Development Strategy 2013

This does not apply as no additional residential development is proposed and existing residential development is lost.

**Proposed Amendment to
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**5. Is the Planning Proposal consistent with applicable State Environmental Planning
Policies?**

The planning proposal is consistent with applicable SEPPs. See Table 3 below.

Table 3

State Environmental Planning Policies	Comments on consistency
SEPP No 1 Development Standards	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 14 - Coastal Wetlands	Not applicable in the Campbelltown LGA.
SEPP No. 19 - Bushland in Urban Areas	Not applicable as there is no bushland on site.
SEPP No. 21 - Caravan Parks	Not applicable to this PP.
SEPP No. 26 - Littoral Rainforests	Not applicable in the Campbelltown LGA.
SEPP No. 30 - Intensive Agriculture	Not applicable to this PP.
SEPP No. 33 - Hazardous and Offensive Development	Not applicable to this PP.
SEPP No. 36 - Manufactured Home Estates	Not applicable in the Campbelltown LGA.
SEPP No. 44 - Koala Habitat Protection	Not applicable to this PP.
SEPP No. 47 - Moore Park Showground	Not applicable in the Campbelltown LGA.
SEPP No. 50 - Canal Estates Development	Not applicable to this PP.
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable in the Campbelltown LGA.
SEPP No. 55 - Remediation of Land	Not applicable to this PP as no development is proposed as a result of this PP.
SEPP No. 62 - Sustainable Aquaculture	Not applicable to this PP.
SEPP No. 64 - Advertising and Signage	Not applicable to this PP.
SEPP No. 65 - Design Quality of Residential Flat Development	Not applicable to this PP as residential flat buildings are not proposed on the site.
SEPP No. 70 - Affordable Housing (Revised Schemes)	Not applicable in the Campbelltown LGA
SEPP No. 71 - Coastal Protection	Not applicable in the Campbelltown LGA.
SEPP (Affordable Rental Housing) 2009	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Consistent as the PP does not propose any provisions contrary to the SEPP.

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State Environmental Planning Policies	Comments on consistency
SEPP (Infrastructure) 2007	Consistent as the PP does not propose any provisions contrary to the SEPP. The current use is permissible pursuant to the SEPP.
SEPP (Integration and Repeals) 2016	Not applicable to this PP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable in the Campbelltown LGA.
SEPP (Kurnell Peninsula) 1989	Not applicable in the Campbelltown LGA.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable to this PP.
SEPP (Miscellaneous Consent Provisions) 2007	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable in the Campbelltown LGA.
SEPP (Rural Lands) 2008	Not applicable to this PP.
SEPP (State and Regional Development) 2011	Not applicable to this PP.
SEPP (State Significant Precincts) 2005	Not applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable in the Campbelltown LGA.
SEPP (Sydney Region Growth Centres) 2006	Not applicable to this PP.
SEPP (Three Ports) 2013	Not applicable in the Campbelltown LGA.
SEPP (Urban Renewal) 2010	Not applicable to this PP.
SEPP (Vegetation in Non - Rural Areas) 2017	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable to this PP.
SEPP (Western Sydney Parklands) 2009	Not applicable to this PP.
REP No.2 – Georges River Catchment	Consistent, as the PP has minimal impact on the issues of REP No.2 – Georges River Catchment.
REP No.9 - Extractive Industry (No 2)	Not applicable to this PP.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	Not applicable to this PP.
Drinking Water Catchments REP No.1	Not applicable in the Campbelltown LGA.

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6. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The PP is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 5 for an assessment of the PP against the S9.1 Ministerial Directions.

Table 4

Ministerial Direction	Comments on consistency
1. Employment and Resources	
1.1 Business and industrial Zones	Not applicable to this PP.
1.2 Rural Zones	Not applicable to this PP.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable to this PP.
1.4 Oyster Production	Not applicable to this PP.
1.5 Rural Lands	Not applicable to this PP.
2. Environment and Heritage	
2.1 Environmental Protection Zones	Not applicable to this PP. There is no vegetation on the site.
2.2 Coastal Protection	Not applicable to this PP.
2.3 Heritage Conservation	Not applicable to this PP.
2.4 Recreation Vehicle Area	Not applicable to this PP.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable in the Campbelltown LGA.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Not applicable to this PP as no residential development is proposed as a result of this PP.
3.2 Caravan Parks & Manufactured Home Estates	Not applicable to this PP.
3.3 Home Occupations	Not applicable to this PP.
3.4 Integrating Land Use & transport	Not applicable to this PP.
3.5 Development Near Licensed Aerodromes	Not applicable to this PP.
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Consistent as the land is not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence and Unstable Land	Not applicable to this PP.
4.3 Flood Prone Land	Not applicable to this PP as the land is not identified as being flood liable.
4.4 Planning for Bushfire Protection	Not applicable to this PP as the land is not identified as being bushfire prone.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable in the Campbelltown LGA

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Airds**

Ministerial Direction	Comments on consistency
5.2 Sydney Drinking Water catchments	Not applicable in the Campbelltown LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable in the Campbelltown LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable in the Campbelltown LGA.
5.5 -5.7	Revoked.
5.8 Second Sydney Airport	Not applicable in the Campbelltown LGA
5.9 North West Rail Link Corridor Strategy	Not applicable in the Campbelltown LGA.
5.10 Implementation of Regional Plans	Consistent with the Regional and District Plans.
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent as the PP does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Not applicable to this PP as the land is not identified for acquisition.
6.3 Site Specific Provisions	Not applicable in the Campbelltown LGA
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	Consistent, see comments on consistency with Greater Sydney Region Plan 2018 and Western City District Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable to this PP.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable in the Campbelltown LGA.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this PP.

Section C – Environmental social or economic impact

7. **Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There is no critical habitat or threatened species, populations or ecological communities, or their habitats on the subject site.

8. **Are there any other likely environmental effects as a result of the rezoning submission and how are they proposed to be managed?**

No environmental effects are expected as no major development works are expected as a result of the PP.

9. **How has the rezoning submission adequately addressed any social and economic effects?**

The PP does not propose any rezoning of land. It will allow the transfer of an existing community facility to be transferred to the Tharawal Aboriginal Corporation with no adverse effects expected on the social or economic values of the Campbelltown community.

Section D – State and Commonwealth interests

10. **Is there adequate public infrastructure for the planning proposal?**

The PP will not result in the need for any additional public infrastructure such as public utilities or road works.

11. **What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

These views will be documented after the Gateway Determination is actioned.

Part 4: Mapping

No alterations are required to the maps that accompany the Campbelltown LEP 2015.

Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination.

All relevant agencies and local community will also be consulted during the mandated minimum public exhibition period.

A public hearing will also be held by Council following the exhibition period and be conducted by an independent facilitator. A report from the facilitator on the outcomes of the hearing will be submitted to Council and incorporated in a report to Council on the public exhibition of the PP.

Proposed Amendment to
Campbelltown Local Environmental
Plan 2015

Planning Proposal – 21 Deans Road, Airds

Part 6 Project Timeline

Milestone	Timeline
Local Planning Panel endorsement	June 2018
Council endorsement	August 2018
Referral for Gateway Determination	September 2018
Gateway Determination	November 2018
Completion of additional supporting documentation	February 2019
Public Exhibition	March 2019
Public Hearing	April 2019
Consideration of submissions (Report to Council)	May 2019
Finalisation of LEP amendment	June 2019
Plan amendment made	July 2019

8.2 Planning Proposal - Campbelltown RSL

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

1. That Council support the draft planning proposal which seeks to amend the Campbelltown Local Environmental Plan 2015 Height of Building Map to increase the maximum permissible building heights from 32m to 45m for 158-168 Queen Street, Campbelltown and from 32m to 85m for 3 and 11 Cordeaux Street and 1 Carberry Lane, Campbelltown and forward the proposal to the Greater Sydney Commission for a Gateway determination.
2. That Council request delegation from the Greater Sydney Commission to allow Council to finalise the draft planning proposal.
3. That Council request the following be required as conditions of any Gateway approval:
 - heritage impact assessment
 - detailed traffic impact study
 - detailed shadow analysis
 - a comprehensive public domain plan
 - a standard building setback from the Queen Street interface for solar and visual purposes be developed
 - a site specific Development Control Plan be developed for the site.
4. That subject to the decision of the Gateway, the site specific Development Control Plan be developed and exhibited concurrently with the draft planning proposal.
5. That the outcomes of the public exhibition of the draft planning proposal be reported to Council.
6. That Council staff continue with discussions with the proponent relating to a potential draft Voluntary Planning Agreement which is to be sympathetic and considerate of heritage protection and preservation, traffic and transport infrastructure, social community infrastructure and public domain improvements.
7. That Council advise the owners of the subject land, of Council's resolution.

Purpose

The purpose of the report is to consider a draft planning proposal request submitted by Think Planners which seeks to amend the Campbelltown Local Environmental Plan (CLEP) 2015 to facilitate a hotel, residential apartments, retail premises and an entertainment plaza properties located at 158-168 Queen Street, 3 Cordeaux Street and 1 Carberry Lane, Campbelltown.

A draft planning proposal was prepared by Council based on the draft planning proposal request lodged by the applicant with a change to the building height for 158-168 Queen Street. A copy of the draft planning proposal that was prepared by Council staff is available for viewing under Attachment 1.

Background

Prior to the submission of the proposal a meeting was held on 7 March 2018 at Campbelltown City Council with the proponent. The intention of the meeting was to allow the proponent to brief Council staff about the proposal and receive guidance and feedback. A draft planning proposal was lodged to Council for consideration on 14 March 2018. On 2 May 2018, a Briefing on the proposal was presented to the Councillors by the proponent at the Council Chambers.

Key matters that were raised by the Councillors at the briefing were as follows:

- the need to ensure that the proposal responds positively in relation to environmental factors such as the heat island effect
- design outcomes and the built form of the development that complement surrounding buildings and provide articulation
- the need for a high quality hotel in Campbelltown CBD
- promotion of active street frontages that allow for pedestrian interaction and promote economic growth within the area
- potential Voluntary Planning Agreement (VPA) inclusions
- consideration of the potential impact on adjoining land holders to ensure that any potential development does not have a negative impact on future revitalisation.

The site – Local/Regional Context

The proposal relates to the following sites as shown in Figure 1 under attachment 1:

Site	1	2	3	4
Description	Small scale retail shops	Macarthur Infant, Child and Adolescent Mental Health Services	Campbelltown RSL	Michael Slattery & Co Conveyancing
Address	158-168 Queen Street, Campbelltown	3 Cordeaux Street, Campbelltown	1 Carberry Lane, Campbelltown	11 Cordeaux Street, Campbelltown
Lot and DP	Lot 1 DP 558320; and Lot 5 DP 1167855	Lot C DP 377836	Lot 4 DP 1167853	Lot 2 DP 568986
Area	2,093m ²	575m ²	4,706m ²	167.2m ²

Zone (current)	B3 – Commercial Core	B3 – Commercial Core	B3 – Commercial Core	B3 – Commercial Core
Maximum Building Height (current)	32m	32m	32m	32m

Site 1 is currently a row of small scale retail premises which adjoins other retail shops to the north and west and Campbelltown City Hotel and a large scale office premises to the east.

Site 2 is currently occupied by the South Western Sydney Local Health District (SWSLHD) and adjoins Campbelltown RSL to the south and Campbelltown City Hotel and large scale office premises to the north.

Site 3 is currently occupied by Campbelltown RSL and adjoins a state heritage item known as Glenalvon House and a small office premises currently occupied by Family and Community Services (FACS).

Site 4 is currently occupied by Michael Slattery & Co conveyancing firm. The original proposal submitted to Council did not include this site. The Local Planning Panel meeting held on 30 May 2018 advised that the site should be included in the proposal to avoid isolation.

A copy of the Local Planning Panel report that considered the planning proposal is available for viewing under Attachment 2.

The Planning Proposal Request

The proponent's planning proposal request seeks to amend the CLEP 2015 Height of Building Map to increase the maximum permissible height for the subject site from 32m to 85m. An amendment has been made to the proponent's proposal request to amend the maximum permissible height for 158-168 Queen Street from 32m to 45m to be consistent with the design concept for the site which was lodged by the proponent.

The supporting development concept seeks to provide a mixed use development which would include 153 hotel rooms, 438 dwellings in the form of residential apartments and 1,450m² of club floor space across four buildings (RSL/Hotel, Building A, B and C) as shown in Figure 2 under Attachment 1 of this report.

The following is a dot point summary of the proposed development on the site:

- the concept plans provided with the proposal outline that the RSL will incorporate two storeys of club space and nine storeys of hotel space making up 4,617m² of floor space
- the RSL and hotel are also shown to face Queen Street rather than its current location of Carberry Lane
- building A is proposed to face Cordeaux Street and would include 903m² of retail/commercial floor space on the ground floor and 17 storeys of residential apartments which total 129 units
- building B is proposed to face Carberry Lane and would include 606m² of ground floor retail/commercial floor space and 150 residential units over 23 storeys, however as Carberry Lane is not a formal road (constituted but not a road by title) further

- discussion on setbacks, road access and traffic movements will be required later in the progress of the draft planning proposal
- building C is proposed to face Anzac Lane and would include 689m² of commercial/retail floor space and 159 residential units over 20 storeys
 - the proponent also proposes to include an outdoor entertainment plaza located centrally between Buildings A, B and C and the use of green walls on the exterior facades to mitigate the visual impacts of the proposal.

The proponent provides the following justification for the proposal:

- the proposal is consistent with the Greater Sydney Region Plan and Western City District Plan by providing additional commercial/retail spaces and residential housing in close proximity to transport and employment opportunities
- the proposed hotel facility would provide visitor accommodation within the Campbelltown CBD to serve both visitors to the club and commercial core of Campbelltown and surrounding suburbs
- the proposal would revitalise the Campbelltown commercial core by providing new commercial opportunities and residential accommodation in close proximity to transport and existing large scale retail shops such as Coles and Woolworths.

It should be noted that the concept plan is indicative only. Any future development application would not be limited to the submitted design concept and would be assessed against the relevant planning controls at the time.

1. Assessment of Planning Proposal Request

1.1 Justification

The NSW Department of Planning and Environment's (DPE) A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides guidance and information for preparing draft planning proposals. The preparation of the draft planning proposal has been undertaken in accordance with the latest version of the guide.

The guide requires that justification be provided to the Gateway as to why the proposal could be supported, however, it is not expected that council or a proponent will provide comprehensive information to support a request for Gateway determination. The guide states that the draft planning proposal should contain enough information to identify relevant environmental, social, economic and other site specific considerations.

The scope for investigating any key issues should be identified in the initial draft planning proposal that is submitted for Gateway determination. This would include listing what additional studies the RPA (Council) considers necessary to adequately and comprehensively justify/test the suitability of the proposal. The actual information/detailed investigations may be undertaken after a Gateway determination has been issued and if required by the Gateway determination.

The purpose of this Gateway determination stage is to ensure there is sufficient justification early in the process to proceed with a draft planning proposal. It enables draft planning proposals that lack strategic merit to be stopped early in the process before time and significant human and financial resources are committed.

The Gateway determination will confirm the information, detailed studies and consultation required before the draft planning proposal can be finalised. As the necessary information is gathered and the investigations/studies completed, the draft planning proposal may need to be updated/amended by including additional documentation. As a result of the outcomes and findings of the various studies and investigations undertaken after the Gateway determination is issued, it is not unusual for a draft planning proposal to change over time from that when it was initially prepared.

1.2 Section 9.1 Ministerial Directions (formerly known as Section 117)

Section 9.1 (formerly Section 117) of the EP&A Act allows the Minister for Planning to provide direction to Council in relation to the preparation of draft local environmental plans. The Directions that are most relevant to this proposal are listed below.

- direction 1.1 Business and Industrial Zones
- direction 3.1 Residential Zones
- direction 3.4 Integrating Land Use and Transport
- direction 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor.

The proposal is consistent with the directions above. The proposal will allow for a revitalised and activated Queen Street which would deliver a significant amount of retail and commercial jobs. The concept design identifies higher densities around Campbelltown Railway Station and linkages through public domain parks. Further detail in relation to the Section 9.1 directions is included in Attachment 1.

1.3 Consideration of State Environmental Planning Policies (SEPPs)

The following SEPPs are applicable to the proposal:

- SEPP 55 – Remediation of Lands
- SEPP 64 – Advertising and Signage
- SEPP 65 – Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Affordable Rental Housing) 2009
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- SEPP (Vegetation in Non-Rural Areas) 2017.

An assessment of the proposal against the relevant SEPPs has found that the proposal is consistent with all the relevant SEPPS.

Further detail in relation to the relevant SEPPs is outlined in the draft planning proposal which is located in Attachment 1 to this report.

1.4 Consideration of the Campbelltown Local Environmental Plan 2015

The proposal to develop the subject site for the purposes of four buildings ranging from 11 storeys to 24 storeys in height would be out of character with the existing adjoining development. Currently, the subject site is zoned B3 – Commercial Core with a permissible building height of 32m.

The amendment to the height of building map has merit, taking into consideration the recent data released by the Greater Sydney Commission which indicates 1.5 million people are expected to reside in the Western City District which includes the Campbelltown Local Government Area (LGA) by 2036 and that greater housing diversity is needed within the area, particularly around existing transport hubs.

With a large emphasis placed on strategic direction by the NSW State Government and more recently by Council, the proposal would not be entirely out of character. Increase in heights in Campbelltown is likely and will be part of further planning studies and planning proposals in the near future for adjoining sites.

To maintain a sensitive transition with the existing adjoining properties along Queen Street, the RSL and Hotel component of the site it is proposed to incorporate a maximum building height of 45m. The remainder of the site would incorporate greater heights of up to 85m. The future design of the development would be guided by a site-specific DCP, which is discussed in section 2.8 of this report.

Further setback of the building line from the Queen Street interface will be an important aspect to the future development of the whole of Queen Street. Genuine and substantial levels of solar penetration should be encouraged so as to ensure Queen Street is developed as a people friendly space and one that can easily accommodate on-street dining during all seasons.

For this reason it is critical that as the draft planning proposal moves through the assessment process, this and future planning proposals/development will account for and accommodate adequate building setbacks from the Queen Street interface so as to achieve the objective of delivering and protecting a high quality and desirable streetscape environment.

The subject site is also located in the vicinity of one state listed heritage item known as Glenalvon House (State Item No. I00004) and two locally listed Items, St Peter's Anglican Church (Item 13) and Richmond Villa (Item 18). Further discussion about the heritage impact is discussed in section 3.3 of this report.

1.5 Consideration of Local Planning Panel advice

On 13 February 2017, Council resolved to establish an Independent Hearing and Assessment Panel (IHAP), now known as the Campbelltown Local Planning Panel (the LPP). The LPP operates independent to the elected Council and is charged with reviewing and providing advice on draft planning proposals, to assist Council with its decision making process. The LPP consists of a State Government appointed Chair, two experts selected from a pool of experts established by the State Government and one member from the local community.

The subject draft planning proposal was considered by the LPP on 30 May 2018. The LPP acknowledged the strategic justification for potentially increasing permissible building heights within the Campbelltown City Centre however considered that prior to the submission of the draft planning proposal the matters in the table below be addressed. The complete Agenda and Minutes of the LPP are located in Attachment 2.

The proponent also provided further comments and justification in relation to the matters raised by the LPP at Attachment 3.

Planning Panel's Recommendation	Council Comments
Appropriate heights for the site, and the wider Town Centre Precinct, be determined and justified in the context of the implementation of Council's 'Reimagining Campbelltown Strategy' and the Glenfield to Macarthur Urban Renewal Corridor Strategy. This should include detailed consideration of the Queen Street frontage, including appropriate heights and integration with surrounding desired built form outcomes arising from the 'Re-imagining Campbelltown Strategy'.	A site-specific DCP is proposed to be included as a condition of gateway determination which would test and address desired outcomes that are consistent with the respective strategies. Detailed studies would be required to be completed on this issue, after the gateway determination.
Noting that the site forms part of the commercial core of the Campbelltown City Centre, assessment of the impact of the proposal on the future development of the City Centre both in terms of commercial and residential floor area capacity.	It is proposed to request that a feasibility study be required as a condition of the gateway determination.
Impact on heritage items.	A detailed and comprehensive heritage impact study would need to be undertaken for the subject site and surrounding area, and it is proposed to request this be a condition of the gateway determination.
Impact of traffic and parking on the site and on the broader road and transport network.	A detailed and compressive traffic impact assessment will be required and it is proposed to request this be a condition of the gateway determination.
Clarification of proposed staging of the future development and consequent impacts on the Campbelltown City Centre.	The applicant will provide further information relating to the proposed staging of the development. It is recommended this be required prior to public exhibition of the proposal and potentially incorporated into the site specific DCP.
Options for provision of affordable housing and other potential public benefits which may be provided by way of a Voluntary Planning Agreement (VPA).	The applicant has confirmed that discussions would take place with Council for the purposes of entering into a VPA. It is recommended these occur prior to public exhibition of the draft planning proposal.
Sustainability measures as a potential inclusion in the LEP.	Sustainability measures and controls will be investigated as part of the LEP Review which will start before the end of 2018. These should apply to all sites, not just this site and include the outcomes from Reimagining Campbelltown CBD.
Consideration should also be given to supporting the implementation of any VPA outcomes by reference to a "Satisfactory Arrangements" clause for the provision of necessary infrastructure in the LEP.	The applicant has confirmed that discussions would take place with Council for the purposes of entering into a VPA. Additionally a review of the CLEP would consider the inclusion of a clause dedicated to achieving satisfactory outcomes with regards to future VPAs.

Subject to recommendation No.1, the Council consider the inclusion of a standard building setback from the Queen Street interface with the objective of maximising solar penetration into Queen Street at ground level, and to ensure a distinct visual openness along Queen Street.	It is recommended that Council request a condition of gateway determination, requires a site-specific DCP be prepared by the applicant in accordance with local and state planning policies and strategies and addresses this issue.
Any planning proposal should include 11 Cordeaux Street being the isolated site (existing solicitor's building) on the corner of Cordeaux Street and Carberry Lane.	It is recommended that 11 Cordeaux Street be included in the draft Planning Proposal forwarded to the Greater Sydney Commission for gateway determination.

In consideration of the above, it is recommended that Council forward the draft planning proposal to the Greater Sydney Commission for a Gateway Determination based on its strategic merit. Detailed and comprehensive studies for areas such as traffic and transport, heritage, economic feasibility, sustainability will need to be undertaken, subject to receiving a gateway determination.

2. Relationship to Strategic Planning Framework

The following State and local planning policies are relevant to the proposal as discussed below.

2.1 Greater Sydney Region Plan 2018

The Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of three cities, Eastern, Central and Western. The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are those close to jobs, public transport, community facilities and services. The subject site is located in the Campbelltown CBD which is generally consistent with Greater Sydney Region Plan to locate new, mixed-use dwellings and employment generating floor space in close proximity to the transport and amenities.

2.2 Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The Western City District Plan identifies (in part), the following priorities for Campbelltown CBD:

- encourage revitalisation of the commercial core
- identify, prioritise and deliver collaboration areas which includes the health and education precinct and Campbelltown Mall
- provide an additional 6,800 dwellings across the Campbelltown LGA by 2021
- enhance the centres civic, cultural and heritage role
- encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
- improve east-west pedestrian connectivity

- improve accessibility through walking, cycling and public transport
- support mixed use development and surrounding high quality apartments and medium density residential development
- capitalise on the Western Sydney Airport and Western Sydney City Deal.

Implementation of the district plan would be via Council initiated actions such as a review of the Local Environmental Plan and Development Control Plan. The proposal itself is consistent with the district plan.

2.3 Glenfield to Macarthur Urban Renewal Corridor Strategy

The NSW Government recently finalised the Campbelltown Precinct in the Glenfield to Macarthur Urban Renewal Corridor Strategy which aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur.

As part of the strategy, Campbelltown has been identified as a metropolitan city centre which provides a gateway to the South West and serves the wider growth area. The vision encapsulates Campbelltown as a health and education precinct which provides a variety of housing types within walking distance of the station.

The strategy outlines that the vision would be initiated through the lodgement of planning proposal requests and Council initiated LEP amendments. The site is identified in the precinct plan as commercial and retail core and an increase in maximum building height would help achieve the desired future precinct character. The proposal is considered to be consistent with the approach outlined by the State Government's strategy.

2.4 Campbelltown Community Strategic Plan 2017-2027

The Campbelltown Community Strategic Plan 2017-2027 is a document which will guide Campbelltown over the next 10 years through a series of goals and strategies including, but not limited to housing choice, strengthening the local economy and promoting the use of public spaces.

The proposal would assist in promoting a range of housing choices while supporting the resilience, growth and diversity of the local economy through the activation of commercial premises. The opportunity to improve the public domain would be considered through agreements such as Voluntary Planning Agreements.

Opportunities for the potential widening of Queen Street would also be explored as part of any proposal for CBD redevelopment fronting Queen Street. This will enable the creation of more useable civic space and greater activation of the public realm.

2.5 Campbelltown Residential Development Strategy 2014

The 2014 strategy is a background document which informed the preparation of the CLEP 2015. The proposal would assist in the improvement of housing affordability within the area due to the increase in dwellings in close proximity to local transport hubs.

A theme identified in the residential strategy noted that changing population demographics would also continue to challenge the local community. The proposal would assist with providing sustainable and accessible housing, particularly for Campbelltown's aging population as the requirements such as lift access would be considered at the development application stage.

2.6 Re-imagining Campbelltown CBD

On 10 July 2018 the Re-imagining Campbelltown strategy was endorsed. This strategy promotes a green city and a healthy local economy. As part of the strategy, new buildings are urged to incorporate and adopt sustainable energy solutions and encourage growth along existing transport corridors. The strategy uses six key indicators to assess and measure the progress of project:

- no grey to be seen
- city and bush
- connected place
- confident and self-driven
- centre of opportunity; and
- the good life.

Although the concept plans submitted with the proposal are not binding, early visualisations incorporate green walls to minimise the impact of the four proposed buildings and rooftop gardens for residents to utilise. The location of the development is also in close proximity to existing transport hubs such as Campbelltown Railway Station and would require less usage of motor vehicles. Further discussion regarding traffic and parking is made in section 3.1 of this report.

Early preliminary assessment of the proposal outlines consistency with the strategy. Further consideration of the requirements relating to the built form and the land use function would be considered in the preparation of a site specific DCP for the site and at the development application stage.

2.7 Site specific DCP

The proponent submitted an urban design report with the proposal which also included concept plans. The report and concept plans are shown as attachment 3 of this report.

Site specific Development Control Plans (DCP) can be used to guide the design of a development as a means of achieving a satisfactory outcome which integrates with the surrounding locality of a subject site. The implementation of a site specific DCP would promote good design outcomes which address potential design issues through overshadowing and the design of a development.

Subject to a positive Gateway Determination for the draft planning proposal, a site specific DCP for the site will also be prepared to guide the proposed development and to maintain consistency across local and state government strategies. It would also incorporate any controls resulting from a heritage study and public domain plan. Consideration should be given to linking Glenalvon and St Peters heritage items via view corridors and pedestrian links.

A site specific DCP will encourage good design outcomes that corresponds to the surrounding character and will encourage active street frontages that promote increased commercial and pedestrian activity.

2.8 Voluntary Planning Agreement

A site specific planning proposal generates the need for individual consideration of the delivery of public infrastructure via the receipt of developer contributions or the provision of works-in-kind. In the case of a proposal such as this one, this matter is generally best managed through a Voluntary Planning Agreement (VPA). Although the proponent has indicated a preference to enter into a VPA with the Council, a formal offer was not incorporated with the planning proposal request.

Aspects that would form part of any discussion relating to the provision of infrastructure through a VPA process, would include but not be limited to public domain works; traffic and transport facilities; open space embellishments/upgrades; heritage protection and preservation; and other community and socially aligned infrastructure/initiatives that provide a benefit to the current and future community of Campbelltown commensurate with the potential increase in population and activity generated by the proposal.

Council officers are currently working on a comprehensive, city wide development contributions plan, and this plan would be used as a baseline for any future VPA negotiations. The proponent has discussed the opportunity to deal with matters of public infrastructure through a VPA and should these discussions result in the formalisation of a VPA offer, a future report would be presented to Council for its consideration of such an offer.

3. Concerns relating to the Proposal

The environmental impacts related to the proposal are discussed below.

3.1 Traffic Assessment

A traffic impact assessment was not submitted with the proposal. The proposal was submitted to Council's Stormwater and Structural Design Team for comment. Comments advised that Anzac Lane should be widened to allow for two way vehicle movement to facilitate rubbish collection and other facilities. Residential access would thus have to be provided via Carberry Lane (if formally dedicated as a road) and/or Cordeaux Street and not be allowed from Queen Street.

Early assumptions made on the proposal indicate extra motor vehicles within the vicinity of the subject site due to the increase in dwellings. With this being said a potential development on the site would possibly reduce the level of service for key intersections and translate into a travel time increase through Queen Street and surrounding streets.

A site specific traffic assessment will be required and will need to include current traffic counts and assessment (in a network connected SIDRA model) of all intersections within a 400m radius from any part of the site plus the intersections of Queen St/Rudd Road and Moore Oxley Bypass and Hurley Street/Kellicar Road/Narellan Road.

It is recommended that Council request a condition of the Gateway Determination require a traffic impact assessment be prepared by a suitably qualified traffic consultant to conduct a detailed assessment on the impact on traffic volumes and the capacity for the local area to cater for additional trips.

3.2 Solar Access

The proposal is supported by a shadow and solar analysis however further detail is required. Currently, the shadow diagram outlines a substantial impact on surrounding properties on the south west, south and south east. The desire for Queen Street (for its length) to also have adequate solar access and setbacks, is an important consideration for this and any future development along Queen Street.

The shadowing analysis provided by the proponent, have been tested for the winter solstice on 21 June. Further assessment and consideration relating to overshadowing would be assessed against the requirements of Council's DCP and the NSW Government's Apartment Design Guide at the development application stage.

3.3 Heritage Assessment

The subject site is located in the vicinity of a state listed heritage item known as Glenalvon House (State Item No. I00004) and two locally listed Items, St Peter's Anglican Church (Item 13) and a Richmond Villa (Item 18).

Glenalvon House is located adjacent to the subject site, separated by Anzac Lane. St Peter's Anglican Church is located on the eastern side of Cordeaux Street adjacent to the subject site and the Richmond Villa is located in a south-western direction from the subject site adjoining the RSL Club and a car park.

A Heritage Impact Assessment was not submitted with the proposal and assessment of its impact has been made against the requirements of Part 2.11 of the Campbelltown (Sustainable City) Development Control Plan 2015. An increase of the permissible built form on the surrounding heritage items would potentially impact the landscape values and visual backdrop of the items.

A better design outcome for Glenalvon and St. Peter's Anglican Church would be to provide a clear gateway between the two items to better interact with the surrounding area.

Therefore, it is recommended as a condition of the Gateway Determination that a heritage assessment be prepared by a suitably qualified heritage consultant to assess the heritage significance of all three heritage items, future development constraints and opportunities of the site and the extent to which the carrying out of the planning proposal and proposed development would affect the heritage items. In this regard, improved 3 dimensional view and massing diagrams would be required.

Due to the location of Glenalvon House in relation to the subject site, comments from the Office of Environment and Heritage will be required with respect to the proposal.

4. Consultation

Should the draft planning proposal proceed through Gateway Determination, community consultation will be undertaken in accordance with section 3.34 of the EP&A Act. The specific requirements for community consultation will be listed in the Gateway Determination. The proposal would require further consultation with the other State agencies such as the OEH and Sydney Water and other government agencies as detailed in the conditions in the Gateway Determination.

5. Statutory Considerations

The preparation of a draft planning proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the proposal, the Gateway Determination would confirm the technical studies required and the relevant parts of the draft planning proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Clause 2.4 (formerly Section 23) of the EP&A Act allows the Minister and the Director-General to delegate functions to a Council and/or an officer or an employee of a Council. When submitting a draft planning proposal, Council is required to identify whether it wishes to exercise delegation (the authorisation). Authorisation delegates the following plan making powers to Council:

- to make and determine not to make an LEP
- to defer inclusion of certain matters
- to identify which matters must be considered and which stages of the plan making process must be carried out again.

On the grounds that the draft planning proposal is consistent with the types of draft LEP amendments to be routinely delegated, it is recommended that Council seek to exercise the Authorisation in this instance.

6. Conclusion

The draft planning proposal seeks to achieve a strategic planning outcome that will facilitate higher density and diverse living opportunities within 400m of Campbelltown Railway Station and in close proximity to other shops and services such as the Campbelltown Mall. The draft planning proposal is deemed not inconsistent with the directions and planning priorities contained in the Greater Sydney Region Plan and the Western City District Plan.

Due to the location of the site within the Campbelltown CBD, a site-specific DCP should be prepared to guide any future development on the site and to ensure the delivery of high quality design outcomes that are sympathetic to and protective of local heritage items.

Whilst high quality architecture and human sensitive design outcomes are critical to the success of any future development on the site, it is equally important to keep sight of balanced urban design outcomes for the greater Campbelltown CBD area into the future. This should be one that encourages change in building typologies and excellence in architectural form, but is sympathetic to Campbelltown's desire to always be known as a green and sustainable city, with views from the city CBD to its green scenic edges being a quality that is not lost.

An increase in height in specific areas of the city's CBD would provide a strong catalyst for future rejuvenation of the local area, being not inconsistent with the vision of local strategies such as Re-imagining Campbelltown CBD. Should a Gateway determination be issued for the draft planning proposal, it would be highly likely that the determination would be issued consistent with the recommendation of the Council which would include a requirement for detailed and comprehensive heritage impact and traffic impact assessments to be completed to the council's satisfaction, prior to the public exhibition of draft planning proposal.

Having regard to the above, it is recommended that Council support the draft planning proposal and forward it to the Greater Sydney Commission for a Gateway determination.

Due to the relatively minor regional implications of the draft planning proposal, it is also recommended that Council request the Greater Sydney Commission delegate the power to the Council to finalise the draft planning proposal.

Attachments

1. Draft Planning Proposal (contained within this report)
2. Local Planning Panel Agenda and Minutes (contained within this report)
3. Comments by Proponent (contained within this report)
4. Urban Design Report - due to size (59 pages) (distributed under separate cover)



Planning Proposal

Campbelltown RSL

May 2018

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to *Campbelltown Local Environmental Plan 2015* for the following sites:

- Various retail premises including a pharmacy and newsagent – Property Nos. 158-168 Queen Street, Campbelltown (Lot 1 DP 558320 and Lot 5 DP 1167855)
- Campbelltown RSL Club – Property No. 1 Carberry Lane, Campbelltown (Lot 4 DP 1167853)
- Macarthur Infant Child and Adolescent Mental Health Services – Property No. 3 Cordeaux Street, Campbelltown (Lot C DP 377836)

The proponent is seeking an amendment to the *Campbelltown Local Environmental Plan (CLEP) 2015* Height of Building Map to increase the permissible building height from 32m to 85m for 1 Carberry Lane and 3 Cordeaux Street and 32m to 45m for 158-168 Queen Street to facilitate the redevelopment of three lots totalling 7,374m², which would include the following:

- Campbelltown RSL: Increase in building height to facilitate an 11 storey building which would include two storeys of club space and enable a further 9 storeys for the purposes of a hotel.
- Building A: Development of an 18 storey mixed use building to include ground floor retail/commercial and 17 storeys of residential apartments.
- Building B: Development of a 24 storey mixed use building with ground floor retail/commercial space and 23 storeys of residential apartments.
- Building C: Development of a 21 storey mixed-use building which would include ground floor retail/commercial space and 20 storeys of residential units.

Existing Situation

The sites (see Figure 1 – Location Map) are currently owned separately and are located on the southern side of Campbelltown Railway Station. The existing sites form part of the commercial core of the Campbelltown CBD which is largely made up of other small retail and commercial premises.

The Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals' August 2016.

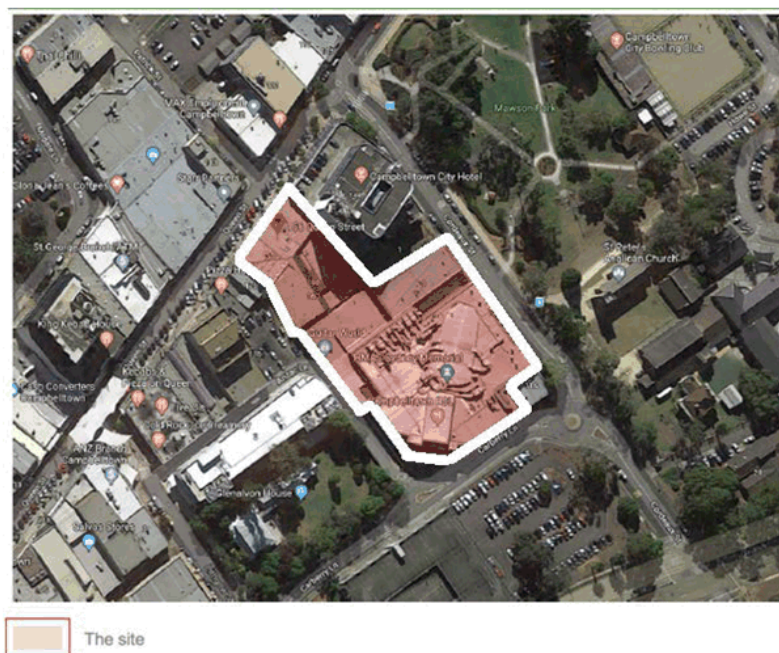


Figure 1: Location Map - Subject site and its immediate locality



Figure 2: Design Concept

Part 1 – Objectives or intended outcomes

The objective or intended outcomes of the Planning Proposal are as follows:

- Amend the configuration of the RSL Club to face Queen Street and facilitate additional club space and a hotel.
- To provide ground floor commercial/retail space across three buildings to allow street level activation and promote the rejuvenation of the commercial core of Campbelltown CBD.
- Facilitation of additional housing within the local area in close proximity to Campbelltown Station.

Part 2 – Explanation of provisions**2.1 Proposed amendments to CLEP 2015**

It is proposed to amend the CLEP 2015 'Height of Building Map' to outline an increase in maximum building height from 32m to 45m for 158-168 Queen Street and 32m to 85m for the remainder of the subject site (refer to Figure 3 and 4 attached).

Part 3 – Justification**Section A – Need for the planning proposal****1. Is the planning proposal a result of any strategic study or report?**

No.

The Planning Proposal is not a result of any strategic study or report. However, the Proposal relates to land currently identified by a number of key strategies and reports such as the Greater Sydney Region Plan, Western District Plan and the Glenfield to Macarthur Urban Renewal Precincts.

The current proposal relates to land which has been identified as a metropolitan centre under the Glenfield to Macarthur Urban Renewal Strategy. The proposal to increase the permissible building height would complement state and local government strategies and would be consistent in providing additional housing and employment to the local area.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

Yes.

Proceeding with a stand-alone planning proposal is considered appropriate in this instance to enable the timely consideration of urban design, traffic and heritage related issues.

Section B – Relationship to strategic planning framework**3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Sydney Metropolitan Strategy 'A Plan for Growing Sydney', Greater Sydney Region Plan and the Western City District Plan.

A Plan for Growing Sydney

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport community facilities and services.

The proposal is consistent with the strategy as it would allow for the delivery of hotel accommodation, residential flat buildings and employment generating floorspace in close proximity to Campbelltown Train Station.

Greater Sydney Region Plan

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

- Infrastructure and collaboration – The proposal is located in very close proximity to existing infrastructure such as Campbelltown Train Station, Campbelltown Hospital, Campbelltown Public School and Western Sydney University. Additionally, the site would also be located 30km to the proposed Western Sydney Airport.
- Liveability – The concept design supplied with the Planning Proposal outline a variety of enhancements to the surrounding character such as landscaped frontage, shared open space and opportunities for pedestrian links which would create a more liveable space.
- Productivity – The proposal has the potential to provide further productivity within the commercial core of Campbelltown. The proposed hotel would support job creation and housing options in conjunction with pedestrian links and the opportunity for thoroughfares and bike tracks.
- Sustainability – The opportunity for green walls, rooftop gardens and the design of apartments would promote a sustainable development. Sustainability of the developments would be considered at the development application stage.

The Planning Proposal would be the best means of achieving additional housing within the local area to meet the anticipated population increase in the next few years.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The proposal will provide additional housing supply in close proximity to existing transport which would support the State Government's direction for creating a 30 minute city.

The Western City District Plan also requires the need for creating a stronger local economy and promoting the commercial core of Campbelltown. The proposed hotel would support this notion by creating local jobs and providing short term accommodation for visitors to the local area. Additionally, the Proposal would be consistent with the outcomes of the B3 zoning of the subject site by providing additional mixed use development.

Glenfield to Macarthur Urban Renewal Precinct

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design. Under the Strategy, Campbelltown has been identified as priority precinct that provides retail and commercial activity.

Accordingly, the Glenfield to Macarthur Urban Renewal Precinct identifies the Campbelltown CBD as a primary area for the revitalisation of the commercial core which attracts further mixed-use development to allow for stronger integration with the centre and encourage the development of lively street frontages.

4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?**Campbelltown Community Strategic Plan – Campbelltown 2027**

The overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The Proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

- A vibrant, liveable city;
- A respected and protected natural environment;
- A thriving attractive city; and
- A successful city.

The proposed increase in height will provide the opportunity for a revitalised commercial and retail core which will support the growth of a strong local economy. The proposal also supports the possibility of integrating open space and walkable thoroughfares to Queen Street.

Campbelltown Local Planning Strategy 2013

The strategy identifies the importance of Queen Street as an existing commercial and retail core of Campbelltown. The strategy also considers the promotion of active street frontages and the conservation of heritage items within the local vicinity of Queen Street.

The proposal is consistent with the directions of the Campbelltown Local Planning Strategy 2013.

Campbelltown Residential Development Strategy 2014

The 2014 Strategy is a background document which informed the preparation of the CLEP 2015. The proposal would assist in the improvement of housing affordability within the area due to the increase in dwellings in close proximity to local transport hubs.

A theme identified in the Residential Strategy noted that changing population demographics would also continue to challenge the local community. The proposal would assist with providing sustainable and accessible housing, particularly for Campbelltown's aging population as the requirements such as lift access would be considered at the development application stage.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	Not applicable as Clause 4.6 of the CLEP 2015 negates the need for SEPP 1
SEPP 14 – Coastal Wetlands	Not applicable
SEPP 19 – Bushland in Urban Areas	The site does not contain any significant vegetation
SEPP 21 – Caravan Parks	Not relevant to the proposal
SEPP 26 – Littoral Rainforests	Not relevant to the proposal
SEPP 30 – Intensive Agriculture	Not relevant to the proposal
SEPP 33 – Hazardous or Offensive Development	Not relevant to the proposal
SEPP 36 – Manufactured Home Estates	Not relevant to the proposal
SEPP 44 – Koala Habitat Protection	This site does not contain any koala habitat
SEPP 47 – Moore Park Showground	Does not apply to land within Campbelltown
SEPP 50 – Canal Estate Development	Not relevant to the proposal
SEPP 52 – Farm Dams	Not relevant to the proposal
SEPP 55 – Remediation of Lands	The existing urban use of the land is unlikely to result in land contamination Future development of the site will need to address the requirements of the SEPP
SEPP 62 – Sustainable Aquaculture	Not relevant to the proposal
SEPP 64 – Advertising and Signage	The planning proposal is consistent with the SEPP Future development of the site would need to take

	the SEPP into consideration.
SEPP 65 – Design Quality of Residential Apartment Development	The Proposal seeks to facilitate high rise development in the form of shop top housing. The concept designs submitted with the proposal consider potential design options which address the provisions of the SEPP
SEPP 70 – Affordable Housing Schemes	Not relevant to this proposal
SEPP 71 – Coastal Protection	Not relevant to this proposal
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP
SEPP (Educational Establishments and Child Care Facilities) 2017	The planning proposal is consistent with the SEPP. Any future child care centre or the like would take into consideration the requirements and provisions of the SEPP.
SEPP (Affordable Rental Housing) 2009	The proposal is consistent with the SEPP. Any future development on the site may incorporate affordable housing which would be considered in conjunction with the SEPP
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Infrastructure) 2007	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP
SEPP (Housing for Seniors or People with a Disability)	It is not proposed to carry out the development under the provisions of this SEPP
SEPP (Integration and Repeals) 2016	Not relevant to the proposal
SEPP (Kosciusko National Park) 2007	The SEPP does not apply to the land
SEPP (Kurnell Peninsular) 1989	The SEPP does not apply to the land
SEPP (Mining and Extractive Industries) 2007	Not relevant to the proposal
SEPP (Miscellaneous Consent Provisions)	Not relevant to the proposal
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the proposal
SEPP (Rural Lands) 2008	Not relevant to the proposal
SEPP (State and Regional Development) 2011	It is likely that future development of the site will constitute Regional Development thus being determined by the Sydney Planning Panel
SEPP (State Significant Precincts) 2005	The SEPP does not apply to the land
SEPP (Sydney Drinking Water Catchment) 2011	The SEPP does not apply to the land
SEPP (Sydney Region Growth Centres) 2006	The SEPP does not apply to the land
SEPP (Three Ports) 2013	The SEPP does not apply to the land
SEPP (Urban Renewal) 2010	The SEPP does not apply to the land
SEPP (Western Sydney Employment Area) 2009	The SEPP does not apply to the land
SEPP (Western Sydney Parklands) 2009	The SEPP does not apply to the land
SEPP (Vegetation in Non-Rural Areas) 2017	The subject site is within a well-established urban area, having historically been used for commercial purposes. The proposal will not impact any significant vegetation.

The following table provides a brief assessment of consistency against each Deemed SEPPs relevant to the Planning Proposal.

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal
Greater Metropolitan Regional Environmental Plan No2 – Georges River Catchment	Consistent The proposal would not impact on the water quality and river flows of the Georges River and its tributaries. The Proposal would be subject to further assessment relating to stormwater and drainage should a future development application be lodged

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	The proposal is consistent with this Direction as the amendment to the Height of Building Map would not reduce the amount of commercial/retail floor space within the Campbelltown CBD The proposed amendment would increase the potential for additional retail/commercial floor space due to the B3 zoning of the site
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent The subject site is not located within a residential zone, although shop-top housing is a form of housing which can be incorporated into business zones. The proposal would be consistent with this

	Direction as additional dwellings would be in close proximity to existing infrastructure and services and would provide for existing and future housing needs of the local area
3.2 Caravan Parks and Manufactured Homes Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	Consistent The subject site is within 400m of Campbelltown Train Station and other forms of services such as buses which can provide access to jobs and amenities.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	Not applicable
4.4 Planning for Bushfire Protection	Not applicable
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 – 5.7	Repealed
5.8 Second Sydney Airport	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority
6.2 Reserving Land for Public Purposes	The Proposal does not impact on land reserved for public purposes
6.3 Site Specific Provisions	The proposal is relating to building height, and therefore the proposal is consistent with this Direction
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The proposal is consistent with the requirements of the strategy as discussed in Part 3 of this Planning Proposal
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3 Parramatta Road Corridor Urban	Not applicable

Transformation Strategy	
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is consistent with this Direction as the Proposal will allow for a revitalised and activated Queen Street which will deliver a significant amount of retail and commercial jobs. The concept design identifies higher densities around Campbelltown Railway Station and linkages through public domain parks.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities, or their habitat will be adversely affected as a result of the proposal?

No.

The subject site does not contain any known critical habitat or threatened species, populations' or ecological communities, or any other habitat. Therefore, the proposal will not have an impact on any ecological communities.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Yes.

The Planning Proposal proposes to increase the maximum building height on three sites which form part of the commercial core of Campbelltown CBD and Train Station. The proposal would have impacts related to urban design, traffic management, solar access and heritage that require careful consideration.

Although the development concept submitted with the proposal is indicative only, the proposed development would have to meet the requirements of Council's DCP and LEP as well as the requirements of the Apartment Design Guide. Additionally, a site-specific DCP is being prepared to guide any future development of the site to address the issues associated with the proposal.

The subject site is located within close proximity to 'Glenalvon', a colonial Georgian sandstone home which was constructed in circa 1841. The two storey home is a rare example of residence and garden of

its period. Accordingly, it is suggested that comments on the proposal should be sought from the Office of Environment and Heritage as a condition of Gateway.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. However, it is assumed that the proposal to expand the club to incorporate a hotel would assist with creating future job opportunities outlined in the Western City District Plan and benefit other land uses within the Campbelltown commercial core and surrounding area that rely close on, high quality accommodation and conferencing facilities. The proposal may also have a multiplier benefit to the local economy. More detailed assessment of social impacts would need to occur at DA stage for the club.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes.

Services are available in the vicinity of the site. The proposal would not impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation would occur with the public authorities identified in the Gateway Determination, including Transport for NSW, NSW Police and the Office of Environment and Heritage.

Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Height of Building Maps as proposed below: -

Map	No	Requested Amendment
Height of Buildings Map	HOB_008 Date 11 March 2016	Amend the height of building maps for 158-168 Queen Street from 32m to 45m and 32m to 85m for 1 Carberry Lane and 3 Cordeaux Street, Campbelltown.

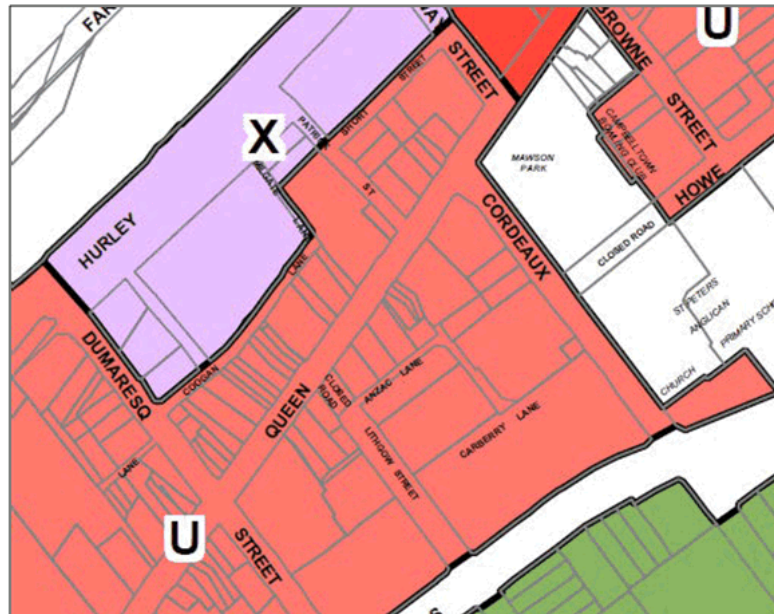


Figure 3: Current CLEP 2015 Height of Building Map

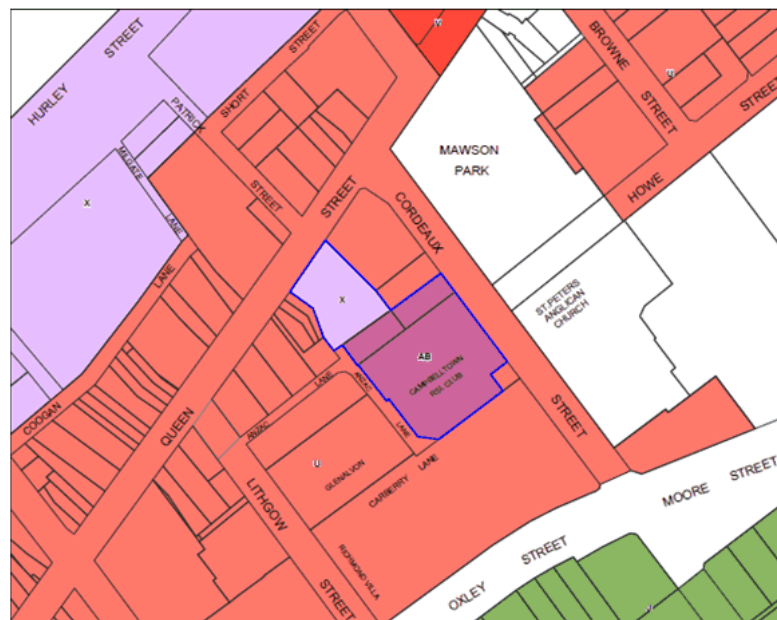


Figure 4: Proposed CLEP 2015 Height of Building Map

Part 5 – Community consultation

In accordance with “A guide to preparing local environmental plans” prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

Advertisement in the local newspaper

An advertisement placed in the local newspaper identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

Advertisement on the Council website

The Planning Proposal would be exhibited on Council’s website (www.campbelltown.nsw.gov.au). Council’s libraries also have access to the website.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the site, advising them of the exhibition of the Proposal and inviting submissions.

Displays at the Council Administration Buildings and the local libraries

The Planning Proposal would be displayed at the Council Administration Building, 91 Queen Street, Campbelltown and Campbelltown Library.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
0	Gateway Determination
8	Exhibition Start
13	Exhibition End
17	Consideration of submissions from exhibition
22	Report to Council on submissions
24	Request draft instrument be prepared



4.2 Campbelltown RSL Planning Proposal - 158 to 168 Queen Street, Campbelltown

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Executive Summary

- On 14 March 2018, Think Planners Pty Ltd submitted a planning proposal request to Campbelltown City Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in relation to the following sites: 158-168 Queen Street, 1 Carberry Lane and 3 Cordeaux Street, Campbelltown
- The submitted proposal seeks an amendment to the CLEP 2015 Height of Building Map as follows:
 - 158 – 168 Queen Street, Campbelltown from 32m to 85m
 - 1 Carberry Lane, Campbelltown from 32m to 85m
 - 3 Cordeaux Street, Campbelltown from 32m to 85m
- The purpose of the amendment is to facilitate a mixed use development for the three sites over four buildings, which would incorporate commercial/retail space, residential apartments, additional club space and a hotel
- The draft planning proposal would enable Campbelltown RSL to revitalise their landholdings and allow for the ongoing functions of the Club
- A merit assessment of the draft planning proposal, by Council officers indicates that the proposal has strategic merit for the reasons outlined in this report, particularly the following:
 - consistency with the objectives and requirements of the Greater Sydney Region Plan and Western City District Plan
 - the proposed amendment would facilitate the desired future vision and functioning of the site which would be consistent with local planning strategies
 - additional housing stock in close proximity to existing transport hubs.

Officer's Recommendation

That the Campbelltown Local Planning Panel recommend to the Campbelltown City Council:

1. That pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* the draft Planning Proposal for Campbelltown RSL be supported by the Council and forwarded to the Department of Planning and Environment for a Gateway Determination with a reduction in the permissible height limit for 158-168 Queen Street from 85m to 45m to be consistent with the original concept submitted with the proposal and maintain a high quality sense of place for Queen Street.
2. Subject to recommendation No.1, the Council consider the inclusion of a standard building setback from the Queen Street interface with the objective of maximising solar penetration into Queen Street at ground level, and to ensure a distinct visual openness along Queen Street.
3. Subject to recommendation No.1, the Council requests the gateway determination include a condition requiring the submission of a heritage impact assessment and a traffic impact assessment and preparation of a site specific Development Control Plan to be exhibited at the same time as the Planning Proposal.

Purpose

The purpose of the report is to inform and seek the advice of the Campbelltown Local Planning Panel on a draft planning proposal to be forwarded to the Campbelltown City Council for its consideration.

Property Description	158 - 168 Queen Street, Campbelltown
Applicant	Think Planners Pty Ltd
Owner	Cabra-Vale Ex-Active Servicemen's Club Ltd and Campbelltown RSL
Provisions	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions SEPP 55 – Remediation of Lands SEPP 64 – Advertising and Signage SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Educational Establishments and Child Care Facilities) 2017 SEPP (Affordable Rental Housing) 2009 SEPP (Infrastructure) 2007 SEPP (State and Regional Development) 2011 SEPP (Vegetation in Non-Rural Areas) 2017 Greater Sydney Region Plan Western City District Plan Glenfield to Macarthur Urban Renewal Precinct Campbelltown Community Strategic Plan 2017 – 2027 Campbelltown Residential Development Strategy 2014 Re-imagining Campbelltown Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	14 March 2018

History

Prior to the submission of the proposal a meeting was held on 7 March 2018 at Campbelltown City Council with the proponent. The intention of the meeting was to allow the proponent to brief Council staff about the proposal and receive guidance and feedback in relation to key issues in relation to the proposal. A planning proposal request was lodged with Council for consideration on 14 March 2018.

On 2 May 2018, a briefing on the proposal was presented to the Councillors by the proponent.

Key matters that were raised at the briefing were as follows:

- the need to ensure that the proposal responds positively in relation to environmental factors such as the heat island effect
- design outcomes and the built form of the development that complement surrounding buildings and provide articulation
- the need for a high quality hotel in Campbelltown CBD
- promotion of active street frontages that allow for pedestrian interaction and promote economic growth within the area
- the need to respect and take into consideration adjoining heritage items, particularly Glenalvon, and the relationship with Mawson Park
- potential Voluntary Planning Agreement (VPA) inclusions
- consideration of the potential impact on adjoining land holders to ensure that any potential development does not have a negative impact on future revitalisation.

Council was advised that a Report would be presented in the near future.

Report

1. Assessment of Planning Proposal Request

1.1 Summary of Planning Proposal Request

In summary, the planning proposal request seeks to amend the CLEP 2015 Height of Building Map to increase the permissible building height for the subject site from 32m to 85m.

A copy of the draft planning proposal is included at attachment 1.

1.2 Justification

The NSW Department of Planning and Environment's (DPE) A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides guidance and information for preparing planning proposals. The preparation of the draft planning proposal has been undertaken in accordance with the latest version of the guide.

1.3 Consideration of Section 9.1 Ministerial Directions

Section 9.1 (formerly Section 117) of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to provide direction to Council in relation to the preparation of draft local environmental plans.

The directions that are most relevant to this proposal are listed below.

- Direction 1.1 Business and Industrial Zones
- Direction 3.1 Residential Zones
- Direction 3.4 Integrating Land Use and Transport
- Direction 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor.

Further detail and explanation of the relevant Ministerial directions are outlined in the draft planning proposal located in attachment 1 to this report.

1.4 Consideration of State Environmental Planning Policies (SEPPs)

The following SEPPs are applicable to the proposal and have been discussed below.

- SEPP 55 – Remediation of Lands
- SEPP 64 – Advertising and Signage
- SEPP 65 – Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Affordable Rental Housing) 2009
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- SEPP (Vegetation in Non-Rural Areas) 2017.

Further detail in relation to the relevant SEPPs is outlined in the draft planning proposal which is located in attachment 1 to this report.

1.5 Consideration of the Campbelltown Local Environmental Plan 2015

The proposal to develop the subject site for the purposes of four buildings ranging from 11 storeys to 24 storeys in height would be out of character with the existing adjoining development. Currently, the subject site is zoned B3 - Commercial Core with a permissible building height of 32m.

The amendment to the height of building map has merit, taking into consideration the recent data released by the Greater Sydney Commission which indicates 1.5m people are expected to reside in the Campbelltown Local Government Area (LGA) by 2036 and that greater housing diversity is needed within the area, particularly around existing transport hubs.

With a large emphasis placed on strategic direction by the NSW State Government and more recently by Council, the proposal would not be entirely out of character. Increase in heights in Campbelltown is likely and will be part of further planning studies and planning proposals in the near future for adjoining sites.

To maintain a sensitive transition with the existing adjoining properties along Queen Street, the RSL and Hotel component of the site it is proposed to incorporate a maximum building height of 45m. The remainder of the site would incorporate greater heights of up to 85m. The future design of the development would be guided by a site-specific DCP, which is discussed in Section 2.7 of this report.

Further setback of the building line from the Queen Street interface will be an important aspect to the future development of the whole of Queen Street. Genuine and substantial levels of solar penetration should be encouraged so as to ensure Queen Street is developed as a people friendly space and one that can easily accommodate on-street dining during all seasons. For this reason it is critical that draft planning proposals such as this and future planning proposals/development account for and accommodate adequate building setbacks from the Queen Street interface so as to achieve the objective of delivering and protecting a high quality and desirable streetscape environment.

The subject site is also located in the vicinity of one state heritage listed item known as Glenalvon House (State Item No. I00004) and two locally listed Items, St Peter's Anglican Church (Item 13) and Richmond Villa (Item 18). Further discussion about the heritage impact is discussed in section 2.9 of this report.

2. Strategic Context – Relationship to State and Local Planning Policies

The following State and local planning policies are relevant to the proposal as discussed below.

2.1 Greater Sydney Region Plan

The Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of three cities, Eastern, Central and Western. The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are in locations close to jobs, public transport, community facilities and services.

The subject site is located in a commercial core which is generally consistent with Greater Sydney Region Plan to locate new, mixed-use dwellings and employment generating floor space in close proximity to the transport and amenities.

2.2 Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The Western City District Plan identifies (in part), the following priorities for Campbelltown CBD:

- encourage revitalisation of the commercial core
- identify, prioritise and deliver collaboration areas which includes the health and education precinct and Campbelltown Mall
- provide an additional 6,800 dwellings across the Campbelltown LGA by 2021
- enhance the centres civic, cultural and heritage role

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- encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
- improve east-west pedestrian connectivity
- improve accessibility through walking, cycling and public transport;
- support mixed use development and surrounding high quality apartments and medium density residential development; and
- capitalise on the Western Sydney Airport and Western Sydney City Deal.

Implementation of the district plan would be via Council initiated actions such as a review of the Local Environmental Plan and Development Control Plan. The proposal itself is consistent with the district plan.

2.3 Glenfield to Macarthur Urban Renewal Corridor Strategy

The NSW Government recently finalised the Campbelltown Precinct in the Glenfield to Macarthur Urban Renewal Corridor Strategy which aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur.

As part of the strategy, Campbelltown has been identified as a metropolitan city centre which provides a gateway to the South West and serving the wider growth area. The vision encapsulates Campbelltown as a health and education precinct which provides a variety of housing types within walking distance of the station.

The strategy outlines that the vision would be initiated through the lodgement of planning proposals and council initiated LEP amendments. The site is identified in the precinct plan as commercial and retail core and an increase in maximum building height would help achieve the desired future precinct character. The proposal is considered to be consistent with the approach outlined by the State Government's strategy.

2.4 Campbelltown Community Strategic Plan 2017-2027

The Campbelltown Community Strategic Plan 2017-2027 is a document which will guide Campbelltown over the next ten years through a series of goals and strategies including, but not limited to housing choice, strengthening the local economy and promoting the use of public spaces.

The proposal would assist in promoting a range of housing choices while supporting the resilience, growth and diversity of the local economy through the activation of commercial premises. The opportunity to provide public domains and thoroughfares would be considered through agreements such as VPAs.

Opportunities for the potential widening of Queen Street would also be explored as part of any proposal for CBD redevelopment fronting Queen Street. This will enable the creation of more useable civic space and greater activation of the public realm.

2.5 Campbelltown Residential Development Strategy 2014

The 2014 strategy is a background document which informed the preparation of the CLEP 2015. The proposal would assist in the improvement of housing affordability within the area due to the increase in dwellings in close proximity to local transport hubs.

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A theme identified in the residential strategy noted that changing population demographics would also continue to challenge the local community. The proposal would assist with providing sustainable and accessible housing, particularly for Campbelltown's aging population as the requirements such as lift access would be considered at the development application stage.

2.6 Re-imagining Campbelltown

On 14 March 2018 the Re-imagining Campbelltown strategy was announced which is intended to promote a green city and a healthy local economy. As part of the strategy, new buildings are urged to incorporate and adopt sustainable energy solutions and encourage growth along existing transport corridors. The strategy uses six key indicators to assess and measure the progress of project:

- no grey to be seen
- city and bush
- connected place
- confident and self-driven
- centre of opportunity
- the good life.

Although the concept plans submitted with the proposal are not concluding, early visualisations incorporate green walls to minimise the impact of the four proposed buildings and rooftop gardens for residents to utilise. The location of the development is also in close proximity to Campbelltown Railway Station fostering public transport use and lower needs for motor vehicles. Further discussion regarding traffic and parking is made in section 2.9 of this report.

Early preliminary assessment of the proposal outlines consistency with the strategy. Further consideration of the requirements relating to built form and land use mix which are promoted in the strategy would be considered at the development application stage.

2.7 Site Specific DCP

The proponent submitted an urban design report with the proposal which also included concept plans. The report and concept plans are shown as attachment 2 of this report.

Site specific development control plans (DCP) can be used to guide the design of a development as a means of achieving a satisfactory outcome which corresponds to the surrounding locality of a subject site. The implementation of a site specific DCP would promote good design outcomes which address potential design issues through overshadowing and the design of a development.

Subject to the issuing of a Gateway Determination for the planning proposal, a site specific DCP for the site will also be drafted to guide the proposed development to maintain consistency across local and state government strategies. It would also incorporate any controls resulting from a heritage study. Consideration should be given to linking Glenalvon and St Peters heritage items via view corridors and pedestrian links. A site specific DCP will encourage good design outcomes that correspond to the surrounding character and will encourage active street frontages that promote increased commercial and pedestrian activity.

2.8 Voluntary Planning Agreement (VPA)

A site specific planning proposal generates the need for individual consideration of development contributions or works in kind. In this case this may be best managed by a voluntary planning agreement. A draft VPA offer has not been made to Council with the planning proposal. Council officers are working on a new development contributions plan. This would be used as a baseline for any VPA. If a VPA is not agreed/proposed, the contributions plan would be used. Should a VPA be agreed to, a future report would be presented to Council for consideration and any development application would need to be reported to the Local Planning Panel.

2.9 Concerns relating to the Planning Proposal

The draft planning proposal aims to increase the height fixed for the subject site to facilitate an increase in dwellings and commercial space in close proximity to transport hubs such as Campbelltown Railway Station. However, early assessment conducted by Council officers indicate that issues relating to heritage and traffic have not yet been investigated and would require further assessment post gateway.

Early assumptions made on the proposal indicate extra motor vehicles within the vicinity of the subject site due to the increase in dwellings. Potential development on the site would possibly reduce the level of service for key intersections and translate into a travel time increase through Queen Street and surrounding streets.

A site specific traffic assessment will be required and will need to include current traffic counts and assessment (in a network connected SIDRA model) of all intersections within a 400m radius from any part of the site plus the intersections of Queen St/Rudd Road and Moore Oxley Bypass and Hurley Street/Kellicar Road/ Narellan Road.

The subject site is located in the vicinity of one state heritage listed item known as Glenalvon House (State Item No. I00004) and two locally listed Items, St Peter's Anglican Church (Item 13) and a Richmond Villa (Item 18). A heritage impact assessment was not submitted to support the proposal and assessment of its impact has been made against the requirements of Part 2.11 of the Campbelltown (Sustainable City) Development Control Plan 2015. An increase of the permissible built form in proximity to the surrounding heritage items has a potential to impact on the landscape values and visual backdrop of the items. This assessment should also detail and opportunities to enhance the setting of the heritage items. As discussed earlier in this report, the 85m height limit is not supported in proximity to Queen Street.

Therefore, it is recommended as a condition of the Gateway Determination that a heritage assessment be prepared by a suitably qualified heritage consultant to assess the heritage significance of all three heritage items, future development constraints and opportunities of the site and the extent to which the carrying out of the planning proposal and proposed development would affect the heritage items.

3. Public Participation

Should the planning proposal proceed through Gateway Determination, community consultation will be undertaken in accordance with section 3.34 of the EP&A Act. The specific requirements for community consultation will be listed in the Gateway Determination.

4. Conclusion

The planning proposal seeks to achieve a strategic planning outcome that will facilitate higher density living opportunities within 400m of Campbelltown Railway Station and other shops and services such as Campbelltown Mall. The planning proposal is consistent with the directions and planning priorities contained in the Greater Sydney Region Plan and the Western City District Plan. Due to the location of the site within the Campbelltown CBD a site-specific DCP would be prepared to guide any future development on the site and provide a good design outcome which corresponds to the local commercial tenancies and heritage items.

The proposed increase in height could provide a gateway into future rejuvenation of the local area, consistent with local strategies such as Re-imagining Campbelltown. Should a Gateway Determination be issued for the proposal it is likely heritage and traffic assessments would need to be lodged to Council as a condition of the Gateway Determination.

Attachments

1. Campbelltown RSL Draft Planning Proposal (contained within this report)
2. Urban Design Report - due to size of document (59 pages) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

Local Planning Panel Meeting

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4.2 Campbelltown RSL Planning Proposal - 158 to 168 Queen Street, Campbelltown

Property Description	158 - 168 Queen Street, Campbelltown
Applicant	Think Planners Pty Ltd
Owner	Cabra-Vale Ex-Active Servicemen's Club Ltd and Campbelltown RSL
Provisions	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions SEPP 55 – Remediation of Lands SEPP 64 – Advertising and Signage SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Educational Establishments and Child Care Facilities) 2017 SEPP (Affordable Rental Housing) 2009 SEPP (Infrastructure) 2007 SEPP (State and Regional Development) 2011 SEPP (Vegetation in Non-Rural Areas) 2017 Greater Sydney Region Plan Western City District Plan Glenfield to Macarthur Urban Renewal Precinct Campbelltown Community Strategic Plan 2017 – 2027 Campbelltown Residential Development Strategy 2014 Re-imagining Campbelltown Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	14 March 2018

Executive Summary

- On 14 March 2018, Think Planners Pty Ltd submitted a planning proposal request to Campbelltown City Council seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in relation to the following sites: 158-168 Queen Street, 1 Carberry Lane and 3 Cordeaux Street, Campbelltown
- The submitted proposal seeks an amendment to the CLEP 2015 Height of Building Map as follows:
 - 158 – 168 Queen Street, Campbelltown from 32m to 85m
 - 1 Carberry Lane, Campbelltown from 32m to 85m
 - 3 Cordeaux Street, Campbelltown from 32m to 85m
- The purpose of the amendment is to facilitate a mixed use development for the three sites over four buildings, which would incorporate commercial/retail space, residential apartments, additional club space and a hotel
- The draft planning proposal would enable Campbelltown RSL to revitalise their landholdings and allow for the ongoing functions of the Club
- A merit assessment of the draft planning proposal, by Council officers indicates that the proposal has strategic merit for the reasons outlined in this report, particularly the following:
 - consistency with the objectives and requirements of the Greater Sydney Region Plan and Western City District Plan

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- the proposed amendment would facilitate the desired future vision and functioning of the site which would be consistent with local planning strategies
- additional housing stock in close proximity to existing transport hubs.

Public Address

The Local Planning Panel was addressed by Mr Byrnes.

Panel members asked questions that were responded to directly at the meeting.

Panel Considerations and Reasons for Decision

1. To help Council ensure that the planning proposal fits within the strategic future context of the Campbelltown City Centre, contributes appropriately to the future economic, social and environmental sustainability of the City Centre and complements the heritage values of surrounding sites.
2. To ensure that the planning proposal can be considered within the context of an agreed appropriate strategic framework for the future development of the City Centre including appropriate overall, and street wall heights.
3. The Panel considers that in the current context the proposed height appears to be excessive in absence of further justification and feasibility.

Decision of the Panel

1. That the Campbelltown Local Planning Panel acknowledges the strategic justification for potentially increasing permissible building heights within the Campbelltown City Centre however considers that prior to the submission of the planning proposal for Gateway determination the following matters be addressed:
 - a. appropriate heights for the site, and the wider Town Centre Precinct, be determined and justified in the context of the implementation of Council's 'Reimagining Campbelltown Strategy' and the Glenfield to Macarthur Urban Renewal Corridor Strategy. This should include detailed consideration of the Queen Street frontage, including appropriate heights and integration with surrounding desired built form outcomes arising from the 'Re-imagining Campbelltown Strategy'.
 - b. Noting that the site forms part of the commercial core of the Campbelltown City Centre, assessment of the impact of the proposal on the future development of the City Centre both in terms of commercial and residential floor area capacity.
 - c. Impact on heritage items.
 - d. Impact of traffic and parking on the site and on the broader road and transport network.
 - e. Clarification of proposed staging of the future development and consequent impacts on the Campbelltown City Centre.
 - f. Options for provision of affordable housing and other potential public benefits which may be provided by way of a voluntary planning agreement (VPA).
 - g. Sustainability measures as a potential inclusion in the LEP.
2. Consideration should also be given to supporting the implementation of any VPA outcomes by reference to a "Satisfactory Arrangements" clause for the provision of necessary infrastructure in the LEP.

Local Planning Panel Meeting

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-
3. Subject to recommendation No.1, the Council consider the inclusion of a standard building setback from the Queen Street interface with the objective of maximising solar penetration into Queen Street at ground level, and to ensure a distinct visual openness along Queen Street.
 4. Any planning proposal should include 11 Cordeaux Street being the isolated site (existing solicitor's building) on the corner of Cordeaux Street and Carberry Lane.

Voting

The Local Planning Panel voted 4/0.



5 June 2018

Councillor George Brticevic

Mayor of Campbelltown City Council

CAMPBELLTOWN RSL PLANNING PROPOSAL – 158 TO 168 QUEEN STREET, CAMPBELLTOWN

On Wednesday 30 May 2018, the Planning Proposal for 158-168 Queen Street Campbelltown was presented to the Campbelltown Local Planning Panel recommending the proposal be forwarded to the Department of Planning and Environment for Gateway Determination.

The decision of the panel is provided below:

1. *"That the Campbelltown Local Planning Panel acknowledges the strategic justification for potentially increasing permissible building heights within the Campbelltown City Centre however considers that prior to the submission of the planning proposal for Gateway determination the following matters be addressed:*
 - a. *appropriate heights for the site, and the wider Town Centre Precinct, be determined and justified in the context of the implementation of Council's 'Reimagining Campbelltown Strategy' and the Glenfield to Macarthur Urban Renewal Corridor Strategy. This should include detailed consideration of the Queen Street frontage, including appropriate heights and integration with surrounding desired built form outcomes arising from the 'Re-imagining Campbelltown Strategy'.*
 - b. *Noting that the site forms part of the commercial core of the Campbelltown City Centre, assessment of the impact of the proposal on the future development of the City Centre both in terms of commercial and residential floor area capacity.*
 - c. *Impact on heritage items.*
 - d. *Impact of traffic and parking on the site and on the broader road and transport network.*
 - e. *Clarification of proposed staging of the future development and consequent impacts on the Campbelltown City Centre.*
 - f. *Options for provision of affordable housing and other potential public benefits which may be provided by way of a voluntary planning agreement (VPA).*
 - g. *Sustainability measures as a potential inclusion in the LEP.*
2. *Consideration should also be given to supporting the implementation of any VPA outcomes by reference to a "Satisfactory Arrangements" clause for the provision of necessary infrastructure in the LEP."*



This letter responds to the matters raised by the Planning Panel and confirms that a number of the issues identified by the Panel have been already addressed; are clarified in this correspondence; or should be dealt with post-Gateway.

The NSW Department of Planning and Environment's Guide to Preparing Planning Proposals (2016) states that a *"planning proposal which is submitted for a Gateway determination must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process"*. The following comments along with the previously submitted Planning Proposal Report and Urban Design Report have clearly demonstrated the merit of this Planning Proposal as confirmed and reflected in the decision of the Local Planning Panel.

URBAN DESIGN AND STRATEGIC FRAMEWORK

Detailed analysis of the proposed maximum building height included in this Planning Proposal has been provided to Council within both the Planning Proposal Report and the Urban Design Report.

As stated, establishing the correct density and maximum building height that relates to this land has been an iterative process beginning with detailed consideration of the environmental constraints that relate to the land, consideration of traffic and access matters, urban design testing and importantly an analysis and comparison between Campbelltown and other strategic centres.

Detailed analysis of all the relevant environmental constraints has revealed that the proposed densities included in this Planning Proposal are entirely appropriate. Future detailed modelling and testing of the proposal in a traffic study will ensure that any potential traffic impacts can be mitigated, or contributions made towards required traffic management upgrades.

Desktop analysis of the role of Campbelltown as a strategic centre reveals the proposed density as presented in this planning proposal is aligned with other similar centres within the Western Parkland City and Western Sydney.

The Liverpool CBD holds similar standing to Campbelltown CBD in that under the Western City District Plan, both centres are identified as Metropolitan Clusters. The Liverpool LEP shows that maximum building heights are permitted up to 100m within the city centre which is aligned with the requested maximum building height of this Planning Proposal of 45m and 85m.

The proposed maximum building height of 85m (and partly 45m) and density is aligned with the vision set forward by the Greater Sydney Commission for Metropolitan Clusters



with these strategic centres being locations where government mandates the prioritisation of these centres for targeted investment based on the potential of a centre to:

- provide a large number of jobs to increase jobs close to where people live
- attract significant investment
- provide a range of services and be an attractive place to live, work and play
- facilitate continued growth

The land at 158-168 Queen Street, 3 Cordeaux Street and 1 Carberry Lane, Campbelltown is a key location where Council can permit the delivery of employment, retail, housing, services and a truly integrated vibrant new community.

Campbelltown is a strategic centre, the proposal's density and heights are aligned with other similar centres within the Western Parkland City and Western Sydney

COMMERCIAL AND RESIDENTIAL FLOOR AREA CAPACITY

It is emphasised that the Planning Proposal does not seek to amend the existing zoning or permitted uses that exist on the land - which is B3 Commercial Core. Noting that commercial premises are currently permitted in this zone as well as shop top housing. The proposal also comprises a registered club which is an existing permitted use in the Campbelltown LEP 2015.

There are various targets for housing and job creation published by Council, the Department of Planning and the Greater Sydney Commission relating to Campbelltown. The most relevant of the targets is provided in the Western City District Plan which seeks 6,800 new dwellings in Campbelltown over the next 5 years (2016-2021) along with 27,000-31,000 jobs target which is a 32% increase on the current employment provision.

The draft policy document "Re-imagining Campbelltown" notes that to effectively serve the Macarthur Region as the Metropolitan CBD, it is likely that Campbelltown may need to accommodate a population in the order of 120,000 - 180,000 in the City Centre in the future. This is the highest and most ambitious target within the Glenfield to Macarthur Urban Renewal Corridor – Land Use and Infrastructure Strategy (NSW Department of Planning 2015) projected housing growth to be delivered under the Land Use and Infrastructure Strategy with an additional 15,000 dwellings to 2036. This policy is somewhat out of date now with the more recent planning strategies including the Greater Sydney Region Plan and the Western City District Plan.

These targets will not be realised unless major and tactical changes are made to the current planning controls within the Campbelltown CBD. This includes high commercial and residential densities as presented in this Planning Proposal for the urban core and commercial uses served by public transport.



It should be noted that the planning proposal will significantly contribute to an increase in employment on the site. The existing Club will maintain its employment base of 60 employees. The Motel is anticipated to generate 40 full time employees and an additional 20 contract staff for ongoing services such as plumbing, maintenance, laundry, etc. The site will also see the introduction of commercial and retail floor space of approximately 2635m² NLA. This floor space will also generate significant employment opportunities on the site.

The proposal is consistent with the existing zoning controls and assists in delivering Councils desired increase in commercial and residential floor area within the CBD

The proposal will introduce a significant increase in employment on the site through Club, Hotel, Retail and Commercial activities, far exceeding that which exists on the site.

HERITAGE

There are no heritage items located within the site boundaries however, the site is proximate to the heritage listed Glenalvon House and St Peters Anglican Church. Detrimental impact on these heritage items is an important consideration for the Planning Proposal and will be carried out once a Gateway Determination is received. Future heritage impact assessment will consider the potential impact of development on these heritage items with potential controls being implemented in the site specific DCP. It is noted that the Planning Proposal serves to improve pedestrian permeability within the CBD, and in turn better connects heritage items such as Mawson Park and Glenalvon House.

The proposal provides improved pedestrian connections to heritage items and has no significant impact on items, seeking rather to improve access to and recognition of heritage in Campbelltown CBD

TRAFFIC AND PARKING

A traffic study is to be completed after Gateway Determination, to fully consider the impact of the proposal on local traffic conditions. There are multiple traffic and transport related issues for this Planning Proposal. A summary of key issues related to traffic, transport and connectivity include:

- Trip generation as a result of the increased density and the ability of the existing road network to cope with the increase in activity.
- Appropriate road and intersection upgrades so the proposal will not cause increased pressure on other parts of the network or impact significantly on the surrounding low-density environment.



The Planning Proposal will include initiatives to encourage residents and workers to be less car-dependent. The site is ideally located in terms of proximity to Campbelltown train station and will seek to provide increased choice in public transport through the above initiatives as well as other sustainable measures including permeable urban design for bikes and walking, green travel club for residents and employers to reduce car dependency through workplace programmes.

All traffic and transport related matters will be further developed and addressed within the traffic study that is being undertaken post-Gateway. The traffic study would thoroughly assess connectivity, demand management and transport linkages, as well as traffic infrastructure and considerations, and will be developed to encourage and develop initiatives to maximise public transport use.

The site is ideally located in terms of proximity to Campbelltown train station and will seek to provide increased choice in public transport

STAGING

Further detail of the development staging is to be provided with a development application however, it is envisaged that the development will commence along Queen Street where the new RSL building will first be constructed. The development will then move to the southern part of the site where the development of the commercial ground floor will then take place with the residential tower to be constructed above.

The development is to occur in these 2 distinct stages so that operations to the RSL Club are not interrupted and can continue to operate while providing services to the local community during the construction phase.

Staging is inherent to the scheme, with the RSL to be the focus of Stage 1, and a future development application to determine the precise nature of the staging

AFFORDABLE HOUSING

Both the Greater Sydney Region Plan – A Metropolis of Three Cities and the Western City District Plan advocate for the provision of 5-10% affordable housing subject to viability.

Post-Gateway, further negotiations will be entered into between Council and the land owner, regarding future affordable housing contributions as this relates to a voluntary planning agreement



SUSTAINABILITY

The following sustainability objectives are to be incorporated into the planning for the site:

- Reducing the heat island effect by increasing landscaping and the potential for incorporating water features
- fresh air and natural ventilation
- passive design making use of sunlight and daylight
- energy efficiency
- sustainable construction including encouraging the use of recycled building materials
- social sustainability including building communal areas that create a sense of place and belonging
- waste avoidance.

Future detailed design of the development will explore integrating these sustainability principles including implementation strategies to be covered in the site specific DCP for the site

CONCLUSION

This Planning Proposal provides satisfactory information to identify relevant environmental, social, economic, traffic and heritage considerations. The scope for investigating these key issues is identified in submission and it is now requested that Planning Proposal be submitted for a Gateway determination.

It is acknowledged that further studies of heritage and traffic impacts will be necessary to justify the suitability of the proposed LEP amendment post-Gateway. As per the NSW Department of Planning's Guide to Preparing Planning Proposals, the actual information/investigation may be undertaken after a Gateway determination has been issued and as required by the Gateway determination

Adam Byrnes
Think Planners Pty Ltd
PO BOX 121
WAHROONGA NSW 2076

8.3 Quarterly Legal Status Report April to June 2018

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.2 - Ensure that service provision supports the community to achieve and meets their needs

Officer's Recommendation

That the information be noted.

Purpose

To update Council on the current status of the City Development Division's legal matters.

Report

This report contains total costs to date for each matter and the status of the Division's current legal matters for the period of 1 April to 30 June 2018 as they relate to:

- the Land and Environment Court
- the Supreme Court
- the District Court
- the Local Court
- matters referred to Council's solicitor for advice.

A summary of year-to-date costs is also included.

Attachments

1. Legal Status April to June 2018 (contained within this report)

1. Land and Environment Court Class 1 Matters – Appeals Against Council's Determination of Development Applications
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Ongoing Class 1 DA appeal matters for the period (updated to 12/07/2018)	3
Costs for 2017/18 financial year for Class 1 DA appeal matters:	\$199,314.27

1 (a)	FRANK LOPRESTI INVESTMENTS PTY LTD
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Issue: Appeal against Council's refusal of development application No. 2400/2015/DA-S that sought consent for subdivision of land at Lot 34 DP 262269 Mississippi Crescent Kearns to create four additional lots.

Property: Lot 34 DP 262269 Mississippi Crescent, Kearns

Property Owner: Frank Lopresti Investments Pty Ltd

Council File: Development Application No: 2400/2015/DA-S

Court Application: Filed on 19 October 2017 - File No. 2017/316349

Applicant: Frank Lopresti Investments Pty Ltd

Costs Estimate: \$25,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)

Progressive Costs: \$65,191.50

Status: Completed – awaiting solicitor's final costs.

Progress: The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 2400/2015/DA-S that sought consent for subdivision of land at Lot 34 DP 262269 Mississippi Crescent Kearns to create four additional lots.

Council notified the Heritage Office of the appeal application as the property contains an item on the State Heritage Register.

The proceedings were listed for first directions hearing on 16 November 2017, where the Registrar made certain procedural directions and adjourned the proceedings to 9 April 2018 before a Commissioner of the Court for conciliation conference.

On 9 April 2018 an on-site conciliation conference was convened where concerned residents were given an opportunity to address the Commissioner about the proposed development. At the conclusion of the 9 April proceedings the Commissioner adjourned the conciliation conference to a date to be notified, to allow the applicant an opportunity to consider the matters raised and provide further information to the Court concerning the proposal.

Agreement reached between the parties for an amended subdivision scheme. Conciliation concluded, appeal upheld and orders made granting conditional consent to Development Application No: 2400/2015/DA-S

1 (b)	RAMM INVESTMENTS PTY LTD
Issue:	Appeal against Council's refusal of development application No. 4202/2016/DA-M that sought consent for construction of 30 dwellings with basement car-parking and associated road works in Collis Place on property at Lot 101 DP 1044069 No 124 Minto Road, Minto.
Property:	Lot 101 DP 1044069 No 124 Minto Road, Minto..
Property Owner:	Ramm Investments Pty Ltd
Council File:	Development Application No: 4202/2016/DA-M
Court Application:	Filed on 6 December 2017 - File No. 2017/369487
Applicant:	Ramm Investments Pty Ltd
Costs Estimate:	\$28,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Progressive Costs:	\$3,028.86
Status:	Ongoing – conciliation conference adjourned to date to be notified.
Progress:	<p>The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 4202/2016/DA-M that sought consent for construction of 30 dwellings with basement car-parking and associated road works in Collis Place on property at Lot 101 DP 1044069 No 124 Minto Road, Minto.</p> <p>The proceedings were listed for first directions hearing on 1 February 2018, where the Registrar made certain procedural directions and adjourned the proceedings to 2 July 2018 before a Commissioner of the Court for conciliation conference.</p> <p>At conciliation applicant agreed to amend the proposed development by reducing the number of dwellings and submit amended plans to Council by 25 August 2018. Conciliation adjourned to a date to be notified.</p>
1 (c)	CAMPBELLTOWN NO. 1 PROPERTY DEVELOPMENTS PTY LTD
Issue:	Appeal against Council's deemed refusal of development application No. 3280/2016/DA-RA that sought consent for demolition of existing structures, construction of a 10 storey residential apartment building consisting of 105 residential units, basement car parking, 2 retail/commercial units and a boundary adjustment on property at Lot 3 DP 575491, Lot 50 DP 811930, Lot 51 DP 811930, No. 28 Cordeaux Street and 12 Cordeaux Street, Campbelltown.
Property:	Lot 3 DP 575491, Lot 50 DP 811930, Lot 51 DP 811930, No. 28 Cordeaux Street and 12 Cordeaux Street, Campbelltown
Property Owner:	Campbelltown No. 1 Property Developments Pty Ltd – 28 Cordeaux Street, Campbelltown. Anglican Church Property Trust – 12 Cordeaux Street, Campbelltown.
Council File:	Development Application No: 3280/2016/DA-RA
Court Application:	Filed on 14 December 2017 - File No. 2017/378179
Applicant:	Campbelltown No. 1 Property Developments Pty Ltd
Costs Estimate:	\$30,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)

Progressive Costs: \$24,009.03

Status: Ongoing – conciliation conference adjourned to date to be notified.

Progress: The Applicant filed an appeal in the Land and Environment Court of NSW against Council's deemed refusal of development application No. 3280/2016/DA-RA that sought consent for demolition of existing structures, construction of a 10 storey residential apartment building consisting of 105 residential units, basement car parking, 2 retail/commercial units and a boundary adjustment on property at Lot 3 DP 575491, Lot 50 DP 811930, Lot 51 DP 811930, No. 28 Cordeaux Street and 12 Cordeaux Street, Campbelltown.

The proceedings were listed for first directions hearing on 2 February 2018, where the Registrar made certain procedural directions and adjourned the proceedings to 8 June 2018 before a Commissioner of the Court for conciliation conference.

At conciliation applicant agreed to an amended development scheme and to submit amended plans to Council by 5 September 2018. Conciliation adjourned to a date to be notified.

1 (d) AUCHENFLOWER INVESTMENTS PTY LTD

Issue: Appeal against Council's (Sydney Western City Planning Panel) refusal of development application No. 493/2016/DA-RA that sought consent for restoration of and additions to existing heritage-listed former CBC Bank building, demolition of existing commercial building at the rear of the site and erection of a new 21 storey residential apartment building including basement car parking and landscaping at 263 Queen Street, Campbelltown.

Property: Lots 1 & 2 SP 41598, 263 Queen St, Campbelltown

Property Owner: Auchenflower Investments Pty Ltd

Council File: Development Application No: 493/2016/DA-RA

Court Application: Filed on 22 December 2017 - File No. 2018/182961

Applicant: Auchenflower Investments Pty Ltd

Costs Estimate: \$26,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)

Progressive Costs: \$0.00

Status: Ongoing – listed for conciliation conference on 13 February 2019.

Progress: The Applicant filed an appeal in the Land and Environment Court of NSW against Council's (Sydney Western City Planning Panel) refusal of development application No. 493/2016/DA-RA that sought consent for restoration of and additions to existing heritage-listed former CBC Bank building, demolition of existing commercial building at the rear of the site and erection of a new 21 storey residential apartment building including basement car parking and landscaping at 263 Queen Street, Campbelltown. The Planning Panel has been notified of the appeal.

The proceedings were originally listed for first directions hearing on 11 July 2018, however the applicant filed a notice of motion to

amend the development application which was heard on 28 June 2018 where the Registrar adjourned the proceedings to 3 July 2018 for online directions hearing at which certain procedural directions were made requiring Council file a Statement of Facts and Contentions by 10 August 2018.

At a further directions hearing on 7 July 2018, the matter was listed for a conciliation conference on 13 February 2019 commencing onsite.

2. Land and Environment Court Class 1 and 2 Matters – Appeals Against Notices, Orders, or Directions issued by Council

Ongoing Class 1 & 2 appeal matters for the period (updated to 12/07/2018) 2
Costs for 2017/18 financial year for Class 1 & 2 appeal matters: \$32,450.36

2 (a) BISMIA PTY LTD

Issue: Appeal against a Notice given by Council to Bismia Pty Ltd under the Protection of the Environment Operations Act 1997 to take Preventative Action (properly store waste and maintain property clean) in respect of property at Lot 1 DP 607229, 176 Queen Street, Campbelltown.

Property: Lot 1 DP 607229, 176 Queen Street, Campbelltown.

Property Owner: Bismia Pty Ltd

Council File: 1447/2017/N-POEO

Court Application: Filed on 24 August 2017 - File No. 2017/256912

Applicant: Bismia Pty Ltd

Costs Estimate: \$20,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)

Progressive Costs: \$6,449.27

Status: Ongoing – listed for hearing on 13 November 2018.

Progress: The Applicant filed an appeal in the Land and Environment Court of NSW against a Notice given by Council to Bismia Pty Ltd under the Protection of the Environment Operations Act 1997 to take Preventative Action (properly store waste and maintain property clean) in respect of property at Lot 1 DP 607229, 176 Queen Street, Campbelltown.

The proceedings were listed for first directions hearing on 20 September 2017 where by consent, the Registrar adjourned the proceedings for further directions hearing on 1 November 2017 to allow the Applicant time to have further discussion with Council regarding the Applicants proposal in respect of securing the property against unauthorised entry.

The matter was back before the Court on 1 November 2017 where

by consent the Registrar made certain procedural orders and further adjourned the proceedings for directions hearing (online) on 21 November to allow the Applicant time to have discussion with an adjoining affected occupant concerning the Applicants proposal in respect of securing the property and access arrangements for the occupant once the property is secured.

Following further adjournments, the Applicant has been unsuccessful in reaching agreement with the adjoining property occupant regarding service access across the subject property. Accordingly the proceedings have been adjourned to 1 June 2018 for section 34 Conciliation conference.

At the conciliation conference the Commissioner, by consent, adjourned the conference to 8 June 2018 to allow the applicant to consider the submission of a waste management plan for the property. At the resumed conciliation conference the applicant advised the Court that she would not agree to an order in relation to waste management; accordingly the conference was terminated and proceedings listed for directions hearing on 13 June 2018.

At the directions hearing the Registrar made certain procedural directions and listed the proceedings for hearing on 13 November 2018 commencing onsite.

2 (b)	PREM KUMAR MISRA
Issue:	Appeal against an Order given by Council to Prem Kumar Misra under the Environmental Planning and Assessment Act 1998 requiring the demolition of 31 unauthorised concrete hardstand car parking spaces constructed on premises at Lot 23 DP 535651, 203 Eagleview Road, Minto.
Property:	Lot 23 DP 535651, 203 Eagleview Road, Minto.
Property Owner:	Prem Kumar Misra
Council File:	2108/2017/N-EPA
Court Application:	Filed on 28 September 2017 - File No. 2017/293824
Applicant:	Prem Kumar Misra
Costs Estimate:	\$20,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Progressive Costs:	\$26,001.09
Status:	Ongoing – listed for for hearing on 16 and 17 January 2019.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against an Order given by Council to Prem Kumar Misra under the Environmental Planning and Assessment Act 1979 requiring the demolition of 31 unauthorised concrete hardstand car parking spaces constructed on premises at Lot 23 DP 535651, 203 Eagleview Road, Minto. The applicant had previously submitted a building certificate application to Council seeking to regularise the 31 concrete car parking spaces, which was refused under delegated authority, as the additional car parking spaces were incompatible with the approved use of the property.

The proceedings were listed for first directions hearing on 27 October 2017 where the Registrar made certain procedural directions and adjourned the proceedings to 28 February 2018 for conciliation conference before a Commissioner of the Court.

On 13 February 2018 by consent the conciliation conference was adjourned to 29 June 2018 due to the unavailability of the applicant's solicitor to attend the 28 February 2018 conference.

At the conciliation conference it was clear that the parties were not going to be able to reach agreement in respect to the 31 unauthorised concrete hardstand car parking spaces constructed on premises; accordingly, the Commissioner terminated the conference and listed the proceedings for directions hearing on 6 July 2018.

At the directions hearing the Registrar made certain procedural directions and listed the proceedings for hearing on 16 and 17 January 2019 commencing onsite.

3. Land and Environment Court Class 4 Matters – Civil Enforcement in respect of non-compliance with Planning Law or Orders issued by Council

Ongoing Class 4 matters for the period (updated to 12/07/2018)	1
Costs for 2017/18 financial year for Class 4 matters	\$13,602.33

3 (a)	HELP SAVE MT GILEAD INC. v MOUNT GILEAD PTY. LIMITED
Issue:	<p>Notice of Summons (Judicial Review) filed by the Applicant in the proceedings received, providing an opportunity for Council to file a notice of appearance as an additional Respondent.</p> <p>The Applicant is seeking declarations and orders from the Court that the Gateway Declaration made by the Director-General of the Department of Planning and Infrastructure on 7 September 2012 in relation to a proposal to rezone the following identified land is invalid; a declaration that Campbelltown Local Environmental Plan 2015 (Amendment No. 2) is invalid; an order setting aside LEP 2015 (Amendment No. 2); an order that the respondents pay the applicant's costs of the proceedings; and, such further orders as the Court thinks fit.</p>
Land:	<p>Other Respondents named in the proceedings (Gilead Pty Ltd, Lend Lease and Department of Planning) are actively defending the Summons. Council is assisting in the proceedings by responding to a Notice to Produce relevant documents and preparing a statement of reasons for Council's recommendation to finalise the rezoning.</p> <p>Lots 1 and 2 DP 807555 and Lot 59 DP 752042 (now Lot 3 DP 121887) and Lot 61 DP 752042 Appin Road, Mt Gilead.</p>
Council File:	2937/2013/E-LEPA

Court Application:	Filed on 7 December 2017 - File No. 2017/370175
Applicant:	Help Save Mt Gilead Inc.
First Respondent	Mount Gilead Pty Limited
Costs Estimate:	\$20,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Progressive Costs:	\$8,164.32
Status:	Ongoing – hearing completed, judgment reserved to a date to be notified
Progress:	<p>The proceedings were before the Court for first mention where the Judge made certain procedural directions including in respect to the production of documents. The proceedings were adjourned to 19, 20 and 21 June for hearing.</p> <p>Council filed a Notice of Appearance as an additional respondent in the proceedings. Council did not have an active role in the hearing proceedings but was required to answer any Notices to Produce documents or records or attend to any other matters as ordered by the Court.</p> <p>Hearing completed, Justice Moore has reserved judgment to a date to be notified which is anticipated for mid-August.</p>

4. Land and Environment Court Class 5 - Criminal enforcement of development and environmental offences for breaches of planning and environment laws

Ongoing Class 5 matters for the period (updated to 12/07/2018)	0
Costs for 2017/18 financial year for Class 5 matters	\$52,905.00

4 (a)	Prosecution – Charge Matter
Court File No:	2017/166549
Offence:	Development without consent – importation and placement of unauthorised and uncertified fill materials within watercourse on property.
Act:	<i>Environmental Planning and Assessment Act 1979</i> sections 125(1) and 76A(1).
Progressive Costs:	\$75,092.28 – Matter dealt with by Council's Legal and Policy Officer instructing an external solicitor.
Status:	Completed – costs recovery now being pursued.
Progressive:	The matter was before the Court for directions hearing on 14 July 2017 where the Judge made certain procedural directions concerning the filing and service by Council of a statement of facts and adjourned the proceedings to 25 August 2017 for preliminary hearing.

The matter was before the Court for preliminary hearing on 25 August 2017 where the defendant entered a guilty plea to the charge. The Judge made further procedural directions concerning the filing and service by Council of an agreed statement of facts and expert evidence and adjourned the proceedings to 28 November 2017 for sentence hearing.

The matter was before the Court for sentence hearing on 28 November 2017 where the expert evidence was presented. The Court indicated that the defendant should be given an opportunity to effect the clean-up under notice issued by Council, as this may have particular bearing on the sentence outcome. By consent the sentence hearing was adjourned to 30 April 2018.

The proceedings were back before the Court for sentence hearing on 30 April, 9 and 21 May 2018 where being satisfied that the cleanup works had been effectively and satisfactorily completed; and, having heard the facts, as agreed, in the matter and submissions on behalf of the defendant and Council, Justice Robson reserved judgment to a date to be notified.

On 31 May 2018, Justice Robson handed down his judgment finding the offences proved. In determining the appropriate penalty for the offences, Justice Robson took into account the objective circumstances of the offences and the subjective circumstances of the defendant. Further he took into account the need for the Court, through the sentence it imposes, to ensure that the defendant is adequately punished for the offences committed, held accountable for his actions, and denounced for his conduct in a manner proportionate to the seriousness of the offences. Accordingly, the orders of the Court were: the defendant is convicted of the offence as charged and is fined the sum of \$52,500 (development without consent) and is ordered to pay Council's legal costs (\$108,700 including disbursements inclusive for items 4 (a) and (b)).

4 (b)	Prosecution – Charge Matter
Court File No:	2017/166550
Offence:	Pollute waters – unauthorised and uncertified fill materials placed within watercourse, were washed off the property during a heavy rain event causing pollution and damage to adjoining natural watercourse and properties.
Act:	<i>Protection of the Environment Operations Act</i> section 120.
Progressive Costs:	Costs are included under Item 4(a) – Matter dealt with by Council's Legal and Policy Officer instructing an external solicitor.
Status:	Completed – costs recovery now being pursued.
Progressive:	The matter was before the Court for directions hearing on 14 July 2017 where the Judge made certain procedural directions concerning the filing and service by Council of a statement of facts and adjourned the proceedings to 25 August 2017 for preliminary hearing.
	The matter was before the Court for preliminary hearing on 25 August

2017 where the defendant entered a guilty plea to the charge. The Judge made further procedural directions concerning the filing and service by Council of an agreed statement of facts and expert evidence and adjourned the proceedings to 28 November 2017 for sentence hearing.

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5. Land and Environment Court Class 6 - Appeals from convictions relating to environmental matters

Ongoing Class 6 matters for the period (updated to 12/07/2018)	0
Costs for 2017/18 financial year for Class 6 matters	\$0.00

6. Supreme Court of NSW – Appeals and Civil Enforcement in respect of Council's regulatory enforcement activities

Ongoing Supreme Court matters for the period (updated to 12/07/2018)	0
Costs for 2017/18 financial year for Supreme Court matters	\$2,572.65

7. District Court of NSW – Appeals from the Local Court in respect of the Magistrate erred at law or severity of sentence imposed

Ongoing District Court matters for the period (updated to 12/07/2018) 0
Costs for 2017/18 financial year for District Court appeal matters \$1,541.75

8. Local Court prosecution matters

The following summary lists the current status of the Division's legal matters before the Campbelltown Local Court.

Ongoing Local Court Matters for the period (updated to 12/07/2018) 4
Costs for 2017/18 financial year for Local Court Matters \$9,972.76

File No: LP03/18 – Penalty Notice Court Election
Offence: Stop in bus zone (school zone)
Act: *Road Rules 2014*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed.
Progress: Matter was before the Court for first mention on 27 February 2018 where the defendant entered a not guilty plea. The Registrar adjourned the proceedings to 19 April for hearing.

The matter was before the Court for first mention on 19 April 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions, the Magistrate found the offence proved and determined the matter without conviction or penalty.

File No: LP04/18 – Penalty Notice Court Election
Offence: Not stand vehicle in marked parking space
Act: *Local Government Act 1993*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: The matter was before the Court for first mention on 24 April 2018, where the defendant made no appearance. The Magistrate granted Council's application to proceed in the defendant's absence and after considering the evidence and submissions found the offence proved and convicted the defendant imposing a \$110 fine.

File No: LP07/18 – Penalty Notice Court Election
Offence: Stop in disabled persons parking space without current permit displayed
Act: *Road Rules 2014*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 20 March 2018 where the defendant entered a not guilty plea. The Registrar adjourned the proceedings to 4 May 2018 for hearing.

Matter was before the Court for hearing 4 May 2018 where the defendant changed his plea to guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No: LP08/18 – Penalty Notice Court Election
Offence: Stop at/near bus stop
Act: *Road Rules 2014*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 17 April 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No: LP09/18 – Penalty Notice Court Election
Offence: Deposit litter (cigarette) from vehicle
Act: *Protection of the Environment Operations Act 1997*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 1 May 2018 where the defendant entered a not guilty plea. The Registrar adjourned the proceeding for hearing on 21 June 2018.

The matter was before the Court on 21 June 2018 for hearing where Council made application to the court for the matter to be withdrawn and dismissed – defendant provided Council with medical evidence certifying he was a non-smoker, a review of the in-car video footage of the offence proved inconclusive as to litter (cigarette butt) being deposited from the vehicle. The Magistrate granted Council's application and marked the Court papers accordingly.

File No: LP10/18 – Penalty Notice Court Election
Offence: Not stand vehicle in marked parking space
Act: *Local Government Act 1993*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 1 May 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No: LP11/18 – Penalty Notice Court Election
Offence: Stand vehicle in in disabled persons parking space without authority
Act: *Local Government Act 1993*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 8 May 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No: LP12/18 – Penalty Notice Court Election
Offence: Not stand vehicle in marked parking space
Act: *Local Government Act 1993*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 22 May 2018 where the defendant entered a guilty plea. After considering the evidence and submissions the Magistrate found the offence proved and convicted the defendant imposing a \$75 fine.

File No: LP13/18 – Penalty Notice Court Election
Offence: Stop on path/strip in built-up area
Act: *Road Rules 2014*
Final Costs: \$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: Completed
Progress: Matter was before the Court for first mention on 22 May 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No:	LP14/18 – Penalty Notice Court Election
Offence:	Stop at side of road with continuous yellow edge line
Act:	<i>Road Rules 2014</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 22 May 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and convicted the defendant imposing a \$150 fine.

File No:	LP15/18 – Penalty Notice Court Election
Offence:	Stop on/across driveway/other access to/from land
Act:	<i>Road Rules 2014</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 22 May 2018 where the defendant entered a written guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No:	LP16/18 – Penalty Notice Court Election
Offence:	Not stand vehicle in marked parking space
Act:	<i>Local Government Act 1993</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	The matter was before the Court for first mention on 5 June 2018, where the defendant made no appearance. The Magistrate granted Council's application to proceed in the defendant's absence and after considering the evidence and submissions found the offence proved and convicted the defendant imposing a \$250 fine.

File No:	LP17/18 – Penalty Notice Court Election
Offence:	Disobey no parking sign (school zone)
Act:	<i>Road Rules 2014</i>
Progressive Costs:	\$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Ongoing – listed for hearing
Progress:	Matter was before the Court for first mention on 12 June 2018 where the defendant entered a not guilty plea. The Registrar adjourned the proceeding to 6 August 2018 for hearing.

File No:	LP18/18 – Penalty Notice Court Election
Offence:	Stop on path/strip in built-up area
Act:	<i>Road Rules 2014</i>
Progressive Costs:	\$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	New matter
Progress:	Matter is listed for first mention on 24 July 2018.

File No:	LP19/18 – Penalty Notice Court Election
Offence:	Stop at/near bus stop
Act:	<i>Road Rules 2014</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 26 June 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and convicted the defendant imposing a \$110 fine.

File No:	LP20/18 – Penalty Notice Court Election
Offence:	Not stand vehicle in marked parking space
Act:	<i>Local Government Act 1993</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 12 June 2018 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and convicted the defendant imposing a \$100 fine.

File No:	LP21/18 – Penalty Notice Court Election
Offence:	Not stand vehicle in marked parking space
Act:	<i>Local Government Act 1993</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 10 July 2018 where the defendant entered a written guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and determined the matter without recording a conviction or imposing a penalty.

File No: LP22/18 – Penalty Notice Court Election
Offence: Stand vehicle in in disabled persons parking space without authority
Act: *Local Government Act 1993*
Progressive Costs: \$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: New matter
Progress: Listed for first mention on 24 July 2018.

File No: LP23/18 – Penalty Notice Court Election
Offence: Double park (school zone)
Act: *Road Rules 2014*
Progressive Costs: \$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status: New matter
Progress: Matter listed for first mention on 14 August 2018.

9. Matters referred to Council's solicitor for advice

Matters referred to Council's solicitors for advice on questions of law, the likelihood of appeal or prosecution proceedings being initiated, and/or Council liability.

Total of Advice Matters for the period (updated to 12/07/2018)	9
Costs for 2017/18 financial year for legal advice matters	\$37,849.75

10. Legal Costs Summary

The following summary lists the City Development Division's net legal costs for the 2017/2018 period.

Relevant attachments or tables	Costs Debit	Costs Credit
Class 1 Land and Environment Court - appeals against Council's determination of Development Applications	\$199,314.27	\$9,000.00
Class 1 and 2 Land and Environment Court - appeals against Orders or Notices issued by Council	\$32,450.36	\$600.00
Class 4 Land and Environment Court matters - non-compliance with Council Orders, Notices or prosecutions	\$13,602.33	\$0.00
Class 5 Land and Environment Court - pollution and planning prosecution matters	\$52,905.00	\$0.00
Class 6 Land and Environment Court - appeals from convictions relating to environmental matters	\$0.00	\$0.00
Supreme Court hearing and appeal matters	\$2,572.65	\$75,343.76
District Court appeal matters	\$1,541.75	\$0.00
Consumer, Trader and Tenancy Tribunal matters	\$0.00	\$0.00
Local Court prosecution matters	\$9,972.76	\$421.00
Matters referred to Council's solicitor for legal advice	\$37,849.75	\$0.00
Miscellaneous costs not shown elsewhere in this table	\$0.00	\$0.00
Costs Sub-Total	\$350,208.88	\$85,364.76
Overall Net Costs Total (GST exclusive)	\$264,844.12	

8.4 Vardy Estate Silos - Menangle Park

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Officer's Recommendation

1. That Council note the findings of this report in response to the Notice of Motion.
2. That the Menangle Park Development Control Plan be amended to require the preparation of a Heritage Interpretation Plan that specifically addresses future management actions in respect of the silos.
3. That Council receive a further report upon the creation of a full list of potential road names for the entire Menangle Park precinct, based on a number of themes, including but not limited to soldiers that participated in World War One and World War Two who have connection to the site and the original owners of the estates from the early 1800's.

Purpose

To address the Council resolutions in relation to Notice of Motion's in December 2017 and March 2018 regarding the future use of the silos located on the former Thomas Vardy Estate and street naming of the new Menangle Park Estate.

Council Resolution

At its meeting of December 2017, Council considered a Notice of Motion in relation to the Vardy's Estate Silos and resolved:

1. That a report be presented investigating the feasibility and funding options to use the silos known as Vardy's Estate on the eastern side of Menangle Road, Menangle Park for art work associated with the use of Menangle Park by the Defence Forces during the first (Beersheba) and second world wars.
2. That discussions be commenced with the Dahua Group for the preservation of the silos as a heritage listed item. The silos could be used for parklands incorporating and commemorating Menangle Park history during both world wars as a training ground for our Defence Forces. The parklands could be called Lighthorse Park commemorating Beersheba.

At its meeting on 13 March 2018, Council also considered a Notice of Motion in relation to proposed road names in Menangle Park and resolved:

That Council approaches the Dahua Group to consider naming the streets, roads and avenues in the new Menangle Park Estate after the soldiers that participated in World War One and World War Two who have connection to the site and the original owners of the estates from the early 1800's that were awarded land Titles from Government.

History

The Site

The Menangle Park Precinct is currently a rural-residential suburb located approximately 5.5kms to the south west of Campbelltown. The silos are located in the southern part of the Precinct, approximately 300m west of the Hume Highway and south of Menangle Road on land known as Lot 1 DP 249393 and Lot 3 Menangle Road, Menangle Park, having an area of approximately 38.34 hectares (Figure 1).



Figure 1: Location of the silos

The Precinct was rezoned in November 2017, to urban purposes to support future development of approximately 3,400 residential lots, a new commercial centre, employment land, open space, community and recreation facilities. The silos are located on land zoned R2 Low Density Residential to support development of conventional residential allotments with development consent.

The silos are two freestanding concrete structures, constructed circa 1930, with a diameter of 4.5m, height of approximately 8m and are connected by a timber framed gable roof. The external appearance of the silos is consistent with the corrugated iron that would have been used to cast the silos.

Report

This report discusses the feasibility of preserving the silos located on the Thomas Vardy Estate as local heritage items and potential use for art works and parklands, incorporating and commemorating Menangle Park history during both world wars as a training ground for our defence forces. This report also provides an update on staff engagement with Dahua regarding street naming.

1. Zoning

The subject site containing the silos was rezoned in November 2017 from 1 Non-Urban under Interim Development Order 15 to R2 Low Density Residential Land under Campbelltown Local Environmental Plan 2015 (CLEP) as illustrated in Figure 2.

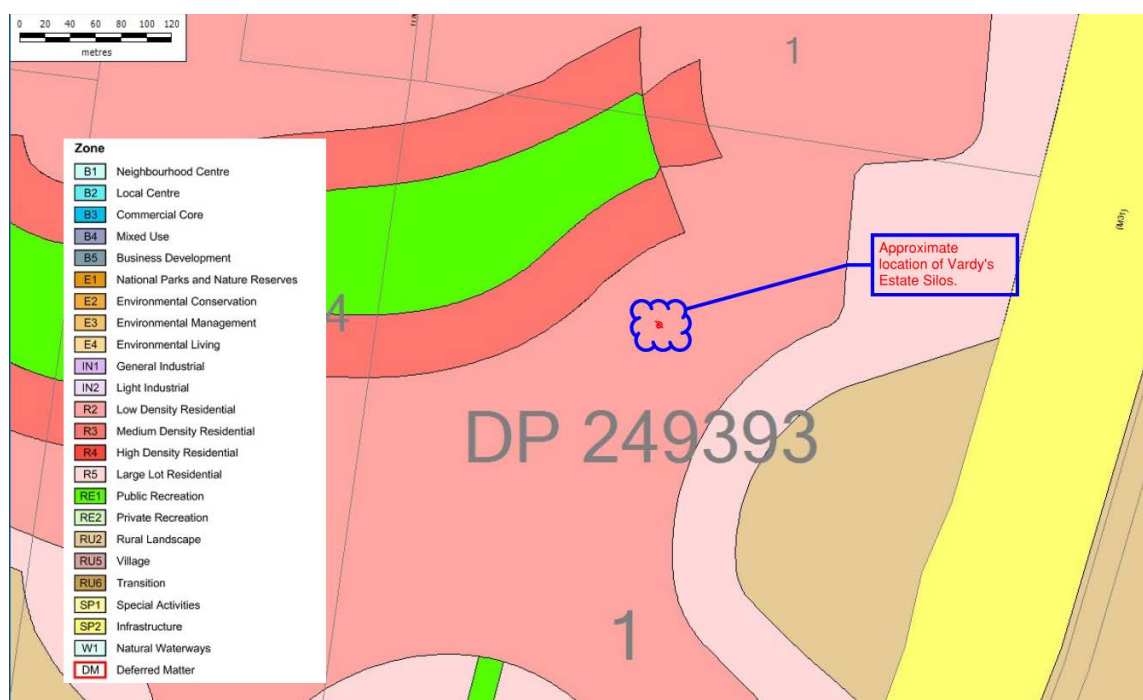


Figure 2: Extract: Land Use Zoning Map – CLEP 2015

The objectives of the R2 Low Density Residential Land zone are:

- to provide for the housing needs of the community within a low density residential environment
- to enable other land uses that provide facilities or services to meet the day to day needs of residents
- to enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale
- to minimise overshadowing and ensure a desired level of solar access to all properties.
- to facilitate diverse and sustainable means of access and movement.

Consideration could also be given to an amendment to the CLEP to rezone the land for open space purposes and potentially nominate the land for acquisition.

Council is currently seeking approval of the Menangle Park Development Contributions Plan by the Independent Pricing and Regulatory Tribunal known as IPART. The role of IPART is to review and endorse the proposed works to be funded by the plan as essential community facilities that would be required by the incoming population. Should Council seek to acquire this land, it would need to demonstrate to IPART that the land is required for a recreation purpose. In the absence of supporting studies, any works associated with the proposal would require Council funding or separate agreement of Dahua.

2. Historical Significance

The rezoning of Menangle Park was originally informed by a Non-Indigenous Heritage Study prepared by Casey & Lowe Pty Ltd (Archaeology & Heritage) (March 2010 - shown as Attachment 2) that was commissioned by Landcom and Council. The findings of the study resulted in the listing of one state and six local heritage items at the time of rezoning in November 2017. This did not include the silos.

A more recent investigation has been prepared by Extent Heritage Advisors (May 2018 - shown as Attachment 1) on behalf of the Dahua Group to inform of a draft Planning Proposal that is yet to be formally lodged with Council. A summary of each report is provided below.

1.1. 2010 Casey and Lowe Study

The 2010 study addressed the extensive Thomas Vardy Estate and provided an assessment of the history of the land and structures associated with the estate. The silos were not identified as having heritage significance in this report and were not identified as containing potential archaeological remains requiring further investigation.

Items of potential heritage significance identified by the study were items that were representative of the nineteenth century historical evolution of the study area. These include remains of a residence, stables and outbuildings that date from the 1840's or earlier.

In addition, the Study did not draw a connection between the occupation of the Thomas Vardy Estate and use of the Menangle Park racecourse as a military camp for the 45th Battalion of the Militia and then the Air Force.

1.2. 2018 Extent Heritage Advisors Study

The 2018 Study identifies the silos to be of local significance as evidence of dairying in the Campbelltown district and dairying practices in the 1930's. In addition, the silos are considered to be examples of a standard concrete silo design promoted by the NSW Government unemployment relief scheme of the period.

Although the silos are considered to be historically significant, their condition is considered too unsafe to remain as detailed in part three of this report. The Study recommends the following management actions:

- include the dairy bails and cattle pens and ramps in archival recordings
- incorporate the agricultural history of the site in an interpretation plan
- consider the retention of the silos in-situ.

The Study advises that in-situ retention does not necessarily mean retention of the entire structure and options should be investigated as part of a heritage interpretation plan.

3. Structural Condition

In accordance with the Notice of Motion, the Dahua Group commissioned SMEC Australia to undertake a condition assessment report of the silos dated 5 March 2018.

The condition assessment report describes the silos as:

- two freestanding concrete silos, set approximately 1.5 m apart. The silos have a diameter of 4.5 m and their height is estimated to be approximately 8 m (see Figure 3 and Figure 4). The wall thickness of the silos is approximately 110 mm with the outer face formed using corrugated iron. It appears that reinforcement in the wall consists of 12 mm vertical and 8 mm horizontal bars. Each silo has three access openings which have been cut out of the walls at various heights
- a timber-framed structure between the silos houses an access ladder to the top of the silos. This is clad with a corrugated iron façade to provide weather protection. A grain chute protrudes through the metal façade on the southern face of the silos
- a timber-framed, gable roof spans across the top of both silos. Corrugated iron clads the top of the roof and the frame connections are reinforced with bolted steel plates. Bolt size and plate thickness are unknown.



Figure 4: Southern elevation of the silos



Figure 5: Northern elevation of the silos

The condition of the silos is summarised as being poor given the presence of concrete spalling, corrosion of exposed reinforcement, failed timber floors, a displaced and failed roof structure, displaced and failed wall cladding and termite infestation.

Additionally, the assessment report identified:

- under the provisions of AS 3600 (concrete structures), a concrete structure constructed from 25 MPa concrete requires a minimum cover of 60mm to achieve a 50 year design life. Given that the observed concrete cover of the silo is significantly lower than 60mm and the silo is over 80 years old, it would appear that the silo has exceeded its design life.

In conclusion, the report identifies that the silos have exceeded their design life and would require extensive work to remediate. In their current condition, the silos are not considered safe and suitable for a residential environment and are not capable of being moved. Accordingly, the condition report recommends the silos and associated structures be demolished.

The report also notes that the silos were constructed in the 1930's during the period that asbestos was popular within cement materials. There has been no testing that indicates the presence of asbestos, however, any future action by Council would require testing and possible remediation.

4. Street Names

Campbelltown's approach to street naming is to select specific themes in order to harmonise the road names within suburbs and development areas. In accordance with the current structure plan for Menangle Park, future development will result in the creation of approximately 150 new streets.

In accordance with the Notice of Motion, the local studies section of the Campbelltown Library has prepared a list of names drawn from these themes. After extensive research, a list of approximately 80 names was generated, with over 50 per cent found unsuitable due to duplication of an existing street in Campbelltown or having potential to cause confusion with existing road names.

Whilst the themes suggested by Councillors should provide sufficient road names for a smaller number of roads, there will not be enough for the entire precinct. It is therefore proposed that additional themes be selected that can provide sufficient road names for use in the remaining precinct (or precincts) of the development. Given the strong historical connection that the Menangle Park area has with horse racing, the theme of famous Australian race horses has previously been suggested.

The most efficient way to name roads within large developments such as Menangle Park is to compile a list containing sufficient approved road names for the whole development and then, as the development progresses, allocate the names from this list to the various new roads. The first step in this process is to present a report containing a list of proposed road names for the approval of Councillors at a Council meeting.

In response to this issue, Dahua advise they have engaged a consultant to research and provide a suitable list. The proposed road name themes to be generated by the consultant for Council's consideration are likely to be based on a number of themes that spatially align with proposed new character areas for Menangle Park. Identification of these character areas will form part of a future planning proposal request that Dahua intend to submit to Council in the near future.

Conclusion

In accordance with the Notice of Motion, the feasibility of preserving the silos located on the Vardy's Estate as local heritage items and potential use for art work and parklands has been investigated.

As detailed in this report, although the silos are considered locally significant, opportunity for adaptive reuse of the silos has low feasibility on the grounds that the silos:

- are not structurally sound, are at risk of collapse and would require significant remediation
- are not capable of being transported to a new location given their poor condition
- may contain contaminants like asbestos given the period of construction
- their heritage significance relates to evidence of dairying in the Campbelltown District and dairying practices in the 1930s and have no connection to use of Menangle Park raceway by the defence forces during the first (Beersheba) and second world wars
- are located on land zoned for residential development and may require rezoning and acquisition by Council for a public use if preserved in place.

Consistent with the 2018 Heritage Study, it is recommended that consideration be given to the partial retention of the silos for interpretation purposes. This may involve relocation to a suitable nearby site such as an existing planned local park or riparian open space corridor.

The detailed implementation of this approach may be achieved via the development of a heritage interpretation plan to be implemented in public spaces such as local parks, streets and future commercial areas. This requirement should form part of a future amendment to the Menangle Park Development Control Plan.

Attachments

1. Menangle Park Masterplan - Preliminary Heritage Assessment (May 2018), Extent Heritage Advisors (contained within this report)
2. Non-Indigenous Heritage Study Menangle Park (March 2010), Casey and Low Pty Ltd - due to size (116 pages) (distributed under separate cover)
3. Silo Condition Assessment (March 2018), SMEC Australia (distributed under separate cover due to clarity of images)



7 May 2018

APP Corporation
116 Miller Street
North Sydney
Sydney NSW 2060

Attention: *Peter Alevizos*

Dear Peter,

Re: Menangle Park Masterplan - Preliminary European Heritage Assessment

I write in response to your request for a brief report summarising the European heritage assessment Extent Heritage are currently undertaking for the Menangle Park Masterplan. In response we have provided a brief overview of the heritage status of the site and surrounds, key views, archaeological potential, the heritage impact of the current proposal and recommendations. The findings of this assessment will be integrated into the full Statement of Heritage Impact for the final masterplan proposal.

Extent Heritage prepared a Heritage Advice report in October 2017 outlining the heritage values of the place as well as key issues and considerations for the project. This has been attached as Appendix A to this letter.

Should council require any further information with regards to the heritage impacts of your proposed works, please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read "Corinne Softley".

Corinne Softley
Heritage Advisor | Extent Heritage

Built & Urban Heritage | Aboriginal Heritage | Archaeology | Interpretation | Intangible Cultural Heritage | World Heritage

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Heritage Status

The masterplan boundary does not contain any properties listed in any statutory or non-statutory heritage registers (See Figure 1).

REGISTER	INSTRUMENT	LEVEL OF SIGNIFICANCE	STATUS
<i>State Heritage Register</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Sydney Water Heritage Register (S170 State Agency Heritage Register)</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Campbelltown City Council Draft LEP 2015, Schedule 5</i>	<i>Environmental Planning and Assessment Act 1979</i>	Statutory, Local	Not Listed
<i>Australian Heritage Database (former Register of the National Estate)</i>	-	Non-statutory	Not Listed
<i>National Trust Register</i>	-	Non-statutory	Not Listed

Heritage in the Vicinity

Menangle Park and its surrounding regions have a number of listed heritage items. These listing include locally significant items (found in Campbelltown LEP 2015, and Wollondilly LEP 2011) and State significant items (found in the State Heritage Register). Due to the open and current rural landscape of the subject site, all listed heritage items within 500 m of the subject site have been determined to be 'heritage in the vicinity' (See Figure 1).

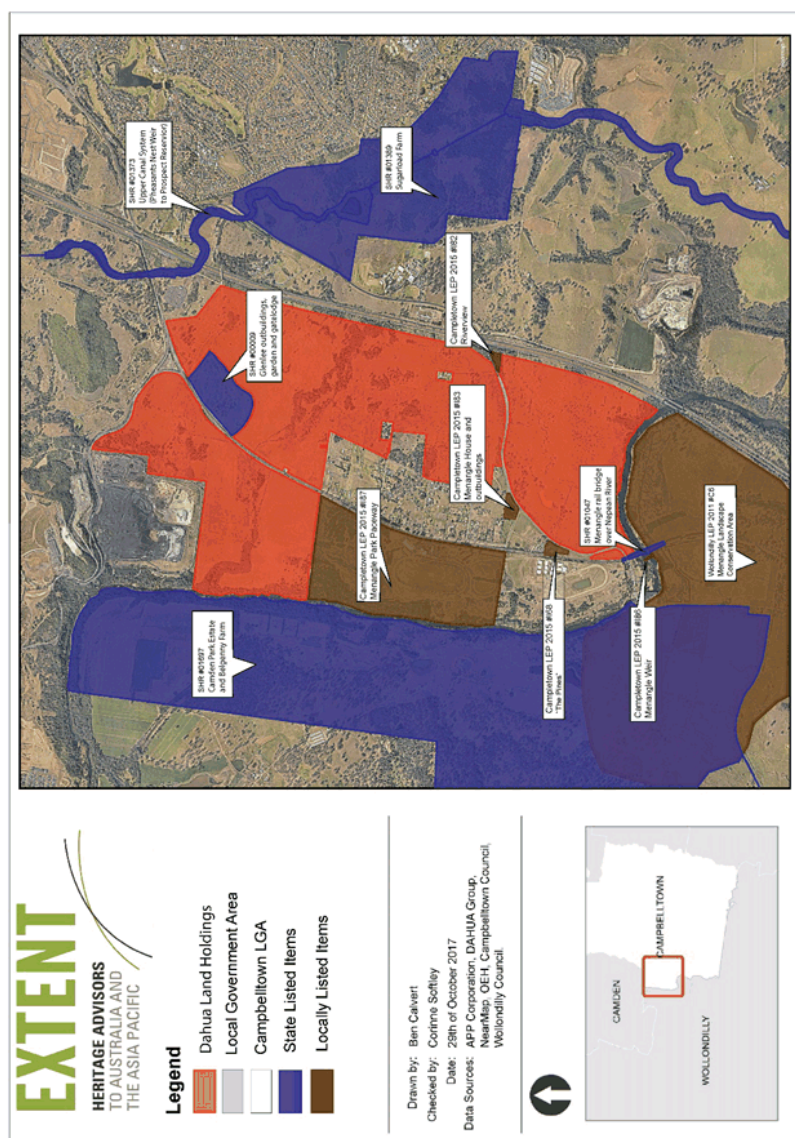


Figure 1. Area map showing the Dahua Land Holdings and the total of state and locally listed.



Archaeological Potential

An archaeological assessment of the subject site shows that there are several potential European archaeological sites of *local* significance located within and directly adjacent to the subject site. Sites of *high* potential are not located within the site and are identified as the following statutory heritage items:

- ♦ Glenlee House
- ♦ Menangle House
- ♦ Riverview
- ♦ The Pines
- ♦ Upper Canal

Overall, the site has a "low-medium" archaeological potential. A series of archaeological management recommendations will be provided as part of the Statement of Heritage Impact. These have been summarised in the recommendations of this letter for consideration by council.

Key Views

The masterplan area was surveyed with an aim to identify the impact of the current building on views and settings from heritage items in the area, and therefore the potential impact of the proposed development. Generally, all the listed heritage items that border the masterplan site are screened by heavy vegetation. This is particularly the case for Riverview and The Pines, which are not visible from any vantage point.

Key views have been identified on the plan below.

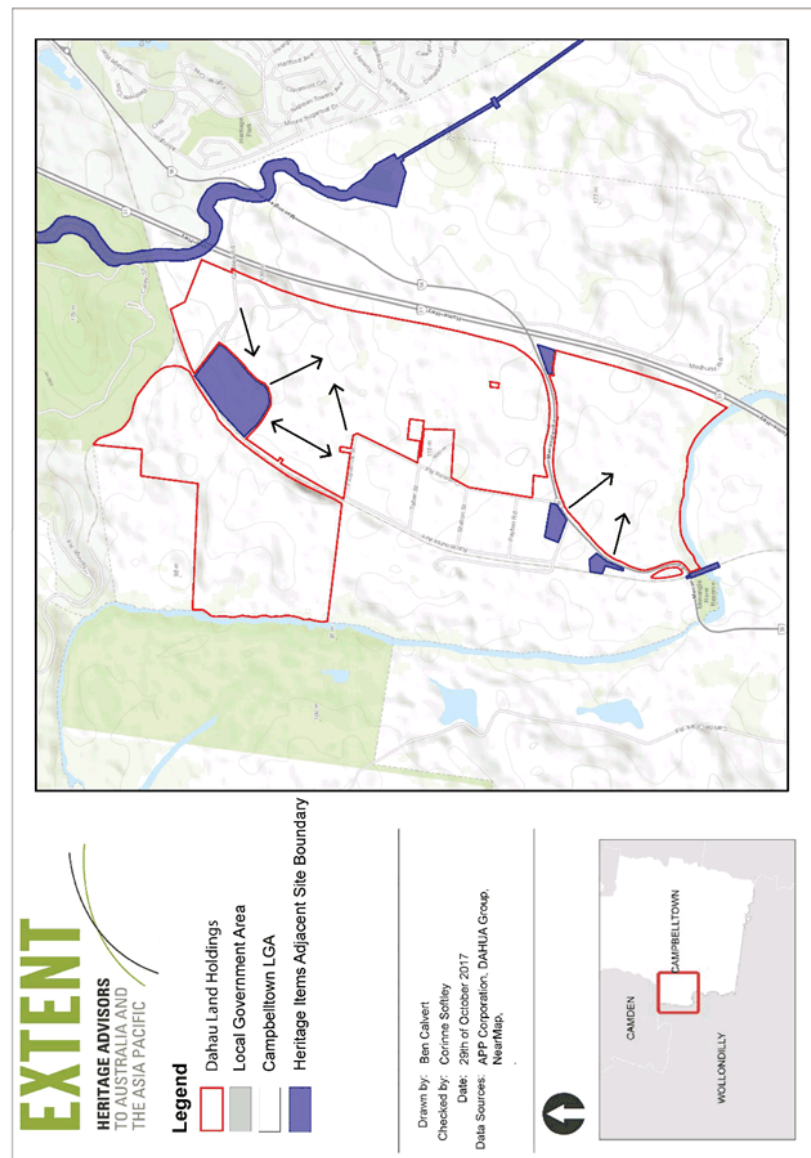


Figure 2.



Heritage Impact of Planning Proposal

Although the land is considered rezoned for urban purposes, with respect to the heritage impact of the current proposal, we note the following:

- ♦ No listed heritage items will be physically impacted.
- ♦ Impacts to views and settings for surrounding heritage items are considered to be minor for the following reasons:
 - Most items are heavily screened by vegetation, in particular Riverview, Menangle House and The Pines.
 - Much of the landscape setting around each item will be retained as open space. This is particularly the case for Glenlee House which retains its current SHR boundary and extensive garden setting.
 - Development around heritage items is noted as "low density".
 - Views north towards Glenlee House from the town of Menangle Park will be largely retained. Whilst the site will no longer be clearly visible from Fitzpatrick Street, the same views will be afforded within the new Town Centre.
- ♦ The proposal will have a minor heritage impact overall with respect to heritage fabric, archaeology, subdivision, views and settings.
- ♦ The proposed removal of the silos in the southern portion of the site will have a greater than "minor" impact heritage impact. Although the silos are not listed on any statutory registers, the silos are important to the local area as evidence of dairying in the Campbelltown district and dairying practices in the 1930s. Specifically, they are examples of a standard concrete silo design promoted by the NSW Department of Agriculture during the 1930s depression, and as structures associated with the NSW Government unemployment relief scheme of that period (see Figure 3).
- ♦ Although the silos are considered to be historically significant, a condition assessment undertaken by SMEC in April 2018 found that "the structures are in are in poor condition, consisting of concrete spalling, corroding reinforcement, failed roof timbers, displaced roof and wall cladding and termite infestation. Substantial works would be required to remediate the structures to a safe condition, suitable for a residential environment."¹ As a result, the silos are considered too unsafe to retain in full.
- ♦ While the silos are not heritage listed, they are of significant heritage value. Their removal is therefore considered to be greater than "minor". If the opportunity to retain or partially retain the silos in situ exists, then options for their interpretation should be considered.
- ♦ The subject site is noted as having "low-medium" archaeological potential overall. Archaeological risks can be managed in accordance with the recommendations outlined below.
- ♦ The proposal will see the subdivision of much of the site into smaller allotments intended for residential and commercial use. The subdivision will not have any impact on State

¹ SMEC (2018) "Menangle Park Silo Condition Assessment" prepared for Dahua Group, p. 18.



Heritage Register (SHR) listing curtilage boundaries or LEP curtilages. In addition, the proposal will not impact any significant historic landholdings. Historically, the subject site consisted of a series of small land grants which were later incorporated into medium sized estates. These were not heavily farmed and or owned by any notable persons. The subdivision of this land is therefore considered to be acceptable.



Figure 3. Silos in southern portion of the subject site (Source: Extent Heritage).

Recommendations

Based on the current planning proposal, we recommend the following mitigation measures:

1. Consideration should be given to the preparation of a Heritage Interpretation Plan for the entire precinct. This will assist in mitigating the heritage impact of the proposed masterplan by providing opportunity for public education on the heritage values of the place.
2. Given the results of the SMEC Silo Condition Assessment, which state that it is not considered appropriate to retain the items in-situ due to significant safety concerns and ongoing maintenance requirements/costs, consideration should be given to partial retention of the silos for interpretation purposes. This does not necessarily have to occur in-situ but within the vicinity of the current site in an area such as an open space. Options for adaptation/interpretation of the silos should be explored as part of the Heritage Interpretation Plan, noted above in Recommendation 1.
3. Undertake a photographic archival recording of views to and from all identified heritage items, taking into consideration the landscape setting of the items. This can provide contributory information to the historic records of the Menangle Park area and can be integrated into heritage interpretation for the site.
4. With respect to historical archaeology, we suggest the following management recommendations:



- Archaeological involvement such as testing or monitoring prior to or in conjunction with redevelopment work is not required.
- No planning restrictions or protection measures are required.
- Development can generally 'proceed with caution'. Archaeological involvement would be on an 'as needed' basis.
- In the event that archaeological remains are discovered, works should stop and the NSW Heritage Division be notified in accordance with Section 146 of the Heritage Act 1977. Further works in the affected areas should resume until a decision on appropriate management has been made. This is likely to require an excavation permit under the Heritage Act to allow further disturbance or removal of the exposed relics. In order to obtain an excavation permit, an archaeological assessment and research design would need to be submitted to OEH for approval.



APPENDIX A – MENANGLE PARK HERITAGE ADVICE



May 2018

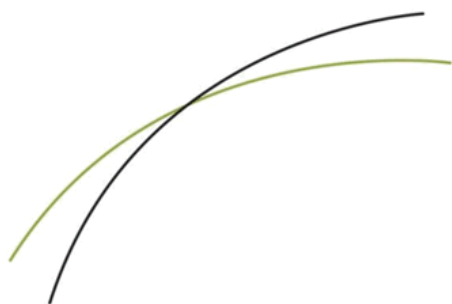


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Document Control Page

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CLIENT: DAHUA Group

PROJECT: Menangle Park Masterplan Heritage Advice

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WRITTEN BY	DATE	VERSION	REVIEWED	APPROVED
Corinne Softley Benjamin Calvert	30.10.17	V1	Kylie Christian Graham Wilson Vidhu Gandhi	31.10.17
Corinne Softley	31.10.17	V2	Kylie Christian	31.10.17
Benjamin Calvert	07.05.17	V3	Corinne Softly	07.05.17

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1 INTRODUCTION

1.1 Project Description

1.2 Proposal Description

This Heritage Advice Report has been prepared to support an amendment to Campbelltown Local Environmental 2015 (Campbelltown LEP 2015) in relation to the Menangle Park Urban Release Area (URA), which comprises of 958 hectares of land at Menangle Park. The URA incorporates 498 ha of land owned or under the control of Dahua Group (Aust) Pty Ltd (Dahua) with the remaining area owned or under the control of other landowners.

The site was rezoned from rural land to urban purposes on 18 November 2017 to accommodate approximately 3,400 residential lots, a retail/commercial town centre, employment lands and community and recreational facilities.

The proposed amendment builds upon the site's previous rezoning and associated Structure Plan to create a new sustainable, healthy and high quality residential community comprising:

- 5,250 dwellings (an increase of 1,850 dwellings);
- a new major town centre comprising 30,000m² of retail / employment gross floor area;
- a new neighborhood centre (approximately 3,500m² of employment floor space);
- a revised road and street network to provide better permeability throughout the site;
- sporting fields and parks;
- integrated passive recreation area within a riparian corridor network;
- land for environmental conservation;
- community facilities to support the proposed increase to the population; and
- primary school.

Extent Heritage has been engaged by APP Corporation Pty Ltd on behalf of Dahua to prepare a Heritage Advice report. The purpose of the report is to determine whether elements within the study area have heritage significance in terms of archaeological potential, heritage items and key views and to provide heritage input into the revised masterplan for the site.

1.3 Approach and Methodology

The methodology used in the preparation of this report is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the latest version of *Historical Research for Heritage*, produced by the NSW Office of Environment and Heritage.

This report has been prepared by a professional, multidisciplinary team with a wide range of experience in heritage assessment and planning.

In assessing the constraints and opportunities of this site, this report will consider the significance of the site, the condition of significant elements and review the relevant statutory heritage controls.

1.4 Limitations

The subject site was inspected and photographed by Corinne Softley and Ben Calvert on the 25th October 2017. The inspection was undertaken as a visual study only.

The northern portion of the site was not accessible during the site visit, although views of the area were available from Glenlee Road and Fitzpatrick Street.

Historical research utilised all available resources during the writing of this report, and as such provides sufficient historical background to provide a clear understanding of the place. However, it is not intended as an exhaustive history of the site.

1.5 Authorship

The following staff members at EXTENT Heritage Pty Ltd have prepared this report:

Kylie Christian	Senior Associate
Graham Wilson	Senior Heritage Advisor
Corinne Softley	Heritage Advisor
Benjamin Calvert	Research Assistant

1.6 Ownership

Dahua own and control a significant portion of the Menangle Park URA consisting of approximately 364 hectares of gross site area, and approximately 184 hectares of net developable area. Dahua's land includes the central and eastern parts of the area to the east of Cummins Road. Their holdings are positioned to the north and south of Menangle Road and include proposed residential lands under the forthcoming rezoning. Their holdings includes land in the north-west corner of the URA which has been earmarked as future employment lands.

1.7 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

2 SITE DESCRIPTION

Menangle Park is currently a rural-residential suburb located in Sydney's south west within the Greater Macarthur Priority Growth Area. It is approximately 5.5km to the south-west of the Campbelltown, 23km from the Liverpool Strategic Centre and 65km from Sydney CBD.

The Menangle Park Urban Release Area (URA) covers a total area of approximately 958 hectares and is bounded by the Nepean River to the south and west, the Hume Highway (M31) to the east and the Australian Botanic Gardens to the north. The Main Southern Railway Line dissects the area in a north south direction

The subject site is known Menangle Park, Menangle. It comprises the land identified in Figure 1 and is legally defined by a series of allotments outlined in the following table.

<i>Northern Precinct</i>	<i>Central Precinct</i>	<i>Southern Precinct</i>
Lot D DP19853	Lot 1 DP 598067	Lot 1 DP707225
Lot X DP378264	Lot 11 DP 584016	Lot 22 DP260090
Lot 2 DP790254	Lot 1 DP 1091474	Lot 33 1101983
	Lots 31 and 32 DP 1101983;	Lot 1 708770
	Lot 1001 DP 1219028	Lot 125 DP1097138
	Lot 641 DP 600334	Lot 1 DP 249393
	Lot 2 DP 554242	Lot 124 DP 1097090
	Lot 1000 DP 1219023	Lot 1 DP 727098
	Lot 59 DP 10718	Lot 3 DP 236059
	Lot 8, Lot 9 and Lot 5 249530	Lot 7 DP 787 284
	Lot 12, Lot 15 and Lot 17 DP 251335	
	Lot 32 DP1105615	
	Lot 5 DP249530	
	Lot 4 DP 628052	
	Lot 2 DP737485	
	Lot 2 DP598067	

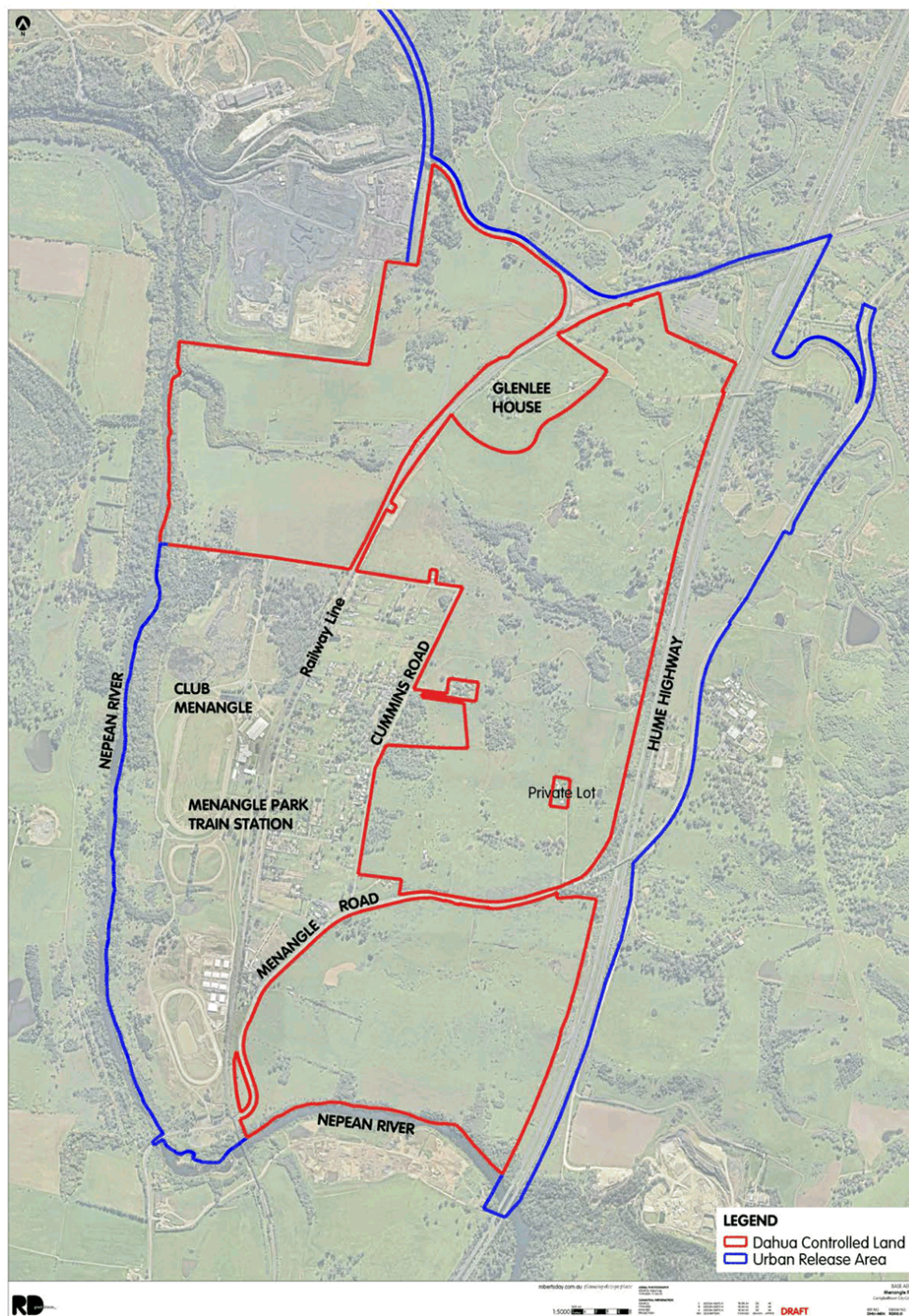


Figure 1. Site boundary of the proposed masterplan site (Source: Robertsdaw, Dawning No. RD00.0 Rev C).

3 HERITAGE STATUS

Generally, the suburb of Menangle Park contains a range of non-indigenous heritage items and sites. These relate to early and late nineteenth century settlement, and include important infrastructure, such as, transport and water management (including the Main Southern Railway and the Upper Canal System).

However, the masterplan site boundary does not contain any properties listed in any statutory or non-statutory heritage registers. Refer to the table below:

3.1 Summary Table of Heritage Status

REGISTER	INSTRUMENT	LEVEL OF SIGNIFICANCE	STATUS
<i>State Heritage Register</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Sydney Water Heritage Register (S170 State Agency Heritage Register)</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Campbelltown City Council Draft LEP 2015, Schedule 5</i>	<i>Environmental Planning and Assessment Act 1979</i>	Statutory, Local	Not Listed
<i>Australian Heritage Database (former Register of the National Estate)</i>	-	Non-statutory	Not Listed
<i>National Trust Register</i>	-	Non-statutory	Not Listed

4 HISTORIC CONTEXT

The following history has been derived from the Casey & Lowe Pty Ltd "Non-Indigenous Heritage Study: Menangle Park NSW" (2010) for Landcom and Campbelltown City Council. Where other sources have been used, they have been referenced.

The district of Menangle Park became known to European colonists within only a few years of the establishment Port Jackson. Initially, the region was known as the District of Airds, of the County of Cumberland - so named by Governor Macquarie in 1810. This referred to almost the entire area between Glenfield and Gilead. Captain William Paterson, who administered the colony from 9th January to 31st December 1809, was the first to gift grants in the area of the subject site. The first grants were to both James Harrex and Henry Kable in December of 1809 and consisted of 200 acres plots. Paterson only ensured ownership of this land to the grantees after they had taken up residence on the site.

In August 1812, Governor Macquarie began to parcel out modest grants. Among them was 88 acres to Robert Campbell, named 'Fancy Farm', and 200 acres to Mary Reiby which was named 'Toad Hole'. Both of these parcels were bought by William Howe in the 1820s. Further grants continued to be issued between 1816 and 1821. Later, in 1831 and 1835, larger grants which were located further from the river were portioned out until all land in the area was owned by private landholders. In the 1830s, the area became known loosely as North Menangle.

A dealer in Sydney, and prominent Roman Catholic layman, Michael Hayes, received a grant of 120 acres in August of 1812. Poor business decisions led him to mortgage his property in 1814 and two years later put the land up for sale when it was bought by William Howe who added it to his Glenlee Estate. It would be on this land that Howe would later build Glenlee House rather than on the 3000 acres of land granted to him in 1818 by Governor Macquarie. As Scottish free settler, who arrived in Sydney in 1816, Howe was an agricultural entrepreneur, Magistrate and later the Superintendent of Police. Glenlee was named after Howe's birthplace in Scotland and by 1820 he had expanded his property to over 7000 acres making it the largest homestead in the area with his main products wool, wheat, meat and dairy. Glenlee House was designed by Henry Kitchen in 1823 and built by 1824 using convict labour.

By the 1830s, Glenlee was distinguished as a farm which cultivated English grasses and some of the only hay in the country. The grounds were described as being laid out in an English style, dividing the meadows with hedges instead of the vernacular timber fencing commonly found throughout the rest of the district. Already, much of the land had been cleared.

In the North Menangle region, it appears many of the grantees did in fact attempt to farm their land. From a total of 24 original grantees, 11 were later registered as living in the area. Of course, these landholders may have assumed their grants but then not farmed these lands as it was expected they would do. Nonetheless, it appears that many landholders took their responsibilities quite seriously.

Macquarie observed this in his diary on his tour of the area in 1815:

where we crossed the River Nepean into the District of Airds, first passing through Horrax's [sic] and then afterwards thro' several other smaller farms, some few of which were tolerably well improved, and the crops in the ground looking well and healthy¹

Although Macquarie shows enthusiasm for these grants, it appears that shortly after there was a general fall in the number of residents living in the district, likely due to the relatively poor soil on the Cumberland Plain. Many of these now vacant properties were bought by ambitious land engrossers attempting to

¹ L Macquarie, *Journals of His Tour*, Library Board of NSW, Sydney, 1956, p.114.

establish large-pastoral or commercial properties, as such, they amassed substantial landholdings quickly. Between 1810 and 1822, seven original grantees retained their land grants, however, by 1828, that number fell to four.

In 1925, due to increased agricultural production in the area, Airds Road was built to connect Campbelltown to the Nepean, cutting across north Menangle. In 1835, County of Cumberland was subdivided into 57 parishes which caused the formation of the parish of Menangle, Narellan and St Peter, all of which intersected at the subject site.

In 1858, the Main South Line reached Campbelltown and work began to extend the line over the Nepean River to Goulburn. A camp was established for railway workers in North Menangle. This prompted local farmer, Edward Edrop, to open up a hotel providing for the goods comforts for the works. The Menangle Station opened in July 1863, south of the Nepean River with the railway passing through North Menangle.

That same year, the first large iron railway of New South Wales – Menangle Bridge – was erected over the Nepean River. An iron girder bridge was proposed by the contractors Peto, Brassey and Betts, but due to financial pressures it was considered more appropriate to construct a hardwood timber bridge. In 1860, a flood convinced John Whitton that it was necessary to build a more substantial structure. The final design included two flanking timber viaducts, 1089 cubic yards of brickwork, and a single iron girder at the superstructure, bringing the total length of the structure to 582 metres. The iron girder was manufactured in England, at the Canada Works, Birkenhead. The use of a single continuous superstructure for the crossing was notable at the time, and was featured in an international text book, 'Modern Examples of Railway bridges by William H Maw and James Dredge, London 1872.

The land in North Menangle, whilst not as productive as other areas along the Nepean, was still an important crop producer into the mid-nineteenth century. In the 1860s, competition from other districts saw a decline in the planting of crops in the Menangle area, and by the 1870s drought and the impact of stem rust was so great that wheat became an unviable crop in the district.

Conglomerated landholdings, such as the Edrop estate, began to invest in fruit production in the 1870s, experimenting with both orcharding and eventually livestock. Farmsteads, such as Riverview, began to grow grapes to produce local wine, while other farmers attempted to enter the Sydney fruit market by orcharding. These ventures were ultimately unsuccessful, as fierce competition from growers closer to Sydney made financial gains too small.

During this time, horse races began to be held at Menangle Park on the western side of the railway which led to J. J. Smith, H. Pateson and Dr L.J Lamrock to lay a paceway on their newly acquired 80-acre block. The Menangle Racecourse was a great success. Alfred Rose Payten designed three grandstands for it in 1914, and in doing so, it was renamed Menangle Park.

At the turn of the century, dairy farming became an important part of the district's economy. Several farmsteads began to build dairy sheds stock yards and fencing required for keeping larger herds of cattle. The dairying industry accounted for 25% of total investment into the district. The larger operations were owned by W.H. Fieldhouse. In particular, he owned and operated Sugarloaf Farm, raising the total number of dairy cows across the precinct to 2816. Other small-scale crop and livestock operations continued, but predominately, rural industries in the district had evolved from wheat farming to dairying.

By 1862, the success of the paceway led to the construction of two railway sidings between the Main South Line and Menangle Racecourse Junction. The sidings were constructed to transport horses, spectators and goods. By 1873, an increase of people transiting through the region, led to the construction of Menangle Platform in 1873. In 1889, it was later renamed North Menangle Station. The station was moved to its present site and opened in 1937.

Glenlee Station was also opened on the Main South Line in August 1884.



Figure 2. Parish of Menangle of the Municipality District of Campbelltown in 1880s (Source: Historical Land Records Viewer, NSW Government Land & Property Information, 140668).



Figure 3. *North facing view of Menangle Racecourse Station platform in 2002 with the old entrance to the racecourse in the background by Nathan Johnston. (source: NSWrail).*

The area became synonymous with the racecourse and was renamed Menangle Park only a few years later. Post-war Menangle Park saw a new village established in 1921 through the subdivision of the paddocks surrounding the racecourse into a series of 2.5-acre blocks. The original layout has remained largely intact.

During the 1930s, as a part of the Government's unemployment Relief Scheme, money was made available by the Unemployment Relief Council for various projects aimed at improving dairying. Over 150 000 pounds was made available to the board and a scheme was established for the construction of high quality concrete overhead silos. This scheme was the Department of Agriculture cooperating with the Advances to Settlers Coordination Board, whereby funds would be advanced by the unemployment Relief Council to farmers to the erecting of silos. It was estimated that by 1934, over 100 silos had been erected or were being constructed under the scheme in NSW.

During the early twentieth century intensive farming activities in the region declined. As farm outputs increased across Australia, many farms in Menangle Park became economically unviable and were purchased for development, housing or 'hobby' farming. Menangle Park Station opened 1937 after the closing of North Menangle Station earlier that year. During World War Two, the Menangle Park racecourse was used again as a military camp and later for the air force. Glenlee Station closed in 1947 and Menangle Racecourse Station in 1963. The 1950s saw the establishment of a fireworks factory, Vulcan Fireworks Co., owned by Celestino Foti and its subsequent explosion in April 1957. In 1973 it was announced after the lobbying of residents for many years that Menangle Park was designated to become a future urban suburb of the expanding City of Campbelltown, development began in 1981.

5 PREVIOUS STUDIES

The following section outlines the key previous heritage studies and their findings, as relevant to the site. Whilst some studies do not concern the subject site specifically, they have been included as relevant to the Menangle Park area generally. Where relevant, the findings of these reports have been integrated into the masterplan heritage advice.

5.1 AHMS (2017) “Greater Macarthur Investigation Area: Aboriginal and Historic Heritage Gap Analysis and Future Direction”

Archaeological & Heritage Management Solutions (now Extent Heritage Pty Ltd) was commissioned by the Department of Planning and Environment (DPE) to undertake an Aboriginal and Historic Heritage Gap Analysis of the Greater Macarthur Investigation Area (GMIA). Rather than taking a piecemeal approach, this analysis aimed to have an over-arching consideration of cultural and archaeological values for the Growth Centres. The GMIA covers an area of 180.2km² within the Campbelltown and Wollondilly Local Government Areas (LGAs), approximately 50km south east of Sydney. This includes the study area subject to the Stage 1 Development Application.

The report aimed to:

- Compile and review existing documentation and listings for Aboriginal and historic heritage within the GMIA.
- Identify areas where previous assessment has been minimal or lacking.
- Identify areas of key Aboriginal and historical cultural heritage interest and/or significance.
- Propose future priorities for subsequent investigation should GMIA be progressed as a growth area.
- Identify areas of high conservation value in relation to cultural heritage.

Key assessments and reports were used to determine the 'hot spots' of historic value and to identify gaps in existing information, which were then recommended for further, more detailed investigation. Using this information, an archaeological predictive model which identifies, locates and maps where archaeological resources are likely to survive. The predictive model for historic heritage was based on the likelihood of archaeological material occurring in the vicinity of built heritage and areas of known historic activity. See Figure 4, and Figure 5 below for the complete predictive model.

Summary of Findings as Relevant to the Masterplan Study Area

The subject site has been noted as having “low-medium” archaeological potential, with sites of “high” archaeological potential bordering the site. These sites are listed below and are identified as statutory heritage items:

- Glenlee House
- Menangle House
- Riverview
- The Pines
- Upper Canal

Based on this assessment, the management recommendations for the site have been summarised in the findings of the Archaeological Research Design and Management Strategy of the Greater Macarthur Investigation Area (see Section 5.2 below).

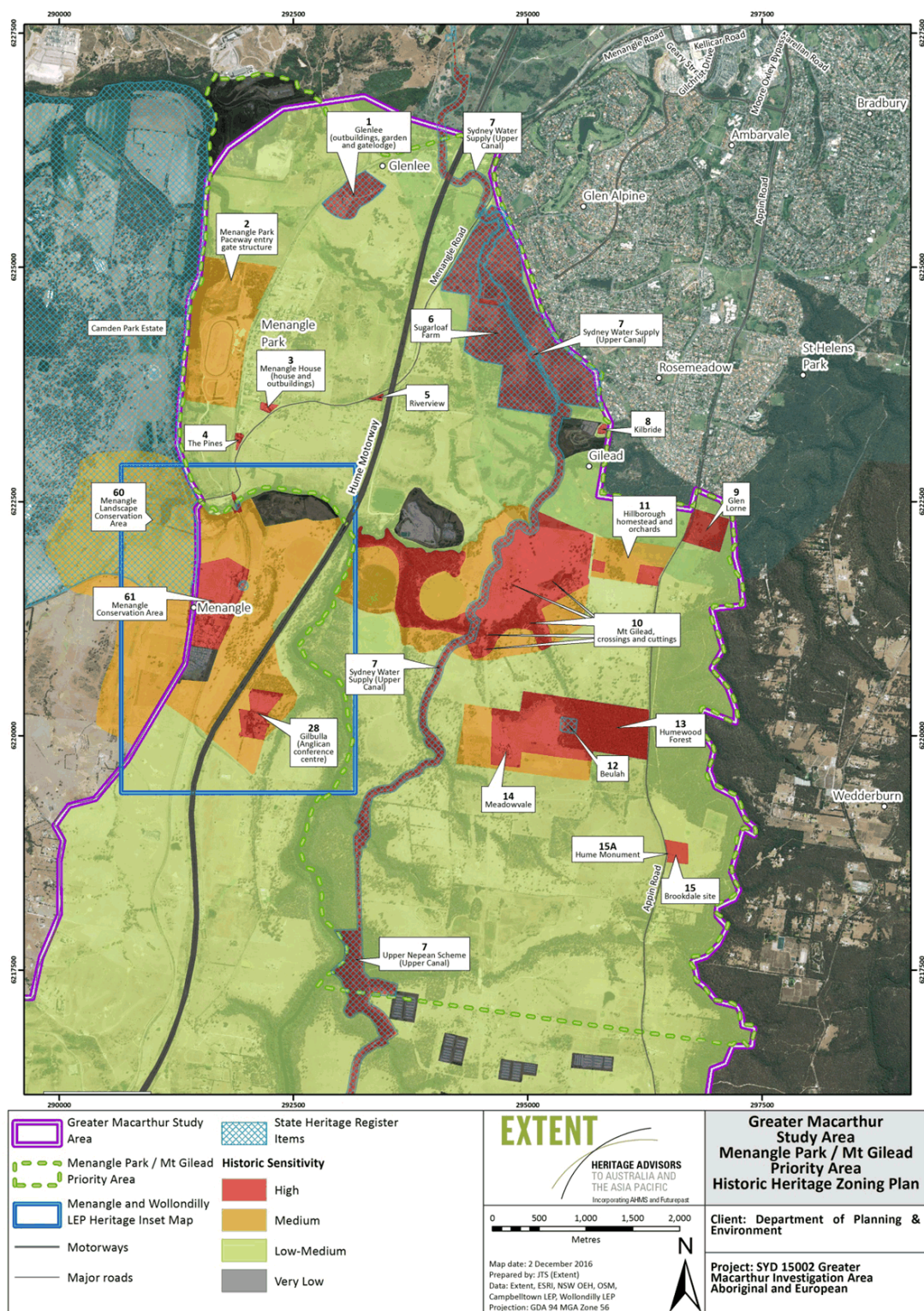


Figure 4. Historical archaeological sensitivity of the Menangle Park / Mount Gilead Priority Area.

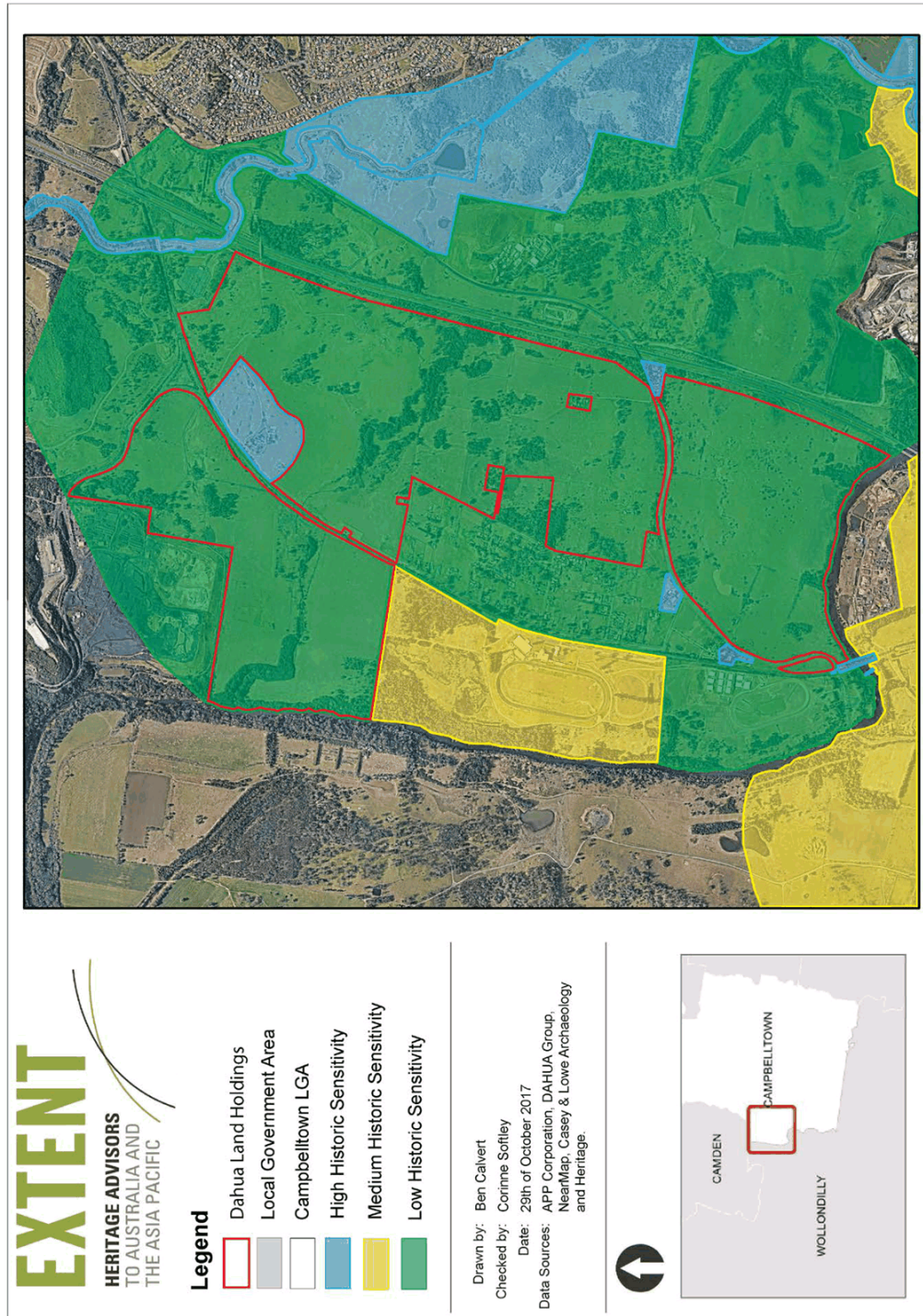


Figure 5. Greater Macarthur assessment as identified in the subject site.

5.2 AHMS (2017) “Greater Macarthur Investigation Area Regional Archaeological Research Design and Management Strategy”

Archaeological & Heritage Management Solutions (now Extent Heritage Pty Ltd) was commissioned by the Department of Planning and Environment (DPE) to undertake an Archaeological Research Design and Management Strategy of the Greater Macarthur Investigation Area (GMIA). The purpose of the document was to provide an investigation framework to adequately address cultural heritage of the GMIA.

The report undertook the following tasks:

- Identification of known objects, places and archaeological sites of Aboriginal cultural and historical archaeological significance within the GMIA.
- Preparation of an overarching predictive model of Aboriginal and historical cultural and archaeological material and its likely distribution across the GMIA.
- Identification of regional historic themes relating to the Aboriginal and European occupation of the Greater Macarthur area, to assist in the development of research questions and the assessment of archaeological research potential.
- Preparation of an overarching general management strategy for the investigation, assessment, conservation, interpretation, management and protection of the Aboriginal and historical archaeological resource.
- Development of overarching general recommendations for the conservation and management of intangible Aboriginal cultural values, and tangible Aboriginal and historical archaeological and cultural resources as part of the planning framework.

In order to appropriately implement the recommended strategy across the region, four categories of archaeological management were formulated based on the archaeological potential of the area:

- Management Category 1: for areas of high archaeological potential and where impact and/or removal is generally unacceptable. This includes items listed on the SHR, and areas identified as being of state significance but outside the SHR curtilage and well preserved or intact relics of Local significance (either listed or not).
- Management Category 2: for management of locally significant archaeological remains or those identified in the area of moderate archaeological potential.
- Management Category 3: for management of archaeological resources in the areas of low archaeological potential, archaeological items classified as works and not relics and as such not subject to the Heritage Act.
- Management Category 4: for management of unexpected finds.

Summary of Findings as Relevant to the Masterplan Study Area

As the masterplan study area was identified as having “low-medium” archaeological potential in the Greater Macarthur Gap Analysis (see Figure 4 and 5 above), Management Category 3 applies to the site.

The details of the category are as follows:

Management Category 3: for management of archaeological resources in the areas of low archaeological potential, archaeological items classified as works and not relics and as such not subject to the Heritage Act.

This management category is applicable to archaeological items classified as works and not relics and as such not subject to the Heritage Act, and the areas that have been already disturbed or undeveloped and as such, are unlikely to contain archaeological relics.

- *Archaeological involvement such as testing or monitoring prior to or in conjunction with redevelopment work would not be required.*
- *No planning restrictions or protection measures would be required.*
- *A proposed development could generally 'Proceed with Caution' in these areas. Archaeological involvement would be on an 'as needed' basis.*
- *In the event that archaeological remains are discovered, works would stop and the NSW Heritage Division would be notified in accordance with Section 146 of the Heritage Act. Further works in the affected areas would not resumed until a decision on appropriate management has been made. This is likely to require an excavation permit under the Heritage Act to allow further disturbance or removal of the exposed relics.*

5.3 Casey & Lowe Pty Ltd (2010) "Non-Indigenous Heritage Study: Menangle Park NSW"

As noted in Section 5 above, Casey & Lowe Pty Ltd were commissioned by Landcom & Campbelltown City Council to prepare a non-indigenous heritage study for the suburb of Menangle Park. The report focuses on known built and archaeological sites as well as potential sites. Aerial photos (1947, 1970 and 2003), historical research, and historic maps and plans were used to identify potential archaeological sites on the various properties within the study area.

The report aimed to:

- Establish the non-indigenous heritage within the study area.
- Recommend appropriate measures to conserve these items and incorporate them into the urban context and form.

Summary of Findings as Relevant to the Masterplan Study Area

The report notes several *potential* built heritage and archaeological sites within, or directly adjacent to, the masterplan study area. These sites have been summarised in the table below and identified on a site plan. It should be noted that the level of documentation provided in this report is very high-level. Whilst some items have been suggested as potential heritage, little information has been provided as to why this is the case.

With respect to curtilages for all archaeological sites, the following is noted:

The location of the site on plan is a guesstimate only. The easting and northing is taken at a point likely to be within the site and extended to go further to the north of the road shown on the 1947 aerial. A preliminary site curtilage extends out 50 m from the centre but would need to be refined with archaeological testing.

With respect to management recommendations, the following is noted:

Archaeology

All identified sites within the study area need to be the subject of further reporting. An archaeological assessment needs to be carried out. Preliminary curtilages should be reviewed as part of this process. No impacts can occur on this site without an s140 (archaeological

excavation permit) approval from the NSW Heritage Council. Potential in situ conservation of some remains should be considered.

Built Heritage

These items should be further assessed to understand their heritage significance if there is likely to be any impacts on them.

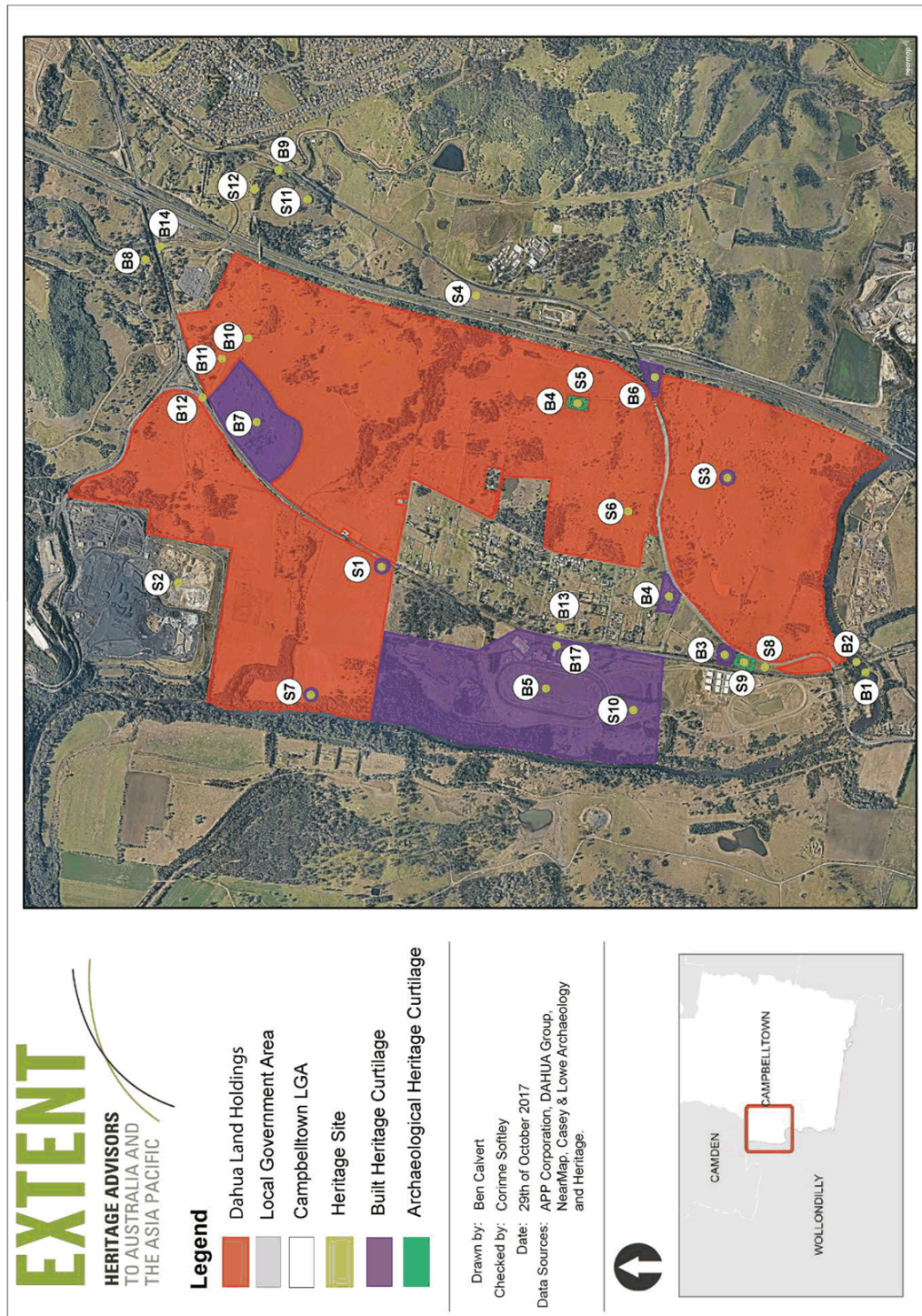




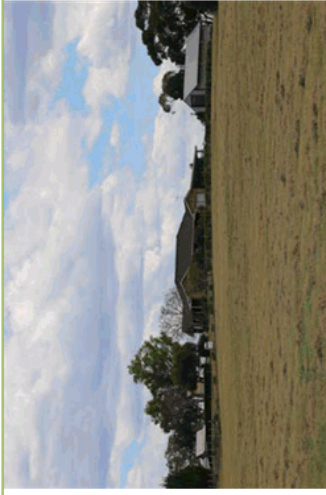



Figure 6. Casey & Lowe built and archaeological sites identified within and adjacent to the study area.

Site name	Site #	Built / Archaeological	Significance	Description (provided by Casey & Lowe)	Thumbnail
Cattle pen and ramps	B10	Built	Local	No information provided.	 <p>Figure 7. Remnant cattle pen and ramps between trees (Source: Google Streetview).</p>  <p>Figure 8. Remnant cattle pen and ramps between trees (Source: Casey & Lowe).</p>

Dairy bails	B11	Built	Local	No information provided.	 <p>Figure 9. View of dairy bails from the road (Source: Google Streetview).</p>
Railway viaduct	B12	Built	Local	This is an original viaduct built as part of the 1860s construction to provide access to the land between the railway and the river.	 <p>Figure 10. Railway viaduct (Source: Casey & Lowe).</p>

Brien's farm and house site	S1	Archaeological	Local	<p>This site is likely to contain remains of a house, barn/stable, cart-house and a dairy as well as other archaeological deposits such as rubbish pits, cistern/well or similar remains. These potential remains are associated with the early settlement of Menangle Park and have local significance.</p>	 <p>Figure 11. View west across the area of S1 (Source: Casey & Lowe).</p>
Thomas Vardy's Estate	S3	Archaeological	Local	<p>This site should contain the remains of a residence, stables and outbuildings, cistern, rubbish deposits, plantings and other remains that date from the 1840s and possibly earlier (Fig. 4.6; Photos 4.2, 4.3, 4.4). Other potential remains within the portion include items associated with the building of the railway line and bridge: stone quarry, tramway and tent town for workers building the railway.</p> <p>These remains are associated with the long-term occupation of one of the Menangle Park properties since the 1840s by one of the five main landholders.</p>	 <p>Figure 12. View southwest over the study area where Thomas Vardy's estate was located (Source: Casey & Lowe).</p>

Mt Pleasant	S5	Archaeological	Local	<p>This site may contain the remains of an early house site associated with the early settlement of Menangle Park. It has been associated with the one family for many years. This site may contain the remains of a house, barn, coach-house, stables, shed and cattle yard and other features such as wells, cesspits, rubbish dumps as well as other archaeological deposits. This site is likely to be of local heritage significance</p>	 <p>Figure 13. View of Mt Pleasant from the north (Source: Extent Heritage).</p>
Noone's Farm	S6	Archaeological	Local	<p>This site should contain the remains of a weatherboard cottage built about 1900. The occupants of this house also resided at an earlier time at The Pines. This site is of local significance.</p>	-
House of Chinese market gardener	S7	Archaeological	Local	<p>This site contains the standing remains of a brick fireplace with associated building debris, including fibro sheeting. These remains were associated with the twentieth-century occupation of this site by a Chinese market gardener and aside from the remains of the two extant structures should contain other archaeological evidence associated with the occupation of this site. These remains are of local heritage significance.</p>	 <p>Figure 14. Brick chimney belonging to the ruined house (Source: Casey & Lowe).</p>

5.4 MUSEcape (2012) “Menangle Landscape Conservation Area Assessment of Significance & Proposed Boundaries”

MUSEcape prepared a significance assessment of the Menangle Village Conservation Area, located directly below the subject site across the Nepean River (within the Wollondilly LGA). The study was prepared in response to development proposals for land to the north and east of the village, which pose potential threats to the cultural landscape heritage values and ambience of the village, and its setting. The report recommended a Landscape Conservation Area be created to a portion of the site, to protect the historical, associational, aesthetic and other heritage values of the wider cultural landscape setting of Menangle Park.

Summary of Findings as Relevant to the Masterplan Study Area

The report included a Statement of Significance for the Menangle Village Conservation Area, which can apply in many cases towards the landscape value of the masterplan area. This has been used to guide the heritage advice surrounding the European landscape values of the site. Key sections as relevant to the masterplan site have been highlighted for clarity.

The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19 century engineering work in the colony of NSW. The historical significance of the landscape derives from the fact that it was part of the Macarthur family's Camden Park rural enterprise and includes the routes of major historic road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.

Menangle Village and its landscape setting have strong associations with the surveying and construction of the main Southern railway line, a major mid-19th century engineering work in NSW. Also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Stanham and Onslow families and the many convicts, tenant farmers and others employed to develop and run the estate.

Aesthetically significant are the visual contrasts of surrounding ridges, hill slopes and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape also has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such residential development and aged care facilities.

The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects John Horbury Hunt and Sulman and Power.

While the criterion for social significance has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social significance is also attested by the fact that the area and/or heritage items within it

have been recognised as significant by the local government authority and by the NSW Government.

Further research of the documentary evidence and existing heritage fabric of Menangle Village and its cultural landscape setting is considered highly likely to yield more information on the natural history of the place and its Aboriginal and nonindigenous cultural heritage.

Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.

The area possesses a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, streams and vegetation and the ways in which those environmental attributes influenced the occupations of the land by Aboriginal people, the construction of Menangle Road and the Main Southern Railway Line, early European settlement and agriculture decline following development of alternative land uses and transport routes, and more recently, residential subdivisions and rural lifestyle developments. A limited comparative analysis with other similar rural estates in NSW and elsewhere in Australia supports this assessment of rarity.

Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.

6 HERITAGE IN THE VICINITY

6.1 Overview

Menangle Park and its surrounding regions have a number of listed heritage items. These listing include locally significant items (found in Campbelltown 2015 LEP, and Wollondilly LEP 2011), and State significant items (found in the State Heritage Register). Due to the open and rural landscape of the subject site, all listed heritage items within five hundred metres of the subject site have been determined to be 'heritage in the vicinity' of the subject site.

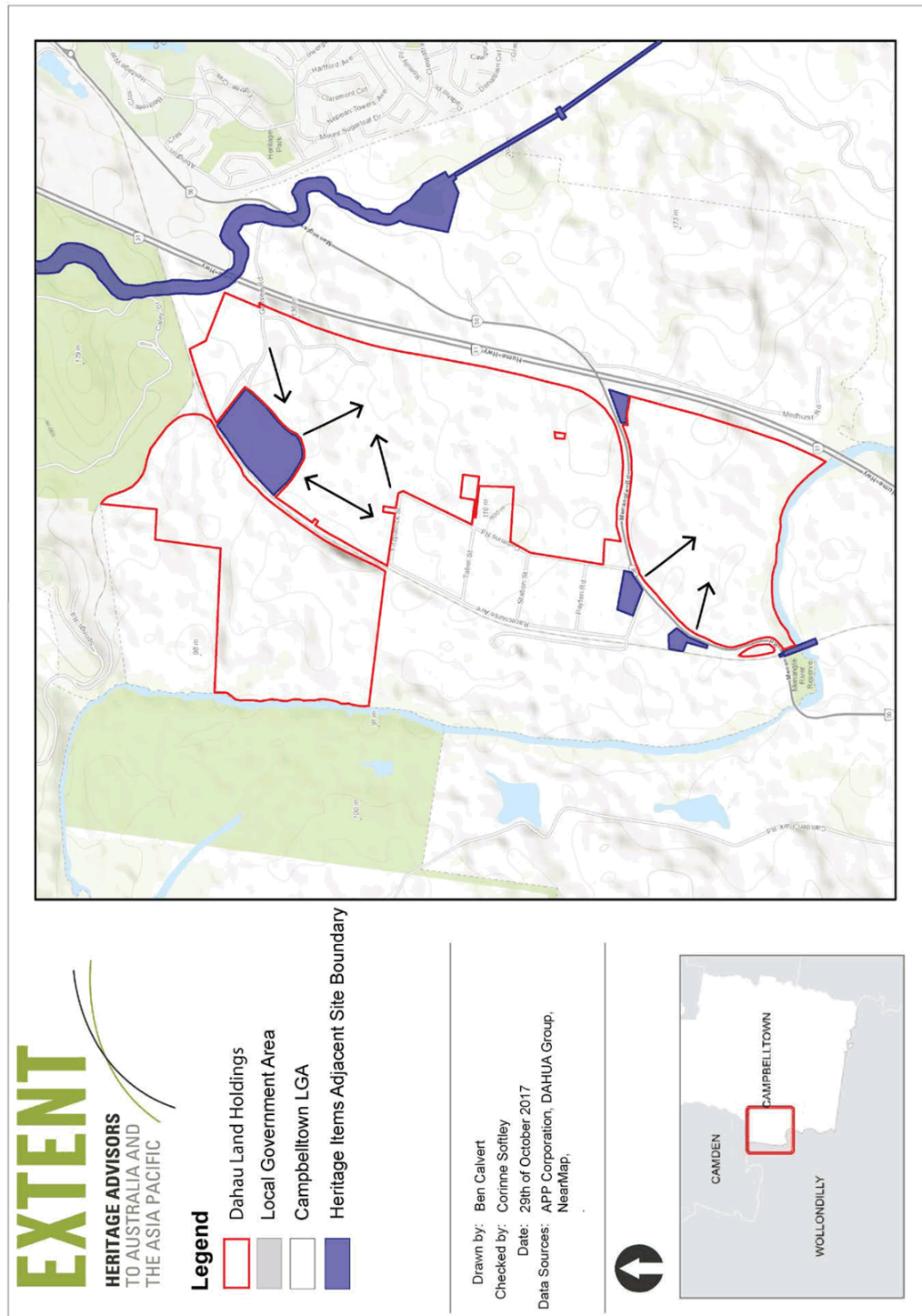


Figure 15. Map indicating the location of listed heritage items with 500m of the subject site. Subject site outlined in red (Source: Extent Heritage).

6.2 Summary of heritage items in the vicinity

The Statement of Significance has been taken directly from the State Heritage Inventory datasheet for the item. Where multiple statements of significance exist, the statement associated with the highest level of significance has been used.

Item Name	Register	Item Number	Address	Significance
Glenlee outbuildings garden and gatelodge	State Heritage Register	#00009	Glenlee Road	State

Statement of Significance:

The Glenlee estate is a rural cultural landscape of exceptional significance including elements of Aboriginal heritage significance, association with early influential European settlers and the exceptional composition of the architecture and landscape setting of the homestead group.

It is the core remnant including the accessway of the Glenlee estate, an important and rare surviving early 19th century pastoral holding in the Mount Annan/Menangle district of the Cow Pastures once considered as one of the best and earliest dairy farms in the colony. The estate was one of the first farms in Sydney's west to make the change from cereal cropping to dairying in the 19th century and the property continued to prosper throughout the 19th and 20th centuries.

The landscape of the area of the estate is of exceptional aesthetic value as a rare reminder of the former pastoral industry which once characterised the area. It is still possible to appreciate the siting of the homestead in view of, and with frontage to, the Nepean River as part of the original land grant. The mid-19th century Southern Railway, though sited close to the homestead group, was constructed to maintain this visual relationship. The siting of the homestead group in a context of undulating landform, is an outstanding example of colonial landscape planning to form a picturesque composition with direct sightlines to the neighbouring Camden Park estate and the Great Dividing Range.

The Glenlee homestead group is a rare and significant complex of buildings and plantings, approached by a formal drive and sited with commanding views over the countryside to the west and south-west. It includes the remnant core of a rare early colonial farm estate focussed on the fine and sophisticated Regency design of the main house with its rare recessed portico. In addition it includes its original servants' wing, outbuildings, farm buildings, a gatehouse and early plantings including a landmark bunya pine near the house.

The homestead dates from 1823 and is one of only a handful of early surviving colonial houses in the Sydney region, remarkable for its level of integrity and its original setting on the estate amongst 19th century farm buildings and plantings. It demonstrates exceptional architectural sophistication for the period of construction (c. 1823) and a rare example of Old Colonial Regency style, of which both Henry Kitchen and Francis Greenway (both of whom the house's design has been attributed to) were key practitioners.

Glenlee is significant for its association with free settler William Howe and family. Howe established the estate, was instrumental in establishing the Bank of NSW in Camden, and an important early free colonist who did much to promote pastoral interests in Sydney's west, and was one of the first farmers in the district to successfully make the change from cereal cropping to dairying.

Glenlee is also significant for its association with emancipated convict James Fitzpatrick and his family, who were responsible for the continued expansion of the estate and for its operation as a successful dairy farm. The family were prominent local citizens and remained in residence at Glenlee for over a century, demonstrating a remarkable pattern of continued usage of the property.

Howe and Fitzpatrick families held Glenlee from c. 1822 to 1859 and 1859 to 1968/9 respectively, and the history of these families on the estate is a microcosm of the development of colonial Australia in the 19th and early 20th centuries.

Glenlee is also significant for its association with Colonial architect Henry Kitchen, and also with Colonial Architect Francis Greenway, who may have played a role in its redesign.

The area close to the house has high archaeological potential associated with its occupation and use by the Dharawal Aboriginal people prior to and immediately after European settlement, and for its association with the former pastoral uses of the estate, its outbuildings and former outbuildings. The area presents some opportunities to study and interpret the lifestyle and culture of the Dharawal people, through interpretation of the landscape and the discovery of associated artefacts. It also presents opportunities to study and interpret the former pastoral and continuing agricultural uses of the estate and area.



Figure 16. Glenlee House (Source: <http://campbelltown-library.blogspot.com.au/2016/>)

Item Name	Register	Item Number	Address	Significance
Upper Canal System (pheasants Nest Weir to Prospect Dam)	State Heritage Register	#01373	-	State

Statement of Significance:

The Upper Canal System is significant as a major component of the Upper Nepean Scheme. As an element of this Scheme, the Canal has functioned as part of Sydney's main water supply system since 1888. Apart from maintenance and other improvements, the Upper Canal has changed little.


As part of this System, the Canal is associated with Edward Moriarty, Head of the Harbours and Rivers Branch of the NSW Public Works Department.

The Canal is aesthetically significant, running in a serpentine route through a rural bushland setting as an impressive landscape element with sandstone and concrete-lined edges.

The Canal is significant as it demonstrates the techniques of canal building, and evidence of engineering practice. The Canal as a whole is an excellent example of 19th century hydraulic engineering, including the use of gravity to feed water along the canal (BCubed Sustainability, 2/2006).



Figure 17. Upper Canal System (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Sugarloaf Farm	State Heritage Register	#01389	Menangle Road, Gilead	State
<p>Statement of Significance:</p> <p><i>Sugarloaf Farm is a largely intact farm complex dating from the 1840s through to the 1940s and demonstrating a range of uses throughout its life. The main homestead represents the first phase of use of the site for cereal cropping and the associated outbuildings represent various changes of use to dairying (1890s), horse and cattle studding (1940s) and riding school (1980s). The site has retained much of its original setting allowing a high degree of interpretation of the historic landscape.</i></p> <p><i>Sugarloaf Farm is of State Significance for its association with the early settlement and development of Menangle as a farming district. The farm has high historical, visual, aesthetic and research value as a remnant of an earlier cultural landscape. The surviving rural landscape setting has cultural significance due to its ability to demonstrate important aspects of the early European occupation such as early plantings, paddocks, fences, early grant areas and some archaeological features and sites.</i></p> <p><i>The farm is of state significance as it exhibits characteristics typical to Cumberland Plain colonial landscapes and setting, which are becoming increasingly rare in the Sydney region due to the pressure of modern urban development. The farm buildings themselves are amongst a declining number of rural groups surviving in the area, now part of the urban development edge of Campbelltown.</i></p> <p><i>The farmstead complex has high visual and aesthetic value, located in a prominent position and retaining elements of their original setting and a relationship to Menangle Road and the rural setting to the west and south.</i></p> <p><i>The farmhouse is of State significance as a good example of Colonial farmhouse in the Georgian style retaining much of its original form and fabric. The 1880's-1900 additions to the buildings allow interpretation and the changing needs of its occupants.</i></p> <p><i>The late nineteenth century farm buildings, particularly the remnant dairy, allow interpretation of a prosperous rural holding and demonstrate the changing farming practices and land usage of the district over a period of 160 years.</i></p>  <p>Figure 18. Sugarloaf Farm (Source: Office of Environment and Heritage listing sheet for the item).</p>				

Item Name	Register	Item Number	Address	Significance
Menangle rail bridge over Nepean River	State Heritage Register	#01047	Main Southern railway, Menangle; Gilead	State

Statement of Significance:

The 1863 Menangle Railway Bridge constructed in 1863 over the Nepean River is one of the most historic bridges in Australia because (a) it was the first large iron bridge in New South Wales and the largest bridge until the 1889 Hawkesbury River Bridge (b) it has a dominant appearance in a rural landscape (c) it shares in the enormous benefits, social and commercial, that the Main South Railway has made to New South Wales in 140 years and (d) it was a technically advanced design for its time and received international recognition in 1872.

The Menangle and Victoria Bridges are the only bridges of their type in New South Wales. They are excellent examples of heavy duty, wrought iron girder bridges continuous over three spans. Apart from the inclusion of the intermediate piers in 1907, the 1863 Menangle Bridge Retains most of its original fabric. (DRAFT)

The Menangle rail bridge constructed in 1863 is the oldest surviving bridge on the State rail system and is of highest significance in the development of railway technology in the State. It is an excellent example of early bridge construction. The bridge is one of two identical bridges constructed for the NSW Railways, the other being over the Nepean River at Penrith. The Penrith Bridge was opened in 1867 but has been used for road traffic since 1907. The Menangle rail bridge is typical of British bridge engineering of the 1860s, the iron spans having been fully imported. Additional supporting piers were later erected under the spans so that heavier engines could be used on the main south line. The bridge is of national, if not international, significance as there are few such bridges still in use in the United Kingdom.



Figure 19. Menangle Rail Bridge (Source: <http://www.visitsydneyaustralia.com.au/menangle.html>)

Item Name	Register	Item Number	Address	Significance
Camden Park Estate and Belgenny Farm	State Heritage Register	#01697	Elizabeth Macarthur Avenue	State
<p>Statement of Significance:</p> <p><i>The Camden Park Estate is of social, historic, scientific and aesthetic significance to NSW and Australia. It shows a high degree of technical and creative excellence being a rare, and still relatively intact, example of a model rural estate of the early 19th century (continuing to serve this function until the 1950s). It is the oldest pastoral sheep stud in Australia.</i></p> <p><i>The estate's considerable social and historic significance is also due to its ability to demonstrate the way of life, tastes, customs and functions of a 19th - early 20th century rural establishment. From its establishment the site was a particularly fine example of a colonial rural estate and served as a prototype for other 19th century estates. The intactness of the site's structures and their landscape settings enhances its role as a relatively unique survivor and as a site of archaeological and scientific importance.</i></p> <p><i>The site also has significance through its historical associations with the Macarthur family - from its establishment by John and Elizabeth Macarthur in the early 19th century to the present day Macarthur-Stanham family - this relationship shown in both landscape and structures and being well documented and researched.</i></p> <p><i>By the 1830s the estate of 28,000 acres included the greatest and most advanced mixed farm in NSW, at a time when Australian wools had almost ousted continental wools from British usage and the British manufacturers had a vast ascendancy in the world's woollen markets.</i></p> <p><i>Its extensive grounds planted in the tradition of 19th century English landscape parks holds a major botanical collection and its large, exceptional collection of rural buildings is especially important because of both the quality and rarity of the group.</i></p> <p><i>The Camden Park orchard site and cottages area contains the remnants of an early commercial and scientific horticultural collection which was established by William Macarthur and made an contribution to commercial horticulture in NSW and other colonies such as South Australia. The cottages are an integral part of the orchard complex which continued to function commercially until for 150 years and are important 19th century elements of the landscape.</i></p> <p><i>Camden Park played a vital role in the fledgling Australian wine industry through its importation and distribution of vine cuttings throughout NSW and the Barossa Valley of SA. By 1853 Camden Park listed some 33 grape varieties for sale. By 1841 William & James were producing more than 5000 gallons and that vintage won Gold Medals in England. In 1844 24,000 vine cuttings were sent from Camden Park to Adelaide, setting South Australia on a path to becoming an internationally acclaimed wine growing district. Camden Park became world-renowned for the quality of its wine and by 1845 was producing around 10,000 gallons per annum as a serious vineyard and one of the most highly regarded in the colony and with quite a reputation overseas.</i></p> <p><i>James & William Macarthur managed the estate with great enterprise, importing expert workers: Australia's first skilled wool-sorter from Silesia, shepherds from Scotland, vigneronns from Nassau and dairymen from Dorset. They installed the first irrigation plant in Australia in 1830 and the first sheep wash and wool press. After changes of soil and climate in 1849 dictated sale of their merino stud, wheat was the staple until the mid 1860s. But rust and labour shortage led to a change to mixed farming - sheep and cattle fattening, mixed grains, wine, horses for India until 1857, and Australia's largest plant and tree nursery. The 2000 specimens of plants, shrubs and trees included the country's premier collections of domestic orchids and camellias, both of which William Macarthur was one of the first to introduce into Australia.</i></p> <p><i>Two vineyards were planted in 1830 and 1841 and produced up to 16000 gallons a year including choice vintages, with as much as 30000 gallons in cellar sometimes. In 1832 the estate exported the first Australian brandy, and had 8 vintage and fortified wines varying from Muscat to Riesling at the Paris Exhibition of 1861. Also in the 1830s William Macarthur pioneered processes of drying fruit, "with which the British Isles were unacquainted". In 1857 Camden Park had a variety of all normal species of orchard fruits and nuts, 56 varieties of apple including cider making types, 31 kinds of pear, 23 citrus fruit varieties</i></p>				

including Navel oranges, 16 table grapes apart from 32 wine varieties. Apricots, plums, cherries, quinces, figs, chestnuts, almonds and strawberries were also grown on the estate.

The Camden Park garden and nursery is historically important as part of the original Macarthur family Camden estate. The garden is significant for its demonstration of the early nineteenth century estate garden design, including the following: The use of a hill site to take advantage of the views; the use of plantings to enframe views; and the planting of trees with ornamental form, demonstrating the influence of the early nineteenth century horticultural movement. The area has historical significance as the original Macarthur nursery renowned for the introduction and propagation of exotic plants in early Australia. Significant features include the following: the area of olive and plumbago shrubbery; the brick edged gravel carriage loop; structured vistas from the house entrance and garden entrance; specimen plants of araucarias and camellias reputed to be the oldest in Australia; well blended later additions of herbaceous beds and rose garden; and ruins of the gardener's lodge, potting sheds and hothouses from the original nursery period.)

Finally, the estate is of major landscape and environmental significance as a significant area of open space lining the Nepean River with landmark landscape features including the tree lined river meadows, ridge top Belgenny Farm Group, the driveways and the relic orchard and plantations site on the flood plain north-east of the mansion.

Rare - historic and aesthetic values

Representative - historic, aesthetic and scientific values

Associative values - historic and aesthetic



Figure 20. Working Farm in the Camden Park Estate and Belgenny Farm (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Menangle Weir	Wollondilly LEP 2011	#I101	Station Street, Menangle Park	Local

Statement of Significance:

The Menangle Weir is one of the system of Upper Nepean Scheme Compensation Weirs. It is of historical significance for its association with the Upper Nepean water supply scheme completed in 1886. The Weir is of aesthetic/technical significance for its proximity to the Menangle Railway Bridge, for its natural setting and its stone construction which demonstrates late 19th century weir building techniques.



Figure 21. Menangle Weir (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Menangle Landscape Conservation Area	Wollondilly LEP 2011	#C6	Menangle Park	Local
<p>Statement of Significance:</p> <p><i>The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19th century engineering work in the colony of NSW. The historical significance of the landscape derives from the fact that it was part of the Macarthur family's Camden Park rural enterprise and includes the routes of major historic road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.</i></p> <p><i>Menangle Village and its landscape setting have strong associations with the surveying and construction of the main Southern railway Line, a major mid-19th century engineering work in NSW. Also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Stanham and Onslow families and the many convicts, tenant farmers and others employed to develop and run the estate.</i></p> <p><i>Aesthetically significant are the visual contrasts of surrounding ridges, hill slopes and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape also has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such residential development and aged care facilities.</i></p> <p><i>The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects John Horbury Hunt and Sulman and Power.</i></p> <p><i>While the criterion for social significance has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social significance is also attested by the fact that the area and/or heritage items within it have been recognised as significant by the local government authority and by the NSW Government.</i></p> <p><i>Further research of the documentary evidence and existing heritage fabric of Menangle Village and its cultural landscape setting is considered highly likely to yield more information on the natural history of the place and its Aboriginal and non-indigenous cultural heritage. Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.</i></p> <p><i>The area possesses a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, soils, streams and vegetation and the ways in which those environmental attributes influenced the occupation of the land by Aboriginal people, the construction of the Menangle Road and the Main Southern Railway Line, early European settlement and agriculture, decline following development of alternative land uses and transport routes and, more recently, residential subdivisions and rural lifestyle developments. A limited comparative analysis with other similar rural estates in NSW and elsewhere in Australia supports this assessment of rarity.</i></p> <p><i>Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.</i></p> <p>- No image available</p>				

Item Name	Register	Item Number	Address	Significance
Menangle House	Campbelltown LEP 2015	-	Racecourse Avenue, Menangle Park	Local
<p>Statement of Significance:</p> <p>No statement of significance currently exists for this item.</p>  <p>Figure 22. Menangle House (Source: Extent Heritage).</p>				

Item Name	Register	Item Number	Address	Significance
The Pines	Campbelltown LEP 2015	-	Menangle Road, Menangle Park	Local
<p>Statement of Significance:</p> <p>No statement of significance currently exists for this item</p> <p>- No image available.</p>				

Item Name	Register	Item Number	Address	Significance
Riverview	Campbelltown LEP 2015	-	Menangle Road, Menangle Park	Local

Statement of Significance:

No statement of significance currently exists for this item.

- No image available

Item Name	Register	Item Number	Address	Significance
Menangle Racecourse	Campbelltown LEP 2015	-	Menangle Road, Menangle Park	Local

Statement of Significance:

No statement of significance currently exists for this item.

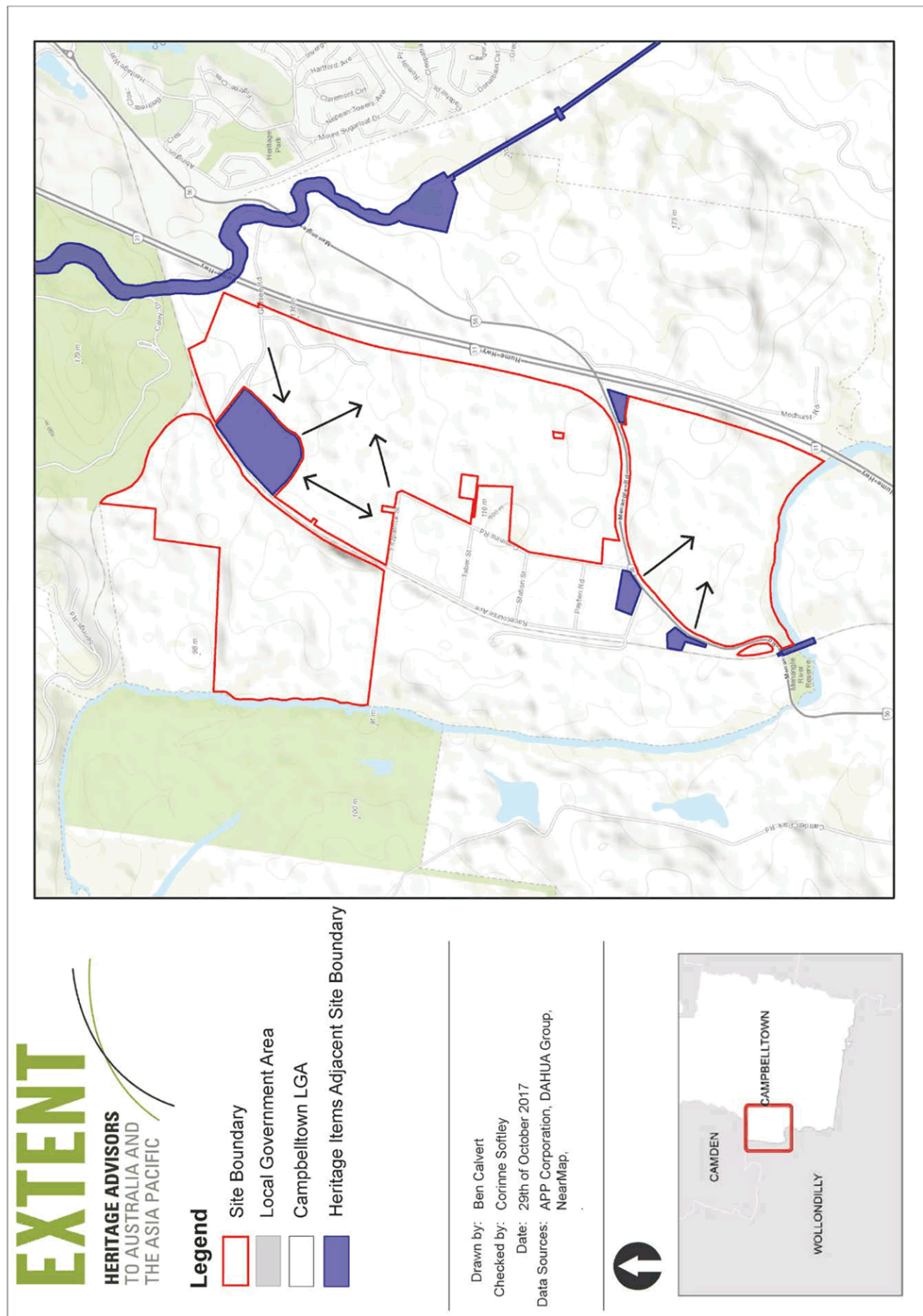


Figure 23. Menangle Racecourse (Source: Extent Heritage).

7 KEY VIEWS

On the 27th October 2017, the masterplan area was surveyed with an aim to identify the impact of the current building on views and settings from heritage items in the area, and therefore the potential impact of the proposed development. Generally, all the listed heritage items that border the masterplan site have heavy vegetation inside their site boundaries that screen them. This is particularly the case for Riverview and The Pines, which are not visible from any vantage point.

Key views have been identified on the plan below.



8 HERITAGE ADVICE

There are several heritage considerations that should be taken into account as part of the masterplan proposal. These include potential impacts to heritage items in the immediate vicinity of the proposed development, as well as potential built and archaeological heritage within the project area. The following section outlines where the masterplan is considered to be adequate in the protection of heritage, and where further action is required.

8.1 Masterplan Documentation

The masterplan documents available during the preparation of this report did not include any heritage overlays. These should be included to contextualise the precinct and to guide the future management of the site.

Recommended action:

- **Include heritage overlay of identified heritage items**
- **Include heritage overlay of identified archaeological sites**
- **Incorporate interpretation planning (see Section 8.5)**

8.2 Views and Settings

Whilst the subject site does not contain any listed heritage items, there are several items located in the vicinity of the masterplan area. As many of the items relate to the agricultural history of the Menangle Park area, consideration of impacts to views and settings of these items is important to maintain heritage significance.

Heritage Item	Listing Status	Potential Impacts
Riverview	LEP	Impacts are likely to be minor as the dwelling is heavily screened by mature vegetation. The item will not be visible from any vantage point within the masterplan study area, nor will works alter views from the dwelling.
The Pines	LEP	Impacts are likely to be minor as the dwelling is heavily screened by mature vegetation and the landscape setting to the east of the site will be retained. The item will not be visible from any vantage point within the masterplan study area.
Upper Canal	SHR	The works will have no impact on the setting of the upper canal. The landscape around this portion of the canal will be retained.
Menangle House	LEP	Visual impacts are considered to be low as Menangle House as it is well screened by mature vegetation and the study area opposite the site is being retained as open space.
Glenlee House	SHR	Whilst views to and from Glenlee House are open and expansive, the item is well considered with respect to the masterplan. The SHR curtilage will remain unchanged, providing a wide landscaped area around the property. In addition, the landscape to the south of the item will be retained along with the riparian corridor. This will retain some views for the site south towards the town of Menangle Park. Whilst the site will no longer be clearly visible from Fitzpatrick Street, the same views will be afforded within the Town Centre precinct.

Menangle Rail Bridge	SHR	The masterplan will have no impact on views and settings for this item as the landscape setting around this item will be retained.
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Recommended action:

- **Consider undertaking a photographic archival recording of views to and from all identified heritage items, taking into consideration the landscape setting of the items. This can provide contributory information to the historic records of the Menangle Park area and can be integrated into a heritage interpretation for the site (see Section 8.5).**
- **In addition to the riparian corridors, maintain remnant vegetation throughout the masterplan area where possible. This is particularly the case for several proposed open spaces.**
- **The character of the new development should not have an adverse or greater effect on heritage items in the vicinity of the new development.**
- **in the vicinity of heritage items should not have adverse or greater effect on the heritage**

8.3 Built Heritage

Casey & Lowe identified two potential built heritage items; noted as the cattle pens and ramps (B10) and dairy bails (B11). Both items are in poor condition and contribute little towards the understanding of the history of the area. As a result, they are considered to be of low heritage significance and are not worthy of individual listing. Their removal is considered to be acceptable, provided the recommended actions outlined below are undertaken.

During the site visit a pair of silos were identified in the southern portion of the subject site. The silos are of local significance as evidence of dairying in the Campbelltown District and dairying practices in the 1930s. Specifically, they are examples of a standard concrete silo design promoted by the NSW Department of Agriculture during the 1930s depression, and as structures associated with the NSW Government unemployment relief scheme of that period.

Although the silos are considered to be historically significant, a condition assessment undertaken by SMEC in April 2018 found that “the structures are in are in poor condition, consisting of concrete spalling, corroding reinforcement, failed roof timbers, displaced roof and wall cladding and termite infestation. Substantial works would be required to remediate the structures to a safe condition, suitable for a residential environment.”² As a result, the silos are considered too unsafe to retain in full.

While the silos are not heritage listed, they are of significant heritage value. Their removal is therefore considered to be greater than “minor”. If the opportunity to retain or partially retain the silos in situ exists, then options for their interpretation should be considered.



Figure 24. Silos in southern portion of the subject site (Source: Extent Heritage).

Recommended action:

- Include the dairy bails and cattle pens and ramps in an archival recording, as set out in Section 8.2 above.
- Incorporate the agricultural history of the site in an Interpretation Plan (see section 8.4 below).
- Consider the retention of the silos in-situ for interpretation purposes. Note: retention in situ does not necessarily mean retention of the entire structure. Options for adaptation/interpretation should be explored as part of an Interpretation Plan (see section 8.4 below).

8.4 Archaeological Potential

As set out in the Aboriginal and Historic Heritage Gap Analysis of the Greater Macarthur Investigation Area (GMIA), the subject site has been noted as having “low-medium” archaeological potential. As a result, the masterplan should follow the management recommendations of Category 3: management of archaeological resources in the areas of low archaeological potential. In this category archaeological items are classified as works and not relics, and as such, are not subject to the Heritage Act.

The management recommendations are as follows:

- Archaeological involvement such as testing or monitoring prior to or in conjunction with redevelopment work would not be required.
- No planning restrictions or protection measures would be required.
- A proposed development could generally ‘Proceed with Caution’ in these areas. Archaeological involvement would be on an ‘as needed’ basis.
- In the event that archaeological remains are discovered, works would stop and the NSW Heritage Division would be notified in accordance with Section 146 of the Heritage Act. Further works in the affected areas would not resumed until a decision on appropriate management has been made. This is likely to require an excavation permit under the Heritage Act to allow

further disturbance or removal of the exposed relics. In order to obtain an excavation permit, an archaeological assessment and research design would need to be submitted to OEH for approval.

There are several potential archaeological sites located within and directly adjacent to the subject site. These items and their management recommendations have been included below.

Site	Within / Adjacent to study area	Impact as a result of master plan	Action Required
Brien's farm and house site (S1)	Within	None	None
Thomas Vardy's estate (S3)	Within	Likely disturbance through subdivision and development of the site for residential purposes.	Follow the Category 3 management advice outlined above
Mt Pleasant (S5)	Adjacent	Potential impact to outer areas of archaeological site which may fall into the masterplan study area.	Follow the Category 3 management advice outlined above within a 10m buffer of the Mt Pleasant site
Noone's Farm (S6)	Within	Likely disturbance through subdivision and development of the site for residential purposes.	Follow the Category 3 management advice outlined above
House of Chinese market gardener (S7)	Within	Protected by riparian corridor along the Nepean River	None

Recommended action:

- See above table above for actions.

8.5 Heritage Interpretation

Interpretation is an opportunity to reveal long-term connections with our cultural identity, reveal storylines within a community and increase public understanding and appreciation. As the Menangle Park area will be utilised for both residential and commercial purposes, there is ample opportunity to provide heritage interpretation throughout the precinct. This will assist in mitigating the heritage impact of the proposed masterplan

Interpretation should consider the following:

- The types of audiences who will interact with the site;
- The most appropriate locations and types of devices for the site;
- Site user requirements;
- Avoid the removal of mature vegetation or adverse alterations to landscape setting;
- Stakeholder consultation.

With respect to European heritage, key historic themes which could be interpreted include:

- Agriculture – activities related to the cultivated and rearing of plant and animal species, usually for commercial purposes
- Environment/cultural landscape – Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings

- Pastoralism – *Activities associated with the breeding, raising, processing and distribution of livestock for human use*
- Towns, suburbs and villages – *Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages*
- Land tenure – *Activities and processes for identifying forms of ownership and occupancy of land and water*

Recommended action:

- **Consideration should be given to the preparation of an Interpretation Plan.**
- **Integrate proposed interpretation into the masterplan documentation.**
- **Utilise public spaces and facilities (such as the school) for heritage interpretation.**
- **If possible, retain the silos in-situ for interpretation purposes. Note: retention in situ does not necessarily mean retention of the entire structure. Options for adaptation/interpretation should be explored as part of an Interpretation Plan.**

8.5 Status of Applications

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

That the information be noted.

Purpose

To advise Council of the status of development applications within the City Development Division.

Report

In accordance with the resolution of the Council meeting held 13 March 2018, that Councillors be provided with monthly information detailing the status of each report considered by the IHAP, now known as the Local Planning Panel (LPP), South Western City Planning Panel and approved by the General Manager under delegation of a value of more than \$1m, the attachment to this report provides this information as requested.

Attachments

1. List showing status of Development Applications (contained within this report)

Development Application Register

DAs to be considered by the Regional Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1585/2015/DA-MP	Lot 1097 Goldsmith Ave, Campbelltown	Masterplan for Macarthur Gardens North and construction of stages 1 and 2 of Macarthur Gardens North, involving the construction of 72 dwellings, civil works and subdivision	\$19,640,000	>\$5million Crown	Assessing	
206/2016/DA-RS	Lot 1097 Goldsmith Ave, Campbelltown	Subdivision into nine superlots, a residue allotment, construction of 86 residential dwellings and associated Torrens and Strata subdivision and minor alterations to masterplan	\$19,600,000	>\$5million Crown	Assessing	
726/2016/DA-RS	Lot 1097 Goldsmith Ave, Campbelltown	Masterplan amendments, medium density housing and associated subdivision within stages 7, 8 and 9 in Macarthur Gardens north	\$20,640,000	>\$5million Crown	Assessing	
4204/2016/DA-RA	6-12 Dumaresq Street, Campbelltown	Demolition of existing structures and construction of a 15 storey mixed use residential flat building comprising of 85 residential units, four levels of basement car parking, one level of retail, two levels of commercial and a communal rooftop open space area	\$28,000,000	>20million (registered prior to \$30mil threshold)	Assessing	
389/2017/DA-RA	'Raith' 74 Fern Avenue, Campbelltown	Construction of a residential development containing 134 residences and alterations to and use of the existing heritage building.	\$26,000,000	>20million (registered prior to \$30mil threshold)	Assessing	

Development Application Register

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
497/2017/DA-SW	Riverside Drive, Cheviot Place, Ryeland Place, Southdown Place and Deans Road, Airds	Airds Bradbury Stage 4 subdivision to create 180 residential lots and associated civil works	\$11,200,000	>\$5million Crown	Assessing	
2138/2017/DA-SW	Briar Road, Waterhouse Place, Kingston Place, Merino Crescent and Dorchester Park, Airds	Airds Bradbury Stage 6 subdivision to create 144 residential lots and associated civil works	\$9,088,028	>\$5million Crown	Assessing	
3652/2017/DA-RS	Passiflora Ave and Wiregrass Ave, Denham Court	Construction of 76 attached dwellings and one detached dwelling and subdivision into 77 Torrens title allotments	\$23,179,218	>20million (registered prior to \$30mil threshold)	Assessing	
3293/2017/DA-C	166 - 176 St Andrews Road Varroville	Construction and use of a new cemetery and parklands	\$38,077,510	>\$5million Crown	Referred by Planning Minister to Independent Planning Commission for determination	
3280/2016/DA-RA	12 & 28 Cordeaux Street, Campbelltown	Demolition of existing structures, construction of a 10 storey residential apartment building consisting of 105 residential units, basement car parking, 2 retail/commercial units	\$29,900,000	>20million (registered prior to \$30mil threshold)	Assessing - Deemed refusal Lodged with L&E Court	
4141/2017/DA-C	Campbelltown Hospital, Therry Road, Campbelltown	Construction of a multi-level car park and associated ancillary works	\$21,300,000	>\$5million Crown	Assessing	

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2310/2017/DA-RS	35 Fleming Drive, Campbelltown	Construction of four dwellings and subdivision into four strata allotments	\$648,000	Staff application	Completed	Approved by Panel on 25 July 2018
2342/2016/DA-BH	22 Grandview Drive, Campbelltown	Demolition of an existing dwelling and construction of a 13 room boarding house for up to 19 lodgers	\$485,000	Over 10 objections	Completed	Approved by Panel on 27 June 2018
1382/2018/DA-C	'Mawson Park', Queen, Brown and Cordeaux Streets, Campbelltown	Use of 'Mawson Park' for night markets twice per month	Nil	Council land	Completed	Approved by Panel on 27 June 2018
1985/2017/DA-RA	16 - 20 Palmer Street, Ingleburn	Demolition of existing structures and construction of a five storey residential apartment building containing 52 apartments and two levels of basement carparking, and provision of space for a childcare centre on the ground floor of the building	\$15,137,815	Residential Flat Building - more than 3 storeys	Assessing	
2238/2017/DA-RA	37 Cumberland Road, Ingleburn	Demolition of an existing dwelling and construction of a five storey residential apartment building containing 30 units, basement carparking	\$8,712,418	Residential Flat Building - more than 3 storeys	Deferred for more information	
3598/2017/DA-SL	1 Reddall Street, Campbelltown	Demolition of existing dwelling and construction of a three storey senior living building consisting of 14 independent living units	\$2,400,000	Residential Flat Building - more than 3 storeys	Deferred for more information ¹⁹	

Development Application Register

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
3885/2017/DA-SW	Lot 3 Menangle Rd, Menangle Park	Stage 1 – Menangle Park Urban Release Area – civil works and subdivision of land to create 255 residential lots and seven superlots	\$19,330,000	VPA	Assessing	
559/2018/DA-RS	10 Wickfield Circuit, Ambarvale	Construction of a mixed use development consisting of 27 residential units, 9 retail premises with basement car parking and strata subdivision	\$8,026,960	Residential Flat Building – more than 3 storeys	Deferred for more information	
736/2017/DA-S	2 & 5 Culverston Street, Minto	Subdivision of Culverston Road and the construction of a cul-de-sac head	\$414,639	Council land	Assessing	
743/2018/DA-SW	901 & 913 Appin Road, Campbelltown	Subdivision into 333 residential allotments, 5 residue allotments with associated civil works including road construction, permanent and temporary stormwater management facilities and tree removal	\$19,072,587	VPA	Assessing	
1361/2016/DA-C	7/4 Grange Road, Leumeah	Fit out and use of premises as a brothel – 7/4 Grange Road, Leumeah	\$80,000	18 objections	Deferred for more information	
1623/2016/DA-SW	39, 41A, 41B & 43 Sebastian Avenue, Rosemeadow	Demolition of existing dwelling and structures and subdivision to create 35 lots	\$910,000.00	10 objections	Deferred for more information	

Development Application Register

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1700/2017/DA-SW	Lots 1, 6, 8, 9 and 12 (DP 258940), Dobell Reserve, Burdekin Park, Eldred Park and Tate Park, Gidley Crescent, Claymore	Subdivision into 113 residential lots and one residue lot for future development and associated civil works, Stages 3A and 3B Claymore Urban Renewal Project	\$4,616,000	VPA	Assessing	
3493/2017/DA-RS	Lot 1 Linum and Lot 143 Lantana Streets, Macquarie Fields	Construction of 12 two storey dwellings and subdivision into 12 torrens title allotments	\$3,200,000	Council land	Deferred for more information	
1698/2017/DA-M	2 Albert Street, Ingleburn	Demolition of existing dwelling and construction of two x two storey semi attached dwelling	\$400,000	CLEP variation	Deferred for more information	
774/2018/DA-C	111 Oxford Road, Ingleburn	Partial demolition of existing heritage-listed dwelling and alterations and additions to the existing dwelling for use as a childcare centre for 150 children and associated car parking	\$1,250,000	Heritage	Assessing	

Development Application Register

DAs with a stated value of \$1 million or more approved under Delegated Authority by the General Manager since last Council meeting						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
861/2017/DA-RS	Northam road, Leumeah	Construction of six multi-unit dwellings and strata subdivision	\$1,886,808		Approved	4 July 2017
3135/2017/DA-RS	14 Reddall Street, Campbelltown	Demolition of existing dwelling and construction of four multi-unit dwellings and strata subdivision	\$1,050,750		Approved	25 July 2017

8.6 Update on the construction of Wedderburn Bridge

Reporting Officer

Acting Director City Delivery
City Delivery

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.2 - Create safe, well maintained, activated and accessible public spaces

Officer's Recommendation

1. That no further action be taken with respect to the extension of Lysaght Road, unless funding is provided by either Wollondilly Shire Council or the Roads and Maritime Services of NSW.
2. That Council note the construction of Wedderburn Bridge is anticipated to commence in August 2018.

Purpose

The purpose of this report is to update Council on the construction of the new bridge in Wedderburn and to provide an update on Council's investigations into the possibility of extending Lysaght Road to Appin Road, Wedderburn.

History

Wedderburn is currently a rural community with the majority of properties on acreage. Wedderburn is currently accessed across a causeway that spans the Georges River and consistently suffers from flooding in times of heavy rain. In response to this, Council has been investigating a number of options to provide better access to the Wedderburn community. One option has been for the extension of Lysaght Road to the south, to link up with Appin Road, east of the township of Appin. The other option was to provide a new bridge that provided access to the area, even in times of flooding.

On the first option Council wrote to Wollondilly Shire Council in October 2016, seeking their feedback regarding the possible extension of Lysaght Road to Appin Road, Wedderburn. Wollondilly Shire Council advised that the matter was considered at its meeting held 19 December 2016 and resolved that the Wollondilly Shire Council extends in principal, support in investigating and reporting on the best practical means of securing a second point of access to and from Wedderburn and that any actions occur at no cost to Wollondilly Shire Council. This was reported back to Council at its meeting of 9 May 2017.

Council subsequently resolved:

1. That Council liaise with the Roads and Maritime Services of NSW as to whether they will provide the necessary State Government support and the funding for the extension of Lysaght Road through to Appin Road, Wedderburn.
2. That a further report come back to Council following discussions with the Roads and Maritime Services of NSW.

With respect to the second option, for a new bridge at Wedderburn, Council prepared plans in early 2016. It was estimated by Council that the bridge would cost approximately \$3.2m. A copy of the proposed bridge is provided as attachment 1. Council sought funding from the Federal Government through the Bridges Renewal Program in Round 2, but was unsuccessful. Council again applied for the funding through Round 3 of the Program, and this time was successful in obtaining the grant. A copy of the letter detailing the grant funding is provided as attachment 2. The grant was provided on a dollar for dollar basis. As such, the Federal Government has provided funding for approximately \$1.6m, whilst Council will provide the other \$1.6m. This funding is being provided from Council's Infrastructure Reserve.

Report

With respect to seeking the necessary State Government support and funding for the extension of the access trail link from Lysaght Road through to Appin Road, Wedderburn Council wrote to the Roads and Maritime Services on the 8 September 2017.

The Roads and Maritime Services (RMS) responded to Council's letter on 13 February 2018 advising that they have drafted an Appin Road Corridor Strategy and a new connection to Lysaght Road was not identified as a priority, and is therefore is not in support of Council's request. A copy of the RMS letter is provided as attachment 3.

It should be noted that Council is unable to upgrade or fund the upgrade of roads outside of its' Local Government Area and as there is no support from either Wollondilly Shire Council or the RMS to fund the proposal then it is considered that Lysaght Road cannot be extended through to Appin Road, Wedderburn.

With the Lysaght Road extension not a viable option, the provision of a flood-free bridge across the Georges River took on greater importance. For this reason, Council continued to advocate for State and Federal funding opportunities. Obtaining funding through the Federal Government's Bridge Renewal Program was the catalyst for progressing this project, such that tenders were called for in early 2018.

The tenders for the construction of Wedderburn Bridge closed on Tuesday 17 April 2018. Council received two detailed tender applications which have since been reviewed.

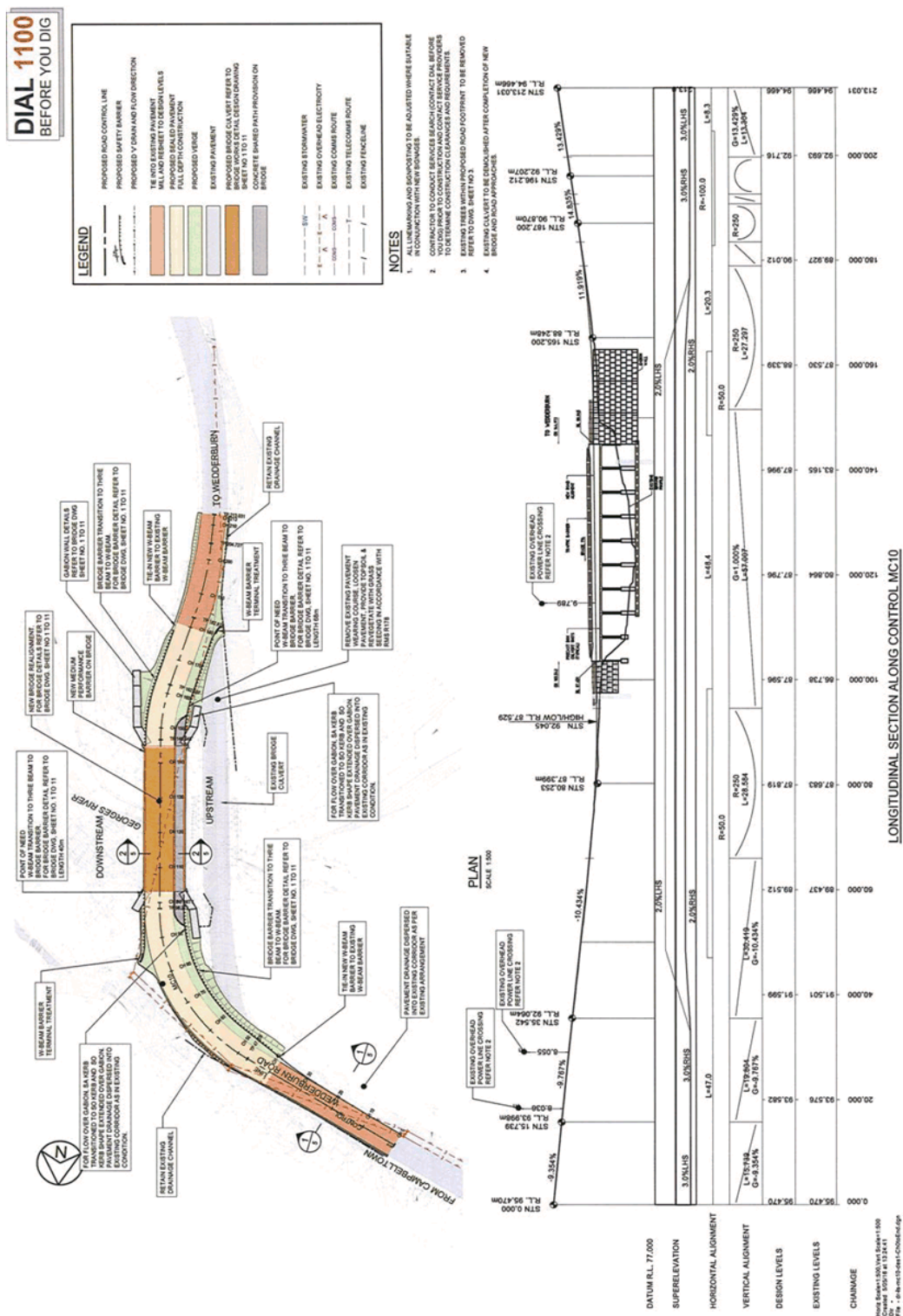
Talis Civil Pty Ltd has successfully been appointed as the contractor for the construction of the new high level bridge at the existing causeway in Wedderburn. Talis Civil Pty Ltd is currently preparing a schedule of works and project management plan to be submitted back to Council prior to the construction commencing.

Construction of the bridge is due to commence in August 2018 and be completed by December 2018. A sod turning event will be held in either August or September 2018 (date

to be confirmed) by Council's Mayor and General Manager with the Federal Minister of Infrastructure, Regional Development and Cities and the Police.

Attachments

1. Wedderburn Bridge Design Plan (contained within this report)
2. Wedderburn Bridge Funding Approval (contained within this report)
3. Response by the NSW Government with regards to the access trail, Lysaght Road through to Appin Road (contained within this report)





SEP20'17 08:35:34 RCVD

The Hon Darren Chester MP
Minister for Infrastructure and Transport
Deputy Leader of the House
Member for Gippsland

15 SEP 2017

PDR ID: MS17-001312

Mr George Brticevic
Councillor
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Councillor Brticevic

BRIDGES RENEWAL PROGRAM ROUND THREE SUCCESSFUL PROJECT

Thank you for your proposals for funding under Round Three of the Bridges Renewal Program. I am pleased to advise you that your proposal listed below, has been successful for Australian Government funding.

- Wedderburn Causeway/Bridge Replacement for funding up to \$1,629,075.

The Department of Infrastructure and Regional Development will contact your council officers shortly to commence negotiations to enable your council to receive this funding. Initially your council will receive an *Offer of Funding* which must be returned by 10 November 2017 to accept the funding offer, confirm your matching funding, milestones and ongoing eligibility. This will commence negotiations and once agreed, will be documented via the *Project Agreement*. Funding can only be paid once there is a signed *Project Agreement* in place that sets out the terms and conditions under which the funding is provided.

A list of all projects that have been successful under Round Three will also be made available on the Department's website at www.infrastructure.gov.au/bridges.

You can contact my Department at bridgesrenewal@infrastructure.gov.au or on 02 6274 8040 if you require any further information or assistance.

I wish you every success with your project.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

DARREN CHESTER



FEB19'18 07:55:32 RCUD

13 February 2018

Our Ref. Case 00401955

Campbelltown City Council
Mr Kevin Lynch
Executive Manager Infrastructure
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Mr Lynch

RE: Access Trail, Lysaght Road through to Appin Road

Thank you for your letter received 21 September 2017 proposing the reopening of a track between Lysaght Road and Appin Road. I apologise for the delay in responding.

Roads and Maritime Services (Roads and Maritime) have no plans to connect Appin Road to Lysaght Street, Wedderburn. RMS have drafted an Appin Road Corridor Strategy and a new connection to Lysaght Street was not identified as a priority.

The NSW Department of Planning, Transport for NSW and Roads and Maritime have been looking at a future Transport Network that will cater for changes in Land Use associated with the Greater Macarthur Priority Growth Area. It may be appropriate to raise this proposal for consideration via this planning process.

If you have any further questions about this matter please contact Brendon James, Manager Regional Planning on 02 4221 2531 or Brendon.James@rms.nsw.gov.au.

Yours faithfully

SIGNATURE HAS BEEN REMOVED

J Subasinghe
A/Director, Southern Regio

PO Box 477 | Wollongong NSW 2500
rms.nsw.gov.au

1

8.7 Minutes of Traffic Committee held 28 June 2018

Reporting Officer

Acting Director City Delivery
City Delivery

Officer's Recommendation

That the minutes of the Traffic Committee held 28 June 2018 be noted.

Purpose

To seek Council's endorsement of the minutes of the Traffic Committee meeting held 28 June 2018.

Report

Detailed below are the recommendations of the Traffic Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

Reports listed for consideration

6.1 Letter from the Minister for Police regarding road safety in Leumeah

1. That the letters from Mr Greg Warren MP and the Office of The Hon Troy Grant MP be received and the information be noted.
2. That the issue of road safety in Leumeah be brought back to the Traffic Committee in 12 months to review the success of the plan as highlighted in the letter from The Hon. Troy Grant MP.

CARRIED

6.2 Proposed traffic calming devices in Ohlfsen Road, Minto

That the Traffic Committee recommends the installation of traffic calming devices in Ohlfsen Road, Minto as per Concept Plan 13117 sheets 1 and 2 subject to detailed designs being completed.

CARRIED

6.3 Additional Traffic Calming in Epping Forrest Drive, Kearns

1. That the Traffic Committee recommend the installation of traffic calming devices in Epping Forrest Drive between Epping Forrest Drive and Kearns Avenue, Kearns as per Plan Number 13140.

2. That the Traffic Committee recommend residents residing adjacent to the planned traffic calming devices in Epping Forrest Drive and those that had made submissions be informed of the decision.

CARRIED

6.4 Pedestrian crossing in Copperfield Drive, Rosemeadow

That the Traffic Committee recommend a detailed design of a raised pedestrian crossing in Copperfield Drive, Rosemeadow between Fitzgibbon Lane and Julius Road be prepared for community consultation.

CARRIED

6.5 Proposed Traffic Calming Devices in Eagleview Road, Minto

That Council distribute option 1 Concept Plan for traffic calming devices on Eagleview Road Minto between McClintock Drive and Ben Lomond Road to local residents for consultation.

CARRIED

6.6 Short Term Parking in Stowe Avenue, Campbelltown

That the Traffic Committee recommend the provision of 13 x 2P parking restrictions, 7.00am – 3.00pm Monday to Saturday on the north side of Stowe Avenue, either side of Tailby Street, Campbelltown.

CARRIED

Attachments

1. Minutes of the Traffic Committee held 28 June 2018 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Traffic Committee Meeting held at 10.00am on Thursday, 28 June 2018.

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2.	ACKNOWLEDGEMENT OF LAND	2
3.	APOLOGIES	2
4.	CONFIRMATION OF MINUTES	2
5.	BUSINESS ARISING FROM PREVIOUS MINUTES	2
6.	REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE	3
6.1	Letter from the Minister for Police regarding road safety in Leumeah	3
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6.4	Pedestrian crossing in Copperfield Drive, Rosemeadow	4
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6.6	Short Term Parking in Stowe Avenue, Campbelltown	4
7.	REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE	5
	Nil	
8.	GENERAL BUSINESS	5

Minutes of the Traffic Committee Meeting held on 28 June 2018

1. ATTENDANCE

Present

- Chairperson Councillor K Hunt
- Member for Campbelltown Mr Greg Warren MP
- Representing State Member for Macquarie Fields Mr James
- Senior Sergeant Cotton
- Senior Sergeant Davies
- Roads and Maritime Services - Mr Shah
- Executive Manager Infrastructure
- Coordinator Traffic and Road Design
- Team Leader Traffic Investigations
- Executive Support - Ms Featherstone

2. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Councillor Hunt.

3. APOLOGIES

Traffic Committee's Recommendation: (Shah/Cotton)

That the apologies from Director City Delivery, Interline Bus Company and Busabout be received and accepted.

CARRIED

DECLARATIONS OF INTEREST

Declarations of Interest were made in respect of the following item:

Pecuniary Interests - Nil

Non Pecuniary – Significant Interests - Nil

Non Pecuniary – Less than Significant Interests

Councillor Hunt – Item 6.5 – Proposed Traffic Calming Devices in Eagleview Road, Minto – Councillor Hunt advised that she resides in the vicinity and that she will remain in the room during discussion on this item.

4. CONFIRMATION OF MINUTES

Nil.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

6. REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE**6.1 Letter from the Minister for Police regarding road safety in Leumeah**

Officer's Recommendation

That the letters from Mr Greg Warren MP and the Office of The Hon Troy Grant MP be received and the information be noted.

Discussion

The Member of Campbelltown advised that he has received numerous complaints from residents with regards to road safety in the vicinity of Campbelltown Road and Rose Payten Drive, Leumeah.

Concerns were raised over the sudden decrease in speed limits when exiting the freeway on to Campbelltown Road, Leumeah.

Mr Warren advised that once responses have been received from the Minister for Roads, Maritime and Freight he would refer the response to the Traffic Committee for review and consideration.

Traffic Committee's Recommendation: (Warren/Davies)

1. That the letters from Mr Greg Warren MP and the Office of The Hon Troy Grant MP be received and the information be noted.
2. That this item be brought back to the Traffic Committee in 12 months time to review the success of the plan as highlighted in the Hon. Troy Grants letter.

CARRIED

6.2 Proposed traffic calming devices in Ohlfsen Road, Minto

Officer's Recommendation

That the Traffic Committee recommend the installation of traffic calming devices in Ohlfsen Road, Minto as per Concept Plan 13117 sheets 1 and 2 subject to detailed designs being completed.

Discussion

It was noted that the detailed designs will be referred to the Roads and Maritime Services for comment.

Traffic Committee's Recommendation: (Cotton/Shah)

That the Traffic Committee recommend the installation of traffic calming devices in Ohlfsen Road, Minto as per Concept Plan 13117 sheets 1 and 2 subject to detailed designs being completed.

CARRIED

6.3 Additional Traffic Calming in Epping Forrest Drive, Kearns

Officer's Recommendation

1. That the Traffic Committee recommend the installation of traffic calming devices in Epping Forrest Drive between Epping Forrest Drive and Kearns Avenue, Kearns as per Plan Number 13140.
 2. That the Traffic Committee recommend residents residing adjacent to the planned traffic calming devices in Epping Forrest Drive and those that had made submissions be informed of the decision.
-

Discussion

Council's Executive Manager Infrastructure advised that this matter has been ongoing for a period of time and Council staff believes this is the best outcome in addressing the communities concerns.

Traffic Committee's Recommendation: (Hunt/James)

1. That the Traffic Committee recommend the installation of traffic calming devices in Epping Forrest Drive between Epping Forrest Drive and Kearns Avenue, Kearns as per Plan Number 13140.
2. That the Traffic Committee recommend residents residing adjacent to the planned traffic calming devices in Epping Forrest Drive and those that had made submissions be informed of the decision.

CARRIED

6.4 Pedestrian crossing in Copperfield Drive, Rosemeadow

Officer's Recommendation

That the Traffic Committee recommend a detailed design of a raised pedestrian crossing in Copperfield Drive, Rosemeadow between Fitzgibbon Lane and Julius Road be prepared for community consultation.

Discussion

The Member for Campbelltown advised that he has made representations to Council regarding this matter, Mr Warren noted that this area has a high pedestrian level and raised concerns about pedestrian movement in the vicinity.

The Roads and Maritime Services supported the need for a pedestrian crossing but due to the number of access points, pedestrian safety enhancements would also need to be applied to the design.

Traffic Committee's Recommendation: (Warren/Cotton)

That the Traffic Committee recommend a detailed design of a raised pedestrian crossing in Copperfield Drive, Rosemeadow between Fitzgibbon Lane and Julius Road be prepared for community consultation.

CARRIED

6.5 Proposed Traffic Calming Devices in Eagleview Road, Minto

Officer's Recommendation

That Council distribute option 1 Concept Plan for traffic calming devices on Eagleview Road Minto between McClintock Drive and Ben Lomond Road to local residents for consultation.

Traffic Committee's Recommendation: (Davies/Shah)

That Council distribute option 1 Concept Plan for traffic calming devices on Eagleview Road Minto between McClintock Drive and Ben Lomond Road to local residents for consultation.

CARRIED

6.6 Short Term Parking in Stowe Avenue, Campbelltown

Officer's Recommendation

That the Traffic Committee recommend the provision of 13 x 2P parking restrictions, 7.00am – 3.00pm Monday to Saturday on the north side of Stowe Avenue, either side of Tailby Street, Campbelltown.

Discussion

Council's Executive Manager Infrastructure advised that in the past on street parking was not a concerns in this area however since the implementation of paid parking at Macarthur Square, surrounding streets have seen an increase in long term vehicles parking in the area. Local businesses have raised concerns that their business is suffering due to customers not being able to park in the street. As a result the parking restrictions will be applied adjacent to the business vicinity.

It is also noted that the businesses were not present in this area when the unrestricted parking was first applied.

Traffic Committee's Recommendation: (Davies/Hunt)

That the Traffic Committee recommend the provision of 13 x 2P parking restrictions, 7.00am – 3.00pm Monday to Saturday on the north side of Stowe Avenue, either side of Tailby Street, Campbelltown.

CARRIED

7. REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE

Nil

8. GENERAL BUSINESS

8.1 Car Park Leumeah Road, Leumeah

It was noted that the car parking within the Leumeah Shopping District has been recently been resurfaced and provides long term parking for commuters. It was further noted that signage in the vicinity is in need of review and upgrade.

Council's Executive Manager Infrastructure advised that he will investigate the matter and take all required action to rectify the signage.

Traffic Committee's Recommendation: (Hunt/Shah)

That the information be noted.

CARRIED

8.2 Harcourts Domestic Violence Walk

It was noted that Harcourts Real Estate are proposing to hold a walk on Friday 31 August 2018 to support victims of domestic violence, in the past this walk has taken place on the footpath in Queen Street, Campbelltown however in 2018 Harcourts Real Estate has approached the Campbelltown Police Local Area Command to investigate the feasibility of moving the walk to the roadway (Queen Street, Campbelltown).

Council's Executive Manager Infrastructure advised that a request for a rolling road closure has not been received by the traffic unit at Council.

Traffic Committee's Recommendation: (Cotton/Davies)

That the information be noted.

CARRIED

8.3 Koshigaya Park Campbelltown

Concerns were raised with regards to events which draw large crowds at Koshigaya Park in terms of event goers safety.

Council's Executive Manager Infrastructure advised that Council has recently applied for and has been unsuccessful for a grant for vehicle mitigation at Councils events including Koshigaya Park, however Council is very active in the area and the protection of our community members and is in the process of investigating the feasibility of purchasing large sand stone blocks and large plantings to further secure the area.

Traffic Committee's Recommendation: (Cotton/Hunt)

That the information be noted.

CARRIED

8.4 Beersheba Bridge Henderson Road, Ingleburn

It was noted that the signage previously erected to identify Beersheba Bridge, Henderson Road, Ingleburn has been removed and Council has been asked to reinstate new signage.

Council's Executive Manager Infrastructure advised that he will investigate the matter and make necessary arrangements to have the signage reinstated.

Traffic Committee's Recommendation: (James/Cotton)

That the information be noted.

8.5 High Rise Developments in the Local Government Area

It was noted that with an increase in high rise developments within the Local Government Area that traffic flow and people movement can be of concern with tradespeople occupying the road surface without a permit.

Council's Executive Manager Infrastructure advised that Council's City Standards and Compliance are regularly patrolling the development sites to ensure compliance is maintained.

Traffic Committee's Recommendation: (Davies/Cotton)

That the information be noted.

Next meeting of the Traffic Committee will be advised once determined.

Chairperson Councillor Karen Hunt
Chairperson

Meeting Concluded: 11:04am

8.8 Outcome of the Public Exhibition for the Draft Campbelltown City Community Facilities Strategy

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.2 - Support and advocate for infrastructure solutions that meet the needs of our city and which pay an economic and liveability dividend

Officer's Recommendation

1. That an addition be made to the introduction of the Community Facilities Strategy to reference the Integrated Planning and Reporting Framework.
2. That all recommendations within the Campbelltown City Community Facilities Strategy relating to aquatic facilities be amended to reflect that further analysis and recommendations will be forthcoming and are subject to the outcomes of the current development of an Aquatic Facilities Strategy.
3. That Council adopt the Campbelltown City Community Facilities Strategy with the proposed amendments.
4. That Council write to all individuals and organisations that provided feedback on the draft strategy and thank them for their contribution in the development of the Campbelltown City Community Facilities Strategy.

Purpose

The purpose of the report is to:

1. To advise Council of the outcome of the public exhibition of the Draft Campbelltown City Community Facilities Strategy and the feedback received.
2. To seek Council's adoption of the final Campbelltown City Community Facilities Strategy.

History

The Campbelltown City Community Facilities Strategy provides a framework for how Council will develop, manage and fund community facilities over the next 20 years. The strategy identifies needs and makes recommendations for how to meet these. Most importantly, it defines the benchmarks for the facilities which will support the community to thrive. These benchmarks will guide flexible changes and additions to the recommendations to suit the pace, extent of growth, the needs and aspirations of our communities.

In May 2017, RPS Consulting (RPS) were engaged to prepare the Community Facilities Strategy. Preparation of the strategy involved significant cross-organisational consultation, community engagement, analysis of current utilisation data, demographic needs analysis, benchmarking of provision in other areas, consideration of best practice case studies, mapping of Council and non-Council owned facilities, and development of a strategic framework for the provision of community facilities into the future and strategies to resource this provision.

Funding and delivering these facilities will involve fresh approaches, and Council will need to pursue a range of funding and partnership strategies to deliver community facilities, and will likely include:

- developer contributions – through Section 7.11 and Voluntary Planning Agreements
- joint use and partnership agreements – working with others such as other levels of government, businesses and the not for profit sector to create facilities and hubs for communities
- effective management of Council's property portfolio – assessing the best use of Council's properties and planning for their allocation into the future.

Many of the other facilities needed in Campbelltown will be delivered by the private sector, such as medical centres and child care facilities. Council will have a role in advocating for and facilitating these developments in line with the principles established in the strategy.

The lead consultant from RPS presented the draft strategy to the Councillor briefing session held on 21 November 2017.

A further internal review of the draft strategy was undertaken in February 2018 in light of market indications that future population growth in the southern greenfield areas was more likely to approach the high growth scenario, and that further community facility provisions should be included in recommendations within the document to guide evolving planning proposals. The lead consultant provided further advice to Council in regard to this revised population scenario.

RPS agreed to Council ownership of the draft strategy executive summary document which officers have edited and branded to reflect the revised recommendations for the Southern District and Glen Alpine–Gilead. The introduction to this executive summary document has been further refined to more strongly reflect the role of the document as providing a flexible framework to guide future planning and Council's approach to delivery and funding. As such, this summary document is now considered Council's draft Community Facilities Strategy, supported by the detailed analysis and engagement undertaken by RPS.

Council at its meeting held 10 April 2018 resolved:

1. That Council endorse the Draft Campbelltown City Community Facilities Strategy for the purpose of public exhibition for a period of 28 days.
2. That a further report be provided to Council following the exhibition period to consider any submissions and final adoption.

Report

Following Council's consideration of the report at its meeting held 10 April 2018, the draft strategy was placed on public exhibition from Tuesday 17 April to Monday 18 June to seek final community feedback prior to being considered by Council for adoption.

During this period, the following was undertaken to raise awareness of the draft strategy and encourage community feedback:

- promotion via Council's website, including on the Have Your Say page
- provision of hard copy at all Council libraries from 16 April 2018
- advertisement in local newspapers from 22 May 2018
- media release on 16 April 2018
- leaflets informing of the release of the draft strategy and the Have Your Say site made available at the Gordon Fetterplace Aquatic Centre on 12 April 2018.

Council received seven written comments on the Council Have Your Say page during the exhibition period; however two of these were not related to the draft strategy. Additionally, South West Sydney Local Health District also provided feedback via email.

The table below sets out the feedback, response and any proposed amendments to the final strategy:

Feedback	Response
Lack of support for proposed relocation of Gordon Fetterplace Aquatic Centre, suggest upgrade to existing facility	All recommendations relating to aquatic centres be amended to respond to current preparation of an Aquatic Facilities Strategy
Support for rationalisation of Hurley Park Hall	The Strategy recognises the need to rationalise some Council properties to deliver more appropriate facilities in more accessible locations
Lack of support for proposed relocation of Gordon Fetterplace Aquatic Centre, suggest upgrade to existing facility	All recommendations relating to aquatic centres be amended to respond to current preparation of an Aquatic Facilities Strategy.
Lack of support for proposed relocation of Gordon Fetterplace Aquatic Centre, suggest upgrade to existing facility	All recommendations relating to aquatic centres be amended to respond to current preparation of an Aquatic Facilities Strategy.

Need for equitable provision of community facilities in Airds including youth facilities.	<p>The strategy recognises the need for continuous provision of community facilities in Airds.</p> <p>Council will continue to stakeholders in the Airds redevelopment to deliver community facilities as part of the town centre.</p>
Support for the opportunities for social connectedness within integrated facilities and positive to see a focus on the arts as this responds to broader health.	The strategy emphasises community facilities as facilitators of social connectivity and broad health and wellbeing
Concern that relocation of facilities risks a loss of sense of place and potential to reduce accessibility and a need for adequate consultation. Facilities provision will need to maintain engagement, overcome resistance to change and create shared usage.	<p>The strategy supports increasing accessibility through improving delivery to areas with good public transport and colocation of complementary uses.</p> <p>Provision will be delivered within a place-based framework and any changes to existing facilities will involve consultation and engagement</p>
Question the adequacy of the depth of analysis, linkages with other Council strategies and plans, with facilities provision regionally, and clarity with regard to strategy implementation.	<p>The strategy was drawn from the more detailed analysis undertaken by RPS which considered provision in other LGA's, and was developed in consideration of Library Strategic Plan: Connect Create Learn and the Sport and Recreation Strategy.</p> <p>The final strategy has been amended to include reference to the Integrated Planning and Reporting Framework, clarify how the strategy sits within this overall framework.</p> <p>An implementation plan for the delivery of the strategy will commence following its adoption.</p>

Additionally, there was some initial discussion on social media relating to the proposed relocation of the Gordon Fetterplace Aquatic Centre which was generally unsupportive of the proposal.

Next steps

Following Council's adoption of the Campbelltown City Community Facilities Strategy it is proposed to develop an implementation plan to prioritise planning and funding of existing and proposed facilities.

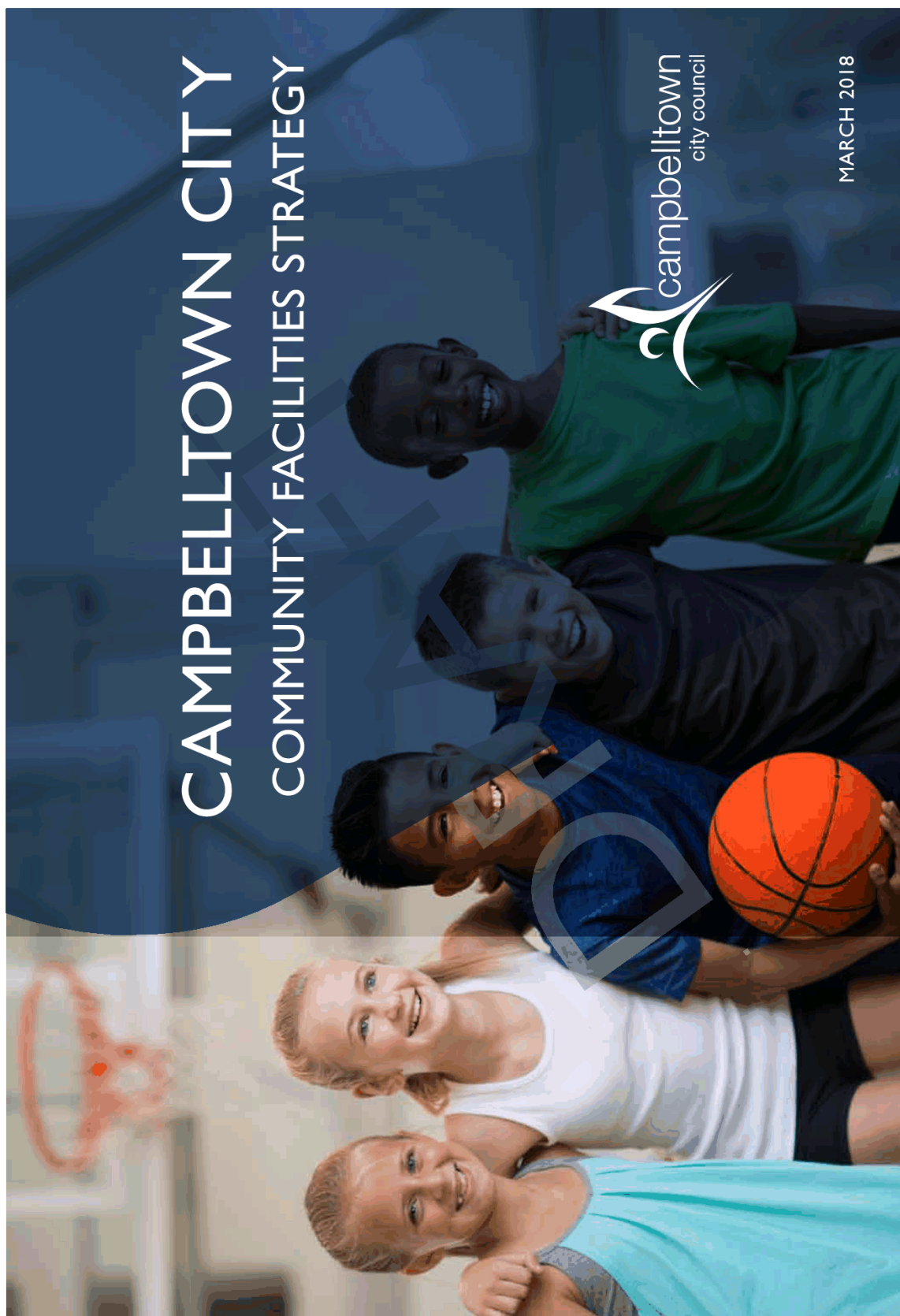
In addition, work will commence to identify detailed needs of community organisations and other stakeholders for community spaces to undertake service delivery or social programs in order to match up available space with demand.

Conclusion

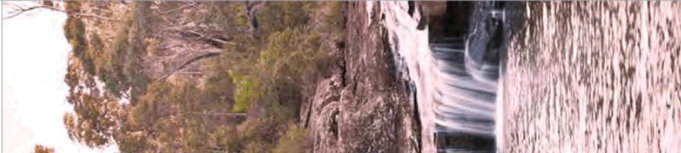
The Campbelltown City Community Facilities Strategy provides a framework for how Council will develop, manage and fund community facilities over the next 20 years. The strategy provides a clear direction for delivery of community facilities to enable Council to be well positioned to respond to the growing and changing needs of the community, and to provide facilities that will support the community to thrive.

Attachments

1. Draft Community Facilities Strategy attachment (contained within this report)



PAGE 2



ACKNOWLEDGEMENT OF COUNTRY

Campbelltown City Council would like to show its respect to the Dharawal people, their Elders past and present and to extend that respect to other Aboriginal and Torres Strait Islander people.

Council recognises and values the contribution to the Campbelltown Local Government Area made by Aboriginal and Torres Strait Islander people and looks forward to a future of mutual respect and harmony.

(Extract from Campbelltown City Council's Statement of Commitment to Aboriginal People)

CAMPBELLTOWN CITY COMMUNITY FACILITIES STRATEGY | MARCH 2018

places they visit most, helping to create community hubs.

I recognise the important framework this strategy provides to guide the planning and delivery of community facilities to our communities now and into our growth future. I thank all those who have shaped this strategy and look forward to continuing to work together with our community to deliver new and enhanced facilities into the future.

Cr George Brticevic
Mayor of Campbelltown

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INTRODUCTION

Overview

Well designed and placed community facilities deliver vital amenities to new and changing places, providing spaces and places to extend and strengthen our social connections. They build our sense of belonging, the identity of our places and build resilience in our communities. Community facilities are integral for providing opportunities to engage in a broad range of social, recreational, learning and cultural activities.

As Council adopts a place based approach to engaging, activating and planning our communities, our community facilities will play an increasingly important role in evolving and invigorating our public places and how we live, work, learn, connect and play.

Now a community of approximately 157,000 people, Campbelltown is expected to grow to more than 270,000 people by 2036. Existing places will grow and change, new places will develop and facilities will be needed to respond to our community needs and aspirations as Campbelltown makes these changes.

To plan for existing needs and growth, Council commissioned RPS Consultants to prepare a Community Facilities Strategy (CFS) to assess the supply of and demand for Council owned community facilities against the needs of the current and future community. The Campbelltown City Community Facilities Strategy is based on this assessment.

The Community Facilities Strategy provides a framework for how Council will develop, manage and fund community facilities over the next 20 years. The strategy identifies needs and makes recommendations for how to meet these. Most importantly, it defines the benchmarks for what our communities need to thrive. These benchmarks will guide flexible changes and additions to the recommendations to suit the pace and extent of growth and the needs and aspirations of our communities. We know that the community facilities of the future will be different from those of the past, building on what works and bringing fresh and new approaches to suit our ever changing lifestyles.

Funding and delivering these facilities will also involve fresh approaches, and Council will pursue a range of funding and partnership strategies to deliver the public facilities our communities need to thrive, and will likely include:

- Developer contributions – through Section 94 and Voluntary Planning Agreements.
- Joint use and partnership agreements – working with others such as other levels of government, businesses and the not for profit sector to create facilities and hubs for communities.
- Effective management of Council's property portfolio – assessing the best use of Council's properties and planning for their allocation into the future.

Many of the other facilities we will need in Campbelltown will be delivered by the private sector, such as medical centres and child care facilities. Council will have a role in advocating and facilitating these developments in line with the principles established in this strategy.

Defining Community Facilities

For the purpose of this report, the definition for community facilities has been adopted from *Campbelltown Local Environmental Plan (LEP) 2015*. Based on the definition in the LEP Community Facility means a building or place:

- owned or controlled by a public authority or non-profit community organisation, and
 - used for the physical, social, cultural or intellectual development or welfare of the community.
- It does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Community Facilities Hierarchy

DEFINITION

HIERARCHY	DEFINITION
Regional Facility	Regional facilities service a broad population that extends beyond the LGA boundary and are landmark facilities within the Macarthur region and South West Sydney.
City Wide Facility	City wide facilities are LGA wide facilities that service the LGA. In the case of Campbelltown, the size of the LGA as well as boundaries mean that there could be multiple regional facilities. City wide facilities are considered to be a subset of regional facilities.
District Facility	District facilities in the case of Campbelltown serve populations between 30,000 to 60,000 and may serve large parts of the LGA.
Local Facility	A local facility is run at a precinct and place based level. The population can range from 5,000 to 30,000 people. This includes neighbourhood facilities.
Specialist Facility	A specialist facility is considered a subset of a local facility. Specialist facilities include childcare and sport facilities.



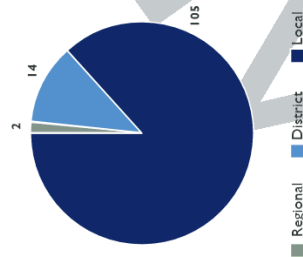
INTRODUCTION

Geographic Hierarchy

Campbelltown is a large LGA with a diverse population and unique places which have formed the basis of this place based assessment. A geographical hierarchy has been considered for this CFS. The assessment of community facilities has been broken into a regional assessment, three district assessments and 13 place based assessments.

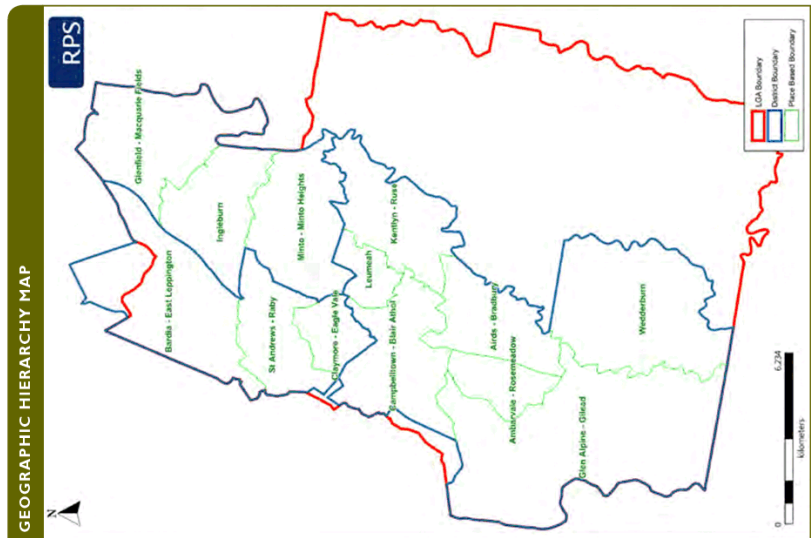
Each of the 13 places are a collection of one to four State Suburbs (as defined by the Australian Bureau of Statistics). These form the basis of local community facilities provision.

Current Facilities by Hierarchy



Geographic Hierarchy Designation

REGION	DISTRICT	PLACES
Campbelltown LGA	North Eastern District	<ul style="list-style-type: none">Glenfield – Macquarie FieldsIngleburnMinto – Minto Heights
	North Western District	<ul style="list-style-type: none">BardiaSt Andrews – RabyClaymore – Eagle Vale
	Southern District	<ul style="list-style-type: none">LeumeahCampbelltown – Blair AtholKentlyn- RuseAmbarvale – RosemeadowAirds BradburyGlen Alpine – GileadWedderburn



INTRODUCTION

Developing a Community Facilities Strategy needs to foremost put the needs of the community first. This needs to be considered within the reality of investment capability, asset management and appropriate use of spending.

Consultation for the preparation of this CFS was undertaken both internally within Council as well as externally with the community. In line with consultation held with the community, the CFS has been prepared a number of overarching goals.

Overarching goals of the Community Facilities Strategy

- ▲ To provide access to community facilities that meets the needs of the community (now and in the future)
- ▲ To ensure community facilities are adaptable and allow for multi-purpose use
- ▲ To provide a hierarchy of facilities that support local, district and regional uses
- ▲ To ensure that the provision of community facilities can feasibly be provided by the public and private sectors
- ▲ To provide co-located facilities as part of strategically located community hubs
- ▲ To provide equitable access to facilities for people from a range of incomes, age groups and abilities
- ▲ To locate facilities in close proximity to public transport
- ▲ To ensure there is a hierarchy of local, district and regional facilities servicing place based needs and population growth
- ▲ To provide flexible spaces that can adapt with changing and growing community needs
- ▲ To ensure facilities are staffed and programmed to increase utilisation and activation
- ▲ To ensure facilities are well-resourced with access to smart technology and innovation
- ▲ To provide facilities which are creators of socially, economically and environmentally sustainable communities.



BEST PRACTICE – CASE STUDIES

Best Practice Community Facilities

Community facilities provide a vital public service to communities. Case studies of best practice community and cultural facilities managed by local government are provided. These case studies have been chosen because they:

- Deliver a similar range of cultural and community uses within a multi-purpose building
- Have a strong community and cultural outcomes focus
- Have a strong sense of identity
- Service the local area but have a draw or impact larger than the immediate community
- Are providing programs and services at a district or regional level
- Meet best practice principles in terms of location, multi-purpose, co-location, sustainability and community identity
- Balance community and cultural use and outcomes with economic and environmental viability, ensuring sustainability and also funding to re-invest into cultural and community programs.

Joynton Avenue Creative Precinct, Green Square

The City of Sydney is currently building a new creative precinct in Green Square, co-locating a Creative Arts Centre, Community Shed, Performing Arts Hub and public art with public parkland.

The new Creative Arts Centre will cater to hobbyists, emerging artists and professionals. Overlooking the new Matron Ruby Grant Park, the terrace will host yoga classes, tai chi and painting classes. Inside will be an artist-run gallery, artist studios, bespoke jewellery benches and a variety of co-working spaces for creative entrepreneurs, for lease at affordable rates. They will also offer a range of workshops and classes in creative arts practices such as painting and drawing.

The Banga Community Shed is for groups to host workshops and other activities. Community sheds are a growing initiative for retirees, those who can't find full-time work or people living in high-density areas with little access to outdoor space. 'Banga' is an Aboriginal word meaning 'make' or 'do'.

The Performing Arts Hub will offer affordable rehearsal space and performance facilities to the community. Designed to allow the small-to-medium performing arts sector an opportunity to develop work, the space will be acoustically treated, seat 300 people and feature a sprung floor. It will cater for groups such as local school bands, independent theatre companies or chamber orchestras.

A newly commissioned public artwork "While I Live I Will Grow" by Maria Fernanda Cardoso will respond to the history of births on the site as well as themes of water and drought, while seeking to grow with the community making Green Square their home.

The City of Sydney has chosen 107 Projects, a not-for-profit cultural enterprise, to manage the Joynton Avenue Creative Centre. 107 Projects will be the 'head tenant' and have the responsibility of managing the centre's daily operations, engaging with creative tenants and developing programs and activities.



<div>PAGE 9</div> <div></div>	<div><div><div>BEST PRACTICE – CASE STUDIES</div><div>Wyndham Leisure Centre</div></div><div><p>The Wyndham Leisure Centre is made up of the Eagle Stadium, AquaPulse and the Werribee Outdoor Pool.</p><p>Eagle Stadium Address: 35 Bailan Road, Werribee VIC 3030</p><p>Facilities: Eagle Stadium has 12 indoor multi-purpose courts and four outdoor netball courts. There is also an 800sqm gym, a group fitness studio and cycle room as well as fully equipped meeting rooms. In addition, there is a café and crèche.</p><p>Who uses it: Access to the courts, gym, studio and cycle rooms is available to members through paid membership packages. In addition, the courts and meeting rooms are available for hire by private individuals and groups. There are also a variety of local sporting associations and clubs which use the facilities in Eagle Stadium.</p><p>AquaPulse Address: 80-82 Derrimut Road, Hoppers Crossing VIC 3029</p><p>Facilities: AquaPulse has a 50m heated lap pool, a 25m learn to swim pool, a warm water pool, aqua play park and two water parks. There is also a sauna, steam room and three spa facilities. In addition, there is a café and crèche.</p><p>Who uses it: Entry into AquaPulse is available to all members of the general public who pay an entry fee or through a membership package. People who use the general pools include private individuals, swim clubs, schools and aqua group fitness classes. The warm water is suitable for people with disability and injuries. However, the warm water pool and the spa and sauna facilities are only available to those above the age of 16.</p><p>Werribee Outdoor Pool Address: Chirnside Park, 220 Watton Street, Werribee VIC 3030</p><p>Facilities: The Werribee Outdoor Pool offers an eight lane 50m heated pool with ramp access, a family friendly heated leisure pool and shade and landscape areas, including a BBQ area, surrounding the pool. There is also a kiosk with food and drinks available for purchase.</p><p>Who uses it: The Werribee Outdoor pool is suitable for children, families and people with disabilities. However, the Werribee Outdoor Pool is only open during the warmer months and entry is either through paying an entry fee or through a membership package.</p></div><div><div></div><div>CAMPBELLTOWN CITY COMMUNITY FACILITIES STRATEGY MARCH 2018</div></div></div>
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KEY TAKEAWAYS AND BEST PRACTICE PRINCIPLES

In assessing multiple case studies on best practice, the following best practice principles have been considered and applied for this Community Facilities Strategy.

Multi-purpose and flexible spaces

Based on the local requirements for Campbelltown and the increasing population growth and diversity, multi-purpose facilities are considered a crucial requirement for the success and penetration rate of new facilities.

Single purpose or standalone facilities are defined as being designed and built for one particular purpose or function, and to be used by one specific target group or service only. Single purpose facilities can be costly to maintain and are often underutilised and under-activated.

Current best practice in community facility design and provision is to provide a range of different functions in the one building, in flexibly designed spaces that can be adapted depending on the program or activity. The ability of facilities to be adapted and transformed in the future is important given the ongoing, cyclical nature of communities (particularly in relation to changes in demographic mix).

Co-locate services in one facility or as part of a community hub

Co-locating services within one facility involves shared or joint use of facilities and often the integrated delivery of some services. Co-location enables:

- pooling of resources to provide better facilities
- the concentration of compatible services and facilities to create a community focal point
- improved access and safety for users who can access a range of services at a single location
- more efficient use of land, for instance through shared, rather than separate, parking areas.

The benefit of co-locating community facilities within community hubs is that it supports the integrated efficient use of facilities, builds social networks, encourages service users to use other facilities and services co-located on site and reduces the number of motorised trips made to enhance sustainability.

Connected to public space, pedestrian and cycleways and public transport

Current best practice is that community facilities are accessible to the entire community by being centrally located and linked to the public domain. Connections to transport links, pedestrian and cycleways also support community access across all age groups and abilities and a sustainable and healthy community. Community facilities should be co-located at activity nodes and on main streets, providing good access to residential populations, and contributing to a vibrant and safe street life.

Placemaking and community identity

Successful community facilities provide important gathering places for people and can be focal points for community activity and catalysts for social interaction. They are recognised as having the potential to contribute to the creation of vital public spaces that help engender a sense of place and distinctive community identity. A recent trend is designing community facilities that enhance the physical quality and appearance of public places, helping to reinforce a place's identity and making it a more attractive environment for people to gather and interact with each other.

Economic, social and environmental sustainability

Sustainable community facilities are increasingly being used to showcase sustainable building methods and design. Sustainable design of community facilities include newly constructed facilities or can be incorporated into building upgrades and renovations. An example of sustainability is adaptive reuse. The principle of adaptive reuse relates to not building something new unless there are no suitable options within the existing asset base that can be adapted or rejuvenated to meet the identified community needs for space. These projects can be on a grand scale such as the use of historic buildings for city libraries, or simple and low key. Customs House in Sydney, which has been adaptively reused to become a library, is a good example of how heritage buildings can be sensitively utilised as community facilities.

Designed for density

Campbelltown will continue to undergo immense change over the next 20 years in terms of both population and dwelling density. There will be a considerable shift towards higher density living, especially within established suburbs that are located along the railway line. The impact of such growth is that community facilities will be required to deliver a meeting place and be home to activities and open space to cater for increased density.

The benefits lay in the clustering of density, creating a better financial and critical mass scenario which has potential to generate a larger pool for increased funding and demand for such facilities.

Housing integration

A number of places in Campbelltown have traditionally had a large concentration of social and affordable rental housing. This has had implications on the safety, utilisation and usability of community facilities. The delivery of new private sector housing and the de-concentration of social and affordable housing will mean that future community facilities should play a role in community integration.

CONSULTATION OUTCOMES

The community engagement aimed to inform a thorough understanding of how Council's assets are being used, where there are major issues in the current provision and how demand is likely to change based on population growth and demographic change, to inform the needs analysis and strategic framework.

COMMUNITY ENGAGEMENT ACTIVITY		DATE	DETAILS
Campbelltown City Council Have Your Say page	The project was advertised on the Have Your Say website page in June/July 2017	Campbelltown City Council	
Social media posts	Participation in the consultation process was promoted on the Campbelltown City Council Facebook page		
Online community map	The online community map was available from in June/July 2017, accessed through the Have Your Say page and social media posts		416 comments were posted on the map by 217 people.
Pop-up engagement stalls	Campbelltown Arts Centre: Wednesday 14 June 2017 (12pm to 2pm) Greg Percival Library (Ingleburn): Wednesday 14 June 2017 (3pm to 5pm) Macarthur Night Markets: Friday 16 June 2017 (5pm to 7pm) HJ Daley Library: Wednesday 28 June 2017 (3pm to 5pm)		The engagement team spoke to 182 people at the pop-up stalls, including: Campbelltown Arts Centre: 26 people Greg Percival Library (Ingleburn): 45 people Macarthur Night Markets: 70 people HJ Daley Library: 42 people
Interviews with stakeholders	Phone interviews were completed with staff members, one workshop was held with the Executive Management Team		10 interviews were completed with 11 staff

What the community values and loves about community facilities

In general, community members who participated in the community survey said that they value community facilities as they:

- are places that bring the community together (18 comments)
- are open to the community (12 people)
- provide spaces and resources to support education and employment, particularly the libraries (12 people)
- are places to meet like-minded people (11 comments)
- are free/affordable in an area of socioeconomic disadvantage (10 comments)
- provide a space and/or activities for babies, children and families (9 comments)
- include quality facilities with good resources (8 comments)
- provide good customer service (8 comments)
- are convenient to get to (8 comments).

Community members said that they liked community facilities because they:

- have a wide range of accessible resources (70 comments)
- are accessible to the community (51 comments)
- have good activities and programs (47 comments)
- provide fun, joy and relaxation (38 comments)
- are family friendly (34 comments)
- have good service (31 comments)
- are well maintained and clean (23 comments)
- are a good place to socialise and meet people (19 comments)
- are quiet (14 comments)
- have good food (12 comments)
- are affordable/free in an area of socioeconomic disadvantage (10 comments).



CONSULTATION OUTCOMES

Ideas for improvements

Community members identified the following:

- New youth facilities, particularly in Ingleburn (including sports courts, unstructured recreation)
- New libraries/community hubs in Leumeah, Ingleburn, Minto, Gilead/Menangle Park and South Campbelltown.
- New aquatic centre in Ingleburn and Minto and addressing overcrowding of pools
- Upgrades to existing facilities such as Campbelltown Civic Centre and Centre for Sustainable Living
- Large concert hall
- Childcare centre in Macquarie Links
- Improved facilities at libraries, particularly to support access to technology, study space and use by a range of age groups. Expansion of Greg Percival Library and HJ Daley Library highlighted.

Internal Council stakeholders identified the following:

- Rationalising existing pool of facilities to deliver more strategically located community hubs co-locating a range of community facility functions within centrally located community hubs. This is more sustainable in terms of staffing and also will create more highly activated and utilised places
- Co-locating community hubs with open space to support events and community activation – and providing free Wi-Fi
- Locating future community facilities in close proximity to public transport to reduce traffic impacts, but also to increase utilisation by those who are transport disadvantaged
- Rationalising underutilised community halls, but ensuring that an affordable community space is available locally for community parties and gatherings.
- Improved performing and creative arts facilities including rehearsal and meeting spaces
- Delivering places to create and make – such as Makerspaces/Remakeries Libraries are currently being used for these purposes (seniors bringing in sewing machines for sewing groups)
- Provision of co-working spaces to support business development and incubate new and innovative businesses.

Ideas for principles to guide future facilities

Across all consultation types, the following principles emerged to guide future community facilities provision and management:

- Co-located facilities as part of strategically located community hubs
- Equitable access to facilities for people from a range of incomes, age groups and abilities
- Located in close proximity to public transport
- A hierarchy of local, district and regional facilities servicing place based needs and population growth
- Flexible spaces that can adapt with changing and growing community needs
- Staffed and programmed to increase utilisation and activation
- Well-resourced with access to smart technology and innovation
- Creators of socially, economically and environmentally sustainable communities.



BENCHMARKING

Based on review of comparable case studies, the applied benchmarks for this CFS have been outlined below. The applied benchmarks are based on community standards set by other councils and community consultants, whilst being consistent with the geography and unique attributes of Campbelltown.

This CFS has divided facilities into four levels:

- Regional/city wide facility benchmarks
- District facility benchmarks
- Local facility benchmarks
- Specialist facility benchmarks (childcare and sport).

FACILITY	DESCRIPTION	BENCHMARK
Regional Facilities		
Regional Art Gallery & Museum	A regional level gallery and museum that extends beyond the bounds of the LGA. Museum is defined as a building devoted to exhibiting objects which have scientific, historical and/or artistic value.	1 facility for larger LGAs and 1 facility across 2-3 smaller LGAs (minimum floorspace 1,300sqm)
Regional Library	A regional library which services the regional city. Offers a broad range of services and includes an integrated community meeting facility.	1 facility per LGA. Size dependent on the size of the LGA. As per standards and guidelines in the NSW State Library's <i>Living Learning Libraries</i>
Performing Arts/Exhibition/Convention Centre	A multi-purpose performing arts centre which can also showcase major exhibitions and host conference level facilities.	1 facility for larger LGAs and 1 facility across 2-3 smaller LGAs (approximately 2,500-3,000sqm floorspace with 1,000-1,500 seats)
Regional Sports Facility	A regional level sports facility which includes tier 2/3 sporting infrastructure including specialist sports and minor stadium facilities.	1 facility for larger LGAs and 1 facility across 2-3 smaller LGAs (minimum 20ha as per Sport & Recreation Strategy)
District Facilities		
Multi-Purpose Community Centre	District level multi-purpose community facility co-locating a number of different spaces and uses. Usually staffed and programmed facility.	1 facility per 40,000-50,000 people (minimum 1,000sqm floorspace and additional floorspace per additional use)
Place Based Library	District level library located in a district centre.	1 facility per 40,000-50,000. Size as per standards and guidelines in the NSW State Library's <i>Living Learning Libraries</i>
Community Arts Centre	Smaller more locally focused space for community arts rather than professional level performance. Emphasis is more on studio, workshop and exhibition space and community programs.	1,250sqm (can be integrated with a multi-purpose community centre)

BENCHMARKING

FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK
Performing Arts Centre	District level space for performance or exhibition, for events of a smaller scale than what is provided at the regional performing arts centre. Could be provided within a district multi-purpose community centre.	1,000sqm (can be integrated with a multi-purpose community centre) 2-3 flexible performance spaces with capacity for 150 stackable seating each	1:45,000
Multi-Purpose Recreation Facility	Multi-purpose recreation facility including aquatic centre, indoor recreation space.	1 facility per 40,000 – 50,000 residents (minimum 5ha as per Sport & Recreation Strategy)	1:40,000
Local Facilities			
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1 facility per 10,000 to 20,000 people (minimum floorspace 500sqm)	1:20,000
Community art space	Community accessible art space within a multi-purpose community centre.	1 space per 20,000 people. (minimum floorspace 500sqm, can be integrated into a neighbourhood centre or community hall)	1:20,000
Specialist Services			
Childcare	This could be in the form of stand-alone long day care, stand-alone pre-school or an integrated facility.	Approximately 40 places per long day care facility Approximately 35 places per pre-school facility Approximately 50 places per integrated facility	
Long Day Care	Long day care.	25% of 0-3 year olds 15% of 4 year olds 5% of 5 year olds	
Pre-School	25% of 5 year olds.	15% of 4 year olds 25% of 5 year olds	
Sporting Facility	Amenities or local facility which often supports a local sporting facility.	As required in the Sport & Recreation Strategy	

Campbelltown City is identified as a metropolitan CBD within the Sydney basin planning context.

Campbelltown City is projected to grow to a metropolitan CBD of almost 273,550 people by 2036 with a possible population of 334,000 based on ambitious growth targets. As such, the delivery of regional facilities is required to consolidate its role as a city and serve the growing population.

The geography of the LGA does mean that there is an orientation to the south in terms of regional facilities. Areas to the north which have current or planned district facilities may be closer and more culturally aligned with regional facilities in Liverpool or Camden LGA.

Population Growth

At a regional level, the Campbelltown LGA is projected to grow by just over 100,000 residents over the next 20 years. Evidence relating to the rate of residential development within the pipeline suggests that this population growth will exceed that forecast by the Department of Planning and Environment. Revised population projections, derived using dwelling estimates, suggest that this population could grow by as much as 176,150 residents by 2036.



POPULATION

2016

161,409

2036

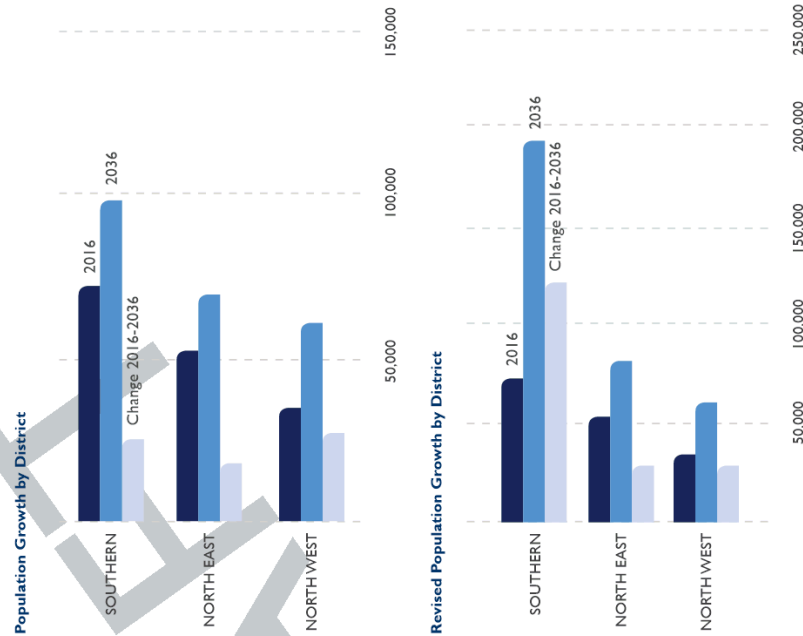
227,622

2036 High Growth

334,390

2036 Profile id

273,550





Regional and city wide facilities

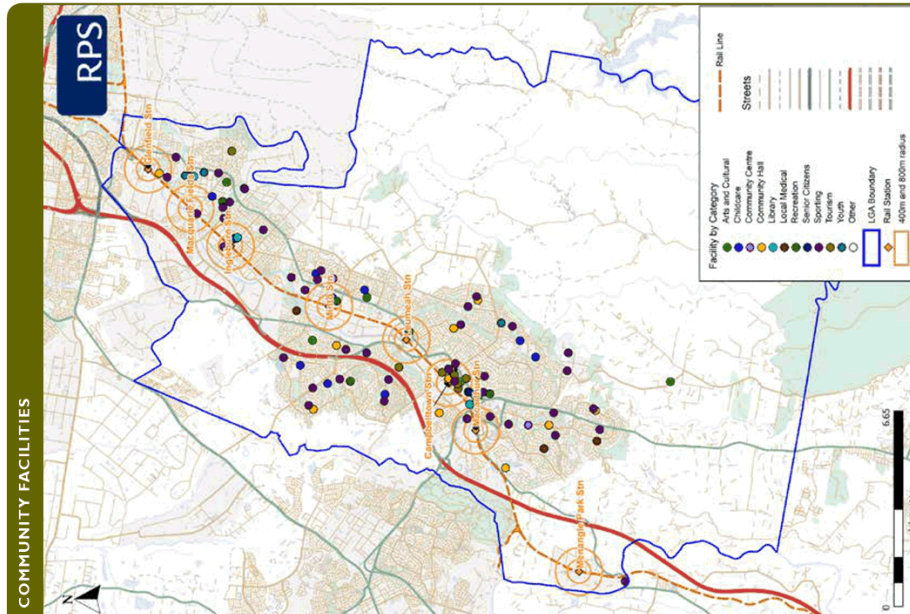
City wide facilities are facilities that service the whole LGA. Regional facilities service a population that extends beyond the LGA boundary.

There are currently two regional level community facilities within the Campbelltown LGA:

- Campbelltown Sports Stadium in Leumeah.
- Campbelltown Arts Centre in Campbelltown.

Both facilities are located within the Southern District, around Campbelltown Centre. The Campbelltown Arts Centre is located within the Campbelltown – Blair Athol precinct. The staffed facility is located outside of the 800 metre walking radius of a train station, however, sits approximately within a kilometre of the Campbelltown and Macarthur train stations. The facility has a relatively high building score of 93.75.

The Campbelltown Sports Stadium is located within the Leumeah precinct. The staffed facility is located within a 400 metre radius of the Leumeah train station. Campbelltown Sports Stadium amenities have a high building score of 83.75. As a recreational facility, it serves as a regional hub of sport and recreation activity, including hosting rugby league games at the national level for the Wests Tigers and at the international level for the NRL Pacific Invitational.



City wide and regional Facilities

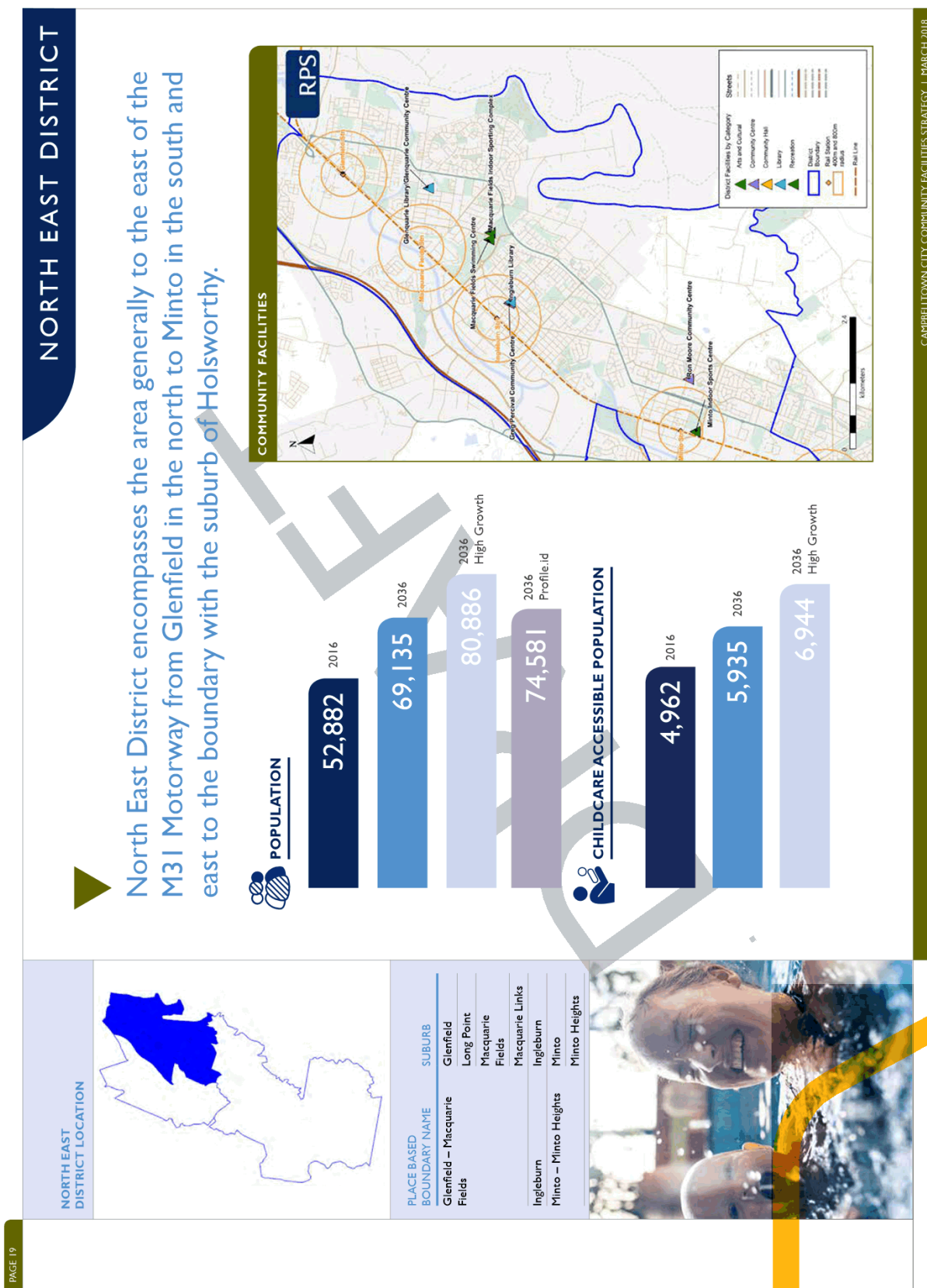
BENCHMARKING FORECAST DEMAND

FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK 2036	POPULATION 2036	REQUIRED 2036	AVAILABLE	FUTURE GAP
Performing Arts/ Exhibition/Convention Centre	A multi-purpose performing arts centre which can also showcase major exhibitions and host conference level facilities.	One facility for larger LGAs and one facility across two-three smaller LGAs	1:200,000	227,622	1	0	1
City Wide Library	A regional library which services the regional city. Offers a broad range of services and includes an integrated community meeting facility.	One facility per LGA. Size dependent on the size of the LGA.	1:150,000	227,622	1 - 2	0	1
Regional Art Gallery & Museum	A regional level gallery and museum that extends beyond the bounds of the LGA.	One facility for larger LGAs and one facility across two-three smaller LGAs	1:200,000	227,622	1	0	1
Regional Sports Facility	A regional level sports facility which includes tier 2/3 sporting infrastructure including specialist sports and minor stadium facilities.	One facility for larger LGAs and one facility across two-three smaller LGAs	1:200,000	227,622	1	1	0

KEY FINDINGS AND RECOMMENDATIONS

- Population growth will see the potential for increase of gallery space and the provision of a regional performing arts centre at Campbelltown Arts Centre.
- There are many smaller arts facilities, but very little which reflect the current and future population as a regional city
- Campbelltown currently does not have a central city wide library. It is recommended to expand the HJ Daley library to a multi-purpose regional library and community centre. The existing site has potential to expand. Based on the NSW People Places benchmarks, the city wide library should accommodate 5,084 sqm of floorspace
- The Leumeah sports precinct is already a regional sports precinct. It is recommended that to improve its regional offer, the Gordon Fetherplace Aquatic Centre be developed as part of the Leumeah precinct, with an additional district aquatic and recreational facility at Menangle Park.



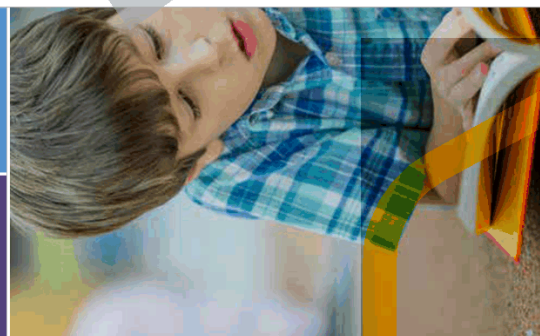


EXISTING DISTRICT & REGIONAL
FACILITIES BY TYPE

RECREATION
3

COMMUNITY
CENTRE
2

LIBRARY
2



NORTH EAST DISTRICT

FACILITIES BENCHMARKING

DISTRICT FACILITY	DESCRIPTION	THRESHOLD	2036 REQUIREMENT	PROVISION	GAP
Multi-Purpose Community Centre	District level multi-purpose community facility co-locating a number of different spaces and uses. Usually staffed and programmed facility.	45,000	2	2	0
Place Based Library	District level library located in a district centre.	45,000	2	2	0
Community Arts Centre	Smaller more locally focused space for community arts rather than professional level performance. Emphasis is more on studio, workshop and exhibition space and community programs.	45,000	2	0	2
Performing Arts Centre	District level space for performance or exhibition, for events of a smaller scale than what is provided at the regional performing arts centre. Could be provided within a district multi-purpose community centre.	45,000	2	0	2
Multi-Purpose Recreation Facility	Multi-purpose recreation facility including aquatic centre, indoor recreation space.	40,000	2	3	0

KEY FINDINGS

The North East District is relatively well serviced by district facilities. However as the map on the previous page shows, almost all the district level facilities are located more than 800m from the railway stations and have limited public transport accessibility. There are district level facilities near smaller community spaces and childcare providers. It is recommended that where possible, these facilities be combined to allow for better integration of facilities and allow multi-purpose offering.

Recommended Facilities by Size (sqm)

1,250

Upgrade for community arts and performance facility at Ron Moore Community Centre

2,858

Glenfield place based library

1,250

District level community arts centre (incorporated into a multi-purpose community centre)

RECOMMENDATIONS

- It is recommended that, if possible, Macquarie Fields Swimming Centre and Macquarie Fields Indoor Sports Centre are maintained into a district level recreational facility and integrated with the surrounding open space
- Development of a major integrated community centre place based library and recreation complex at Glenfield. This should incorporate a community arts centre and performing arts centre and if possible leverage off existing recreational assets at Hurstville High School (4,000 sqm)
- There is currently a gap in provision for a district level community arts centre in the North East District. It is recommended that a 1,250sqm facility, as per the benchmarks, be incorporated into a multi-purpose community centre that is within proximity to a major railway station. It is recommended this be co-located as part of a multi-purpose community centre at Glenfield
- It is recommended that a new place based library be developed in Glenfield to be accessible by public transport in the next 10 years. The size should be approximately 2,858sqm based on NSW People Places libraries benchmarks
- There are two existing district place based libraries in the North East District, which meet requirements. It is recommended that the Glenquarie place based library be either incorporated into the new Glenfield Library or maintained as a local facility and possibly scaled back
- Retain Minto Indoor Sports Complex as a district level recreational facility. It is recommended that services provided at Minto Neighbourhood Centre are integrated into the facility
- It is recommended that the Ron Moore Community Centre is retained due to its value to the One Minto community and its high building score. It is recommended that utilisation should be increased through re-fitting to allow multi-purpose use as a district level performing arts centre or district level community arts space
- Requirement for three additional long day care facilities, potentially with some level of partnership with the private sector at Glenfield and Ingelburn with a potential upgrade of the existing facility near the proposed cluster east of Minto Station. It is recommended that this will be developed through private sector investment and operation
- Requirement for one additional pre school facility, most likely located in Glenfield or Ingelburn and connected to existing long day care and community facilities. Integration of this pre school facility with the existing long day care facility will allow greater flexibility of use and prevent over/undersupply when there are age group fluctuations. This also meet the community's desires for integrated long day care and pre school facilities, as identified in community consultation. It is recommended that this will be developed through private sector investment and operation.

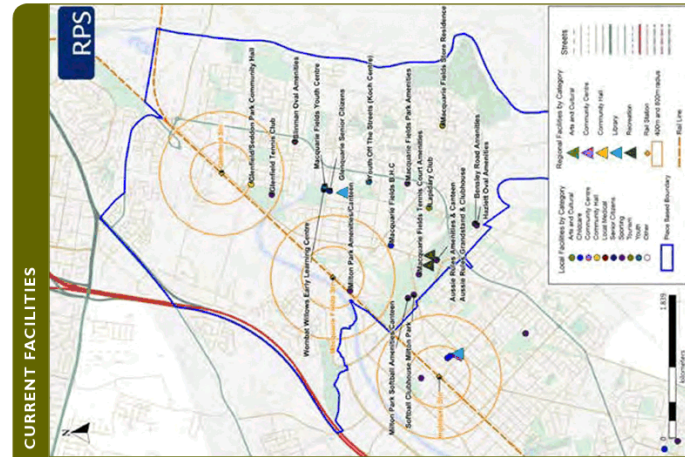
GLENFIELD – MACQUARIE FIELDS LOCATION



EXISTING FACILITIES BY TYPE

SPORTING
10CHILD CARE
2RECREATION
2ARTS AND CULTURAL
1LIBRARY
1TOURISM
1COMMUNITY HALL
2YOUTH
2

NORTH EAST DISTRICT



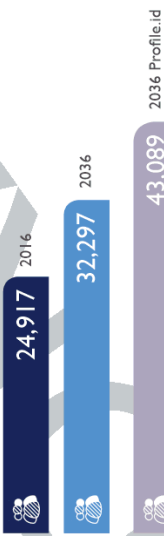
Glenfield – Macquarie Fields

Glenfield is a major rail interchange and the junction of multiple lines which has precipitated considerable focus on urban densification that is planned to occur over the next 20 years.

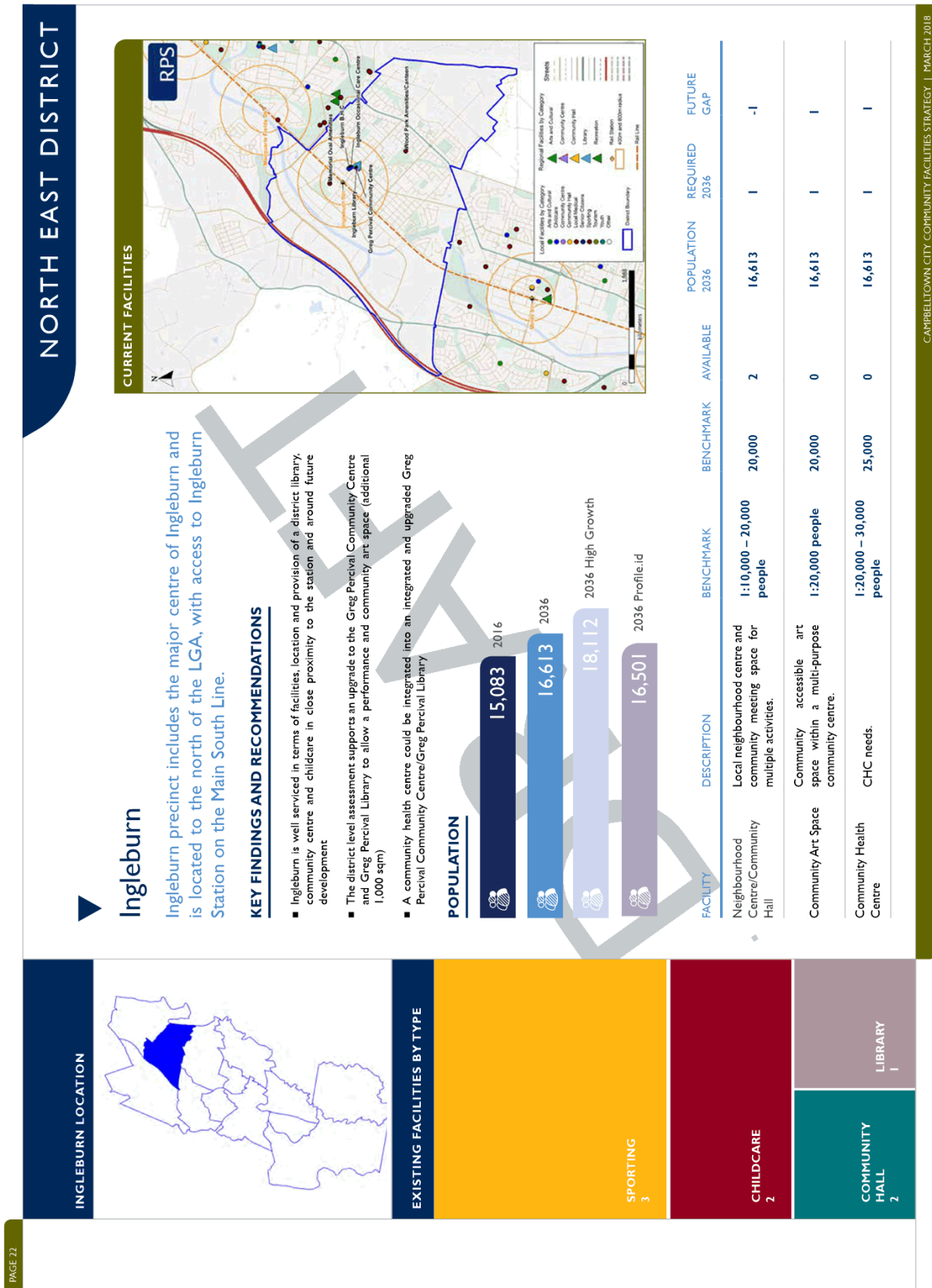
KEY FINDINGS AND RECOMMENDATIONS

- There are two community halls in Glenfield – Macquarie Fields, in addition to the district Glenquarie Library and Neighbourhood Centre
- Future growth around Glenfield town centre will dictate the need for a major district multi-purpose community facility (1,600 sqm) and a place based library (2,858 sqm)
- Development of a new facility at Glenfield would likely mean operations at Glenquarie Neighbourhood Centre and Library could be integrated into a new more accessible facility
- It is recommended that operations at Glenfield/Seddon Park Community Hall be integrated into a new centre
- It is recommended that a community centre be retained at Macquarie Fields/Glenquarie. It is recommended that a number of smaller facilities including Glenquarie Senior Citizens Club, Macquarie Fields Youth Centre and the existing Glenquarie Neighbourhood Centre be integrated into a local community hall as a multi-purpose facility (500 sqm).

POPULATION



FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	2	32,297	2	0
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	0	32,297	2	2
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	0	32,297	1	1



CAMPBELLTOWN CITY COMMUNITY FACILITIES STRATEGY | MARCH 2018

MINTO – MINTO HEIGHTS
LOCATION



EXISTING FACILITIES BY TYPE

SPORTING
6

CHILDCARE
4

COMMUNITY
HALL
1

RECREATION
1

ARTS AND
CULTURAL
1

COMMUNITY
CENTRE
1

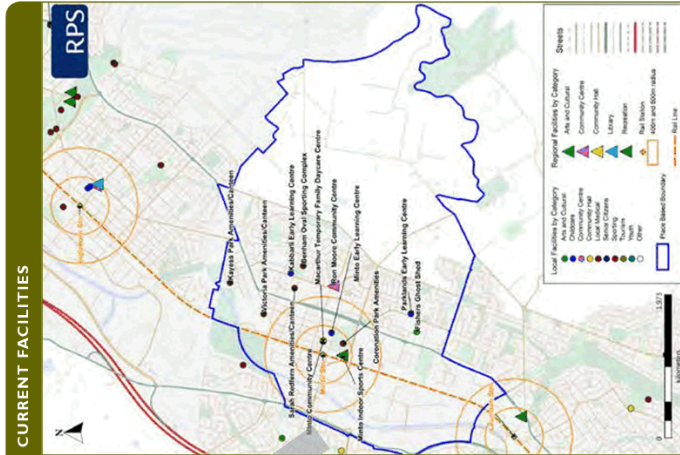
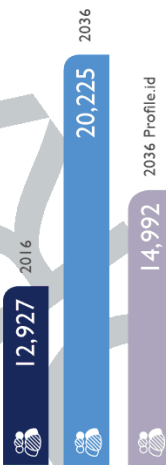
Minto – Minto Heights

Located in the north east of the LGA. Over the next 20 years, the precinct will undergo relatively strong population growth.

KEY FINDINGS AND RECOMMENDATIONS

- Minto Community Hall has high utilisation and is located in very close proximity to Minto Railway Station. It is recommended that the facility be linked with Minto Indoor Sports Centre across the road
- Assess potential to integrate Minto Community Hall with Minto Indoor Sports Centre. Develop an integrated facility which caters for multiple purposes including a community art space and community health centre (4,000 sqm)
- Maintaining Ron Moore Community Centre as a focus of One Minto redevelopment and redefining its use to performing arts space
- Identify potential usage of Fisher's Ghost Shed and if there are heritage controls which may inform potential future uses.

POPULATION

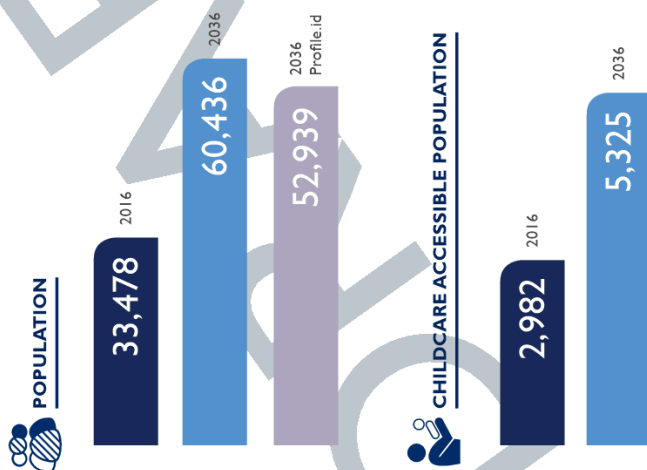
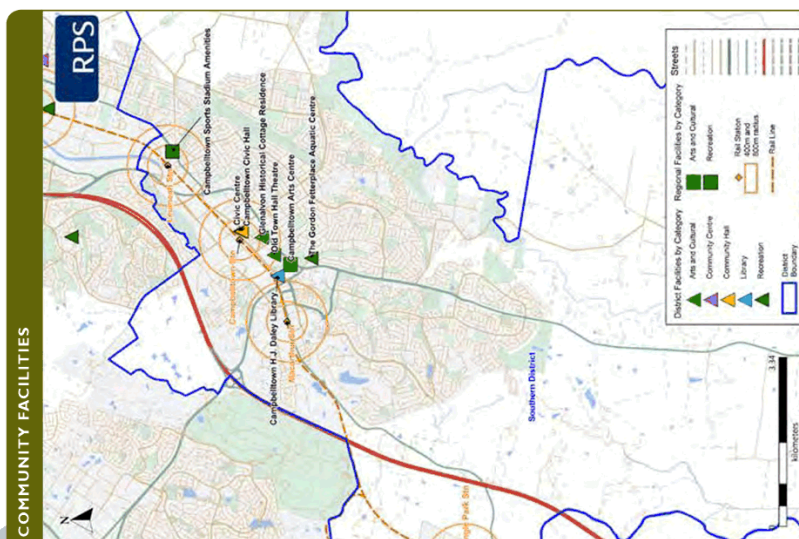


FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	1	20,225	1	0
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	0	20,225	1	1
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	0	20,225	1	0



NORTH WEST DISTRICT

The North West District includes well established suburbs, areas with considerable social and affordable housing, as well as rural residential and current/future urban release areas.



**NORTH WESTERN
DISTRICT LOCATION**



PLACE BASED BOUNDARY NAME	SUBURB
Bardia – East Leppington	Bardia
	Danham Court
	Varroville
St Andrews – Raby	Bow Bowing
	Eschol Park
	Kearns
	Raby
	St Andrews
Claymore – Eagle Vale	Claymore
	Eagle Vale
	Woodbine



EXISTING DISTRICT & REGIONAL
FACILITIES BY TYPERECREATION
1COMMUNITY
CENTRE
1

NORTH WEST DISTRICT

FACILITIES BENCHMARKING

DISTRICT FACILITY	DESCRIPTION	THRESHOLD	2036 REQUIREMENT	PROVISION	GAP
Multi-Purpose Community Centre	District level multi-purpose community facility co-locating a number of different spaces and uses. Usually staffed and programmed facility.	45,000	2	0	2
Place Based Library	District level library located in a district centre.	45,000	2	1	1
Community Arts Centre	Smaller more locally focused space for community arts rather than professional level performance. Emphasis is more on studio, workshop and exhibition space and community programs.	45,000	2	0	2
Performing Arts Centre	District level space for performance or exhibition, for events of a smaller scale than what is provided at the regional performing arts centre. Could be provided within a district multi-purpose community centre.	45,000	2	0	2
Multi-Purpose Recreation Facility	Multi-purpose recreation facility including aquatic centre, indoor recreation space.	40,000	2	1	1

KEY FINDINGS

- There is a major undersupply of regional facilities for communities on the western side of the M31. This has some historical reasons based on settlement patterns, however with population growth and the need to better connect areas of varying socio-economic advantage, there is a crucial need for further facilities
- The geographic layout of the suburbs to the north west of the M31 Motorway does mean there is no singular location preference for the development of district level facilities
- Provision of infrastructure in the northern parts of the district need to consider location of anticipated community facilities in Camden and Liverpool LGAs to avoid overlap of district level facilities.

Recommended Facilities by Size (sqm)

1,250

Integrated multi-purpose community centre in either Varrville or Bardia

1,200

Eagle Vale Integrated Centre (additions)

RECOMMENDATIONS

- Development of an integrated multi-purpose centre at the existing Eagle Vale Central Leisure Centre. The centre is located in close proximity to different communities and in close proximity of new release areas. It is in great condition with a building score of 96
- The Eagle Vale Integrated Centre should contain a multi-purpose community centre with community arts space, performing arts centre and district library. It is recommended the facility is co-located with the recreational facility as well as utilising open space which is adjacent to the centre (additional 1,200 sqm)
- Development of a new integrated multi-purpose community centre with arts space and performing arts centre in either Varrville or Bardia, including East Leppington or Willowdale. (1,250 sqm) This is to service new residents to the north of the district. It is recommended that this could be staged as the residential population increases. It is recommended that a major district level facility at Glenfield would mean that a district place based level library and recreation centre would not be required, at least in the short term
- It is recommended that place based library provision is met within an accessible distance in either the North East or Southern Districts as well as surrounding LGAs. As such, no district place based libraries are recommended for the North West District
- A major community and recreational facility in the Draft Liverpool Community Facilities Strategy is planned for Leppington Town Centre. With the development of Eagle Vale recreation centre as well as others already planned in Campbelltown LGA, it is not considered a requirement for a second recreational facility in the North West District
- Development of six additional long day care centres to cater to the needs of the increased childcare accessible population. It is recommended that at least one centre is attached to each recommended district facility
- Further, it is recommended that where possible, pre school and long day care facilities are integrated with one another. This will allow for greater flexibility of use and prevents an over/undersupply where there are age group fluctuations. This also meets the community's desires for integrated long day care and pre school facilities, as identified in community consultation.

NORTH WEST DISTRICT

Bardia – East Leppington

Bardia – East Leppington Precinct is a predominantly greenfield and rural residential area that is forecast to experience major growth over the next 20 years.

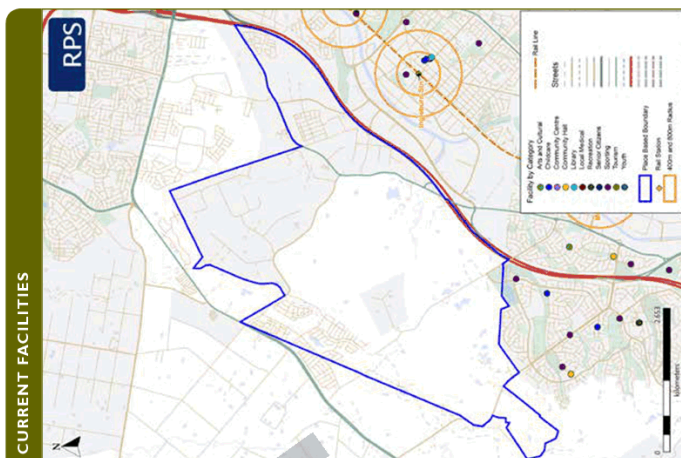
KEY FINDINGS AND RECOMMENDATIONS

- The future growth in Bardia – East Leppington and surrounding suburbs of Denham Court and Varriville will require considerable community facilities based on population growth that is projected at almost 600% over the next 20 years
 - The northern sections of Bardia, although not located within a 400m walkable catchment, are located within relatively close proximity to Edmondson Park Station. It is therefore expected that population growth within these northern sections of Bardia will to some extent be serviced by Liverpool LGA community facilities which are developed around Edmondson Park Station
 - A major integrated district level community facility and performing arts space (1,250 sqm) is recommended to be located in Bardia and East Leppington at a district level. This would likely negate the need for one neighbourhood centre and community art space
- One neighbourhood centre and integrated community health centre is recommended (750 sqm).

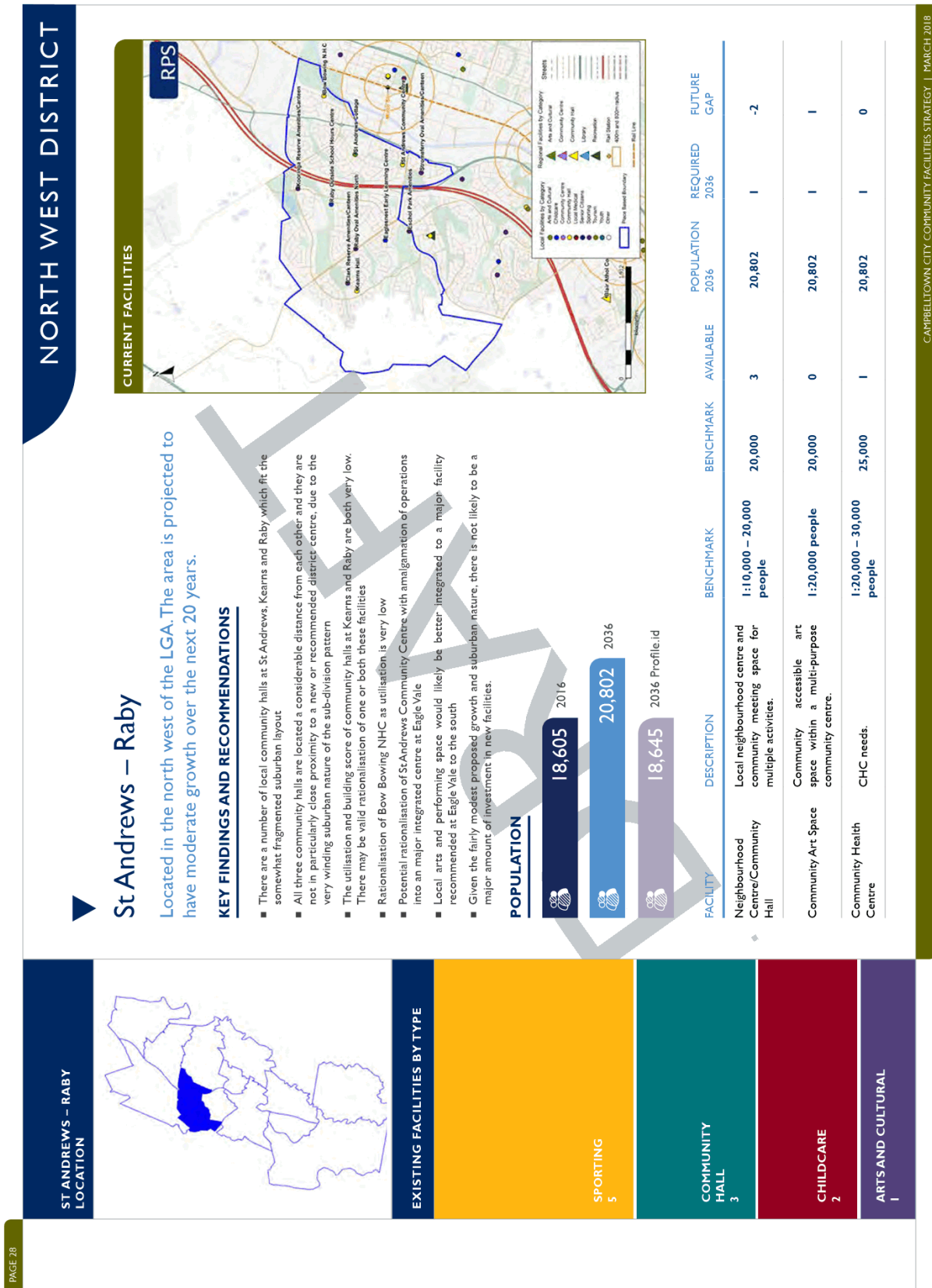
POPULATION

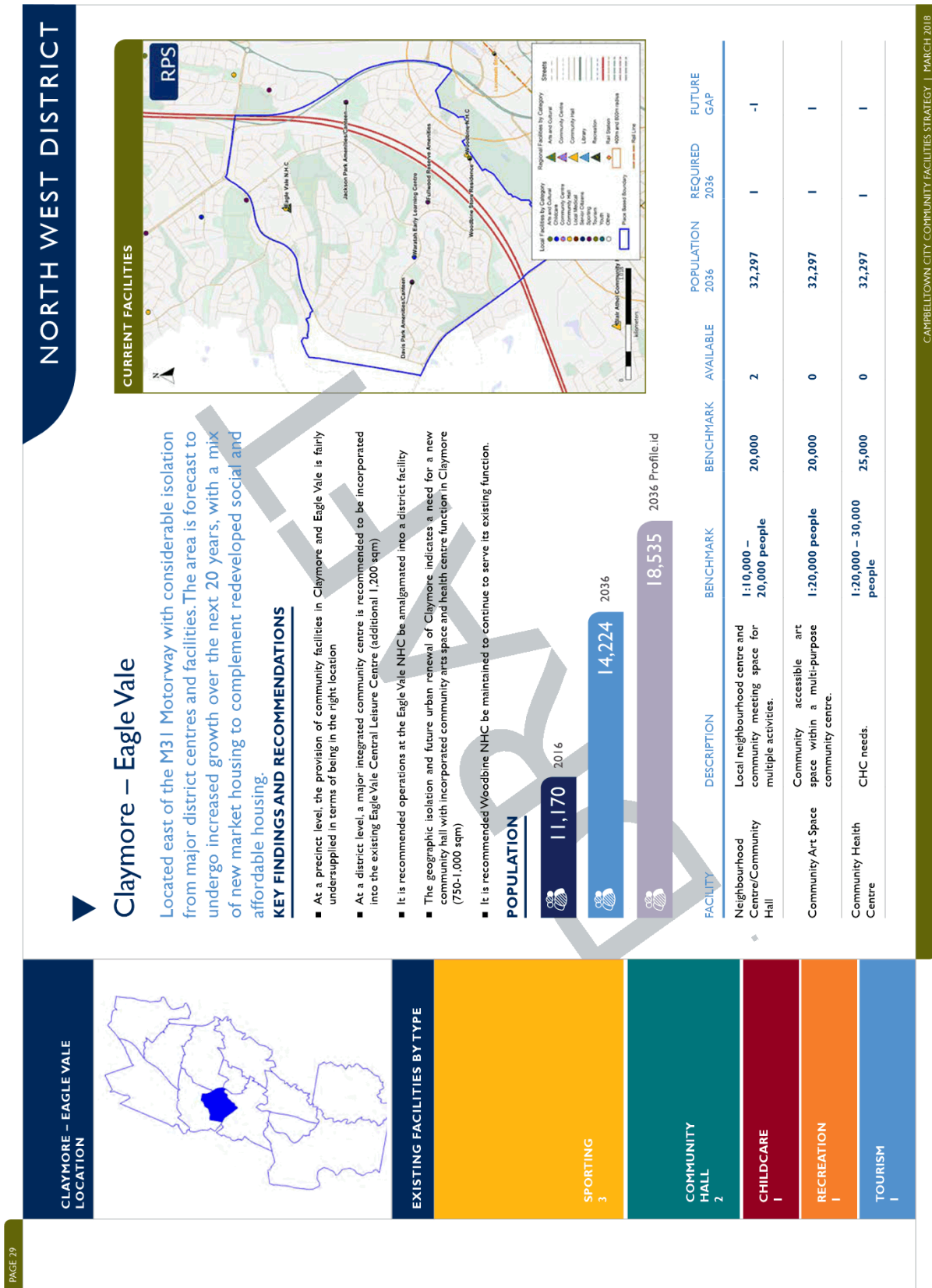


CURRENT FACILITIES

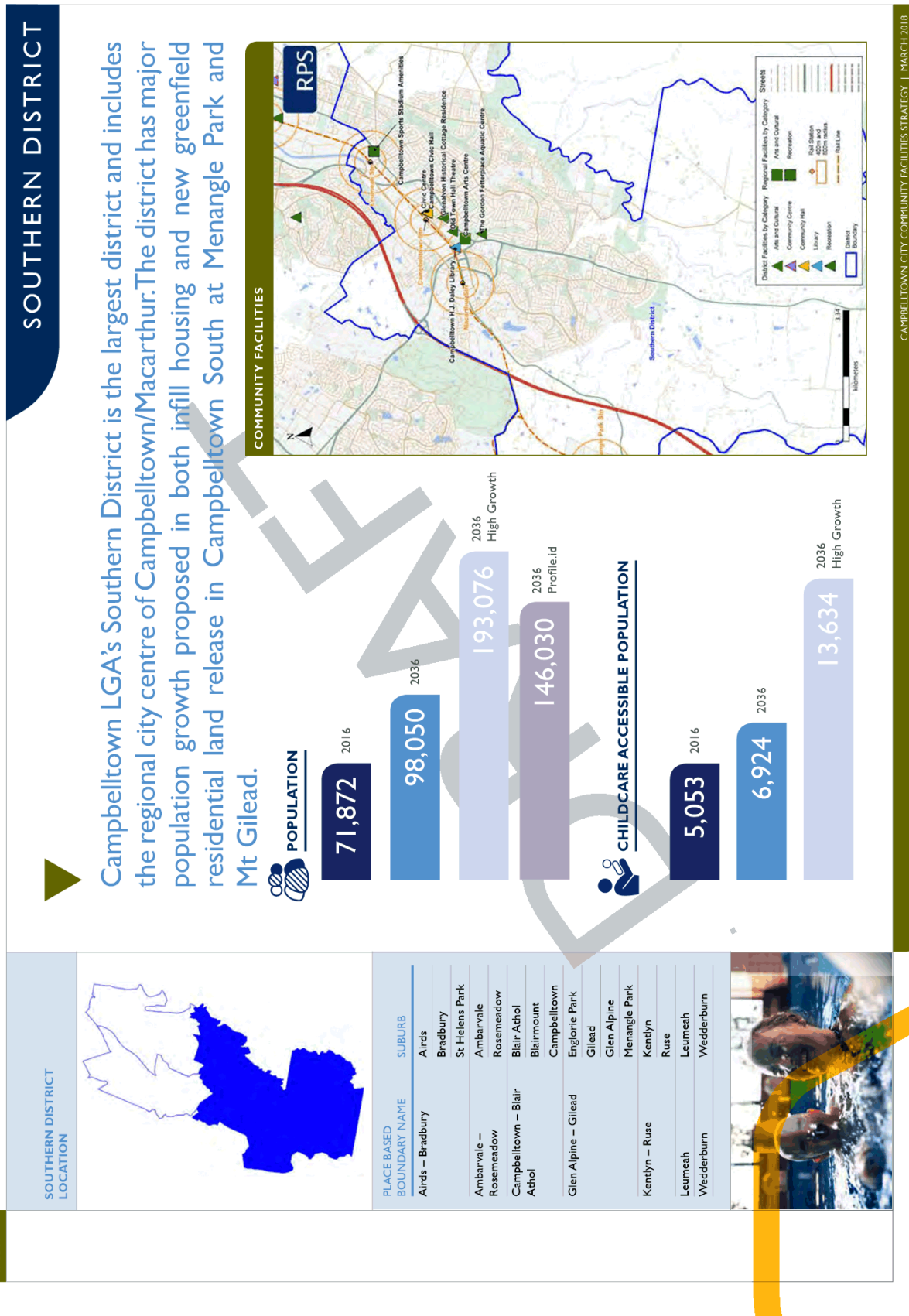


FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	0	25,410	2	2
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	0	25,410	2	2
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	0	25,410	1	1

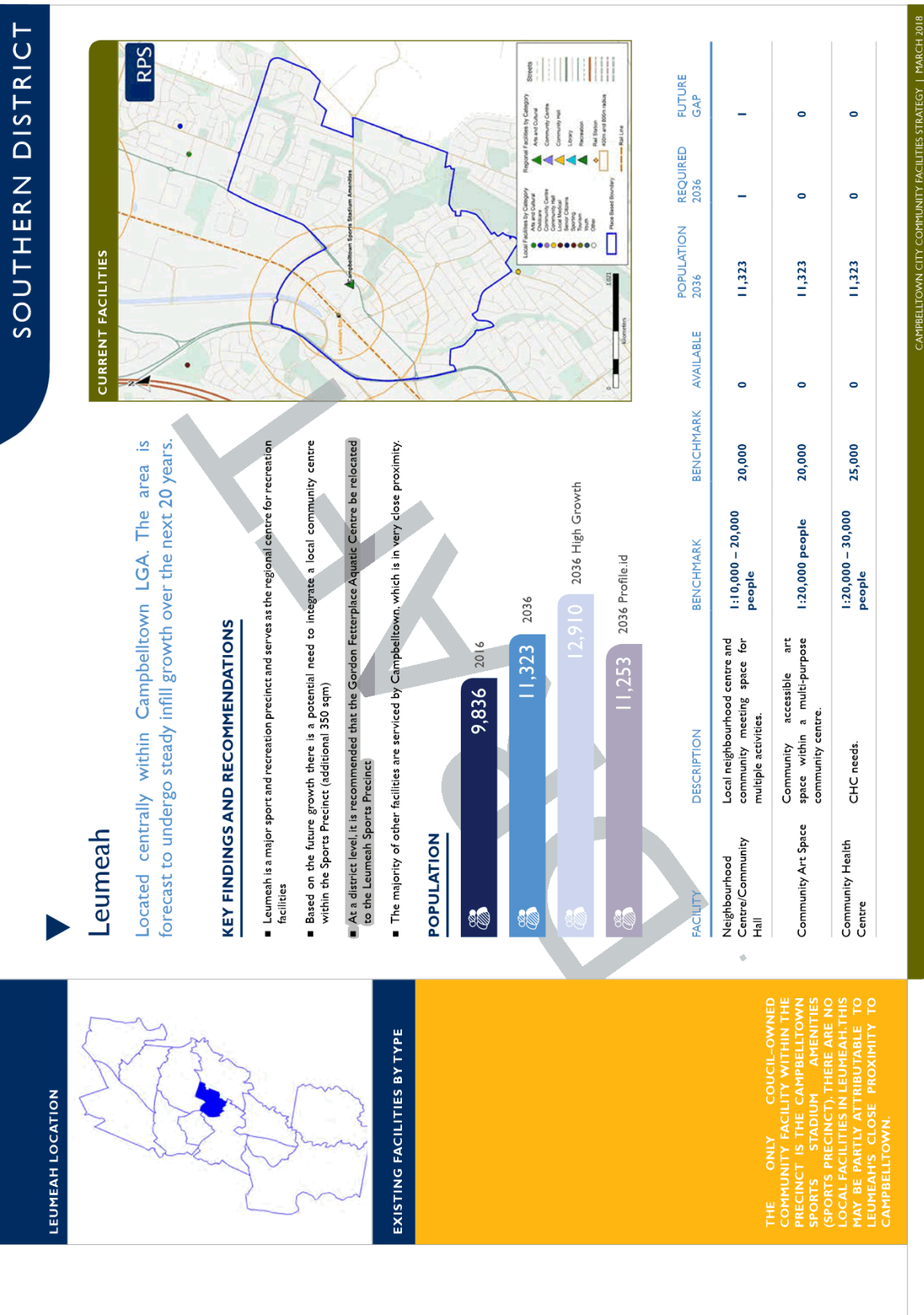








EXISTING DISTRICT & REGIONAL FACILITIES BY TYPE		SOUTHERN DISTRICT			
	FACILITIES BENCHMARKING	DISTRICT FACILITY	DESCRIPTION	2036	
				THRESHOLD	REQUIREMENT
ARTS & CULTURAL 3		Multi-Purpose Community Centre	District level multi-purpose community facility co-locating a number of different spaces and uses. Usually staffed and programmed facility.	45,000	3 1 2
		Place Based Library	District level library located in a district centre.	45,000	3 1 2
		Community Arts Centre	Smaller more locally focused space for community arts rather than professional level performance. Emphasis is more on studio, workshop and exhibition space and community programs.	45,000	3 3 0
		Performing Arts Centre	District level space for performance or exhibition, for events of a smaller scale than what is provided at the regional performing arts centre. Could be provided within a district multi-purpose community centre.	45,000	3 2 1
		Multi-Purpose Recreation Facility	Multi-purpose recreation facility including aquatic centre, indoor recreation space.	40,000	3 2 1
RECREATION 2		KEY FINDINGS AND RECOMMENDATIONS			
		<ul style="list-style-type: none"> Major population growth and a diverse distribution will facilitate unique requirements in terms of community facilities in the southern district The district benefits from having the regional city centre of Campbelltown and therefore will also likely have a number of regional facilities which can also provide district level requirements Major population growth in Campbelltown South at Mount Gilead and Menangle Park will require a re-shift of where facilities are located Facilities within Campbelltown should be located in close proximity to public transport junctions (railway stations) where possible. 			
COMMUNITY CENTRE 2		Recommended Facilities by Size (sqm)			
		3,250	5,000	5,084	
LIBRARY 1		Menangle Park district level multi-purpose community centre with arts and performance spaces and place based library	Campbelltown Arts Centre (additions)	Expansion of HJ Daley library to a city wide library with regional level multi-purpose community centre and integrated district level community arts space	
		<ul style="list-style-type: none"> Expansion of HJ Daley library to a city wide library with regional level multi-purpose community centre and integrated district level community arts space (5,084 sqm) Upgrade of the Campbelltown Arts Centre to include a larger performance space (additional 5,000 sqm) Potential re-location of Gordon Fettesplace Aquatic Centre into Launceston Sports Precinct as it has poor utilisation. This would then become the district recreational facility for the north of the district as well as part of the regional sports precinct Development of a new aquatic centre and integrated multi-purpose recreation facility at Menangle Park to meet the growing population in the new southern areas. This should be integrated with a district level multi-purpose community centre (3,000-3,500 sqm) with arts and performance spaces and a place based library. Based on the NSW People Places benchmarks this library would be 1,144 sqm Development of a district library integrated with a multi-purpose community centre at Menangle Park. Based on the NSW People Places benchmarks this would be required to be 1,144 sqm Development of a district level multi-purpose facility at Mount Gilead. It is recommended this be in the range of 2,000-2,500sqm based on the benchmark 40,000 population which Gilead is expected to reach in the longer term Development of six long day care facilities attached to multi-purpose community centres where appropriate. It is considered this will be market driven and not Council driven Development of one additional pre school facility, ideally at the integration of the site of the HJ Daley library Further it is recommended that where possible pre school and long day care facilities are integrated with one another. This will allow for greater flexibility of use and prevents an over/undersupply when there are age group fluctuations. This also meets the community's desires for integrated long day care and pre school facilities, as identified in community consultation. 			



CAMPBELLTOWN - BLAIR ATHOL LOCATION



EXISTING FACILITIES BY TYPE

SPORTING
8

TOURISM
6

COMMUNITY
HALL
6

CHILDCARE
4

ARTS AND CULTURAL
4

LIBRARY
1

RECREATION
1

SENIOR CITIZEN
1



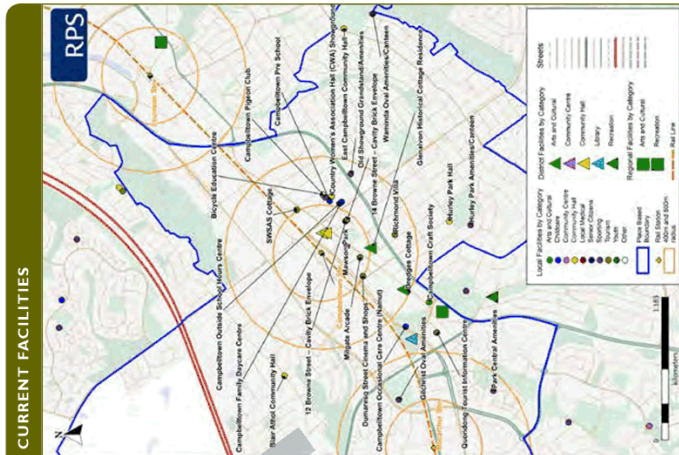
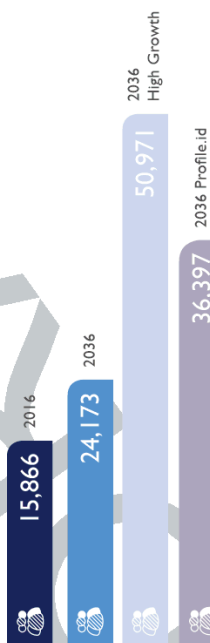
Campbelltown – Blair Athol

Campbelltown – Blair Athol is the central precinct of the Campbelltown LGA and the main commercial, retail and government centre. The area is forecast to undergo considerable population growth over the next 20 years.

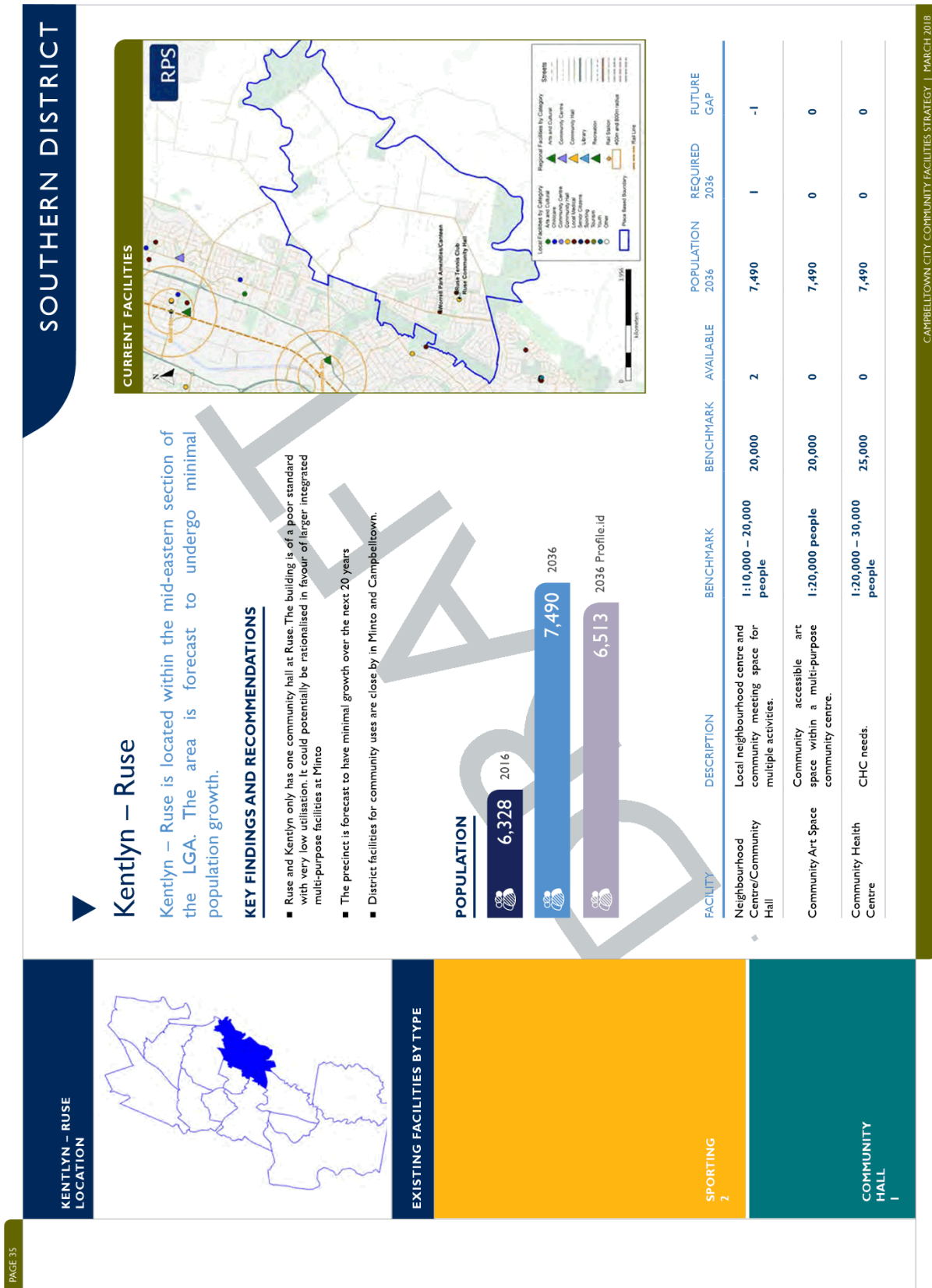
KEY FINDINGS AND RECOMMENDATIONS

- Campbelltown is the major regional centre and is generally well served in terms of facilities. The challenge going forward will be to provide appropriate regional level facilities in the right location
- The HJ Daley Library site has been earmarked as a potential for a major regional location which would serve as a flagship multi-purpose library and potential youth recreation centre in Campbelltown (5,084 sqm)
- Accessibility has been drafted as a key issue. Major regional facilities should be located within close access to the railway stations at Campbelltown and Macarthur and integrate with efforts to improve walkability
- Potential minor upgrades to improve Blair Athol Community Centre or a potential rationalisation and re-location to Campbelltown, given its already close proximity
- Recommended rationalisation of East Campbelltown Community Hall given the building standard and utilisation and relocation to an integrated facility in Campbelltown
- Recommended rationalisation of Hurley Park Hall given the building standard and utilisation and relocation to an integrated facility in Campbelltown
- Integration of district performing arts facilities at Civic Hall and Old Town Hall theatre.

POPULATION



FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	5	24,173	2	-3
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	2	24,173	2	0
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	1	24,173	1	0



A map of the County of San Diego with its various municipalities outlined in blue. The city of San Marcos is highlighted in solid black, indicating its location within the county.

EXISTING FACILITIES BY TYPE

COMMUNITY HALL 3

CHILD CARE

Ambarvale – Rosemeadow

Located within the mid-southern section of the LGA. The area is forecast to undergo moderately strong growth.

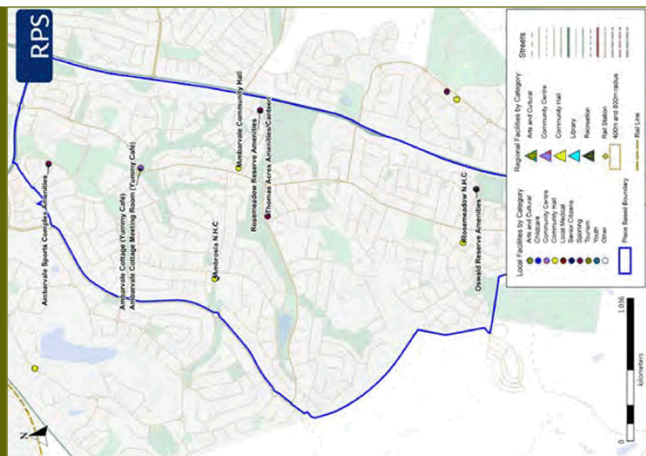
KEY FINDINGS AND RECOMMENDATIONS

- In general, there is forecast to be relatively modest growth in Ambarvale in comparison to other districts
- There is currently an over-supply of local neighbourhood centres/community halls
- The condition, utilisation and location of Ambarvale Cottage means it should be invested in to take a greater multi-purpose and community function which could be integrated with childcare demand for the Southern District requirements
- Rosemeadow NHC, Ambrosia NHC and Ambarvale Community Hall all have very low utilisation and building standards
- A recommendation to integrate services from all three into a new facility supported by housing renewal and new private market sector housing in Rosemeadow
- It is considered an upgraded multi-purpose facility (450-500 sqm) at Rosemeadow in addition to one at Ambarvale Cottage could likely meet the needs.

POPULATION



CURRENT FACILITIES



FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	4	18,407	1	-3
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	0	18,407	1	1
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	0	18,407	0	0

COMMUNITY HALL 3

CHILD CARE 3

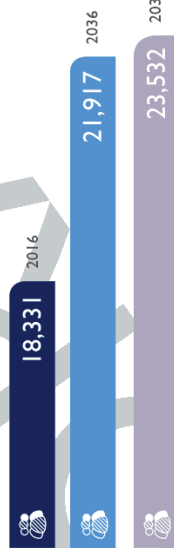
SOUTHERN DISTRICT

Located between the mid-eastern and southern section of the LGA. The area is forecast to have moderately high growth over the next 20 years.

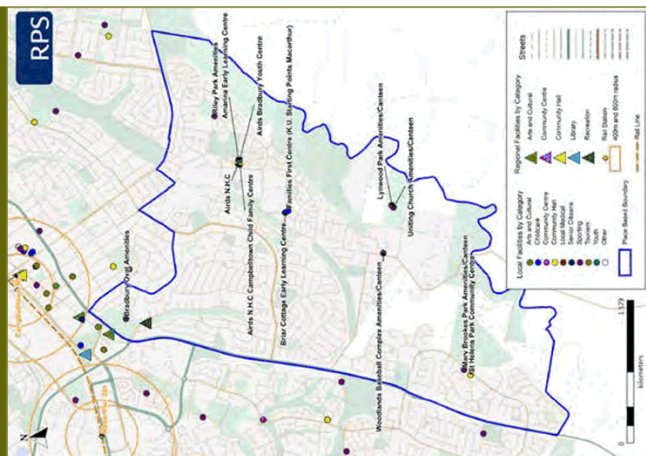
KEY FINDINGS AND RECOMMENDATIONS

- The growth projections for Airds and Bradbury are modest over the next 20 years, however there is forecast to be urban revitalisation of social housing in Airds with development of further private market housing
- The existing community meeting spaces would require maintenance as the building standard is fairly poor
- Housing revitalisation in Airds and Bradbury may warrant a considerable upgrade to Airds NHC and Campbelltown Child and Family Centre.

POPULATION

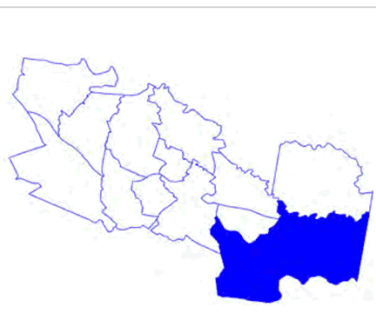


CURRENT FACILITIES

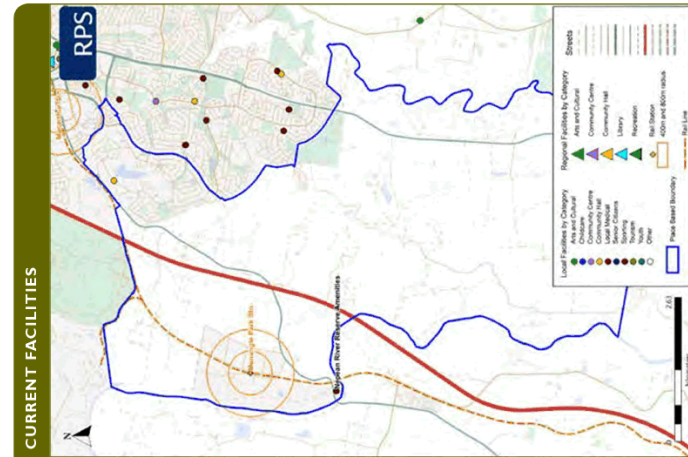


FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	2	21,917	1	-1
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	0	21,917	1	1
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	1	21,917	0	-1

GLEN ALPINE – GILEAD LOCATION



SOUTHERN DISTRICT



Glen Alpine – Gilead

Glen Alpine – Gilead is located to the far south west of the LGA. The area is forecast to undergo significantly high population growth.

KEY FINDINGS AND RECOMMENDATIONS

- Existing community facilities in the far south west of the LGA do not reflect its massive potential growth.
- At a district level it is recommended that an integrated multi-purpose community centre and recreation facility be developed at Menangle Park, comprising part of the re-located Gordon Fetterplace Aquatic Centre. This centre should ideally house the community art space and community health centre (1,500 sqm). The multi-purpose community centre would also integrate with a new district library (1,144sqm).
- Glen Alpine Community Hall has fairly good utilisation and building standard in comparison to similar facilities and should be upgraded with a growing population.
- As the likely timing and magnitude of growth in this precinct evolves, the community facilities framework will need to be applied to determine provision needs. Initial recommendations with regard to this higher growth scenario include:
 - A multi-purpose facility incorporating a community hall/meeting space and arts spaces (in the order of 800-1,200sqm) be developed within a smaller neighbourhood centre in proximity to early release development.
 - In the longer term, development of a district level multi-purpose facility at Mount Gilead. It is recommended this be in the range of 2,000-2,500sqm based on the benchmark 40,000 population which Gilead is likely to reach in the longer term.

POPULATION

5,642 2016

14,119 2036

80,752 2036 High Growth

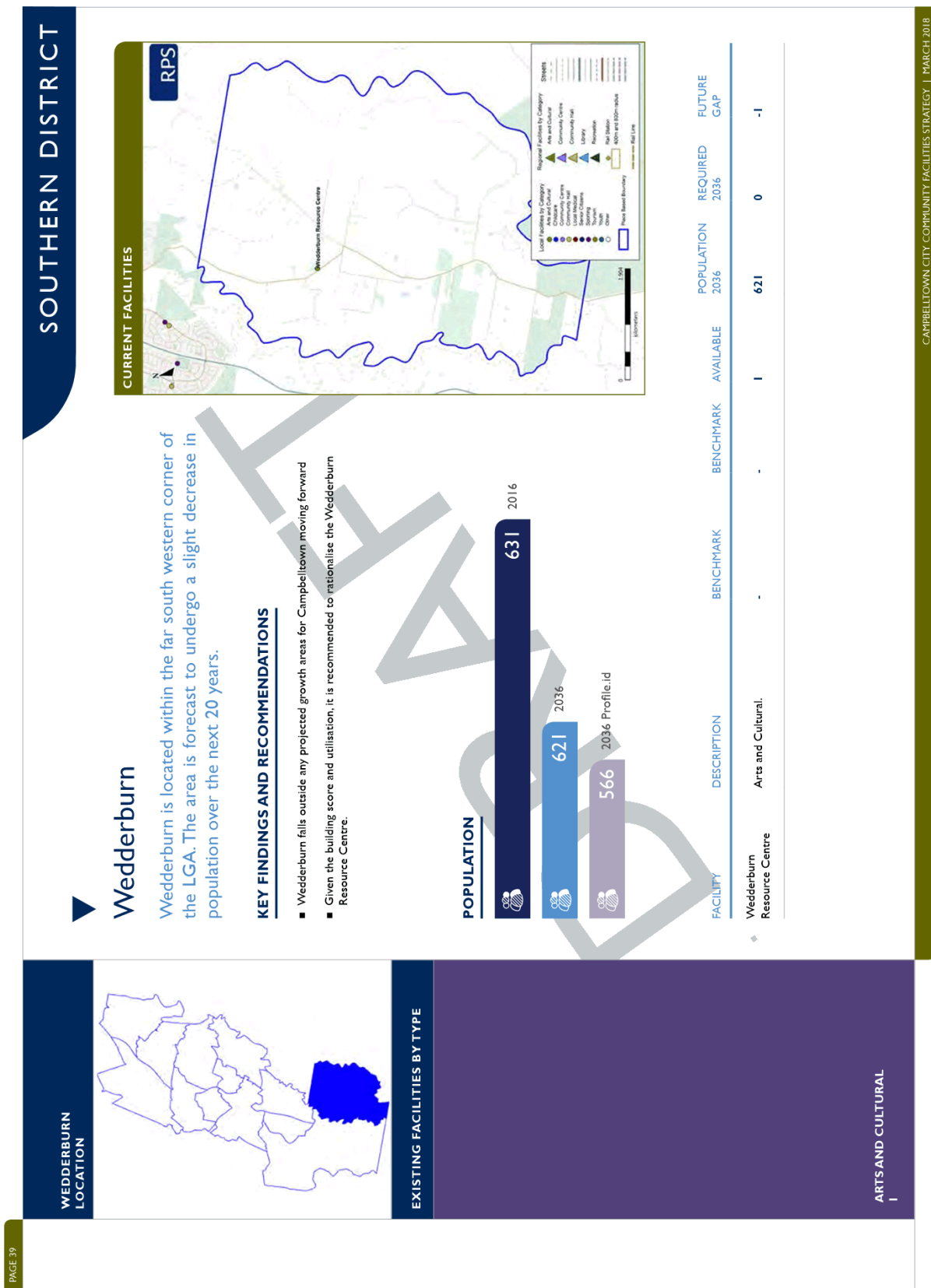
51,051 2036 Profile id

EXISTING FACILITIES BY TYPE

SPORTING
1

COMMUNITY
HALL
1

FACILITY	DESCRIPTION	BENCHMARK	BENCHMARK	AVAILABLE	POPULATION 2036	REQUIRED 2036	FUTURE GAP
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000 people	20,000	1	14,119	0	-1
Community Art Space	Community accessible art space within a multi-purpose community centre.	1:20,000 people	20,000	0	14,119	0	0
Community Health Centre	CHC needs.	1:20,000 – 30,000 people	25,000	0	14,119	0	0



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CAMPBELLTOWN CITY COMMUNITY FACILITIES STRATEGY | MARCH 2018



8.9 Proposed operating hours during Christmas holiday period 2018-2019

Reporting Officer

Director City Lifestyles
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

1. That Council Offices and the Works Depot close from Tuesday 25 December 2018 – Saturday 1 January 2019 with staff taking annual or flex leave for the non-public holidays.
2. That the holiday opening hours for the Council offices, Depot, Animal Care Facility, Campbelltown Visitor Information Centre, Family Education and Community Services, Leisure Services, Campbelltown Arts Centre and Libraries as detailed in the report, be approved and advertised through local papers, on Council's website, social media and at relevant centres and services.

Purpose

To seek Council approval for the proposed operating hours over the 2018-2019 Christmas and New Year holiday period.

Report

Council has reduced opening hours during the Christmas/New Year period in line with community usage and expectation during this time of year.

In line with previous years practice, it is proposed that the Council offices and the Depot will operate on Monday 24 December 2018 closing at normal times after which, they will remain closed for the period between Christmas Day and New Year's Day public holidays, that is 25 December 2018 – 1 January 2019 (inclusive).

The Council offices and Depot will reopen at 8:30am on Wednesday 2 January 2019, as Tuesday 1 January is a designated public holiday. Staff will be required to take annual leave or flexi leave from Thursday 27 December – Monday 31 December 2018.

The following arrangements are proposed for the Animal Care Facility:

Animal Care Facility	
Saturday 22 December 2018	9.00am to 12.00pm
23 – 26 December 2018	Closed
Thursday 27 December 2018	Open 10.00am to 4.00pm
Friday 28 December 2018	Closed
Saturday 29 December 2018	Open 9.00am to 12.00pm
30 December 2018 to 1 January 2019	Closed
Wednesday 2 January 2019	Open 10.00am to 4.00pm

The following arrangements are proposed for Family Education and Community Services, Campbelltown Arts Centre, Visitor Information Centre, Library Services, and Leisure Services:

Family Education and Community Services		
Service	Closure Date	Opening Date
All Long Day Care Centres	6.00 pm 21 December 2018	7.00am - 8 January
Before and After School Care	19 December 2018	7.00am - 29 January 2019
Campbelltown Child and Family Centre	21 December 2018	9.00am - 8 January 2019
Family Day Care Office	21 December 2018	8:30am - 7 January 2019
Bicycle Education Centre	21 December 2018	2 January 2019
Eagle Vale School Holiday Care potential to be closed and operating at Raby OSHC	This service will operate from 20 21 December 2018 and then 7 to 25 January 2019.	
Campbelltown Arts Centre		
Service	Closure Date	Opening Date
Arts Centre	4.00pm - 22 December 2018	10.00am – 2 January 2019
Cafe	4.00pm - 22 December 2018	12 January 2019
Visitor Information Centre		
24 December 2018	10.00am – 2.00pm	
25 - 26 December 2018	Closed	
27 – 31 December 2018	10.00am – 2.00pm	
1 January 2019	Closed	
Library Services		
Service	Closure Date	Opening Date
All libraries	1.00pm 24 December 2018	9.30am Wednesday 2 January 2019
Home Library Service	14 December 2018	28 January 2019

During the lead up to Christmas from Monday 17 December 2018 to Friday 21 December 2018, libraries will be closing at 5.00pm. Library usage records indicate that a relatively small number of customers use library services leading up to and during the Christmas/New Year period.

As in previous years it is proposed that library customers and users of the Home Library Service will be allowed to borrow an increased number of items for extended loan periods throughout the holiday period from 3 December 2018, returning to normal loan periods and limits from 29 January 2019.

Members wishing to return material may do so using the return chutes, which are available at all libraries.

Leisure Services		
Service	Closure Date	Opening Date
Eagle Vale Central	4.00pm 24 December 2018	6.00am 27 December 2019
	4.00pm 31 December 2018	9.30am 1 January 2019
Gordon Fetterplace Aquatic Centre	4.00pm 24 December 2018	9.30am 26 December 2018
	4.00pm 31 December 2018	9.30am 1 January 2019
Macquarie Fields Leisure Centre	4.00pm 24 December 2018	6.00am 27 December 2018
	4.00pm 31 December 2018	9.30am 1 January 2019
Macquarie Fields Indoor Sports Centre	4.00pm 24 December 2018	5.30am 27 December 2018
	4.00pm 31 December 2018	5.30am 2 January 2019

Council's Leisure Centres close for Christmas and Boxing Day each year. However, Council at its meeting of 14 April 2009 resolved to open a Leisure Centre on Boxing Day public holidays. Accordingly, this year The Gordon Fetterplace Aquatic Centre will reopen on Wednesday 26 December 2018 at 9.30am.

Public Notice

The amended operating hours will be advertised on Council's website, in the local newspapers and notices will be displayed at Council offices, libraries and the affected services to minimise any inconvenience for members of the public.

Conclusion

The proposed hours of Council operations are in line with community expectations for this and reflect similar practice by the business community for this time of year. Given the proposed advertising, it is considered that the proposed reduced hours will create minimal impact on Council's customer service levels.

Attachments

Nil

8.10 Love Leumeah Place Pilot Project

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Officer's Recommendation

That a further report be presented to Council at the conclusion of the Love Leumeah Place Pilot reviewing its effectiveness and include recommendations for future programs for place activation in the Campbelltown Local Government Area.

Purpose

The purpose of this report is to update Council on the progress of the Love Leumeah Place Activation Pilot.

History

The community's vision in the Community Strategic Plan includes the desire to see a "city of great places, (which) boasts a dynamic economy where businesses, families and neighbourhoods thrive". Strategy 1.9 responds to this desire by "creating places where people feel good, are likely to stay, to return to and tell others about their experiences."

As part of the organisational review of the City Lifestyles Division in 2016, a new focus on place and place making was built into the structure.

In early May 2017, a cross organisational group of staff undertook place training with recognised place experts Place Partners, and a Councillor briefing was held on 6 June 2017 with Kylie Legge of Place Partners detailing the place framework and approach.

The cross-organisational training included a "training in action" component, being a pilot project. Following this training a cross disciplinary team was formed and the O'Sullivan Road Shopping Precinct in Leumeah was selected as the location for the first pilot place project.

Report

Place making refers to a collaborative process in which the community engages in shaping the public realm to improve the look and feel of places, maximise shared value, and ultimately strengthen the community's connection with and use of public space.

With community-based participation at its core, place making focuses on capitalising on a local community's assets, inspiration, and potential to shape or reshape quality public spaces that contribute to people's health, happiness, and wellbeing.

The aim of the first place pilot project was for Council to test and pilot the place making approach. The pilot project was branded Love Leumeah to start a conversation about what the residents and visitors to the O'Sullivan Road Shopping Precinct love about the place, and seek ideas for improvements to the place.

The first step in the Love Leumeah Place Pilot Project was an activation held on 20 April 2018 to commence the community engagement process. The activation was held in a marquee in the car park adjacent to the shops facing Leumeah Station between 6.30am and 9.00am. 85 cups of free coffee and 300 muffins were served and in return the community provided 318 individual responses about what they would like to see improved in the place.

The community engagement process also included an online survey, a comprehensive social media and letterbox promotion and distribution of promotional material such as postcards and phone opal card holders.

Arising from this consultation process, the key areas for improvement identified by the community were around:

1. amenities: provision of a play space, additional shade and shelter, provision of public toilets, additional seating, additional sport and recreational facilities
2. shop presentation and signage: updates to street frontage, more shops and longer opening hours
3. landscaping: suggestions for additional greenery and plants, community gardens and beautifying the roundabout
4. parking: suggestion seeking more parking.

This feedback was then considered with Council Officers working closely with shop owners within the precinct to identify strategies to respond to the feedback provided by the community. As a result a range of quick win actions have been implemented. These include:

- beautification of the roundabout which has included removal of old vines and a dead tree, dated sign and brick well and installation of new landscaping and a feature Leumeah sign
- re-surfacing of concrete in front of shops
- line marking of parking lines
- installation of pallet type planters
- installation of way finding pillar signs
- installation of seven banner poles to be used for future events with a Council placeholder banner at all times.

A second activation will be celebrated on the 18 August 2018, to launch the changes to the area. This event will focus on families and create a special Pop-Up space in the precinct. The event is being held between 10.00am and 2.00pm in the O'Sullivan Road Shopping Precinct and will provide a range of activities including: a Petting Zoo (including a Salt Water Crocodile), community art workshop, edible planting activity, face painting, hot food, fresh food market stalls and live music.

The Love Leumeah project has intentionally targeted businesses in the centre to partner in the project. The Platform 21 Café was a key partner supplying coffee to community members as part of the April activation.

Following the success of that partnership a number of retailers have been approached and are involved in the Community Hub Pop Up on the 18 August 2018. This includes the supply of food for the event.

The project team are also working with retailers to refresh their shopfronts to lift the look and feel of the centre. The IGA supermarket is planning a major upgrade to reflect its recent internal upgrade and has engaged actively throughout the project.

The project team is monitoring the level of activity of the centre over the period of the project and will report this information at the conclusion of the pilot. In addition, Council Officers will undertake engagement with shop owners and event participants to evaluate satisfaction with the changes that have been made to the O'Sullivan Road Shopping Precinct and the place making process.

Financial Implications

Funding of \$30,000 for the place pilot project was allocated in the 2017-2018 budget.

Funding is allocated in the 2018-2019 budget for a second place making project, which is proposed to be undertaken in the Ingleburn CBD. This will be planned and delivered in consultation with the Ingleburn Chamber of Commerce and other stakeholders. Further information will be provided to Councillors as this project evolves.

Attachments

Nil

8.11 Education and Care Grants Program Funding

Reporting Officer

Executive Manager Community and Cultural Services
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

That Council enter into the funding agreement with the NSW Department of Education and Communities for the period 1 July 2018 to 30 June 2019 for the amount of \$504,872.46 to support the provision of Council's Family, Education and Community Services.

Purpose

To advise Council of funding to be received for the 2018 - 2019 financial year from the NSW Department of Education and Communities (DEC) for \$504,872.46. This funding is provided under the NSW Government Early Childhood Education and Care Grants program.

History

The NSW Department of Education and Communities has traditionally funded early childhood education and care in NSW.

In 2017, the Department of Education and Communities sought Council's agreement to accept a funding extension of the existing Early Childhood Education and Care Grants program for a period of six months from 1 January 2017 to 30 June 2017. This six month extension was for a transitional period as the Department looked to move to a new funding model, known as 'Start Strong'. The Department then requested a further 12 month agreement, from 1 July 2017 to 30 June 2018, whilst the funding model continued to be reviewed, which Council accepted.

Report

Under the Department of Education and Communities program, Council receives funding to support the delivery of its long day care and school holiday care services. Campbelltown Child and Family Centre and Mobile Toy and Book Library also receive funding through this grants program, which facilitates programs within these specialised services. The funding is used to offset the overall cost of the service.

This funding program continues to be reviewed by the NSW Department of Education and Communities; however Council has only been advised of a further twelve month funding period from 1 July 2018 to 30 June 2019 at this point in time. Council has received no further updates to any proposed funding changes.

The current funding agreement is the same amount received in the past 12 months from the Department of Education and Communities and is already reflected as income in the 2018-2019 budget for the services.

The Department of Education and Communities has sought Council's agreement to accept the terms and conditions of funding, for a further extension of the existing Early Childhood Education and Care grants program until 30 June 2019.

Attachments

Nil

8.12 Revised Policy - Overhead Charges Applicable to Private Works

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

1. That the name of the Overhead Charges Applicable to Private Works Policy be amended to Overhead Charges Applicable to Works for External Organisations Policy.
2. That the Overhead Charges Applicable to Private Works Policy attached to this report be adopted.
3. That the Overhead Charges Applicable to Private Works Policy review date be set at 30 December 2018.

Purpose

To seek Council's endorsement of the revised Overhead Charges Applicable to Works for External Organisations Policy.

History

Council at its meeting held 18 April 1989, adopted the Overhead Charges Applicable to Private Works Policy. The policy is now due to be reviewed in accordance with Council's Records Management Policy.

Report

The current Overhead Charges Applicable to Private Works Policy provides a basis for the recovery of internal on-costs on works performed by Council staff for external parties.

Works may be in the form of infrastructure works or in providing expertise uniquely held by staff to external agencies.

The total cost in recovery of administration and project management has been increased from 12 per cent to 15 per cent. A review has been undertaken of the scale of costs and identified a need to increase the rates applicable.

The renaming of the policy to Overhead Charges Applicable to Works for External Organisations Policy enables Council to recover its costs from government agencies previously not permitted due to the former title 'private works'.

Minor changes have been made to the scope of the policy to broaden the recovery of Council's on-costs. The position title for responsible officer and details throughout the policy have also been amended in line with the organisational restructure.

Attachments

1. Current Overhead Charges Applicable to Private Works Policy (contained within this report)
2. Proposed Overhead Charges Applicable to Private Works Policy (contained within this report)



POLICY

Policy Title	Overhead Charges Applicable To Private Works for External organisations
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i> <i>Roads Act 1993</i>
Responsible Officer	Manager Financial Services Executive Manager Corporate Services and Governance

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To ensure the recovery of Council's overhead costs when conducting works on behalf of ~~private~~ external organisations.

Policy Statement

That Council's on-cost rates by works be ~~amended~~ set as follows:

1. 42-15% of the total cost of the job be added in order to recover the administration and project management overheads.
2. 30% be added to the wages component of the work in order to recover the wages overhead costs.

Scope

This policy applies to the recovery of overhead costs incurred for all works carried out by Council staff and/or its contractors following a request from the ~~private~~ an external organisation or as a need identified by Council to ensure public safety.

Definitions

Nil

Legislative Context

Local Government Act 1993 and Roads Act 1993.

Principles

The ~~Manager Financial Services~~ Executive Manager Corporate Services and Governance will be responsible for administering the principles and that appropriate steps are taken to ensure that on-costs are recovered on matters relating to ~~private~~ the works carried out by Council.

Campbelltown City Council

Responsibility

The ~~Manager Financial Services~~ Executive Manager Corporate Services and Governance may delegate their responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

Effectiveness of this Policy

Key performance indicators:

1. Proper documentation is retained in support of the amount claimed.
2. All costs are recovered in an efficient and timely manner.

END OF POLICY STATEMENT



POLICY

Policy Title	Overhead Charges Applicable To Works for External organisations
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i> <i>Roads Act 1993</i>
Responsible Officer	Executive Manager Corporate Services and Governance

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To ensure the recovery of Council's overhead costs when conducting works on behalf of external organisations.

Policy Statement

That Council's on-cost rates by works be set as follows:

1. 15% of the total cost of the job be added in order to recover the administration and project management overheads.
2. 30% be added to the wages component of the work in order to recover the wages overhead costs.

Scope

This policy applies to the recovery of overhead costs incurred for all works carried out by Council staff and/or its contractors following a request from an external organisation or as a need identified by Council to ensure public safety.

Definitions

Nil

Legislative Context

Local Government Act 1993 and Roads Act 1993.

Principles

The Executive Manager Corporate Services and Governance will be responsible for administering the principles and that appropriate steps are taken to ensure that on-costs are recovered on matters relating to the works carried out by Council.

Campbelltown City Council

Responsibility

The Executive Manager Corporate Services and Governance may delegate their responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

Effectiveness of this Policy

Key performance indicators:

1. Proper documentation is retained in support of the amount claimed.
2. All costs are recovered in an efficient and timely manner.

END OF POLICY STATEMENT

8.13 Revised Policy - Refunds

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

1. That the revised Refunds Policy as attached to this report be adopted.
2. That the Refunds Policy review date be set at 30 June 2020.

Purpose

To seek Council's endorsement of the revised Refunds Policy.

History

The abovementioned policy was adopted by Council on 10 April 2012, and is now due for review in accordance with the Records Management Policy.

Report

The above mentioned policy has been reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

This policy provides clear objectives and outcomes in the process of refunding monies paid to Council.

Changes have been made to clarify the timing of a cash refund. Previously it was not clear that any payments made prior to the end of day processing and the balancing of cashier drawers could be returned to the customer and their receipt voided. This has been rectified by including a detailed description of the refund conditions.

Definitions have also been added for clarity on Supervisor and Cashier Supervisor.

Changes to position titles have been updated in line with the organisational structure and do not have any substantive impact on the application of the policy to the community.

Attachments

1. Refunds Policy proposed (contained within this report)
2. Refunds Policy current (contained within this report)

 campbelltown city council		POLICY
Policy Title	Refunds	
Related Documentation	Refund Report	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i>	
Responsible Officer	Executive Manager Corporate Services and Governance	

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To provide clear objectives and outcomes in the process of refunding monies paid to Council.

Policy Statement

Where a refund of monies is required, payment shall be made within 10 business days in the name of the person or organisation appearing on the original receipt. Alternative arrangements may only be considered where an authority has been provided in writing by an authorised person.

Refunds will be made by cheque or EFT. Credit card payments made over the counter are available same business day as 'card present' transactions only and for the full amount of the original payment. Phone, internet and mail remittances are to be refunded to the card initiating the payment.

No cash refunds are permitted unless receipt issued prior to end of day process and receipt reversed. Reversed receipts must be authorised by Supervisor or Cashier Supervisor.

Applications for refund must be made in writing by an authorised person.

Scope

It is estimated that less than 500 refunds are processed per annum.

Definitions

Authorised person	the person who's name appears on the receipt, their agent or legal representative. In the case of a business or company their title and position within that organisation
EFT	Electronic Funds Transfer
Credit Card	Mastercard or Visa credit card facilities
Card Present	Where the card is presented by the holder and either signed or PIN authorised

Campbelltown City Council

Cashier Supervisor Staff appointed to managing Pathway cashiers
Supervisor Staff appointed to managing cashiers at off-site locations.

Legislative Context

Local Government Act 1993 – Division 2

Local Government (General) Regulation 2005 – Division 5

Principles

The Executive Manager Corporate Services and Governance will be responsible for administering the principles and that appropriate steps are taken to maintain a level of confidentiality and proper process for all refunds.

Responsibility

The Executive Manager Corporate Services and Governance may delegate responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.


Effectiveness of this Policy

Key performance indicators that may be used to measure the effectiveness of this Policy are:

- All refunds are to be made within 10 business days.

END OF POLICY STATEMENT**DOCUMENT HISTORY AND VERSION CONTROL RECORD****Contact for inquiries and proposed changes**

Position/Section	Executive Manager Corporate Services and Governance
Contact Number	4645 4695

 campbelltown city council		POLICY	
Policy Title	Refunds		
Related Documentation	Refund Report		
Relevant Legislation/ Corporate Plan	Local Government Act 1993 Local Government (General) Regulation 2005		
Responsible Officer	Manager Financial Services Executive Manager Corporate Services and Governance		

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To provide clear objectives and outcomes in the process of refunding monies paid to Council.

Policy Statement

Where a refund of monies is required, payment shall be made within 10 business days in the name of the person or organisation appearing on the original receipt. Alternative arrangements may only be considered where an authority has been provided in writing by an authorised person.

Refunds will be made by cheque or EFT. Credit card payments made over the counter are available same business day as 'card present' transactions only and for the full amount of the original payment. Phone, internet and mail remittances are to be refunded to the card initiating the payment.

No cash refunds are permitted unless receipt issued prior to end of day process and receipt reversed. Reversed receipts must be authorised by Supervisor or Cashier Supervisor.

Applications for refund must be made in writing by an authorised person.

Scope

It is estimated that less than 500 refunds are processed per annum.

Definitions

Authorised person	the person who's name appears on the receipt, their agent or legal representative. In the case of a business or company their title and position within that organisation
EFT	Electronic Funds Transfer
Credit Card	Mastercard or Visa credit card facilities
Card Present	Where the card is presented by the holder and either signed or PIN authorised

Campbelltown City Council

Cashier Supervisor Staff appointed to managing Pathway cashiers
Supervisor Staff appointed to managing cashiers at off-site locations.

Legislative Context

Local Government Act 1993 – Division 2

Local Government (General) Regulation 2005 – Division 5

Principles

The ~~Manager Financial Services~~ Executive Manager Corporate Services and Governance will be responsible for administering the principles and that appropriate steps are taken to maintain a level of confidentiality and proper process for all refunds.

Responsibility

The ~~Manager Financial Services~~ Executive Manager Corporate Services and Governance may delegate responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

Effectiveness of this Policy

Key performance indicators that may be used to measure the effectiveness of this Policy are:

- All refunds are to be made within ~~ten~~(10) business days.

END OF POLICY STATEMENT**DOCUMENT HISTORY AND VERSION CONTROL RECORD****Contact for inquiries and proposed changes**

Name	Corinne Mears
Position/Section	Manager Financial Services Executive Manager Corporate Services and Governance
Contact Number	4645 4695

8.14 Revised General Manager Instrument of Delegation of Authority

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That Council revoke any previous delegation of the functions of the Council to the General Manager of the Council.
2. That Council delegate under section 377 of the *Local Government Act 1993* the functions of council as detailed in the attached Instrument of Delegation of Authority.

Purpose

To approve the revised Instrument of Delegation of Authority to the General Manager.

History

Council at its meeting held 9 May 2017, resolved to delegate its functions to the General Manager through the Instrument of Delegation of Authority.

Section 377 of the *Local Government Act 1993* allows Council to delegate to the General Manager or any other person or body (not including another employee of the Council) any of the functions of the Council other than the following:

- a) the appointment of a General Manager
- b) the making of a rate
- c) a determination under section 549 as to the levying of a rate
- d) the making of a charge
- e) the fixing of a fee
- f) the borrowing of money
- g) the voting of money for expenditure on its works, services or operations
- h) the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment)
- i) the acceptances of tenders to provide services currently provided by members of staff of Council
- j) the adoption of operational plan under section 405
- k) the adoption of a financial statement included in an annual financial report
- l) a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6

- m) the fixing of an amount or rate for the carrying out by the Council of work on private land
- n) the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the Council for the carrying out of any such work
- o) the review of a determination made by the Council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*
- p) the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194
- q) a decision under section 356 to contribute money or otherwise grant financial assistance to persons
- r) a decision under section 234 to grant leave of absence to the holder of a civic office
- s) the making of an application, or the giving of a notice, to the Government or Minister
- t) this power of delegation
- u) Any function under this or any other Act that is expressly required to be exercised by resolution of the Council.

Report

Recent amendments to the *Environmental Planning and Assessment Act 1979* (EPA Act) have mandated the establishment of Local Planning Panels for all councils in Greater Sydney and Wollongong. Section 4.8 of the EPA Act makes provisions for the exercise of consent authority functions for Council where a panel has been constituted.

On 23 February 2018, the Minister for Planning issued a direction to identify the development applications that are to be determined by Local Planning Panels on behalf of councils. Campbelltown City Council was directed to adhere to the requirements specified in Schedule 1 as follows:

1. Conflict of Interest

Development for which the applicant or land owner is:

- a) the Council
- b) a Councillor
- c) a member of Council staff who is principally involved in the exercise of Council's functions under the *Environmental Planning and Assessment Act 1979*
- d) a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth), or
- e) a relative (within the meaning of the Local Government Act 1993) of a person referred to in (b) to (d).

But not development for the following purposes:

- a) internal alterations and additions to any building that is not a heritage item
- b) advertising signage
- c) maintenance and restoration of a heritage item, or
- d) minor building structures projecting from the building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services, and sun shading devices).

2. Contentious development

Development that:

- a) in the case of a Council having an approved submission policy – is the subject of a number of submissions set by that policy, or
- b) in any other case – is the subject of 10 or more unique submissions by way of objection.

3. Departure from development standards

Development that contravenes a development standard imposed by an environmental planning instrument by more than 10 per cent or non-numerical development standards.

4. Sensitive Development

- a) designated development
- b) development to which State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development applies
- c) development involving the demolition of a heritage item
- d) development for the purposes of new licenced premises, that will require one of the following liquor licences:
 - i. a club licence under the *Registered Clubs Act 1976*,
 - ii. a hotel (general bar) licence under the *Liquor Act 2007*, or
 - iii. an on-premises licence for public entertainment venues under the *Liquor Act 2007*.
- e) development for the purpose of sex services premises and restricted premises
- f) development application for which the developer has offered to enter into a Planning Agreement.

Legal advice was sought on the changes to be made to the General Manager Instrument of Delegation of Authority to ensure compliance with the direction and EPA Act. It was advised that because 4.8(2)(a) of the EPA Act, when read with the Direction, required that development applications falling within Schedule 1 to the Direction are to be determined by the Panel, any delegation of the function of determining development applications can simply be excluded from the delegations to the General Manager. As such, amendments have been made to the General Manager Instrument of Delegation of Authority.

It is proposed that Council consider the amendments marked up in the attachment and approve the revised General Manager Instrument of Delegation of Authority.

Attachments

1. Revised (with mark ups) - General Manager Instrument of Delegation of Authority. (contained within this report)
2. Final - General Manager Instrument of Delegation of Authority (contained within this report)



Instrument of Delegation of Authority

Campbelltown City Council of 91 Queen Street, Campbelltown in the State of New South Wales ('Council') does hereby:

1. Delegate to the General Manager of the Council all of its functions except:

1.1

- a. the appointment of a general manager,
- b. the making of a rate,
- c. a determination under section 549 of the Local Government Act 1993 (NSW) as to the levying of a rate,
- d. the making of a charge,
- e. the fixing of a fee,
- f. the borrowing of money,
- g. the voting of money for expenditure on its works, services or operations,
- h. the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment),
- i. the acceptance of tenders to provide services currently provided by members of staff of the council,
- j. the adoption of an operational plan under section 405 of the Local Government Act 1993 (NSW),
- k. the adoption of a financial statement included in an annual financial report,

- l. a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6 of the Local Government Act 1993 (NSW),
 - m. the fixing of an amount or rate for the carrying out by the council of work on private land,
 - n. the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work,
 - o. the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the Environmental Planning and Assessment Act 1979,
 - p. the power of the Council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194 of the Local Government Act 1993 (NSW),
 - q. a decision under section 356 of the Local Government Act 1993 (NSW) to contribute money or otherwise grant financial assistance to persons,
 - r. a decision under section 234 of the Local Government Act 1993 (NSW) to grant leave of absence to the holder of a civic office,
 - s. the making of an application, or the giving of a notice, to the Governor or Minister,
 - t. this power of delegation under section 377(1) of the Local Government Act 1993 (NSW),
 - u. any function under the Local Government Act 1993 (NSW) or any other Act that is expressly required to be exercised by resolution of the Council,
 - v. any other function which must not be delegated pursuant to section 377(1) of the Local Government Act 1993.
- 1.2 any function designated in any Act of Parliament as a function which must not be delegated.
- 1.3 the function of the determination of a development application made under the Environmental Planning and Assessment Act 1979 ("EP&A Act") if the development application is of a type to which Schedule 1 of the "Local Planning Panels Direction – Development Applications" made by the Minister for Planning on 23 February 2018 applies.
- ~~a. the development application is for development that has a capital investment value of more than \$10 million; or~~
 - ~~b. the Council is the applicant for development consent and the development has a capital investment value of more than \$1 million; or~~
 - ~~c. the Council is the owner of any land on which the development is to be carried out and the development has a capital investment value of more than \$1 million; or~~

- ~~c. the development application is for development that has a capital investment value of more than \$1 million and the Council is a party to an agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the EP&A Act or for the purposes of the payment of contributions by a person other than the Council); or~~
 - ~~d. the development application is for development declared to be designated development for the purposes of the EP&A Act unless it is declared not to be designated development by a provision of Part 2 or 3 of Schedule 3 of the Environmental Planning and Assessment Regulation 2000; or~~
 - ~~e. the development application is for development that would contravene a development standard imposed by Campbelltown Local Environmental Plan 2015 or any other environmental planning instrument by more than 10 percent; or~~
 - ~~f. the determination is to be made as a consequence of a review requested under section 82A of the EP&A Act where the original determination was made by the Council or another delegate of the Council who is not subordinate to the delegate who made the original determination; or~~
 - ~~g. the development application is for a sex services premises as defined in Campbelltown Local Environmental Plan 2015 unless the determination is a refusal to grant consent on the basis that the application is not accompanied by sufficient of adequate information; or~~
 - ~~d. the development application is for new, expanded or increased operating hours of premises that are licensed under the Liquor Act 2007, other than a restaurant as defined in that Act Liquor Act; or~~
 - ~~e. more than five written submissions objecting to the development have been received by the Council within the notified submission period that contain objections other than objections to aspects of the development that comply with Campbelltown Local Environmental Plan 2015 or the provisions in the applicable development control plan that relate to the development. Note for the purposes of this delegation:
 - ~~a. a petition or other pro forma document signed by multiple persons from different residents is to be counted as one objection.~~
 - ~~b. a generic or pro forma letter with the same contextual content signed by multiple persons from different residents is to be counted as one objection.~~~~
- 1.4 the decision to request the Minister or the Greater Sydney Commission to make a local environmental plan under the EP&A Act following completion of community consultation in respect of the relevant planning proposal.
2. Sub-delegate to the General Manager of the Council all functions delegated to the Council except any function designated in any Act of Parliament or the relevant instrument of delegation as a function which must not be sub-delegated.

This Instrument shall take effect on the date that the seal of the Council is affixed to it and remains in force until revoked or varied by the Council.

The seal of the Council was affixed hereto on the day of ~~2017~~ 2018 in accordance with a resolution passed by the Council on the day of ~~2017~~ 2018 in the presence of:

Mayor

Councillor



Instrument of Delegation of Authority

Campbelltown City Council of 91 Queen Street, Campbelltown in the State of New South Wales ('Council') does hereby:

1. Delegate to the General Manager of the Council all of its functions except:

1.1

- a. the appointment of a general manager,
- b. the making of a rate,
- c. a determination under section 549 of the Local Government Act 1993 (NSW) as to the levying of a rate,
- d. the making of a charge,
- e. the fixing of a fee,
- f. the borrowing of money,
- g. the voting of money for expenditure on its works, services or operations,
- h. the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment),
- i. the acceptance of tenders to provide services currently provided by members of staff of the council,
- j. the adoption of an operational plan under section 405 of the Local Government Act 1993 (NSW),
- k. the adoption of a financial statement included in an annual financial report,

- l. a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6 of the Local Government Act 1993 (NSW),
 - m. the fixing of an amount or rate for the carrying out by the council of work on private land,
 - n. the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work,
 - o. the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the Environmental Planning and Assessment Act 1979,
 - p. the power of the Council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194 of the Local Government Act 1993 (NSW),
 - q. a decision under section 356 of the Local Government Act 1993 (NSW) to contribute money or otherwise grant financial assistance to persons,
 - r. a decision under section 234 of the Local Government Act 1993 (NSW) to grant leave of absence to the holder of a civic office,
 - s. the making of an application, or the giving of a notice, to the Governor or Minister,
 - t. this power of delegation under section 377(1) of the Local Government Act 1993 (NSW),
 - u. any function under the Local Government Act 1993 (NSW) or any other Act that is expressly required to be exercised by resolution of the Council,
 - v. any other function which must not be delegated pursuant to section 377(1) of the Local Government Act 1993.
- 1.2 any function designated in any Act of Parliament as a function which must not be delegated.
- 1.3 the function of the determination of a development application made under the Environmental Planning and Assessment Act 1979 ("EP&A Act") if the development application is of a type to which Schedule 1 of the "Local Planning Panels Direction – Development Applications" made by the Minister for Planning on 23 February 2018 applies.
- 1.4 the decision to request the Minister or the Greater Sydney Commission to make a local environmental plan under the EP&A Act following completion of community consultation in respect of the relevant planning proposal.
2. Sub-delegate to the General Manager of the Council all functions delegated to the Council except any function designated in any Act of Parliament or the relevant instrument of delegation as a function which must not be sub-delegated.

The seal of the Council was affixed hereto on the day of 2018 in accordance with a resolution passed by the Council on the day of 2018 in the presence of:

Councillor

8.15 Councillors' Rights and Responsibilities to Review Decisions Undertaken under Delegated Authority and the Process to Call the Decision to be Reviewed

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

That the information be noted.

History

Council at its meeting held 23 May 2017 (NM 11.1) requested that a report be presented detailing the procedures for:

- a) Councillors to request that a delegated decision be called up to a meeting of Council
- b) Councillors' rights and responsibilities to review decisions undertaken under delegated authority and the process to call the decisions to be reviewed
- c) Councillors' rights and responsibilities regarding access to administrative information
- d) Councillors' rights and responsibilities regarding the ability to communicate with staff.

Report

Legal advice has been sought with respect to Councillors' rights and responsibilities to review decisions undertaken under delegated authority and the process to call the decisions to be reviewed.

There is no express power in the *Local Government Act 1993* (LG Act) that provides general rights of review for Councillors on decisions made under delegated authority. However, the *Environmental Planning and Protection Act 1979* (EPA Act) provides for a form of review of certain planning decisions, whether made by the Panel or under delegation (Division 8.2), following the amendments to the Act, this is not a function that can be exercised by Councillors.

Even prior to the recent amendments to the EPA Act, a Council could not "call up" a development application that had been determined under delegation and "review" it with a view to reaching a different decision.

Accordingly, to the extent that the May Resolution contemplated a review of a planning decision of the Council, it could only be for the purpose of the Council exercising some supervisory function over Council processes.

Whilst neither the LG Act nor EPA Act expressly provides for Councillors to exercise such a function, it is arguably permissible in limited circumstances. For example, if questions are asked by residents represented by a Councillor, a Councillor might ask for information about the determination in order to understand it and provide a response to the residents. A Councillor might also want to understand the planning processes followed by staff in a particular case, to understand how a decision that was made was consistent with Council's planning controls. In some circumstances, decisions made under delegation might give rise to consideration about whether an application of that kind ought to be determined solely by the Panel, which could be relevant to Council's delegations.

Provided that the May resolution is interpreted as requiring that any review mechanism be aimed at the kind of matters that are identified in the paragraph above, then it is valid. Anything beyond this would not be permissible. For example, it will not be permissible for Councillors to review and comment on decisions made under delegation in a manner that criticised Council staff or purported to direct them in the future in any way. As such, any review mechanism should not be aimed at scrutinising the merits of a planning decision made under delegation.

Furthermore, because Councillors no longer have any consent authority functions under Part 4 of the EPA Act, any "calling up" or "review" of decisions made under delegation should be confined to circumstances where they are relevant to the exercise of some supervisory function by the Council, such as those described above.

Attachments

Nil

8.16 Investment and Revenue Report - June 2018

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of June 2018.

Report

Investment Portfolio

Council's Investment Portfolio as at 30 June 2018 stood at approximately \$217m. Funds are currently being managed both by Council staff and Fund Managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2005 and Council's Investment Policy.

All investments are placed with approved deposit taking institutions and no funds are placed with any unrated institutions. Any funds placed with institutions that have a BBB long term rating have maturity lengths in the short term of up to 12 months, effectively A-2 rated, in accordance with Council's investment policy. All investments have a short term rating of A-2 or higher.

The return on Council's investments is tracking in accordance with budget expectations and continues to outperform the benchmark of the AusBond bank bill index. For the financial year ended 30 June investment income exceeded the forecast budget by some \$140,000 and is an excellent outcome for Council.

The portfolio is diversified with maturities ranging between three months and four years.

The official cash rate has remained steady, with no movement since August 2016 at its present level of 1.50 per cent.

Regular liaison with Council's external financial advisor in assessing any new investment products offered assists in monitoring all of the risk factors to maximise Council's return on the investment portfolio.

Rates

Rates and Charges levied for the period ending 30 June 2018 totalled \$107,311,024 representing 99 per cent of the current budget estimate.

The rates and charges receipts collected to the end of June totalled \$105,944,584. In percentage terms 98.2 per cent of all rates and charges due to be paid have been collected, equal to the amount collected in the same period last year.

Debt recovery action during the month involved the issue of 17 Statements of Claim to ratepayers with two or more instalments outstanding and a combined balance exceeding \$500. Further recovery on accounts with previous action resulted in 48 Judgments and 22 Writs being served on defaulters that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule.

Council staff continue to provide assistance to ratepayers experiencing difficulty in settling their accounts. This includes the monitoring of 276 ratepayers with a total arrears balance of \$399,509 who have made suitable payment arrangements.

Ratepayers who purchased property since the May instalment notices are issued with a 'Notice to new owner' letter. During the month, 22 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Sundry Debtors

Debts outstanding to Council as at 30 June 2018 are \$7,419,790 reflecting an increase of \$5,388,684 since May 2018, \$5,500,000 of this increase relates to government grants. During the month, 1472 invoices were raised totalling \$6,742,807. The majority of these are paid within a 30 day period. Those that are not paid within the 30 day period are reflected in the ageing report in Attachment 3.

Debts exceeding 90 days of age totalled \$195,692 as at 30 June 2018. A significant portion of this debt relates to Various Sundry Items and Public Hall Hire. Various Sundry Items includes an amount of \$15,500 raised for costs involved relating to a motor vehicle accident and damage to Council property (bus shelter) in Ambarvale. This is proving to be a difficult debt to recover as the debtor was uninsured and facing extensive personal circumstances, the debt is highly unlikely to be recoverable. Public hall hire fees of \$65,626 are a result of debts that have been raised in advance and in accordance with Council policy do not need to be finalised until two weeks prior to the function. The Corporate Administration debt includes a debtor on arrangement for road widening works at Eagleview Road, Minto. Payment is still scheduled to be complete by September 2018.

Debt recovery action is undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All debts that age by 90 days or more are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a seven day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a letter of demand (or letter of intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor and staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

During the month, seven accounts were issued a letter of demand on Council's letterhead, advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent.

Council's agents were instructed to issue two Letters of Demand requiring payment within 14 days of issue to avoid legal action. No further legal action was taken for the month.

Council officers continue to provide assistance to debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear their outstanding debts through regular payments where possible, to avoid any further recovery action.

Attachments

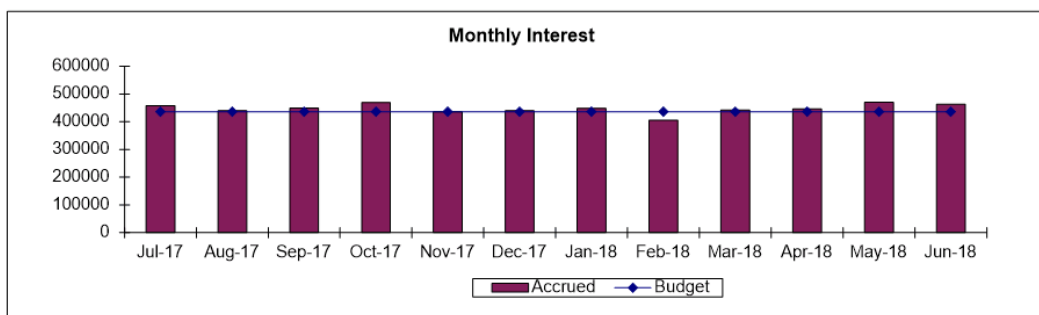
1. Investment Report - June 2018 (contained within this report)
2. Rates Summary and Statistics - June 2018 (contained within this report)
3. Sundry Debtors Summary and Ageing - June 2018 (contained within this report)

CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO

Jun-18

Benchmark AusBond Bank Bill Index
Portfolio Balance 217,169,724.77

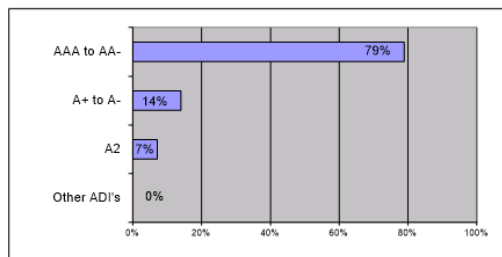
Monthly Performance	Return (mth)	Return (pa)
AusBond Bank Bill Index	0.15%	1.82%
Portfolio - Direct Investments	0.23%	2.78%
<i>Performance to Benchmark</i>	<i>+</i> 0.08%	<i>+</i> 0.96%
Short Term Call Accounts	0.14%	1.75%
Managed Funds	0.14%	1.74%



Year to Date Performance

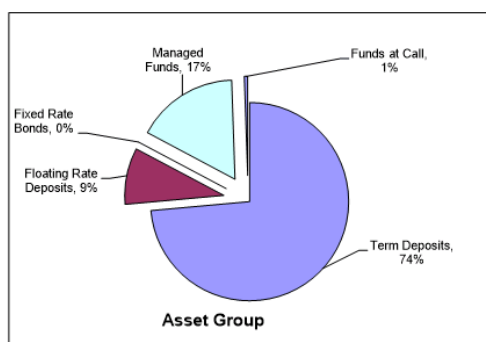
Credit Exposure (S&P Long Term Rating)

Rolling 12 Month Period
2.71% Council Managed Funds
1.77% Benchmark



Interest Budget to Actual
Avg Budget to Period \$5,225,000
Actual Accrued to Period \$5,364,929

Portfolio Diversity



			%
Funds at Call	\$ 1,173,781.69	AA-	1%
NSW Treasury	\$ 40,004,903.28	AA+	18%
National Australia Bank	\$ 45,477,023.11	AA-	21%
Westpac Bank	\$ 47,151,694.94	AA-	22%
Commonwealth Bank	\$ 25,211,375.58	AA-	12%
Bank Western Australia	\$ 12,301,762.46	AA-	6%
AMP Bank	\$ 10,000,000.00	A	5%
Suncorp Metway	\$ 11,432,173.97	A+	5%
ING Bank	\$ 9,040,389.04	A-	4%
Rural Bank	\$ 6,133,921.54	A2	3%
Bank of Queensland	\$ 5,067,290.22	A2	2%
Credit Union Aust	\$ 4,175,408.94	A2	2%
Total	\$ 217,169,724.77		100%

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2017	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,102,238.73	60,549,742.57	1,437,375.61	780,431.52	61,995,037.21	59,672,880.16	2,322,157.05	224,197.60	2,546,324.01
BUSINESS	315,185.85	18,441,316.63		73,969.68	18,830,472.16	18,503,040.82	327,431.34		327,431.34
FARMLAND	0.00	497,368.08	691.32	268.24	496,945.00	511,524.48	-14,579.48	130,828.74	116,249.26
MINING	0.00	26,080.56		0.00	26,080.56	26,080.56	0.00		0.00
SR - LOAN	0.00	54.54		383.97	438.51	3,660.78	-3,222.27	658.79	0.00
SR - INFRASTRUCTURE	262,966.59	6,010,517.47		9,356.72	6,282,840.78	5,998,377.53	284,463.25	35,511.62	317,411.39
TOTAL	\$2,680,391.17	\$85,525,079.85	\$1,438,066.93	\$864,410.13	\$87,631,814.22	\$84,715,564.33	\$2,916,249.89	\$391,196.75	\$3,307,416.00
GARBAGE	625,322.26	20,770,612.32	880,977.58	40,026.69	20,554,983.69	19,872,240.38	682,743.31		682,743.31
STORMWATER	50,503.34	1,358,272.22		440.44	1,409,216.00	1,356,779.78	52,436.22		52,436.22
GRAND TOTAL	\$3,356,216.77	\$107,653,964.39	\$2,319,044.51	\$904,877.26	\$109,596,013.91	\$105,944,584.49	\$3,651,429.42	\$391,196.75	\$4,042,595.53

Total from Rates Financial Transaction Summary	2,340,047.53
Overpayments	-1,702,548.00
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	609,676.75
Rate accounts greater than 12 months less than 18 months in arrears	38,599.78
Rate accounts greater than 18 months in arrears	15,977.61
TOTAL rates and charges under instruction with Council's agents	\$664,254.14

RATES STATISTICS

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Jun-17
Rate Notices	49,616	324		236			595						
Electronic - DoH	5,266												
Instalment Notices				45,424			45,255			45,513			
Electronic - DoH				5,276			5,168			5,282			
Missed Instalment Notices			8,283			6,957			7,232				
- Pensioners > \$15.00			733			675			689				
Notice to new owner	122	83	36	27	30	49	51	17	26	43	31	22	27
7-day Letters - Council issued			1,793			1,944			2,262				
- Pensioners > \$500.00			160			246			298				
7-day Letters - Agent Issued			485				601		529				
Statement of Claim	119	19	14	197	17	10	225	13	14	150	45	17	19
Judgments	9	68	13	16	65	9	10	46	46	10	55	48	51
Writs	10	48	11	5	8	11	8	9	63	17	35	22	29
Electronic - eRates & BPAYView	3,241	3,454	3,578	3,631	3,736	3,777	3,833	3,944	3,954	4,083	4,200	4,294	3,083
Arrangements	303	263	398	431	393	455	402	318	478	302	247	276	288

DEBTORS SUMMARY 1 June 2018 to 30 June 2018

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/05/2018	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/06/2018	% DEBT RATIO
Corporate Administration	1,009,551	308,008	330,103	987,456	29.49%
Abandoned Items	1,068	614	0	1,683	0.35%
Education and Care Services	18,710	0	0	18,710	0.98%
Community Bus	89	0	0	89	0.01%
Sportsground and Field Hire	32,496	104,780	28,883	108,393	5.46%
Government and other Grants	451,572	5,501,798	451,572	5,501,798	12.87%
Public Hall Hire	212,362	95,981	85,115	223,227	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	66,788	231,608	239,442	58,954	5.63%
Healthy Lifestyles	18,807	65,844	48,912	35,739	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	39,518	12,656	17,909	34,266	1.85%
Pool Hire	17,355	3,654	7,366	13,644	0.39%
Private Works	2,612	0	0	2,612	0.52%
Road and Footpath Restoration	5,910	100,868	13,222	93,556	28.17%
Shop and Office Rentals	31,816	59,113	56,103	34,826	2.17%
Various Sundry Items	113,314	233,351	42,449	304,215	6.42%
Waste Collection Services	47,466	24,533	33,048	38,950	6.17%
	2,031,106	6,742,807	1,354,123	7,419,790	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 June 2018

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	253,786	12,116	693,663	27,891	987,456	42,101
Abandoned Items	614	0	0	1,068	1,683	1,068
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	95,579	2,143	4,699	5,972	108,393	5,972
Government and other Grants	5,501,798	0	0	0	5,501,798	0
Public Hall Hire	80,556	61,090	15,956	65,626	223,227	55,866
Health Services	0	0	0	350	350	350
Land and Building Rentals	58,954	0	0	0	58,954	0
Healthy Lifestyles	27,183	1,134	4,129	3,293	35,739	3,520
Licence Fees	10,996	9,231	3,229	10,810	34,266	10,662
Pool Hire	3,797	6,906	2,224	717	13,644	1,341
Private Works	1,189	0	0	1,423	2,612	1,423
Shop and Office Rentals	21,612	10,930	0	2,284	34,826	2,326
Various Sundry Items	232,162	0	852	71,201	304,215	63,613
Waste Collection Services	24,203	14,748	0	0	38,950	0
	6,381,049	118,297	724,752	195,692	7,419,790	190,716

8.17 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

That the information be noted.

Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 10 July 2018.

Attachments

1. Reports and Letters Requested (contained within this report)

Reports Requested as at 10 July 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Lifestyles			

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Delivery			
21.06.16 FB 4851108	CW1.3 - 3. - That following completion of the Floodplain Risk Management Study and Plan, a further report be tabled for Council's consideration.	CD	October 2018
18.04.17 GB 5311166	ORD - NM - 11.6 - That Council seek a report establishing a request line/email for use by residents who wish to have an appropriate tree planted by Council on their immediate nature strip.	CD	September 2018
18.04.17 GB 5311165	ORD - NM - 11.7 - That Council seek to create further avenues of trees in significant locations such as Emerald Drive, Eaglevale Drive, Eagle Vale and Campbelltown Road, Woodbine. That a report be provided on the costs and benefits of Council's annual tree planting program.	CD	September 2018
13.02.18 BM	ORD - NM - 11.2 1. That Council note the tabled petition from concerned residents of Eagleview Road, Minto, regarding the safety of traffic movements along the road. 2. That a report be presented to Council investigating these concerns, in consultation with the residents. 3. That a Council officers write a letter to the Local Area Command raising the concerns of the local residents of Eagleview Road, Minto, regarding the safety of traffic movements along the road and requesting an increase patrols. Comment: This item is presented to Council as part of this agenda under the Minutes of the Traffic Committee meeting held 28 June Item 6.5.		Complete
13.02.18 WM	ORD - NM - 11.1 3. That a report be presented to Council investigating Council's capacity to secure free or subsidised parking at Campbelltown Hospital for patients, visitors and staff.	CD	September 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
12.12.17 PL	<p>ORD - NM - 11.4</p> <ol style="list-style-type: none"> 1. That a report be presented to Council investigating the feasibility of extending the current bus service from Campbelltown Public Hospital through Parkside Crescent past Campbelltown Private Hospital to Macarthur Square. 2. That a further report be presented to Council on the possibility of a new bus service being established to service the businesses along Blaxland Road and that Council Staff survey the individual businesses along Blaxland Road for their input on the benefits of a bus service including the hours and days of service. 3. That Council investigate the feasibility of reintroducing the free bus service with the State Government. 	CD	September 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Governance			
14.10.14 RK 4033794	<p>CG2.3 - 4. That a further report will be submitted to Council once a draft VPA/Infrastructure Services Delivery Plan (ISDP) have been finalised which will deal with the compulsory acquisition/land transfer issues concerning the whole of the Claymore Urban Renewal Project.</p> <p>Comment: Matter on track with valuation VPA/ISDP issues being dealt with. Strategic Property and Urban Release and Engagement currently reviewing.</p>	CG	September 2018
23.05.17 BM	<p>ORD - NM11.1</p> <ol style="list-style-type: none"> 1. That a report be presented to Council detailing a procedures for: <ol style="list-style-type: none"> a) Councillors to request that a delegated decision be called up to a meeting of Council. b) Councillors rights and responsibilities to review decisions undertaken under delegated authority and the process to call the decisions to be reviewed. c) Councillors rights and responsibilities regarding access to administrative information. d) Councillors rights and responsibilities regarding the ability to communicate with staff. <p>Comment: Report prepared for consideration in the current August Ordinary Business Paper addressing parts 1a and b.</p>	CG	August 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Development			
19.04.16 MO 4770730	<p>CS8.1- Old Clinton's development site</p> <p>That a report be presented outlining any action taken by Council with regards to the dead trees on the old Clinton's development site - Queen Street, Campbelltown.</p> <p>Comment: Further discussion currently being organised with development representatives to discuss financial contribution for street tree damage. Estimate of financial contribution prepared for further consideration and consultation.</p>	CDVP (CS)	September 2018
08.11.16 GG 5095788	<p>ORD - 11.5</p> <ol style="list-style-type: none"> 1. That a report and a briefing be presented to Council detailing the cost associated with establishing and running a Design Excellence Panel (DEP) to encourage high quality urban design within the Campbelltown Local Government Area (LGA) including any honorariums, and the feasibility of any other options to ensure the best practice function of the panel. 2. That the report consider establishing a panel to provide an independent and transparent specialist peer review of major urban development and high density dwellings within the Local Government Area based on the following criteria: <ol style="list-style-type: none"> a. The Design Excellence Panel be comprised of five members consisting of, four professionals and one community representative, with membership open to: <ul style="list-style-type: none"> o well-known and respected professionals who are involved in the design of major projects and have extensive expertise in areas of architecture, urban design and/or landscape architecture; and o a community representative with a demonstrated understanding and experience in architecture, urban design, landscape architecture or a related field. o to ensure the panel's independence, a panel member cannot be a Councillor or council employee. b. Expert members must not live or do business in the council area in a related field. Community representatives must live in the area, but not do business in the Campbelltown area in a related field. c. That the panel members' tenure should be limited to two years with an optional extension for another two years. d. That a selection committee be established to undertake the selection of panellists. The selection committee should include the Mayor or his/her Councillor, representative and one other Councillor. Two senior staff members and two distinguished independent people with knowledge of the development assessment system. All members of the selection committee to be approved by a council resolution. e. That the appropriate Policy and Procedure and Code of Conduct be developed in line with ICAC recommendations to ensure the panel demonstrate the highest ethical standards in the exercise of their duties and responsibilities, maintain the integrity of the panel and to provide for fair and transparent dealings in making decisions. <p>Comment: Briefing provided to Council on 31 July 2018 with a further report being prepared for consideration.</p>	CDVP	September 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
13.12.16 PL 5146315	ORD 8.5 - That a report be provided investigating the use of a drone with heat detecting cameras to track and monitor Koala movement in the Local Government Area. Comment: This report is currently being prepared in a cross organisational approach involving a number of internal stakeholders with an anticipated final report for consideration in October 2018.	CDVP	October 2018
12.12.17 WM	ORD - NM - 11.1 1. That a report be presented investigating the feasibility and funding options to use the silos known as Vardy's Estate on the eastern side of Menangle Road, Menangle Park for art work associated with the use of Menangle Park by the Defence Forces during the first (Beersheba) and second world wars. Comment: Report prepared for consideration in the current August Ordinary Business Paper.	CDVP	August 2018
28.11.17 BM	ORD - NM - 11.1 3. That a report be presented to Council investigating how Council can assist carers in obtaining and disposing of koala food, for example: a. Council staff and contractors identifying and setting aside eucalyptus trees from worksites and tree-clearing activities for carers to access b. Council providing a free green waste drop-off for registered koala carers to dispose of unused or inappropriate leaves. Comment: This report is currently being prepared in a cross organisational approach involving a number of internal stakeholders with an anticipated final report for consideration in October 2018.	CDVP	October 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Growth and Economy			

Letters Requested as at 10 July 2018

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Lifestyles			
*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Delivery			
26.09.17	NM 11.5 - That Council write to the Minister for the Environment, requesting the spraying of noxious weeds (Blackberry Bush and African Olive) along both sides of M31 from Brooks Road to St Andrews Road in the Campbelltown Local Government Area. Comment: Letter sent 10/12/17.	CD	COMPLETED
*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Governance			
11.07.17 RT	ORD 7.2 - 2. That a letter of thanks be forwarded to Dr Freeland. Comment: Letter sent 28/07/17.	CG	COMPLETED
11.07.17 BM	NM 11.1 1. That Council extends its sincere sympathy to the victims of the Grenfell Tower fire in Kensington, UK. 2. That Council notes the cladding which contributed to the terrible fire has been in use in Australian medium and high-density developments. Comment: Item 1. Noted, Item 2. Noted, Item 3. - transferred to City Development.	CG	COMPLETED
*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Development			
13.06.17 K.H	NM 11.2 - 4. That Council write to the Member for Campbelltown, Mr Greg Warren, seeking his support for additional funding to be allocated for the immediate installation of such fencing and crossing Comment: Letter sent 31/07/17 awaiting a response letter.	CDVP	COMPLETED

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
11.07.17 BM	NM 11.13. That Council write to the local members requesting an urgent state government investigation into the use of similar or same cladding in multi-storey developments across NSW and options available to mitigate potential risks.	CDVP	COMPLETED
13.02.18 WM	ORD - NM - 11.1 2. That Council write to the Minister for Health, the Hon. Brad Hazzard MP, stating our objection to the introduction of paid parking for patients, visitors and staff at Campbelltown Hospital, and a copy of this letter be sent to the Member for Campbelltown Mr. Greg Warren MP.	CDVP	Pending September

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Growth and Economy			

8.18 International Cities, Town Centres and Communities Conference

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Officer's Recommendation

1. That the General Manager or her nominee, the Director City Lifestyles, the Director City Development, or their relevant staff nominees and any interested Councillors be authorised to attend the 2018 ICTC conference in Fremantle.
2. That the registration fees and accommodation expenses be met in accordance with Council's Policy.

Report

The 18th International Cities, Town Centres and Communities (ICTC 2018) conference for 2018 will be held in Fremantle, Western Australia from 14-16 November 2018. The theme for the conference is Progressive Cities: Innovative + Authentic + Connected.

ICTC 2018 will explore progressive cities with innovative approaches to planning, development, placemaking and economic development, positioned for authenticity, connectivity and innovation. Cities leveraging unique offerings and personality to provide communities with a place to love, experience and connect.

ICTC 2018 brings together a diverse cross-section of city leaders and urban place professionals from those who lead and plan cities and town centres through to those who implement and manage them. It provides a platform for industry to discuss the big issues and share best practice experiences. The program includes a number of informative speakers including Council's Executive Manager Community Life, Jenny Franke.

It is considered appropriate and is recommend that the General Manager or her nominee, the Director City Lifestyles, the Director City Development or their relevant staff nominees and any interested Councillors be authorised to attend the 2018 ICTC conference in Fremantle.

Attachments

Nil

8.19 2017-2018 General Purpose Financial Reports and 2017-2018 Special Purpose Financial Reports

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

1. That the 2017-2018 General Purpose and Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign the statements by Councillors and Management as required by Section 413(2) of the *Local Government Act 1993* after completion of the audit.
3. That the audited results of the financial year be presented to Council at the Annual General Meeting on 9 October 2018.

Purpose

To inform Council of its requirement to form an opinion relating to its General Purpose Financial Report and resolve to refer the accounts for audit as per Section 413(2c) of the *Local Government Act 1993*.

Report

In accordance with Section 413(1) of the *Local Government Act 1993*, Council must prepare financial reports for each year and must refer them for audit as soon as practicable after the end of that year. The 2017-2018 General Purpose Financial Report and Special Purpose Financial Report have been completed and arrangements have been made with Council's independent auditor, Audit Office of New South Wales, to complete the end of year audit.

Section 416 of the *Local Government Act 1993* stipulates that Council's financial reports for the year must be prepared and audited within a four month period after the end of each financial year. Council is then required to conduct an Annual General Meeting to present the audited financial reports, together with the auditor's reports to the public. This must be done not more than five weeks after receipt of the auditor's reports. The Annual General Meeting is scheduled for 9 October 2018.

The actual operational result on an accruals basis (excludes capital expenditure) is a surplus exceeding \$83m after capital grants and contributions and a surplus of around \$13m before capital grants and contributions. This is a preliminary result pending any valuation changes to fixed assets and any final accrual adjustments, however is not expected to materially change. The major factors contributing to the operational result as compared to the previous financial year's actuals include the following:

- increase in rates revenues of \$5m largely attributable to residential rates from strata developments and associated domestic waste services
- increase in operational grants as a result of half of the 2018-2019 allocation of financial assistance grant being paid in advance in the amount of \$5m
- increase in capital grants and contributions in the amount of \$36m of which \$26m is attributable to road and other asset dedications and \$8m in developer contributions.

Expenditure remained consistent with the prior year with any increases within 5%, while depreciation of Council's fixed assets has stabilized over recent years to its present level of approximately \$22m as all asset classes are now valued in accordance with Australian Accounting Standard AASB 116 which has been implemented over the last several years. The change to Australian Accounting Standards requires assets to be re-valued at fair value using market based evidence where available and is undertaken by professionally qualified valuers. Assets with insignificant changes in fair value need only be re-valued every three to five years.

Council maintained a balanced budget throughout the 2017-2018 financial year with minor adjustments reported as part of the quarterly financial reviews. The actual funded result shows a surplus of approximately \$30,000. This result includes carry over works to be re-voted into the 2018-2019 financial year. A report detailing the carry over works will be submitted to Council in September 2018. Details of the original budget variations are reported in Note 20 to the General Purpose Financial Report.

A significant effort from all staff has been made to ensure the timely completion of end of year accounts, particularly when considering the increased resources required, to comply with the ongoing fair value accounting requirements and change in external audit regime.

The 2017-2018 Financial Reports have been prepared in accordance with the *Local Government Act 1993*, the regulations made thereunder, Australian Equivalents of the International Financial Reporting Standards and professional pronouncements and the Local Government Code of Accounting Practice and Financial Reporting. The financial reports are considered to fairly represent Council's financial position and operating result for the period.

Council is now required to refer the Financial Reports to the external auditor, Audit Office of New South Wales for audit. Council is also required to convene an Annual General Meeting within five weeks of receipt of the Auditor's Reports and as reported above, the Annual General Meeting has been set for 9 October 2018.

Attachments

Nil

8.20 Expenditure Allocation Revote 2017-2018

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

That the works listed in the attachment, which were originally funded in the 2017-2018 budget and subsequent financial reviews, be revoted for expenditure during 2018-2019.

Purpose

To seek Council's authorisation of expenditure and voting of funds for projects requiring carrying forward from the 2017-2018 financial year.

Report

In accordance with Section 211 of the Local Government (General) Regulation 2005, all expenditure authorisations lapse at the end of each financial year. A part of the process of completing the 2017-2018 Financial Reports involves a review of expenditure programs at year end. The purpose of this review is to identify items, programs or projects that are still underway at that date; committed or contracted to commence in the new financial year or budgets that are identified to be allocated to projects in the new financial year. These are generally referred to as revotes. There is a legislative need for Council to consider these items and resolve their inclusion in the current years' budget.

Attached to this report is the list of works where a funding revote has been requested following discussions with senior staff from each Division and is now submitted for Council's consideration.

The total funds required from 2017-2018 are \$31,875,790. This compares to the previous two years where \$22,340,416 was revoted from 2016-2017 and \$17,640,388 was revoted from 2015-2016. This year's revote request is higher than the average, mainly due to several significant projects which have commenced, but were incomplete at year end.

The circumstances of the revoted funds this year are detailed below.

Major projects, which were unfinished at the end of the financial year:

- marketing/city promotion
- Animal Care Facility improvements
- Community Life projects
- bridge repair and renewal works
- building refurbishment works
- Campbelltown Sports Stadium works
- building security upgrade works
- parks and playspace projects
- stormwater management projects
- major/minor road works program
- City Growth and strategy projects.

Large grants/contributions being received late in the year or unexpended at year end:

- environmental studies
- waste and Recycling projects
- children services programs
- sport and recreation projects
- Campbelltown Arts Centre projects
- MACROC Regional Waste Strategy
- open space projects.

Projects which have yet to commence or fully take up available funds:

- land acquisition.
- flood mitigation works

The sources of funding for the revoted funds are as follows:

• revenue (committed works reserve)	\$13,074,494
• other reserve funds	\$5,075,754
• loans	\$3,789,234
• grants	\$8,664,042
• contributions	\$1,272,266

Details of the major projects are outlined below:

Animal Care Facility Improvements - \$122k

During the 2017-2018 financial year funds were allocated to the refurbishment of the Animal Care Facility for various works. The works were not able to be completed during last financial year. The remaining works include completion of exercise yards, footpaths and installation of CCTV upgrades for the facility.

Environmental Projects - \$242k

A number of environmental studies are continuing or yet to commence due to funding being allocated over a number of years or the funds being received late in the financial year. Some of these studies include; Cumberland Plain-Golf Course, Koala linkages corridor and habitat studies and Flying Fox Plan of Management and Simmos Beach Trail Network.

Waste and Recycling Projects - \$841k

Grant funds were received during the year under the Better Waste Recycling Fund (Waste Less Recycle More), which will be expended on projects aiming to reduce the amount of waste going to landfill. This is an ongoing program with works to continue over several years. A grant has also been received to fund the construction of a Community Recycling Facility. This project is currently underway.

Family Education and Community Services Projects - \$271k

There are ongoing grant funded programs within the Education and Care Services Section which had unexpended funds at the end of the financial year. These are the Campbelltown Child and Family Centre and the Mobile Toy and Book Service. Revoted funds will be expended on the operations of the programs.

Community Life Projects - \$355k

A number of community services projects are continuing or yet to commence due to funding being allocated over a number of years or the funds being received late in the financial year. Some of these projects include the placement of a Program Manager for the 2020 Bicentenary, Aboriginal Co-design planning and Placemaking projects.

Creative Life Programs - \$772k

The Campbelltown Arts Centre receives much of its grant funding on a calendar year basis, and depending on the timing of expenditure there will be unspent funds that will need to be expended in the first half of the next financial year. These grant funded programs include the Music, Education, Exhibition, Theatre and Dance programs, as well as funds to celebrate the Arts Centre 30th anniversary.

Sport and Recreation Projects - \$1.699m

In the last financial year Council was successful in applying for (or partnering with other sporting organisations) sport and recreation grants. Several are committed or underway and are due for completion in the 2018-2019 financial year.

Projects include, floodlighting, fencing, irrigation and drainage of sporting fields, as well as various master plans and strategies.

Campbelltown Sports Stadium - \$263k

In the previous financial year, Council approved the revote of funds towards the establishment of temporary additional positions within the Sports Stadium.

In addition, funds have been allocated to the design, development application requirements, LED signage installation and directional signage at the stadium.

Building Maintenance Projects - \$6.331m

There were a number of works that were delayed, deferred or incomplete for various reasons during the 2017-2018 financial year. These works include:

- Gordon Fetterplace plant room renewal
- Gordon Fetterplace indoor pool refurbishment
- Eschol Park Amenities refurbishment
- Rosemeadow Playing Fields Amenities renewal
- Glenquarie Library renovation
- Campbelltown Sports Stadium gate installation
- Civic Centre office refurbishments.

Assets Services Projects - \$1.353m

There were a number of works that were delayed or deferred for various reasons during the 2017-2018 financial year. These works include:

- bridge maintenance program
- culvert maintenance program
- car park maintenance program
- parks maintenance program
- floodlight maintenance program
- footpath reconstruction program
- K&G reconstruction program
- urban road reconstruction program.

The majority of these works will be completed later in 2018.

Parks and Play spaces - \$1.831m

Funds were allocated as part of the Renew Connect Revitalise program for the rejuvenation of play spaces in the Campbelltown area. The rollout of the program includes extensive consultation with the community and contemporary detailed design works. A number of sites were put on hold to ensure compliance with the incoming Play Space Strategy. The sites have now been approved and are on track to be completed mid 2018-2019.

Security Upgrades - \$365k

Council's security system is being upgraded to enable a single integrated system across all of Council's buildings and sites. Works on the access control/alarms had commenced last financial year, however Councils CCTV equipment also requires updating to be utilised for this purpose and to meet the current community and law enforcement expectations.

In addition, unspent funds for lone worker investigation are requested to be revoted to commence the project.

Flood Mitigation Study and Works/Drainage - \$859k

Council is in the process of implementing the outcomes from the flood mitigation study. An amount of \$343k has been revoted to complete the works. Also a surplus has been achieved from prior flood mitigation projects that have come in under budget. These funds will be incorporated and expended with the 2018-2019 Flood Mitigation program.

Stormwater Management Projects - \$2.639m

Funds are for the completion of various stormwater re-use and recycling schemes. A works program is in place for the balance of funds which were received in 2017-2018 and will be spent in accordance with Council's Operational Plan. Some of the funds will also be spent on outcomes from the flood study.

Major Works Roads Program - \$4.111m

The majority of surplus funds from within the major works program are for the completion of the following projects:

- Blaxland Road Box Culvert
- Raby Precinct Traffic Study
- pedestrian crossings.

Minor Works Program - \$275k

Funds are for a variety of safety and amenity projects, including footpath baulks, solar lighting upgrades, bus shelter program, city signage programs and traffic facilities.

Land Acquisition - \$2.288m

These funds have been included in previous budgets to fund land purchases in accordance with Council's Property Strategy. The funds will be expended as opportunities arise.

People & Performance - \$137k

These funds have been revoted to fund the temporary appointment of an Industrial Relations position in the Operations Section and the continuation of the Employee Assistance Program.

IM&T Software and Projects - \$585k

There are various projects commenced and yet to be completed in the Business Solutions and Network Administration areas. These works are funded from the Enterprise Software Reserve. In addition funds have been revoted to finalise the Customer Service ticketing machine implementation. These funds also incorporate \$200k towards Council's smart cities initiatives.

Marketing/City Promotion Program - \$240k

Council has a renewed focus on economic development and high-level promotion of Campbelltown City with significant marketing opportunities arising in the near future. This amount will enable the progression of plans and strategies that were unable to be completed in the previous year including the City Branding and Identity Strategy and Night Time Economy Strategy and Action Plan.

City Growth & Strategy Projects - \$545k

The City Growth & Strategy section is currently developing plans and studies for the future of the Campbelltown region. These funds will enable the continuation of projects such as strategic transport and Reimagining Campbelltown CBD Stage 2.

Open Space Projects - \$5.105m

The Federal Government granted Council the amount of \$5.1m at the end of the last financial year. These funds have been provided for studies and works including; Glenfield Park – Embellishment, Seddon/Kenneth Park Embellishment and the Glenfield Public Domain Plan.

MACROC-Regional Waste Strategy - \$213k


MACROC received grant funds during the year under the Waste Less Recycle More program. The project is planned to run over several years with Council in discussions with the NSW Environmental Protection Authority and partner councils in regards to the new host of the funds.

Summary

It should be noted that the major contributing projects to the revote total are subject to funding through grants, contributions and loans. The combination of these projects amounts in total to \$13.7m of the proposed \$31.9m carry over. The balance of \$18.2m represents approximately 12.4 per cent of total annual expenditure.

Attachments

1. Expenditure Allocation Revote (contained within this report)

		 Listing of Recommended Revote of Funds from 2017-2018 Financial Year					
Cost Centre	Description	Funding Source					TOTAL
		Loans	Grants	Contribs	Reserves	Revenue	
1125	Animal Care Facility	0	0	0	0	122,250	122,250
1250	Environmental Projects	0	95,012	0	0	147,059	242,071
1362	Waste and Recycling Projects	0	841,264	0	0	0	841,264
1530	Family Education and Care Projects	0	267,137	0	0	3,672	270,809
1730	Community Life Projects	0	169,918	0	0	185,039	354,957
1770	Creative Life Programs	0	692,400	0	0	80,000	772,400
1910	Leisure Services Projects	0	4,672	0	0	53,600	58,272
1935	Sport and Recreation Projects	12,000	388,282	0	0	1,298,796	1,699,078
1991	Library Strategic Plan/Special Projects	0	13,041	0	0	6,600	19,641
2240	Building Maintenance Projects	0	0	51,316	0	6,279,746	6,331,062
2235	Assets Services Projects	0	128,500	640,000	0	584,800	1,353,300
2505	Campbelltown Sports Stadium	0	0	0	0	263,036	263,036
2915	Parks and Play Spaces	0	0	0	0	1,830,900	1,830,900
2920	Security Upgrades	0	24,606	0	0	340,000	364,606
2989	Land Acquisition	1,990,120	0	0	0	298,256	2,288,376
3010	Flood Mitigation Study	0	195,580	0	0	147,790	343,370
3025	Flood Mitigation and Drainage	439,008	76,249	0	0	0	515,257
3027	Stormwater Management	0	0	573,100	2,066,333	0	2,639,433
3035	Cycleway Construction Program	73,677	0	0	0	0	73,677
3040	Footpath Construction Program	48,965	0	0	0	0	48,965
3050	Major Works Program	973,377	398,201	0	2,739,421	0	4,110,999
3055	Minor Works Program	252,087	23,643	0	0	0	275,730
3063	Road Safety Officer Projects	0	22,400	7,850	0	0	30,250
3110	Smart Cities Initiatives	0	0	0	0	200,000	200,000
3113	Remembrance Day Commemorations	0	0	0	0	50,000	50,000
3280	Event Activation	0	0	0	0	91,500	91,500
3265	Marketing/City Promotion	0	0	0	0	240,000	240,000
3600	People and Performance	0	0	0	0	136,800	136,800
3917	IM&T Software and Projects	0	0	0	270,000	114,650	384,650
4030	Internal Audit Project	0	0	0	0	10,000	10,000
4035	Business Excellence	0	0	0	0	50,000	50,000
4050	City Growth and Strategy Projects	0	5,000	0	0	540,000	545,000
4150	MACROC-Regional Waste Strategy	0	213,137	0	0	0	213,137
4755	Open Space Projects	0	5,105,000	0	0	0	5,105,000
		3,789,234	8,664,042	1,272,266	5,075,754	13,074,494	31,875,790

8.21 Six Monthly Progress Report against the Delivery Program

Reporting Officer

Executive Manager City Growth and Strategy
City Growth and Economy

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

That the information be noted.

Purpose

To advise Council of the progress in undertaking the principle activities outlined in the 2017-2021 Delivery Program and 2017-2018 Operational Plan for the period of January 2018 to June 2018, in line with the requirements of the *Local Government Act 1993*.

History

Council provides a six monthly progress report to meet its requirements under the Integrated Planning and Reporting Framework. This report forms a key component of Council's accountability to its community on the delivery of committed projects and initiatives.

It is a requirement of the *Local Government Act 1993*, that Council receive a progress report on the principle activities outlined in the 2017-2021 Delivery Program and 2017-2018 Operational Plan at least once every six months.

Report

At the Ordinary Council meeting on 27 June 2017, the Delivery Program 2017-2021 and Operational Plan 2017-2018 was adopted by Council along with the 2017-2018 Budget and Fees and Charges.

This report provides an update on the Council's progress in achieving the principle activities included in the adopted Delivery Program 2017-2021 for the period of January 2018 to June 2018. Highlights from the reporting period include:

- Campbelltown City Council's signing of the commitment to work in partnership with the Commonwealth and NSW Governments and seven other Western City Councils to work together to progress the agreed Western Sydney City Deal Outcomes
- community engagement activities including "Reimagining Campbelltown CBD", the creation of a thriving night time economy, draft strategies for community and sporting facilities, and the 2018-2019 Operational Plan and Budget

- launch of the Campbelltown Health and Education Precinct, the largest of Western Sydney's five health and education precincts
- vibrant lifestyle initiatives including the bid for an A-League Team in the Macarthur Region, the reveal of the 10 Faces of Campbelltown public art trail and the launch of the Growing Healthy Kids partnership with South Western Sydney Local Health District (SWSLHD)
- beautification of the city entrances including completion of the Glenfield structure and landscaping and Campbelltown Road Garden
- grand opening of the Rosemeadow Multipurpose Courts and renewal of playground facilities at Finch Park, Colong Reserve, and Bunbury Curran Park
- community events including Ingleburn Alive, Campbelltown City Challenge Walk, Pacific Test Invitational, Seniors Week Program, and International Women's Day
- winner of two categories in the Local Government Excellence Awards (additional 11 projects placed as Finalists) and Winner of 3rd place Groundsmen of the Year at the NSW Premier Cricket Awards for Raby Oval
- new strategic plans adopted including the Open Space Strategic Plan, Library Strategic Plan "Connect Create Learn" and the Open Space and Land Review Strategy.

Following Council consideration, the six month progress report will be published on Council's website for community viewing.

Attachments

1. Draft Delivery Program - Biannual Report January 2018 to June 2018 - due to size (distributed under separate cover)

9. QUESTIONS WITH NOTICE

9.1 Questions With Notice - Councillor Lake

Councillor Paul Lake has given notice of the following Questions With Notice that will be asked at the Ordinary Meeting of Council held 14 August 2018.

1. Could the General Manager and/or the Director of City Growth and Economy advise the update on a Business Hub in Campbelltown for its business residents which was requested 12 months ago at the Campbelltown Chamber of Commerce meeting in August 2017 and reported in the Macarthur Chronicle 22 August 2017.
2. Could the General Manager give an update on where the Campbelltown Justice/Legal Precinct is at?

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Review of Payment of Expenses and Provisions of Facilities Policy

Notice of Motion

Councillor Warren Morrison has given Notice in writing of their intention to move the following Motion at the next meeting of Council on 14 August 2018.

That Council review the payment of expenses and provisions of facilities to the Mayor, Deputy Mayor and Councillors Policy, with a view of the inclusion of the use of Uber for travel requirements.

11.2 Status Resolution Support Services

Notice of Motion

Councillor Ben Moroney has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 August 2018.

1. That Council note that the Federal Government has removed or indicated removal of Status Resolution Support Services (SRSS) payments from over 7000 migrants and asylum seekers awaiting determination of their visa status.
 2. That SRSS payments help secure housing and allow for education and training, particularly English language training.
 3. That withdrawing SRSS payments has already resulted in migrants withdrawing from education and training and contributed to housing stress and homelessness in Campbelltown, and will continue to impact our city.
 4. That Council write to the Minister for Home Affairs, Peter Dutton MP, requesting SRSS payments be restored as a matter of urgency.
-

11.3 State Funding for Local Libraries

Notice of Motion

Councillor Ben Moroney has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 August 2018.

1. That Council note State Government cuts to State funding for local libraries from \$28.8m to \$23.5m in the 2018-2019 budget.
 2. That Council notes NSW already has substantial cost-shifting to Local Government in library funding, with the NSW Government spending \$3.76 per capita on libraries, compared to \$7.94 in Victoria and \$6.07 in Queensland.
 3. That Council supports the NSW Public Libraries Association and Local Government NSW "Renew Our Libraries" campaign.
 4. That Council staff, particularly City Lifestyles, be permitted to produce and display "Renew Our Libraries" campaign materials through Council's customer service locations, particularly library branches.
-

11.4 Accessible Housing

Notice of Motion

Councillor Ben Gilholme has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 August 2018.

1. That Council investigates the feasibility of requiring certified access consultant audits as part of the development application process for public infrastructure and commercial developments.
 2. Further, that Council advocate for a diverse range of housing that incorporated universal design, making it accessible for people across their various life stages.
-

11.5 Badminton Courts

Notice of Motion

Councillor Masood Chowdhury has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 August 2018.

That Council seeks a report investigating the feasibility of developing outdoor badminton courts for local community use.

11.6 Avenue of Native Trees

Notice of Motion

Councillor Rey Manoto has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 August 2018.

1. That Council investigate an area in Campbelltown, preferably along Appin Road, between Narellan/The Parkway and Fitzgibbon Lane/Kellerman Drive, where Australian native trees like Angophora, or Claret Ash could be planted contiguously and prominently on the median strip and if possible on both sides of the road.
 2. That Council maintain the current street name, however the section where the trees are planted to be referred to as 'Angophora Lane or Claret Ash Lane', with appropriate signage or markings and well developed wider footpaths at both at both ends of the said section/lane.
-

11.7 Paediatric Intensive Care Units

Notice of Motion

Councillor Paul Lake has given Notice in writing of their intention to move the following Motion at the next meeting of Council on 14 August 2018.

1. That Council contributes \$5m out of its City Deals funding to establish, along with running costs, for five Paediatric Intensive Care Units for Campbelltown Public Hospital as soon as possible.
 2. That the Council/Mayor approach the Premier and State Opposition Leader to guarantee the ongoing funding of these five units for the Macarthur Area if either one wins the State Election in March.
 3. That the Council/Mayor obtain written support for this initiative and ongoing funding support from all current State and Federal Members within the Macarthur Region.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Proposed Council Property and Tender

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((c)) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.2 Deeds of Novation with Vodafone Network Pty Ltd

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((c)) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.3 Land Acquisition

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((c)) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.4 Request for Extension of Sick Leave

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((a)) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

personnel matters concerning particular individuals (other than Councillors).

14.5 MACROC

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(a) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

personnel matters concerning particular individuals (other than Councillors).