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CAMPBELLTOWN CITY COUNCIL



26 June 2019

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held in Civic Centre, Campbelltown on **Wednesday, 26 June 2019 at 3.00pm.**

MEETING AGENDA

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

3. DECLARATIONS OF INTEREST

4. REPORTS	5
4.1 Gilead Estate - Community Facilities and Temporary Sales Office	5
4.2 Planning Proposal Request – Nos. 111-127 Eagleview Rd and Nos.18-20 Ben Lomond Rd, Minto	14
4.3 Use of Campbelltown Sports Stadium for a motorcycle stunt show - 12 Old Leumeah Road, Leumeah	28

General Information

Submissions by the applicant and concerned parties will be considered at the hearing. A concerned party is deemed to be a person who has made a written submission in respect to the application. The panel shall, upon request, hear submissions from persons who identify prior to a hearing that they wish to make a submission to be considered by the panel. Presentations to the panel by the applicant and concerned parties shall be restricted to five minutes each. The panel Chairperson has the discretion to extend the period if considered appropriate.

Members of the public, who have registered to speak at the meeting, will be invited to address the panel by the Chairperson during the meeting.

Recommendations of the Panel

The reports are presented to the Local Planning Panel for its consideration, advice and determination if the report is for a development application.

After the panel has considered submissions made by interested parties, the panel will make recommendations to the Council if the report relates to a planning proposal and determination if the report relates to a development application. The panel's recommendations/determinations become public by 4.30 the Friday following the Local Planning Panel meeting.

Information

Should you require information about the panel or any item listed on the agenda, please contact Council's City Development Division on 4645 4575 between 8.30am and 4.30pm.

The following reports are referred to the Local Planning Panel Panel for its consideration and recommendation.

Lindy Deitz
General Manager

4. REPORTS

4.1 Gilead Estate - Community Facilities and Temporary Sales Office

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.2 - Create safe, well maintained, activated and accessible public spaces

Referral Criteria

Pursuant to Section 2.19 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), the Campbelltown City Local Planning Panel (the Panel) is required to advise Council on any planning proposal that has been prepared or is to be prepared by the Council under section 3.33 of the EP&A Act and that is referred to the Panel by the Council.

Executive Summary

- Lendlease Communities has submitted a Planning Proposal Request that seeks to amend Schedule 1 of Campbelltown Local Environmental Plan 2015 to permit the use of Lot 1 DP 1240836 for a business premises to enable the future use of the Community Facility for a sales and information centre.
- The Planning Proposal Request is required to facilitate the relocation of the Community Facility from the existing site zoned B1 Neighbourhood Centre due to constraints associated with Planning for Bushfire Protection.
- It is recommended that the Planning Proposal Request has strategic merit and is likely to result in improved outcome, whereby the future community centre is built and occupied for a sales and information centre for the first three to five years of the precinct's development. Beyond this period, the facility would be dedicated to Council for its ongoing use as a community facility.

Officer's Recommendation

1. That the Campbelltown City Council Local Planning Panel support the draft Planning Proposal to amend the Campbelltown Local Environmental Plan 2015 by way of an amendment to Schedule 1 (additional permitted uses) to permit the uses of Lot 1 in DP 124836 for a Business Premises.
2. That the Panel note that the proposed Community Facility is a deliverable of the Mount Gilead Stage 1 Voluntary Planning Agreement and the revised location of the facility is supported by staff.

Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Lot 61 DP 752042
Application No	1702/2019/E-PP
Applicant / Owner	Lendlease Communities (Mount Gilead) Pty Ltd
Provisions	Campbelltown Local Environmental Plan 2015
Date Received	11 April 2019

History

The Mt Gilead release area was rezoned for urban development in September 2017. Mt Gilead forms part of the greater Mt Gilead Precinct which provides for urban expansion within the southern portion of the Campbelltown Local Government Area. A Voluntary Planning Agreement (VPA) was adopted by Council on 6 December 2018 which makes provision for essential community facilities, including a Community Hub which is the subject of this report.

The current location of the Community Hub as provided by the VPA is on land zoned B1 Neighbourhood Centre which is located on lot 61 in DP752042. Delivery of the Community Hub is required within 12 months of the issuing of a subdivision that creates the 1,200th lot.

The Site

The subject site known as Lot 1 in DP 1240836 form part of the original subdivision of the Gilead Estate as illustrated in Figure 1, attachment 1. The site has an area of 24 hectares, is clear of structures, with scattered vegetation and contains two small dams on the north eastern portion of the site.

Access to the site is provided by existing rural driveways from Appin Road, which is designated as a 'classified road' under the control of Roads and Maritime Services. Development applications for bulk earthworks and residential subdivision are currently under assessment by Council.

Planning Proposal Request

Investigation by the applicant regarding the suitability of siting a community facility on land zoned for a future neighborhood centre has identified that the required asset protection zone limits the opportunity to site a future structure on this land. This is due to the classification of a Community Facility under Planning for Bushfire Protection as "Special Fire Protection Purpose" meaning that the facility must be located entirely outside of the APZ.

Accordingly, the applicant has nominated an alternate site located on part of Lot 1 in DP 1240836 which is zoned RE1 Public Open Space. In order to permit the use of the facility for a sales and information centre (business premises), as already permitted on the current planned location, the Planning Proposal Request (PPR) is seeking to:

- Amend Schedule 1 (Additional Permitted Uses) of Campbelltown Local Environmental Plan 2015 to permit use of the site for a business premises.
- Amend the Additional Permitted Use Map APU_003 and APU_009 to show the location of the site.

Although Lot 1 in DP 1240836 is a large parcel, it is likely that a site specific lot would be proposed as part of future subdivision applications to further define the applicable land.

Report

This report considers the strategic context of the PPR in relation to state and local planning policies and the potential impacts of the Proposal.

1. Strategic Context

The following state, district and local planning policies are relevant to the proposal as discussed below.

1.1 Greater Sydney Region Plan

In March 2018 the Greater Sydney Region Plan: A Metropolis of Three Cities was released, and sets a 40 year vision which establishes a 20 year plan that manages growth and change for Greater Sydney through the context of economic, social and environmental matters.

The plan integrates the core fundamentals of land use, transport and infrastructure planning across State agencies and the three tiers of Government identifying key directions and objectives.

The proposal is consistent with the key directions; A City for People and A City in its Landscape and the associated objectives 'Communities are healthy, resilient and socially connected (objective 7) and 'Public open space is accessible, protected and enhanced' (objective 31).

1.2 Western City District Plan

The Western City District Plan which was released in conjunction with the Greater Sydney Region Plan in March 2018 highlights the Western Parkland as the third Metropolis City. The District Plan provides further notations and direction to identifying key growth and change for the Western lands.

The Gilead Estate is recognised within the Land Release Area in the Western City District Plan. The future development of the release area will contribute towards achieving the Campbelltown Local Government Area housing supply target. The current proposal seeks to facilitate the delivery of a community facility which can be occupied for a sales and information centre to support the sale of land, another other community based events as hosted by the developer prior to handing the facility to Council.

1.3 Greater Macarthur Growth Area

The Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area released in November, 2018 and focuses on providing two structure plans for the Urban Renewal Corridor, as well as providing a broad scoped plan for the land release areas.

The subject site is found within the Greater Macarthur Structure Plan: Land Release Area and is classified as Existing Urban Land. No direct relevance in regards to the Community Hub can be distinguished from this scale of Structure Plan.

1.4 Section 9.1 Local Planning Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to give directions to Council regarding principles, aims, objectives or policies to be achieved, or give effect to, in the preparation of draft local environmental plans.

The directions of most relevance to the Planning Proposal are summarised below.

- **Direction 2.1 Environmental Protection Zones**

The objective of this Direction is to protect and conserve environmentally sensitive areas. There are no known issues of biodiversity significance attached to the land which situates the Community Facilities located in the Gilead Estate.

However, the subject site is bounded to the south by an area of Managed Lands zoned as RE1 Public Open Space. Development of land in the vicinity of the managed lands would be subject to an Asset Protection Zone (APZ) which has been considered by this application and discussed below in this report. Therefore, the proposal is consistent with this direction.

- **Direction 4.4 Planning for Bushfire Protection**

The objective of this Direction is to protect life, property and the environment from bushfire hazards as well as encouraging sound management to prevent the extent of a bushfire. Community facilities are considered by the Planning for Bushfire Protection Guidelines as a Special Fire Protection Purpose. Accordingly, any future proposal would be required to demonstrate that a facility can be appropriately sited. The PPR is supported by a Bushfire Assessment Report that demonstrates firstly, that the current planned site is unsuitable and secondly, that the proposed location of the community facility could be sited outstand any future APZ of approximately 34 – 40 metres from the managed lands. Therefore, the proposal is consistent with Direction 4.4 Planning for Bushfire.

- **Direction 7.2 Implementation of Greater Macarthur Land Release Investigation**

This Direction requires that any proposal is consistent with the implementation of the Greater Macarthur Land Release Investigation Strategy. The Stage 1 of the Gilead precinct forms part of the Greater Macarthur Growth Area and is already zoned for urban development. Therefore, the proposal is consistent with this direction.

1.5 Community Strategic Plan - Campbelltown 2027

The Campbelltown City Community Strategic Plan (CSP) is a 10 year vision that identifies the main priorities and objectives for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP acknowledges the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The proposal is generally consistent with the CSP and in particular Outcome 1: A vibrant, liveable city and Outcome 2: A respected and protected natural environment. Delivery of the Community Facility would support these outcomes by providing an important community hub, that in the first few years of the release can also be occupied by the developer to support local sales and community events.

1.6 Campbelltown Local Environmental Plan 2015

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the principal environmental planning instrument for the City of Campbelltown.

The proposal seeks to relocate the community facility so that it can meet site planning requirements and addresses the future Boulevard Collector Road. The zoning will remain Public Recreation (RE1) and will satisfy the Rural Fire Services Asset Protection Zone.

A 'Community Facility' under the CLEP 2015 is defined as:

Community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation; and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Under the Campbelltown Local Environmental Plan 2015, Community Facilities are permissible with consent in this zone.

The applicant is proposing to deliver and utilise the Community Hub as a Sales and Information Centre. A sales and information centre is a type of business premises which is not a permissible land use.

Accordingly, the applicant has identified the following options to amend CLEP 2015:

1. Amend the land use zone map to relocate the B1 area of land to the desired location.
2. Retain the current zoning (RE1) and amend clause 2.8 of the CLEP 2015 to create an adjustment to the maximum number of days a temporary use can be approved for in regards to the Sales and Information Office.
3. Retaining the zoning of the site as (RE1 Public Open Space) and add an additional use to Schedule 1 of the CLEP 2015.

Option 3 is the preferred approach as the primary use of the site would be for open space purposes.

Sales and Information Centre's are permissible under the following standard instrument definitions:

- An Exhibition Home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private

dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

- Business premises means a building or place at or on which:
 - a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital

Note. Business premises are a type of commercial premises.

To provide a greater flexibility of future uses, it is recommended that the sales and information centre be made a permissible land use under the business premises group term.

1.7 Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan, 2015 (CSCDCP 2015) is a companion planning document which seeks to assist in realising the objectives of CLEP 2015 through the provision of more detailed general controls, land use specific controls and site specific controls. On the grounds that the CSDCP is absent of any specific controls for the Community Hub building, any future assessment of a development application would occur on a merit basis.

2. Evaluation

The following environmental impacts are relevant to the proposal as discussed below.

2.1 Bushfire Prone Land

Concern regarding the proposed location of the Community Hub was not previously raised by the RFS during the original rezoning process.

However, further consultation by the applicant with the RFS during the preparation of development applications has confirmed that the Community Hub is a 'Special Fire Protection Purpose' under Planning for Bushfire Protection 2018. This classification requires a greater APZ setback of 34m to 41m. As shown in Figure 10 of attachment 1, this significantly constrains the ability to deliver a Community Hub in the current planned location.

The proposed new location for the Community Hub, north of the Managed Land, is illustrated in Figure 11 of attachment 1. This position provides sufficient setback from the required APZ and is more prominently located on the main collector road that will service the precinct.

2.2 Biodiversity

Impacts on biodiversity are separately addressed under an application for biodiversity certification in accordance with the saving provisions of the now repealed *Threatened Species Conservation Act 1995*.

In September 2017, Council submitted the Mt Gilead Biodiversity Certification Application (BCA) to the NSW Minister for the Environment for determination who authorised public exhibition in accordance with S126N of the *Threatened Species Conservation Act 1995 (TSC)*.

Following the exhibition period, Council considered a report on Gilead Stage 1 – Biodiversity Certification Application and Outcome of Public Exhibition on the 12 June 2018 and resolved, in part, to sign the Biodiversity Certification Agreement upon agreement of the Minister to confer Biodiversity Certification on Lot 61 DP 752042, Part Lot 2 DP 1218887 and Lot 3 DP 1218887, Appin Road, Gilead.

This process is nearing completion with conferment of bio-certification by the Minister imminent. Therefore, there is no requirement for this proposal to consider the impacts on biodiversity.

2.3 Mine Subsidence

Lot 1 in DP 1240836 falls within the South Campbelltown Mine Subsidence District and Coal Exploration Authorisation Area A248 which includes the Bulli and Balgownie Coal Seams. The previous rezoning process considered mine subsidence where it was concluded that the site was suitable for urban purposes. Since rezoning, Subsidence Advisory NSW has issued approvals under the *Coal Mine Subsidence Compensation Act 2017* and allow for appropriate design requirements to assist with mitigation should future mining occur.

Council and Department of Planning both supported this prior to rezoning the land for urban development. Therefore, the planning proposal does not alter this conclusion.

2.4 Contamination

Four Potential Areas of Environmental Concern (PAEC) have been identified by the applicant on Lot 1 in DP 1240836 (previously Lot 3 in DP 1218887) and includes uncontrolled fill from road cuttings, asbestos containing material from the existing pipe network and hydrocarbon impacted soils along the alignment of an existing transmission line. The revised location of the Community Hub is not affected by the four PAECs.

A Remediation Action Plan (RAP) has been prepared to address the four PAEC and confirm the site can be made suitable for the proposed residential development. Lendlease currently has a development application with Council seeking approval for these remediation works. A copy of the RAP is provided at Appendix E of attachment 1.

3. Voluntary Planning Agreement

The current Voluntary Planning Agreement (VPA) requires delivery of the Community Hub within the 12 months of the 1,200th lot being registered with a budget of \$1.3 million.

Based on advice from the applicant, the 1,200th lot is projected to be registered by the end of the 2021/2022 financial year. Therefore, the Community Hub would be required during the 2022/23 financial year.

The applicant has advised they would deliver the Community Hub early should its use for a sales and information centre be supported. The applicant also advises that the design and specification of the facility would also be to a higher standard than originally budgeted as part

of the VPA with further detail to be considered upon the lodgement of a future development application.

4. Next Steps

Following the advice and recommendations of the Local Planning Panel, a further report would be presented to Council.

5. Formal Consultation

A guide to preparing local environmental plans has been prepared by the Department of Planning and Environment (DP&E) to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the Planning Proposal, and Gateway Authorisation is issued by the DP&E, consultation would be undertaken in accordance with the Gateway Determination requirements.

6. Delegation Process

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 draft Planning Proposal to Gateway Determination, the DP&E would confirm the technical studies required and relevant parts of the draft Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 3.34 of the *Environmental Planning and Assessment Act 1979* allows the Minister and the Secretary to delegate functions to a Council and/or an officer or 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

At its meeting on 20 November 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager and Director Planning and Environment (now titled Director City Development).

On the grounds that the Planning Proposal Request is consistent with the types of draft LEPs routinely delegated by the DP&E, it is recommended that seek to Council exercise the Authorisation in this instance.

Conclusion

The proposal to permit the use part of Lot 1 in DP 1240836 for a sales and information centre (a type of business premises) is considered to be a complimentary and common land use during the early release stages of a new estate. On the grounds that the proposal is likely to result in the early delivery of the Community Hub and associated open space works, it is recommended that the Local Planning Panel endorse progression of the draft Planning Proposal.

Attachments

1. Gilead Estate Planning Proposal (due to size 60 pages) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Release and Engagement

4.2 Planning Proposal Request – Nos. 111-127 Eagleview Rd and Nos.18-20 Ben Lomond Rd, Minto

Community Strategic Plan

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

Referral Criteria

Pursuant to Section 2.19 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), the Campbelltown City Local Planning Panel (the Panel) is required to advise Council on any planning proposal that has been prepared or is to be prepared by the Council under section 3.33 of the EP&A Act and that is referred to the Panel by the Council.

Executive Summary

- APP Corporation on behalf of Folkestone Lyon Group has submitted a Planning Proposal Request (PPR) that seeks to rezone the majority of the site from E4 Environmental Living to R2 Low Density Residential and three smaller portions to RE1 Public Recreation and to reduce the minimum subdivision allotment size from 2ha to 300m² and 700m² for dual occupancy, with a consequential amendment to remove the height of buildings development standard applicable to the proposed RE1 Public Recreation land. No change is proposed to the existing 9m Height of Buildings development standard that applies to the site.
- The Site is within the East Edge Scenic Protection Lands (EESPL) and due to its transitional role at the interface between urban development in Minto and the Georges River Nature Reserve, is zoned E4 Environmental Living under Campbelltown Local Environmental Plan 2015 (the CLEP). Notwithstanding, in June 2016 Council resolved to consider rezoning proposals for land in the EESPL on the grounds that the site is considered suitable for large lot residential development with a minimum area of 4,000m².
- The Council was briefed on the PPR by Council Officers on 7 May 2019.
- The proposal has been assessed as being incongruous with the character of existing urban development to the west of the site and environmental lands to the east, primarily as a consequence of the excessive density proposed. Accordingly, it is recommended that the Campbelltown City Local Planning Panel not support the proposal in its current form.

Officer's Recommendation

That the Campbelltown City Local Planning Panel:

1. Not support the Planning Proposal Request for 111-127 Eagleview Road and 18-20 Ben Lomond Road, Minto for the following reasons:
 - a. There is insufficient strategic merit and justification for the density proposed given the distance of the site from the Minto local centre and Minto Railway Station, location and role as a transition between low density urban land to the west and environmental lands to the east;
 - b. The density proposed would be inconsistent with the existing and desired future character of the site and surrounding land and would adversely impact on the aesthetic values of the site and locality;
 - c. The proposal fails to provide for housing diversity and insufficient information has been provided to support the assertion that the proposal will provide affordable housing;
 - d. The provision of public open space within the site is compromised by its proposed dual use for stormwater infrastructure;
 - e. Inadequate information has been submitted with the regard to potential heritage, biodiversity, bushfire, stormwater and traffic impacts.
2. Recommend to Council that the matter not proceed to Gateway and advise the applicant that any future planning proposal should address the matters discussed in the Officer's report, particularly the transitional role of the site between the land zoned R2 Low Density Residential and E4 Environmental Living to the west and the environmental lands to the east; and
3. Request Council Officers to advise the applicant and owners of the subject land of the Panel's advice.

Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	111 Eagleview Road, Minto (Lot 103 DP 260047)
	113 Eagleview Road, Minto (Lot 102 DP 260047)
	115 Eagleview Road, Minto (Lot 209 DP 785818)
	117 Eagleview Road, Minto (Lot 210 DP 785818)
	119 Eagleview Road, Minto (Lot 208 DP 785818)
	121 Eagleview Road, Minto (Lot 207 DP 785818)
	123 Eagleview Road, Minto (Lot 206 DP 785818)
	125 Eagleview Road, Minto (Lot 205 DP 785818)
	127 Eagleview Road, Minto (Lot 204 DP 785818)
	18 & 18B Ben Lomond Road, Minto (Lot 202 DP 785818)
	20 Ben Lomond Road, Minto (Lot 203 DP 785818)

Application No	3545/2018/E-PP
Applicant	APP Corporation on behalf of Folkestone Lyon Group
Provisions	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions Greater Sydney Region Plan Western City District Plan Glenfield to Macarthur Urban Renewal Corridor Campbelltown Community Strategic Plan 2017-2027 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	10 October 2018

History

In response to the public exhibition of the then Draft Campbelltown LEP 2014 (now Campbelltown LEP 2015) a number of public submissions were made to Council seeking zoning and minimum subdivision lot size changes to land on the fringes of urban settlements in the Campbelltown LGA, including the subject site.

On 21 June 2016, Council resolved, in part, that land within the East Edge Scenic Protection Lands (EESPL) be considered for large lot, low density residential purposes, subject to the provision of essential services and infrastructure. Council also resolved that it would not initiate or resource any planning amendments in this regard.

The Site

The land subject to the PPR (the site) is located within Precinct EEC3 of the EESPL, being 1.5 kilometres due east of Minto Train Station and approximately 900m due east from the Minto Local Centre (see Figure 1).



Figure 1: Subject land and Immediate Context

Land within Precinct EEC3 is primarily located on the eastern side and partially on the western side of Eagleview Road and extends to the north and south of the site. Precinct EEC3 represents a transitional landscape between existing urban development of Minto to the west and an extensive regional open space network associated with the Georges River and environmental management land to the east.

The site comprises 11 lots, each with an area of approximately 2ha and has a total area of approximately 22.5 hectares (excluding 16 Ben Lomond Road).

All land within the site is zoned E4 Environmental Living (the E4 Zone) under the CLEP with a minimum lot size of 2ha and a minimum lot averaging area of 1ha. The majority of existing lots are used for rural residential purposes and there is a child care centre on 113 Eagleview Road.

The site has long frontages to Eagleview Road (west) and Ben Lomond Road (south) with nine lots having vehicular access to Eagleview Road and two lots having vehicular access to Ben Lomond Road.

The land generally slopes down from Eagleview Road to the East and slightly from north to south with several undulations within the site.

Two, first order tributaries (watercourses) are within the site flowing to a dam in the north-east of the Site and across the eastern boundary of 18 Ben Lomond Road. These tributaries discharge to Myrtle Creek to the east and then ultimately, to Georges River.

To the north, on the eastern side of Eagleview Road, are other large rural residential lots within the EEC3 Precinct and also zoned E4 Environmental Living with a 2ha minimum lot size. Of note, Eagleview House is located 120m to the north at 107 Eagleview Road.

To the east, the site is mainly bound by a strip of land zoned SP2 Infrastructure which is a reservation for a potential future bypass road known as the "Georges River Parkway". Also to the east, is 16 Ben Lomond Road, a privately owned 2ha lot zoned E4 Environmental Living.

Further east is land zoned RE1 Public Recreation containing the Georges River Reserve, a heavily vegetated native reserve extending either side of Myrtle Creek. Beyond the Reserve is a large area of land zoned E3 Environmental Management.

To the south, on the opposite side of Ben Lomond Road are large rural residential lots within the EEC3 Precinct zoned E4 Environmental Living with a 2ha minimum lot size.

To the west, on the opposite side of Eagleview Road, development mainly comprises land zoned E4 Environmental Living with a 4,000m² minimum lot size within the EEC3 Precinct and some land zoned SP2 Infrastructure surrounding a Sydney Water reservoir. Opposite the site, this land contains six lots with a minimum area of 4,000m², upon which large homes have recently been constructed. All have direct vehicular access to Eagleview Road.

To the west, opposite the southern end of the site, is some land zoned R2 Low Density Residential containing predominantly 500m² residential lots accessed off an internal service road (i.e. no direct access to Eagleview Road).

Planning Proposal Request

The PPR seeks to amend Campbelltown Local Environmental Plan 2015 (the LEP) to:

- Rezone the land from E4 Environmental Living to R2 Low Density Residential (20.35ha) and RE1 Public Recreation (2.15ha)

- Change the minimum subdivision lot size applicable to the land within the proposed R2 Zone from 2 hectares (1ha minimum lot averaging) to 300m² for detached dwellings and 700m² for dual occupancies
- Remove the height of buildings and minimum subdivision lot size development standards from land to be rezoned to RE1 Public Recreation
- Insert a new site-specific LEP provision to seek exemption from Clause 4.1C – Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones.

The objective of these amendments is to facilitate a future development of approximately 300-350 lots comprising:

- 20% x 300m² lots (70 lots)
- 76% x 350-450m² lots (266 lots)
- 4% x 1,000m² lots (14 lots)
- Three small public reserves

Report

This report considers the strategic context of the proposal in relation to State and local planning policies and assesses the potential impacts of the proposal.

1. Strategic Context

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

1.1 Greater Sydney Region Plan

The Greater Sydney Region Plan (GSRP) is built on a vision “where most residents live within 30 minutes of their jobs, education and health facilities, services and great places” and seeks to transform Greater Sydney into a metropolis of three cities. The Campbelltown LGA is located within the Western Parkland City and the Western City District.

The GSRP identifies the need for an additional 725,000 dwellings in the period 2016-2036 within the Western City District. These additional dwellings will comprise 29% of the total Sydney wide dwelling growth by 2036.

The following is an assessment of the PPR against the relevant ‘Directions’ and ‘Objectives’ of the GSRP:

- Insufficient justification has been provided to demonstrate that the proposal is consistent with Direction 1 – A City Supported by Infrastructure, as future development will be heavily reliant on private motor vehicle use, is likely to adversely impact on the surrounding road network and satisfactory evidence has not been provided in respect of public transport services, water and sewer infrastructure or public open space provision
- The proposal is inconsistent with Direction 3 – A City for People, as the site is not within reasonable walking distance of the Minto local centre or Minto Railway Station

and inadequate information has been provided regarding pedestrian facilities and safety

- On balance, the proposal is inconsistent with Direction 4 – Housing the City, as notwithstanding the potential to increase the supply of housing (Objective 10), the proposal will not provide for housing that is not already being delivered in the LGA or the District (i.e. will not provide for housing diversity). Furthermore, insufficient justification has been provided to support the assertion that the proposal will provide for “affordable” housing (Objective 11) and the proposal does not contribute to a walkable city (Objective 12);
- The proposal is inconsistent with Direction 5 – A City of Great Places, as the public open space proposed to be provided on the Site is heavily constrained by topography and proposed stormwater infrastructure and the site is not within walking distance of other public open space providing a range of recreational facilities
- The proposal is inconsistent with Direction 6 – A Well-connected City, as all parts of the site are not within 30 minutes by public transport of a strategic centre
- The proposal is inconsistent with Direction 8 – A City in its Landscape, as the density of development proposed will provide negligible opportunities to increase the urban tree canopy, connect open spaces or enhance the natural landscape
- The proposal is inconsistent with Direction 9 – An Efficient City, as future development will be heavily reliant on private motor vehicle use which will not support the reduction of greenhouse gas emissions or energy use per capita.

1.2 Western City District Plan

The Western City District Plan (the District Plan) sets out more details with respect to the anticipated growth in housing and employment in the Western District and amongst other things, is intended to inform the assessment of planning proposals.

The District Plan identifies Minto as a ‘local centre’, maps the site as an ‘Urban Area’ and sets a housing target of 6,800 additional dwellings in the Campbelltown LGA between 2016-2021.

The Campbelltown LGA is well on-track to achieving the five year housing target and the Economic Impact Assessment (EIA) submitted by the Applicant notes that there were approximately 17,700 lots in the development pipeline as of 2018. Accordingly, there is significant capacity for new dwellings in existing zoned land or priority precincts within the LGA well beyond 2021 and the PPR is not required in order to meet Council’s short or medium term housing requirements. Any contribution that the PPR may make to longer term housing supply can reasonably be considered as part of future LGA wide housing investigations.

The following is an assessment of the PPR against the relevant ‘Planning Priorities’ of the District Plan:

- The proposal is inconsistent with Planning Priority W1 as future development will be heavily reliant on private motor vehicle use and the local topography and distance from the Minto local centre and Minto Railway Station are not conducive to encouraging future residents to walk and cycle
- The proposal is inconsistent with Planning Priority W4 and Planning Priority W5 as the proposal will not provide for a diversity of housing that is not already being delivered in the LGA or the District and will not encourage a ‘diverse community’

- The proposal is inconsistent with Planning Priority W4 as the social infrastructure to be provided on the site is limited to public recreation land that is heavily constrained by topography and/or proposed stormwater infrastructure
- The proposal is inconsistent with Planning Priority W16 as it will not protect and enhance scenic and cultural landscapes given the lack of transition to the Georges River Reserve scenic landscape to the east.

1.3 Greater Macarthur Growth Area

The land does not form part of the Greater Macarthur Growth Area, which in Minto is restricted to land generally between Campbelltown Road and Pembroke Road either side of Minto Railway Station.

Accordingly, the land use and infrastructure implementation plan titled 'Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area' (November 2018) has no direct relevance to the proposal. Similarly, the proposed Special Infrastructure Contribution (SIC) for Greater Macarthur released in November 2018 does not apply to the Site.

1.4 Section 9.1 Local Planning Directions

Section 9.1 of the EP&A Act provides for the Minister for Planning to give directions to councils regarding principles, aims, objectives or policies to be achieved, or give effect to, in the preparation of draft local environmental plans.

The directions of most relevance to the PPR are summarised in the Table 1 below.

Assessment against Relevant s9.1 Ministerial Directions		
Ministerial Direction	Consistent	Comments
2.1 Environment Protection Zones	No	The site has a transitional role in respect of scenic and ecological values, sitting between low density urban land to the west and environmental land to the east. The mooted Georges River Parkway bypass road to the east of the site is a long term project and indeed, there is no certainty that this infrastructure will eventuate. Even so, the construction of such a road does not negate the scenic qualities of the land in its context.
2.3 Heritage Conservation	Insufficient Information	See below regarding the proximity of Eagleview House and potential form impacts on its visual catchment.
3.1 Residential Zones	No	The PPR provides insufficient justification to demonstrate an appropriate mix of housing, insufficient information regarding servicing of the site and has potential for an inappropriate design response to site context as land on the urban fringe.
3.4 Integrated Land Use and Transport	No	The PPR provides inadequate justification as the proposal would be heavily car dependent

Assessment against Relevant s9.1 Ministerial Directions		
		given its location and poor access to public transport.
4.4 Planning for Bushfire Protection	Insufficient Information	See below regarding inadequate information regarding site layout and impact of APZs on lots on the eastern side of the site.

1.5 Community Strategic Plan – Campbelltown 2027

The Campbelltown City Community Strategic Plan (CSP) is a ten year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP acknowledges the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The proposal is inconsistent with the CSP for the following reasons:

- Outcome 1 – the PPR does not provide for a satisfactory diversity of housing to support different lifestyles;
- Outcome 2 – the PPR is inadequate in its assessment of biodiversity and impacts on natural landscapes and ecology; and
- Outcome 4 – the PPR does not provide for satisfactory useable public open spaces.

1.6 Campbelltown Local Environmental Plan 2015

As detailed in this report, the proposal for a blanket R2 Zone and 300m² minimum lot size is not considered to be appropriate on the grounds that this would result in future development that is inconsistent with the character of existing urban development to the west and does not provide for an appropriate transition to environmental lands to the east.

1.7 Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan, 2015 (the DCP) is a companion planning document which seeks to assist in realising the objectives of the LEP through the provision of more detailed general controls, land use specific controls and site specific controls.

The PPR suggests that the DCP would be amended to include site specific provisions for the location of different housing types within the Site although no such provisions have been provided to date.

Notwithstanding, it is not considered appropriate to control the density and built form of future development on the site through DCP controls as the LEP zoning and minimum lot size provisions would prevail and as discussed in this report, the proposed blanket R2 Zone and 300m² minimum lot size is not considered appropriate for the site.

2. Evaluation

The following environmental impacts are relevant to the proposal as discussed below.

2.1 Topography

No survey information has been submitted with the PPR, nor does the PPR include any or detailed assessment of the site topography. This is a major deficiency as this information is relevant to the preparation of a detailed site analysis to understand the site and its context.

Notwithstanding, based on available topographical information, the highest part of the site is located along the frontage to 121 Eagleview Road (at about RL 105) with a slightly lower point at the frontage to 111 Eagleview Road (about RL 100) and the lowest parts of the site is located on the eastern boundary at the dam within 111 Eagleview Road (about RL 75-80) and midway along the eastern boundary of 18 Ben Lomond Road (also about RL 75-80). This results in an undulating topography which is visually evident travelling either north or south along Eagleview Road and when viewed from the Ben Lomond Road frontage looking north.

This undulating and visually prominent topography does not lend itself to small lots containing dwellings with minimal side setbacks and therefore, limited potential for canopy trees between buildings, which might otherwise reduce the visual impact of roof forms.

In addition, there is no detailed consideration of, or justification for, the orientation of internal streets on the concept layout plan. The proposed streets running north-south along the contours are likely to give rise to dwellings on the high side of the street with garages/driveways at street level and living spaces above the street level, which is not a desirable urban design outcome.

Furthermore, the PPR includes no information regarding potential landform modifications. It is likely that the natural undulating topography would require substantial modification to support a small lot residential subdivision, thereby diminishing the role of the site as a transitional landscape between urban development on the ridge along Eagleview Road, down to the nearby Myrtle Creek and environmental lands to the east.

2.2 Visual Character

The proposed extensive use of small lots is inconsistent with the existing character of development to the west and does not provide an appropriate transition to the Georges River Reserve to the east.

Given that the PPR proposes a blanket R2 Zone and a blanket 300m² minimum lot size, there will be no statutory controls preventing the proliferation of small lots across the entire site and the minimal built form controls for Complying Development under State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 (the Codes SEPP) would be applicable to future development, thereby precluding the necessity for a development application and preventing any merit assessment of future housing.

The resultant density of built form, with minimal opportunities for landscaping and constrained public open space, would be detrimental to the scenic qualities of the locality and the wider EESPL.

2.3 Housing Choice and Economic Impact

The Economic Impact Assessment (EIA) submitted with the PPR suggests that there is a lack of 300-450m² residential lots in the market or in the pipeline and that the proposal will contribute to housing supply in the LGA. However, the EIA does not provide evidence of this

claim. As noted above, Council is well on the way to achieving its short term housing target to 2021 and there is a considerable supply of small lot housing in current and/or planned priority precincts. Most of this housing is located closer to public transport and/or with better connectivity to services and facilities.

In terms of housing diversity, the proposal would not result in diversity to the “current homogenous dwelling profile” in the area. Rather, it would offer something very similar to that being constructed in the South West Growth Area release areas and in the Landcom areas currently undergoing redevelopment in Airds and Claymore.

The EIA indicates that the product delivered through the PPR will be affordable, however, the Social Impact Assessment (SIA) indicates that future residents are likely to have higher than average weekly incomes. In addition, the EIA fails to identify that there is a need for more affordable housing in this location, particularly given the extent of development occurring within the Campbelltown LGA and in particular, small lot housing developments.

2.4 Heritage

The Indigenous Heritage Report submitted with the PPR included consultation with the relevant Local Aboriginal Land Councils (LALCs). The findings of the report are that most of the site has low or very low/nil archaeological potential and whilst an area toward the southern end of the site has high archaeological potential, no objects were discovered in field investigations and this is unlikely to be a constraint to development.

The site does not contain any local or State Heritage Items and is not within a heritage conservation area. Notwithstanding, a local Heritage Item (#190) is located 120m to the north at 107 Eagleview Road. This Heritage Item is known as Eagleview House and was a homestead on a portion of land subdivided off Dr William Redfern’s expansive 320ha Campbellfields Estate, which covered much of modern day Minto. The elevated position of the homestead provided views in all directions to the surrounding grazing land and vineyards which included the Site.

The Statement of Heritage Impact submitted with the PPR indicates that Eagleview House is not visible from the site although given the elevated position of the house on a small ridge, it is likely that parts of the site would be within the visual catchment of Eagleview House. Accordingly, insufficient information has been submitted addressing the potential impact of a 350 small lot residential subdivision on views to and from 107 Eagleview Road and the impact on the setting of the Heritage Item.

Furthermore, the indicative layout plan suggests a possible future extension of the proposed residential subdivision into the land to the north, including 107 Eagleview Road with no assessment of the impact of such an extension provided.

2.5 Biodiversity

The Biodiversity Constraints Assessment (BCA) submitted with the PPR indicates that there is limited threatened or endangered flora within the Site and no threatened fauna. However, the assessment appears to be limited to the site and not beyond, particularly in regard to potential impacts on the Koala population in the locality (e.g. impacts of additional traffic, additional noise, cumulative impacts of vegetation removal on other EEC3 lands to the north, etc).

Whilst the BCA report acknowledges existing edge effects of residential and agricultural uses on nearby environmental lands, it does not adequately address the potential impact of an additional 300-350 lots as proposed.

2.6 Bushfire

The Bushfire Threat Assessment (BTA) submitted with the PPR relies upon aerial maps and electronic contours instead of actual survey information and has no regard to the potential landform modifications that may be required to accommodate a future subdivision of up to 350 lots.

The BTA identifies a 25m Asset Protection Zone (APZ) within the site along the eastern boundary but includes no discussion in respect of the proposed concept layout, which indicates residential lots within this 25m APZ.

In addition, the Traffic and Transport Assessment (TTA) does not include any consideration of the distribution of traffic evacuating from bushfire sources. For example, it is reasonable to assume that Ben Lomond Road east of the Site and Eagleview Road north of the Site might also be subject to bushfire hazard, in which case all evacuating traffic would be required to head south-west into Minto.

2.7 Stormwater

As indicated above, the site contains two first order streams which discharge to Myrtle Creek to the east of the site. These streams collect flows from four catchments external to the site and seven sub-catchments within the site.

The Water Cycle Management Report submitted with the PPR indicates that the site would be graded to match the existing topography and therefore not significantly change existing flows to the discharge points along the eastern boundary although no bulk earthworks information has been submitted to assess the veracity of this.

The indicative design for stormwater management comprises:

- An on-site detention basin (Basin A) and adjacent bio-retention basin (Basin G) within the proposed RE1 Public Recreation land, generally sited within the existing 18 and 20 Ben Lomond Road. The RE1 land is also proposed to be used as a detention area for storm events exceeding the 20% AEP.
- A wetland (Basin B) generally in the location of the existing northern dam.
- Two bio-retention basins (Basins D and F) within the adjoining land at 16 Ben Lomond Road (although these would be subject to inclusion of that land in a future development application and temporary measures within the Site would be needed in the interim).

The key concerns with this indicative proposal are as follows:

- The use of most of the proposed RE1 Public Recreation land as detention basins
- The considerable costs to Council of ongoing maintenance of stormwater infrastructure (NB: no information in this respect has been submitted and the applicant has not proposed to enter into any planning agreements)
- The drainage impacts on the external road network have not been satisfactorily addressed
- The impact on the path of flows through the site from external catchments A1 and A2 to the south-west has not been adequately assessed
- Numerous modelling assumptions in respect of lag times, impervious area, presence of dams and MUSIC nodes are questionable and need to be reviewed.

2.8 Traffic

A Traffic and Transport Assessment (TTA) has been submitted with the PPR and the following summarises the deficiencies of and observations in respect of that report:

- Network traffic growth is estimated to 2031 although it should be assessed to 2036 to accord with the District Plan.
- There is no cumulative impact assessment considering the potential for other land in the EESPL to be rezoned.
- The Household Travel Survey (HTS) data used indicates that approximately 77% of household trips in Minto are by private car which does not support the proposition in the TTA or the PPR Report that the proposed low density residential development will utilise walking, cycling and public transport as an alternative to car use. This criticism is supported by data within the TTA report indicating that it is a 21-minute walk to Minto station, 19-23 minutes by bus, 7-8 minutes by bicycle and 4-6 minutes by car.
- There is an identified lack of commuter car parking and bicycle facilities (on opposite side of station) at Minto Station which is not addressed in the PPR.
- There are no bus services within 1km of the Site with the nearest stops being an 11-15 minute walk from the Site. Furthermore, there are only two existing bus services per hour and there is no information in the TTA or PPR regarding consultation with bus service providers to demonstrate that buses are likely to be capable of diversion to the site.
- A proposed entrance to the site off Eagleview Road has been investigated as a 4-way Give Way intersection or as a Roundabout opposite Glass House Boulevard, with both arrangements achieving a modelled Level of Service (LoS) A in the future scenario. However, the safety of a four-way Give Way arrangement is of concern given the topography and likely speed of traffic along Eagleview Road and no road safety audit has been provided. This should be considered in conjunction with the need for safe pedestrian crossing opportunities from the site across Eagleview Road which are not adequately considered in the TTA.
- Similarly, the safety of the proposed site entrance off Ben Lomond Road entailing a T-intersection joining an 80kph speed zone with no acceleration, deceleration or turning lanes is of concern (NB: no road safety audit has been provided).
- The traffic generation rates used in the TTA do not accord with RMS Technical Direction TDT 2013/04a and therefore the Peak Vehicle Trips (PVTs) associated with a future 300-350 lot residential development has been underestimated by approximately 20%. Using the correct PVTs, extending modelling through to 2036 and accounting for cumulative impacts, there is the potential for the spare capacity of surrounding intersections stated in the TTA to be exhausted.
- With respect to the traffic modelling, the TTA suggests that most existing traffic through the intersection of Ben Lomond Road and Pembroke Road travels to/from Campbelltown Road although no SIDRA analysis of the intersection of the Ben Lomond Road and Campbelltown Road has been provided.
- In addition to the visual impacts noted above, there has been no assessment of the traffic and safety impacts of dozens of residential lots with direct vehicular access to Eagleview Road and Ben Lomond Road. In this regard, it is noted that the low density

residential development in the R2 Zone opposite the Site to the west has a separate service road for access to residential lots.

Accordingly, considerable inadequacies have been identified in the TTA submitted with the PPR and development in accordance with the PPR as currently proposed is likely to have adverse transport impacts.

2.9 Contamination

A Preliminary Site Investigation (PSI) report has been submitted with the PPR which indicates that there is low potential for gross or widespread contamination from historical activities with isolated contaminant finds representative of common contaminants which can be readily considered in a Detailed Site Investigation to be submitted with future development applications.

2.10 Infrastructure

An Infrastructure Services Report has been submitted with the PPR which can be summarised as follows:

- **Potable Water:** the site is serviced with potable water which is available from Eagleview and Ben Lomond Roads although the PPR provides no information on discussions with Sydney Water with respect to existing capacity to service the intended 300-350 lots or potential infrastructure upgrades.
- **Sewer:** The site is not serviced with sewer infrastructure. The PPR indicates that there are two potential lead in options by connecting to existing infrastructure either 4km or 5.1km to the north via northern adjoining land and then along Bensley Road. No detailed feasibility or costings have been provided for these works although a high level estimate of \$1.5million has been suggested by the applicant. A second option comprising a sewer pump station is also mooted although the PPR does not provide any details of this option. The PPR does not include any record of consultation with Sydney Water.
- **Electricity:** The PPR indicates that Endeavour Energy has advised that the Minto Zone Substation (2.4km to the west) has capacity although a new 11kV feeder and lead-in works will be required. This will entail crossing the railway line and spare ducts are available. No detailed costings have been provided for these works although a high level estimate of \$400,000 has been suggested by the applicant.
- **Communications:** The PPR indicates that NBN Co has advised that services are available and no lead-in works are required.
- **Natural Gas:** The PPR indicates that Jemena has advised that natural gas is available to the Site.

Accordingly, provision of potable water and sewer are the major servicing constraints to development of the land and further information regarding capacity is required in each of these respects.

2.11 Social Infrastructure

A Social Infrastructure Assessment (SIA) has been submitted with the PPR which considers the potential impacts/demands generated by future development of the Site and the greater EEC3 Precinct.

The SIA acknowledges that the future population would rely on private vehicles which is at odds with other reports supporting the PPR (e.g. the PPR Report, EIA and TIA) which indicate that future development will have good access to public transport.

With respect to community infrastructure and formal public open space (i.e. playing fields, etc), the PPR indicates that future development will contribute to the upgrade of existing facilities or new facilities off-site via Section 7.11 or Section 7.12 development contributions. In theory, this approach is acceptable although it is noted that the Minto Community Hall is already “highly utilised” and no information has been provided to demonstrate that the upgrade of that facility currently planned by Council can cater for additional population that may arise from rezoning of the site or other land in the EEC3 Precinct.

With respect to local open space, the PPR identifies four areas within the site comprising 2.15ha of future RE1 zoned land and small pocket/entry parks within the R2 zoned land near Eagleview Road.

However, much of the proposed RE1 zoned land is occupied by stormwater detention infrastructure and has some challenging topography and the two small parks would not be acceptable to Council as they are too small to have any meaningful utility.

Given that the SIA suggests that the future population would be dominated by young families and the majority of the proposed housing product is to be small lots, the limited provision of unconstrained public open space within the site is of concern.

3. Developer Contributions

The Campbelltown Local Infrastructure Contributions Plan 2018 applies to the site and would apply to a future residential subdivision at a rate of \$20,000 per additional residential lot.

4. Next Steps

Following the advice and recommendations of the Local Planning Panel, a further report would be presented to Council.

Conclusion

The Planning Proposal Request seeks to rezone the Site from E4 Environmental Living to primarily R2 Low Density Housing and in part to RE1 Public Recreation and to reduce the minimum allotment size from 2ha to 300m². This report has concluded that the proposal lacks strategic merit and justification and that the context of the site and its environmental constraints are such that the land is not suitable for the density and type of housing proposed. Accordingly, it is recommended that the Panel not support the request and recommend to Council that it not proceed to Gateway.

Attachments

1. Minto Planning Proposal (due to size 1158 pages) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Release and Engagement

4.3 Use of Campbelltown Sports Stadium for a motorcycle stunt show - 12 Old Leumeah Road, Leumeah

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.5 - Host and promote major sporting events, showcasing our city's sporting facilities and encouraging community participation in sport and recreation

Referral Criteria

The land owner of the subject site is Campbelltown City Council and as such the determining authority pursuant to Part 4, Division 4.2, Section 4.8 of the *Environmental Planning and Assessment (EP&A) Act 1979* is the Campbelltown Local Planning Panel.

Executive Summary

- Council is in receipt of a development application that proposes the use of a recreation facility (major) (Campbelltown Sports Stadium) for a non-sporting event being a motorcycle stunt show at 12 Old Leumeah Road, Leumeah. The subject site is zoned part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Drainage) under the provisions of the Campbelltown Local Environmental Plan (LEP) 2015.
- The application was notified to adjoining and nearby properties between 16 April 2019 and 07 May 2019 and one submission objecting to the proposal was received.
- The owner of the subject site is Campbelltown City Council and as such the determining authority pursuant to Part 4, Division 4.2, Section 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Campbelltown Local Planning Panel.
- An assessment under Section 4.15 of the EP&A Act has been undertaken and it is recommended to the panel that the application be approved, subject to the recommended conditions of consent detailed in attachment 1.

Officer's Recommendation

That Development application 1167/2019/DA-U for the use of a recreation facility (major) (Campbelltown Sports Stadium) for a motorcycle stunt show at Lot 2 DP 1019063 12 Old Leumeah Road, Leumeah be approved subject to the attached conditions.

Purpose

To assist the panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Campbelltown Sports Stadium, No.12 Old Leumeah Road, LEUMEAH NSW 2560, Lot 2 DP 1019063
Application No	1167/2019/DA-U
Applicant	Complete Events Group
Owner	Campbelltown City Council
Provisions	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 55 - Remediation of Land Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment Campbelltown Local Environmental Plan 2015
Non Statutory	Campbelltown 2027 – Community Strategic Plan Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	01 April 2019

Relevant Development History

A summary of the relevant development history on the subject site is provided below:

- 3123/2008/DA-C/C approved the construction of upgrades and additions to the Campbelltown Sports Stadium on 7 April 2009. A series of modifications to this DA were approved and included minor amendments to layout, installation of rainwater tanks and events management offices.
- 854/2011/DA-U approved the use of premises for a sporting event (Motocross) on 30 June 2011. This approval included a condition of consent involving a trial period of consent allowing three events to be held. This event involved the importation of at least 5,000 tonnes of high quality soil to be used in the construction of the track installed on site.

The Site and Surrounding Locality

The subject site is legally defined as Lot 2 DP 1019063 and commonly known as Campbelltown Sports Stadium at No. 12 Old Leumeah Road, Leumeah.

The site is an irregular shaped allotment with a total site area of 85,600m² which comprises of a sports stadium, athletics centre, car parking and associated structures such as bathrooms, ticket boxes, hospitality facilities and seating.

The main vehicular access to the site is located along the sites south western boundary off Old Leumeah Road with secondary vehicular access provided from Pembroke Road along the sites south eastern boundary.

The stadium and the athletics centre are located across the portion of land zoned RE1 Public Recreation, with the existing rear parking area (accessed off Old Leumeah Road) located on land zoned part SP2 Infrastructure (Drainage) and B2 Local Centre.

The subject site is adjacent to Campbelltown Tennis Club, Leumeah Train Station and the Wests Leagues Club and is located directly across the road from a low scale residential area with higher density forms of residential development located at the corner of Pembroke Road and Old Leumeah Road.

The venue is located within 200m of Leumeah Train station entry from the south east and is easily accessible (via pedestrian footbridges) to the north and south Leumeah train station car park (Council owned).

A location and zoning map is provided in Figure 1 & 2 below.

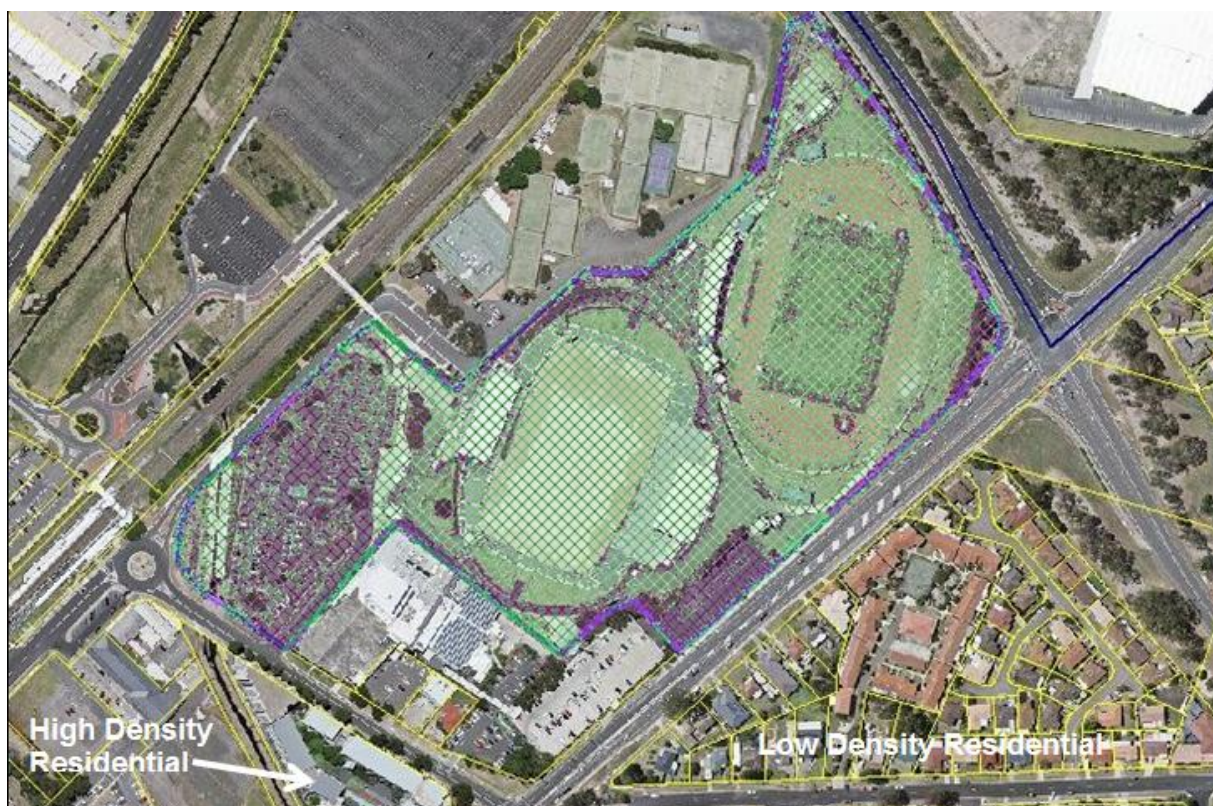


Figure 1: Site location map, subject site identified within the green hatched outline (Source: Exponare).

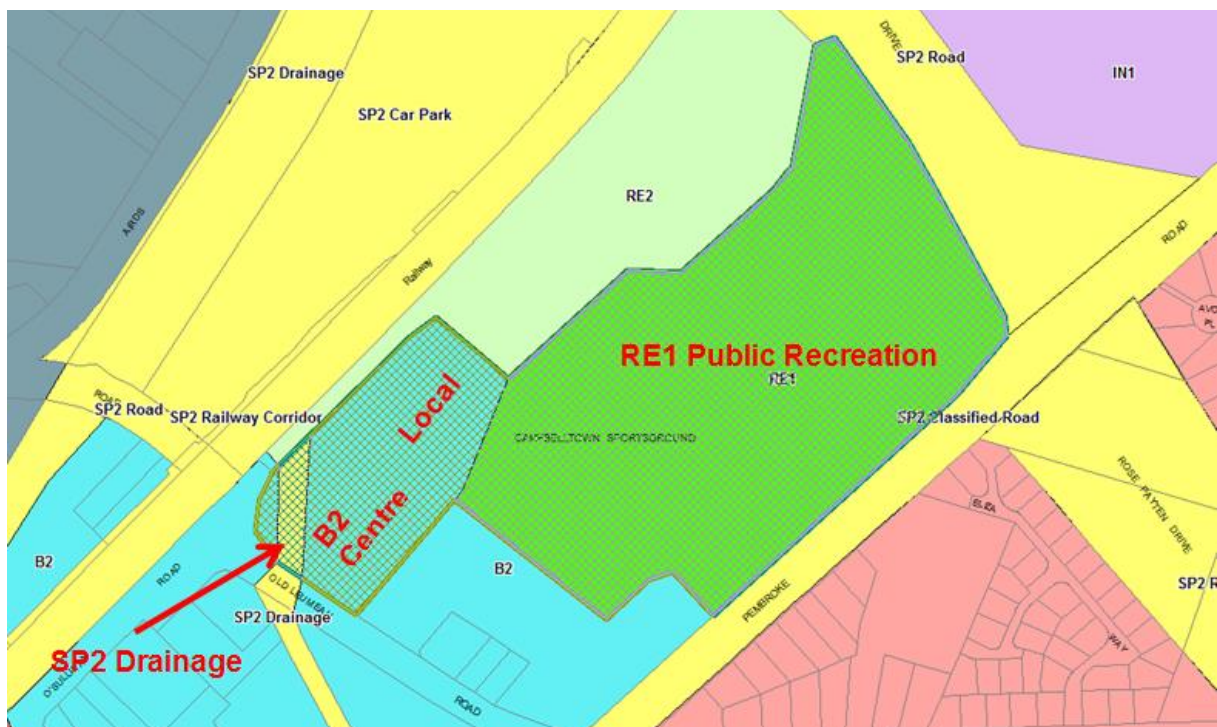


Figure 2: Zoning map, subject site identified within the green hatched outline (Source: Exponare).

The Proposal

This development application seeks consent for the use of a recreation facility (major) (Campbelltown Sports Stadium) for a non-sporting event being a motorcycle stunt show at No.12 Old Leumeah Road, Leumeah. Specifically, the development application proposes:

- The use of premise for a non-sporting event being a motorcycle stunt show;
- The installation of temporary structures and associated works relating to the motorcycle stunt show which includes:

Ramps:

- Five x 'Take off' ramps constructed on site and made out of steel. These ramps will be forked into the ground and each ramp will be subject to an inspection program carried out on site to ensure the ramps will be installed in accordance to engineering specifications.
- Three x 'Landing' ramps – proposed to be inflatable and made out of plastic and rubber. Each inflatable landing is rolled up and blown up with two fans. Landing ramps will also be subject to an inspection program carried out on site to ensure the ramps will be installed in accordance with engineering specifications.
- Activation stalls and Pop up food stalls/ food trucks are proposed to be located on the northern side of the Pembroke road car park. The event organisers and temporary food vendors will be required to comply with Council's Temporary Food Safety Guidelines. An application for the food stall/food truck will be submitted to Council's Environmental Health team separately.

- Installation of two x large video displays are proposed to provide additional theatrics to support the show. The screens proposed are detailed as follows:
 - One 27mx 8m screen at the rear of the performance area, located in front of the west grandstand area to be used as a backdrop to the show. The screen to be hung from an aluminium truss ground support system that will be erected by ticketed riggers in accordance with Australian standards and legislations; and
 - One 12m(w) x 6m(h) LED screen that will be the surface of the landing ramp of the quarter pipe used by the riders. The screen will be installed onto a solid surface and covered with a 20mm thick non slip Perspex. This custom design jump is to be used by two riders and to be used closely with the riders, rider manager and engineer.
- Area allocated to 'Bike Pits'. This area is where the riders can prepare themselves and get ready to perform. The area is not accessible to any member of public or staff without correct accreditation.
- Pyrotecnic Display throughout the duration of the show which includes the use of the following:
 - Flame Cannons
 - Co2 Cannons
 - Cold shower effects
 - Mortar effects
 - Flash bangs
 - Flash effects
 - Fire Balls

Operational procedures:

- Use of the premise including 'bump in' (set up), show day and 'bump out' (pack up) across three consecutive days. A breakdown of the operational details are provided below:
 - Bump in and associated preparation – 7:00am to 7:00pm (Friday); 8:30am to 6:00pm (Saturday);
 - Commercial operation (Event Hours) – 5:00pm (VIP access only) and 6:00pm to 9:30pm.
 - Bump out (Packdown) – 10:15pm Saturday (overnight) through to 10:15am Sunday.
- Approximate team of 60 personnel including the following:
 - 15 Riders
 - 15 promotor supplied staff
 - 15 Customer service officers
 - 20 general labour staff.
 - Security as advised by venue and security manager. Pending ticket sales.

- Maximum of 7,000 ticketed guests excluding riders and associated staff personnel.

Use of venue facilities including:

- seating, bathrooms and hospitality areas
- cleaning and waste services
- Food and beverage licenses including liquor license
- Crowd management, security and emergency management procedures.

Parking and site access:

- The venue comprises of two parking stations within the subject site. West parking area (off Old Leumeah Road) holds approximately 350 car spaces and the South parking area (off Pembroke Road) holds approximately 60 car spaces.
- The site is within close proximity (via pedestrian bridges) to two Council owned parking stations which service the Leumeah Train Station. The Leumeah Eastern Car Park contains approximately 230 car spaces and the Northern Car Park contains approximately 850 car spaces.
- Main vehicular entry to the site is achieved from Old Leumeah Road with pedestrian access achieved to the ticket entry point (west entry) via footpaths.

Report**1. Vision****Campbelltown 2027 Community Strategic Plan**

Campbelltown 2027 is the Community Strategic Plan for the city of Campbelltown. The Strategic Plan addresses four key strategic outcomes that Council and other stakeholders will work to achieve over the next ten years:

- 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

The development application has been assessed with regard to the desired outcomes and objectives identified within Campbelltown 2017-2027. It is considered that the proposed development is generally consistent with the long term vision for the Campbelltown and Macarthur Region with specific regard to Outcome 1 and 3.

The proposed use of the existing sports stadium will provide and support exciting and curious events and festivals for the local community and visitors and create an opportunity to host and promote major events, showcasing our city's facilities and encouraging community participation in sport and recreation.

Additionally, the proposal will develop tourism opportunities and promote Campbelltown as a destination; as such the proposed development is not inconsistent with this plan.

2. Planning Provisions

2.1 State Environmental Planning Policy 55 - Remediation of Land

SEPP 55 requires Council to consider whether the subject land of any development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning. The consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.

No physical works that penetrate the ground are proposed under this application. On this basis, further investigation is not considered necessary and the site is deemed suitable for its intended use for non sporting recreational events.

2.2 Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment

The development site is located within the Georges River Catchment, therefore the provisions of the Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment applies to the subject application.

The general aims and objectives of this plan are as follows:

- (a) To maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment.
- (b) To protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner.
- (c) To ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries.
- (d) To establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment.
- (e) (Repealed)
- (f) To provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.

The proposal does not conflict with any of the relevant provisions of the Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment given its distance and is considered acceptable in this instance.

2.3 State Environmental Planning Policy (Infrastructure) 2007

Clause 104 of the ISEPP 2007 identifies development as specified in Column 1 of the Table to Schedule 3 in this SEPP as Traffic-generating development, where the development involves an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity in relation to development on a site that has direct vehicular or pedestrian access to a classified road.

The subject site is located on a site that has direct vehicular and pedestrian access from a classified road being Pembroke Road however the proposed use does not involve the enlargement or extension of the existing premises in accordance with Clause 104 of the ISEPP.

To that end, the proposed development is not considered Traffic-generating development in accordance with Clause 104 of the ISEPP 2007 and referral from the RMS is not required in this instance.

2.4 Campbelltown Local Environmental Plan 2015

The subject site is zoned part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Drainage) under the provisions of the Campbelltown Local Environmental Plan (LEP) 2015.

The proposal is defined as the use of a recreation facility (major) to be used for a non sporting (recreational) activity for a motorcycle stunt show. A recreation facility (major) is defined as:

Recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

The proposal is for use of an existing approved recreation facility (major) (Campbelltown Sports Stadium) for a large scale recreation activity that will be attended by an expected crowd of 7,000 people on an annual basis.

The proposal is consistent with the land use definition.

B2 Local Centre Zone Objectives

The objectives of B2 Zone are as follows:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To achieve an accessible, attractive and safe public domain.
- To provide for appropriate residential development in the form of shop top housing to support the vitality of the local area.

Comment

The proposed use is considered consistent with the objectives of the B2 zone in that the use of the existing recreation (major) facility for a non-sporting event will provide an entertainment destination for the residents within the Campbelltown LGA and the wider community within an accessible location that will maximise public transport opportunities.

RE1 Public Recreation Zone Objectives

The objectives of RE1 Zone are as follows:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.
- To facilitate the multiple use of certain open space areas.
- To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.
- To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.
- To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.
- To provide for the retention and creation of view corridors.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To preserve land that is required for public open space or recreational purposes.

Comment

The proposal use is considered consistent with the objectives of the RE1 zone in that the proposal will provide additional recreational uses within an existing recreation (major) facility.

SP2 Infrastructure Zone Objectives

The objectives of zone SP2 Infrastructure are as follows:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

- To encourage activities involving research and development.
- To optimise value-adding development opportunities, particularly those associated with research.
- To provide for the retention and creation of view corridors.
- To preserve bushland, wildlife corridors and natural habitat.
- To maintain the visual amenity of prominent ridgelines.

Comment:

The proposal use is not inconsistent with the objectives of the SP2 zone in that the proposal will not significantly impact to the land zoned SP2 as no physical works are proposed under this DA. The proposal only involves the use of the existing recreation (major) facility for non-sporting events.

Following is a discussion of the relevant provisions of the CLEP 2015.

Clause 7.2 Flood Planning

Clause 7.2 requires development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with this this Clause.

A portion of the land that is flood affected. The property is affected by flooding from a 100 year Average Recurrence Interval (ARI) flood in Smiths Creek. The property is also affected by flooding from a 100 year ARI flood due to overland flow from the local catchment traversing the property (north eastern side of the property towards the athletic field and associated infrastructure).

No physical changes to the existing recreation facility (major) are proposed under this DA. This DA only proposes the use of this facility to hold a non-sporting recreational activity and therefore does not involve any change to flood behavior. Therefore it is considered that the development is consistent with this clause.

Clause 7.5 Preservation of the Natural Environment

Clause 7.5 sets out provisions which apply to land zoned RE1 public recreation. The subject site is zoned part RE1 public recreation. This application however does not propose the removal of soil or bush rock from the site. As such the proposed is consistent with the objectives of this clause and related controls.

Clause 7.17 Development in Zone RE1

Clause 7.17 requires development consent must not be granted to the carrying out of development on land in Zone RE1 Public Recreation if that land is owned or controlled, or is proposed to be owned or controlled, by the Council unless the consent authority has considered the following:

- (a) The need for the development of the land.
- (b) The impact of the development on the existing or likely future use of the land, and prevailing natural systems.
- (c) The need to retain the land for its existing or likely.

The subject site is zoned part RE1 public recreation and owned by Council. The proposed use is consistent with this clause and does not prevent the future use of the site for public recreation.

The proposed use is consistent with the requirements of the Campbelltown Local Environmental Plan 2015.

2.5 Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown Sustainable City Development Control Plan 2015 (CSCDCP 2015) is required to be considered and read in conjunction with the CLEP 2015.

Volume 1, Part 2 of the CSCDCP 2015 aims to reduce the resultant environmental impacts of all development proposed within the Campbelltown Local Government Area. Part 6 of the CSCDCP 2015 details the requirements for commercial development against which the proposal is required to be assessed.

Table 1 below provides an assessment of the proposal in accordance with the relevant requirements of the Campbelltown (Sustainable City) Development Control Plan 2015.

Part	Requirement	Proposed	Complies
Part 2. Requirements Applying to All Types of Development			
2.7 Erosion and Sediment Control	a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. For requirements relating to the preparation of an ESCP, refer to Appendix 5 of Volume 1 and Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	The proposal does not involve the disturbance of the existing land surface. Erosion and Sediment Control measures are not applicable to this development application.	Not applicable
2.14.3 Bushfire	Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report	The subject site is not located within Bushfire Prone Land.	Not applicable

		prepared by a suitably qualified person.		
2.14.4 Subsidence		Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The subject site is not located within South Campbelltown Mine Subsidence District.	Not applicable
2.15.1 Waste Management Plan		a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1.	The proposed use will be managed by the venue operator (Campbelltown Sportsground). Conditions of consent to be imposed to ensure the venue shall be managed in accordance with the Council's most recent Adopted procedures for large events at the Campbelltown Sports Stadium.	Yes
2.16.1 Water		a) Where connection to the reticulated water supply system is not available, development shall be provided with: i) sufficient water storage to cater for all relevant activities of the proposed use of the development; ii) sufficient storage for fire fighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.	The subject site is serviced by existing essential services.	Yes
2.16.2 Electricity		b) Any structure associated with the provision of electricity shall not result in any adverse impacts on the natural environment and/or adjoining properties.	The subject site is serviced by existing essential services.	Yes
Part 6. Commercial Development				
6.4.2 Car and Access	Car and	A Transport Assessment Study required for land that is Recreation Facility (major).	The subject site is currently approved and used as a recreation facility (major) for sporting activities and has a capacity to cater for	Yes

		<p>much larger crowds than is proposed in this application.</p> <p>This DA proposes the use of this facility for a non sporting activity for 7,000 ticket holders.</p> <p>A Transport Assessment Study is not considered necessary for this development application.</p>	
6.4.2.1 General Requirements	a) Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	Existing off street parking and loading areas will be utilised to service the proposed use. No changes to existing off street parking and loading are proposed.	Yes
	<p>b) The minimum car parking rates shall be provided in accordance with Table 6.4.2.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.</p> <p>A Transport Assessment Study required for land that is Recreation Facility (major).</p>	<p>The subject site contains an existing recreation facility (major) for sporting activities and has an overall capacity to hold 22,200 persons based on the number of entry and exit points.</p> <p>The Development proposes the use of this facility for a non-sporting event. The proposed event expects 7,000 ticket holders which the site can easily accommodate.</p> <p>A condition of consent to be imposed to ensure the venue shall be managed in accordance with the Council's most recent adopted procedures for large events at the Campbelltown Sports Stadium with specific regard to car parking controls.</p> <p>The proposal will not intensify the existing use</p>	Yes

		of the subject site as such no Transport Assessment Study is necessary for this development application.	
	c) All car parking spaces that are required under clause 6.4.2.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.	Existing car parking spaces servicing the site will not be locked off, obstructed, reserved or separately allocated to any individual use at any time.	Yes
	d) Commercial development shall be designed to accommodate all related vehicle movements on site such that: i) all vehicles shall enter and exit the site in a forward direction; ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane; iii) cause minimal interference to the flow of traffic within the surrounding road network; and iv) safe and convenient access is provided for pedestrians.	The applicant has advised the event will require three B double curtain side trucks and trailers and two 15t GVM Pantech trucks to enter the site. The proposed trucks will only enter the site via the Old Leumeah Road entrance and only exit via Pembroke Road (in a forward direction). The proposed truck movements will be minimal and will cause minimum interference to the flow of traffic within the surrounding road network. Condition of consent is recommended to ensure truck movements are to only enter the site via the Old Leumeah Road entrance and only exit via Pembroke Road (in a forward direction) in accordance with the Campbelltown Sports Stadium – heavy Vehicle Delivery Route plan.	
	e) A Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted as part of a development application	As detailed above, the proposed development is only for the use of the existing recreation (major) facility. The	

	addressing the criteria listed in this control if the development exceeds the relevant thresholds within SEPP (Infrastructure) 2007.	proposal will not intensify the existing use of the subject site as such no Transport Assessment Study is necessary for this development application.	
6.4.2.2 Loading and Unloading	a) Where practicable, loading bays shall be separated from parking and pedestrian access.	No changes to existing loading bays proposed.	Not applicable
6.4.2.3 Access for People with Disabilities	a) Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises — Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	No physical changes proposed under this DA. This DA proposes the use of the facility for non-sporting activities. Existing BCA provisions to apply.	Yes
6.4.5 Residential Interface	a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.	No physical changes proposed under this DA. This DA proposes the use of the facility for non-sporting activities	Not applicable
	b) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential development.	No physical changes proposed under this DA. This DA proposes the use of the facility for non-sporting activities with a bump out time that will take place from 10:15pm Saturday (overnight) through to 10:15am Sunday. Noise impacts are discussed in Section 6.5 of this report.	Yes – Subject to conditions.
	c) Any commercial buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential premises.	No physical changes to existing commercial tenancies are proposed under this DA. The proposal includes Temporary food trucks/ food stalls along the westerns portion of the site and will be subject to a separate application submitted to Council's Environmental Health team.	Yes

		Condition of consent to be imposed to ensure the venue shall be managed in accordance with the Council's most recent adopted procedures for large events at the Campbelltown Sports Stadium with specific regard to supply of food and beverages.	
	d) External lighting shall be positioned to avoid light spillage to adjoining residential development.	<p>No physical changes to existing installed outdoor lighting are proposed under this DA.</p> <p>The development proposes packdown (bump out) times from 10:15pm Saturday, overnight through to 10:15am Sunday.</p> <p>Conditions of consent imposed restricting the use of the existing flood lighting to be switched off by 10.30pm and only ground lighting to be utilised for the remaining pack down ground work.</p>	Yes
	e) An acoustic report may be required to be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as places of worship and child care centres.	<p>No physical changes proposed under this DA. This DA proposes the use of the facility for non-sporting activities with a bump out time that will take place from 10:15pm Saturday (overnight) through to 10:15am Sunday.</p> <p>An Acoustic Report is not considered necessary in this instance and noise impacts are discussed in Section 6.5 of this report.</p>	Yes
6.7 Commercial	a) Commercial development shall make provision for an	The proposed use will be managed by the venue	Yes.

Waste Management	enclosed onsite waste and recycling facility that has adequate storage area to accommodate the waste generated from the development. Minimum commercial waste generation rates are contained in Table 6.7.1.	operator. No changes to waste management are proposed. Conditions of consent recommended to ensure the venue shall be managed in accordance with the Council's most recent adopted procedures for large events at the Campbelltown Sports Stadium, with specific regard to Waste Management.	
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Table 1: Assessment of Part 2 & 6 of the Sustainable City DCP 2015

3. Planning Assessment

3.1 Impacts on the Natural and Built Environment

Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for consideration when considering the development's potential impact on the natural and built environment are:

- Show noise
- Light spill and other noise impacts
- Waste Management
- Traffic and transport
- Operational Management.

Show Noise

The noise emissions generated by the motorcycles will be strictly controlled by the sport's governing body.

In addition to the noise generated by the motorcycles, an amplified band and audio/MC will be used during the event. The applicant has advised the proposed levels will not exceed 98dB at the grand stand.

Conditions of consent are recommended that require the noise generated during the event to be managed in accordance with the NSW Environment Protection Authority (EPA) requirements. The applicant has also advised the use of the PA system and/or any amplified sound/music will not commence until after 8am and will cease at 10:00pm. Conditions of consent reflecting hours of operation of PA system and/or any amplified sound/music systems in accordance with these times are recommended.

Light Spill and Other Noise Impacts

The development proposes pack down (bump out) times from 10:15pm Saturday, overnight through to 10:15am Sunday which may adversely impact on the adjoining residential properties in terms of light spill and noise generation.

The applicant has advised the bump out schedule involves the majority of the pack down which will occur within the first two hours (of bump out) with the remaining time allocated to ground work pack down involving the packing up of chairs, ground cover protection and AV equipment etc.

The majority of the noise generated during bump out will be from the dismantling of the aluminum truss ground support system associated with the LCD screens and the loading of the trucks using plant material/machines. Heavy vehicles will traverse the site in a forward direction, negating the need to reverse and activate reversing sensors. Conditions of consent imposing restricted site access for truck movements requiring heavy trucks to enter and exist in a forward direction are recommended. The applicant has advised rubber mallets will be used to reduce noise impacts during this time.

In addition, to mitigate noise generated from the plant material/ machines, the applicant has proposed that all plant material/ machines will have their buzzers disconnected and the provision of an additional spotter for each piece of plant material/ machine will be employed to ensure safety is maintained on site. Conditions of consent are recommended.

To control light spill generated from field/flood lights, conditions of consent have recommended restricting the use of the field/flood lighting after 10:30pm. After this time only ground lighting can be used.

Waste Management

The waste management and requirements for servicing at Campbelltown Sports Stadium will be managed by the venue operators. A copy of the Campbelltown Sports Stadium Waste Management Plan has been included as an attachment to this report.

Traffic Management

On site traffic management will be carried out in accordance with Campbelltown Sports Stadium Traffic Management Plan and will be managed by the Venue operators. A copy of the Campbelltown Sports Stadium Traffic Management Plan has been included as an attachment to this report.

Operational/ Security Management

The event promoters will engage specialised security contractors who will be employed to manage crowd control and ensure the safety of spectators. The security company employed will be licensed within NSW and will hold a Master security license. Security management will be carried out in accordance with Campbelltown Sports Stadium's associated management plans. A copy of the Campbelltown Sports Stadium Management Plans has been included as an attachment to this report.

Complaints Management

The proposal seeks consent for the use of a recreation facility (major) for a non-sporting event (motorcycle stunt show). The applicant has proposed noise attenuation measures for the 'bump out' period. However there is still the potential for the disruption of nearby residential and land uses.

Conditions of consent are recommended requiring notification requiring the event organisers to notify the surrounding residential properties at least seven days prior to the day of the event. The notification shall include contact details for complaints handling.

3.2 Referrals

Property and Support Services Comments:

Council's property and support services have reviewed the development application and raised no objection to the proposal.

Environmental Health Officers:

Council's Environmental Health Officers have reviewed the development application and raised no objection to the proposed use, subject to conditions relating to food vehicle/stalls and a requirement for a Lost Children tent.

BCA Building comments:

Council's Building Surveyors have reviewed the development application and have raised no objections and have no specific conditions regarding BCA/Fire safety; clause 93 EP&A Regs 2000 is not activated (no change of BCA class), and cl 98C and 98D EP&A Regs 2000 is not activated (the existing facility is not defined as an entertainment venue in accordance with this section of the Regs). An annual fire safety statement for the stadium is required to be provided to Council prior to the event occurring.

3.3 Social, Economic and Environmental Impacts

Having regard to social and economic impacts generated by the development, use of a recreation facility (major) (Campbelltown Sports Stadium) for a motorcycle stunt show, is considered to provide a social and economic benefit for the Campbelltown LGA in terms of tourism and employment generation.

Additionally, the use of the Campbelltown Sports Stadium for a non-sporting event considered to provide an additional level of economic sustainability for the site.

3.4 Site Suitability

Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979* requires Council to assess the suitability of the site for the proposed development.

It is considered the proposed development is of a scale and design that it is suitable for the site. No constraints or hazards have been identified which would deem the site unsuitable for the proposed development.

3.5 Public Interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone. The proposed development has demonstrated that the site is suitable for the proposed development.

It is considered that the proposal is in the interest of the public.

4. Public Participation

Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider submissions made to the proposal. The proposed development was notified to adjoining and nearby land owners in accordance with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015 (Volume 1 No.5) 9.4 Public Consultation of Development Applications from 16 April 2019 to 17 May 2019.

One submission, objecting to the proposal was received.

A summary of the issues raised in the objection and Council's response is provided in the table below.

Issue	Response	Action
<p>1. Approval for the Use</p> <p>The development application proposes the use of Campbelltown Sportsground for a motorcycle stunt show to which the event is currently releasing tickets to the public relating to the DA.</p>	<p>This is not a matter for consideration under Section 4.15 of the EP&A Act 1979.</p> <p>Advertising the event prior to consent being granted is a risk to the event organisers. The development application is subject to determination resulting in either an approval or refusal. In the event the application is refused, the event organiser will need to contact ticket holders directly to refund money paid for tickets.</p>	<p>Nil.</p>
<p>2. Notification Process</p> <p>Our grievance is with the timing in which this DA has been notified to local residents and the community. It would appear that this event has already received approval. Due process and genuine consultation should allow objection to the application before being widely advertised. This raises</p>	<p>Advertising the event prior to consent being granted is a risk to the event organisers. The development application is subject to determination resulting in either an approval or refusal.</p> <p>Community consultation and is a matter for consideration under Section 4.15 of the EP&A Act. All submissions received will be considered.</p>	<p>All submissions received by Council on the subject development application have been considered in this assessment.</p>

<p>alarm that time has not been provided to reasonably participate in the development process and to make issues and concerns known.</p>	<p>Anyone who makes a submission also have the opportunity to address the local planning panel.</p>	
<p>3. Operational impacts</p> <p>We note that set-up, rehearsal, show and pack down extends from 7am Friday to Sunday 12 noon, including overnight.</p> <p>We are concerned that adequate assessment may not have been made for the noise and environmental impacts of such an event and associated activities.</p>	<p>The development proposes pack down (bump out) times from 10:15pm Saturday, overnight through to 10:15am Sunday.</p> <p>The majority of the pack down will occur within the first two hours of the bump out with the remaining time allocated to ground work which involves pack down of chairs, ground cover protection and AV equipment.</p> <p>The applicant has proposed to reduce noise, all plant material/ machines will have their buzzers disconnected and the provision of an additional spotter for each piece of plant material/ machine to ensure safety is maintained on site.</p> <p>The event proposed will provide a range of social and economic benefits to the Campbelltown LGA.</p>	<p>Conditions of consent are recommended restricting the use of the existing flood lighting by requiring it to be switched off by 10.30pm and only ground lighting to be utilised for the remaining pack down ground work.</p> <p>Condition of consent recommended to ensure plant material/ machine after 12pm (if operating) to have reversing alarms and beepers be disconnected and additional spotters for each plant material/ machine to be provided.</p>
<p>4. Parking Impacts</p> <p>We understand this to be the only event planned for Sydney in a national tour. The stadium has limited parking and while there is access to Leumeah train station, we fear that surrounding areas that are not designated for parking will be used to accommodate the overspill and create threat to local amenity and safety.</p>	<p>The subject site contains an existing recreation facility (major) for sporting activities and has an overall capacity to hold 22,200 persons based on the number of entry and exit points.</p> <p>The Development proposes the use of this facility for a non-sporting event. The proposed event anticipates 7,000 ticket holders which the site can easily accommodate.</p>	<p>A condition of consent is recommended to ensure the venue is managed in accordance with the Council's adopted procedures for large events at the Campbelltown Sports Stadium with specific regard to car parking controls.</p>

We seriously oppose this event creating a precedent for similar events at the sports stadium, especially where there has not been prior community consultation and adequate assessment and control.		
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Table 2: Summary of submission issues

5. Conclusion

The subject development application (1167/2019/DA-U) proposing the use of a recreation facility (major) (Campbelltown Sports Stadium) for a non-sporting event being a motorcycle stunt show at 12 Old Leumeah Road, Leumeah (Lot 2 DP 1019063) has been assessed under the heads of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposed development is consistent with the general intent of Campbelltown 2027 - Community Strategic Plan which outlines the long term vision for the Campbelltown and Macarthur Region. The proposed use is permissible with consent and is consistent with the objectives of the land use zone.

It is considered that the proposed development is generally consistent with the relevant planning legislation and policies and is therefore recommended for approval subject to the conditions detailed in attachment 1.

Attachments

1. Recommended Conditions of Consent (contained within this report)
2. Campbelltown Sports Stadium Precinct Site Map (contained within this report)
3. Security Management Plan (contained within this report)
4. Stadium Traffic Management Plan (contained within this report)
5. Waste Management Plan (contained within this report)
6. Emergency Management Plan (due to size 85 pages) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1
1167/2019/DA-U
Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Plan/ Document No.	Version/ Revision	Prepared by	Date
Campbelltown Sports stadium Precinct – Site Map	-	-	2019
Emergency Management Plan			
Security Management Plan			
Stadium Traffic Management Plan			
Waste Management Plan			

2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

3. Advertising Signs – Separate DA Required

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

4. Storage of Goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

5. Lost Children

Suitable facilities that are adequately sign posted shall be provided for lost children at the event venue.

All personnel manning the lost children facility shall have undertaken a Working with Children check and completed the required statutory declaration to verify their suitability. All relevant documentation shall be retained at the event command post for verification purposes.

6. Traffic Management and Heavy Vehicle Access

Event and venue shall be managed in accordance with the Council's most recent adopted procedures for large events at the Campbelltown Sports Stadium with specific regard to car parking controls and Campbelltown Sports Stadium Traffic Management Plan.

Heavy vehicles and truck movements servicing the site are to only enter the site via the Old Leumeah Road entrance and only exist via Pembroke Road (in a forward direction) in accordance with the Campbelltown Sports Stadium – heavy Vehicle Delivery Route plan.

7. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

The stadium flood lighting is to be switched off by 10.30pm on the night of the event and after that time only ground lighting is to be used in accordance with the requirements of *Australian Standard 4282 (as amended)* is to be utilised for the remaining pack down ground work.

8. Storage of Flammable and Combustible Liquids

Flammable and combustible liquids shall be stored in accordance with *Australian Standard 1940-(as amended) – The Storage and Handling of Flammable and Combustible Liquids*.

9. Unreasonable Noise, Dust and Vibration

Noise, dust and vibration is required to be managed in the following ways:

- The development, including use of motorbikes, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. The noise generated by the motorcycles during the event are to be managed in accordance with the NSW Environment Protection Authority (EPA) requirements.
- Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. The use of the stadium PA system and/or any amplified sound/music will not commence until after 8am and will cease at 10:00pm.
- All plant machines/vehicles operating after 12pm during pack down periods shall have buzzers disconnected and an additional spotters shall be employed for each plant material/ machine.
- In the event of a noise related issue arising during the use, the event organiser shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by

Council, the event organiser shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

- Notification issued by the event organisers is required to be provided to the surrounding residential properties at least 7 days prior to the day of the event. The notification must include contact details of the event organisers for complaints handling.

10. Event Hours

The event shall operate within the following hours:

- **Bump in and associated preparation** – 7:00am to 7:00pm (Friday); 8:30am to 6:00pm (Saturday);
- **Commercial operation (Event Hours)** – 5:00pm (VIP access only) and 6:00pm to 9:30pm.
- **Bump out (Packdown)**– 10:15pm Saturday (overnight) through to 10:15am Sunday.

11. Public Liability Insurance

A copy of valid public liability insurance cover for the value of \$20,000,000 (twenty million dollars) or as adjusted by Council, indemnifying Council from all and any claims arising from an incident caused or associated with operations or activities carried out within the public domain in accordance with the approved use shall be sent annually to Council's Property Services Section within seven days of the commencement of the period of insurance, or insurance renewal.

The value of the public liability insurance cover will be reviewed by Council on an annual basis and where Council deem it necessary to vary the amount of cover required, any subsequent policy taken out will need to be of an equal or greater amount to that set by Council following its review. In this regard, prior to the applicant applying for an annual renewal of the public liability insurance cover, the applicant is to contact the Council's Property Services Section to confirm the current value of the public liability insurance cover required for the continued use of the premises.

12. Waste Management

Event and venue waste management shall be undertaken in accordance with the Council's most recently adopted procedures for large events at the Campbelltown Sports Stadium.

13. Annual Fire Safety Statement

An annual fire safety statement for the stadium is required to be provided to Council prior to each event occurring.

14. Food Vehicles/Stalls

This condition has been applied to ensure that the use of the premise is carried out in such a manner that is consistent with the *Food Act 2003*, *Food Regulation 2010*, *Local Government Act 1993* and associated technical standards.

a. Food Safety Supervisor

The applicant/event organiser must appoint a certified food safety supervisor, trained in the NSW Food Authority's safe food handling course. The food safety supervisor will be responsible for overseeing the operation of all temporary food vehicles/stalls and ensuring they are operating in compliance with the conditions of this Consent and NSW Food Safety Laws.

b. Food Stall Requirements

The applicant/event organiser is to ensure that all food vehicles/stalls operating within the event comply with the provisions of the Food Act 2003, Food Regulation 2010, Australia New Zealand Food Safety Standards Code and Council's Requirements for the Operation of One Day Food Stalls which is available on Council's website.

c. Food Stall Inspections

Council reserves the right to inspect all food vehicles/stalls operating within the event. The applicant/event organiser will be responsible for the payment of all associated food inspection fees, which are reviewed annually and published in Council's adopted schedule of fees and charges.

Food vehicles/stalls shall be conducted in accordance with Council's requirements for the operation of one day food stalls. Council reserves the right to revoke approval for any food vehicle/stall operator to trade in the event the stall/operator fails to comply with Council's requirements.

d. Ventilation

The applicant/event organiser is responsible for providing appropriate ventilation during the operation of the event to eliminate any smoke or odour nuisances from the use of all cooking appliances. Gas and electrical appliances are only permitted for food preparation.

The applicant is responsible for ensuring that all smoke and odour dispersing from the use of all cooking appliances during the operations of the event does not affect the safety of users of the site and the amenity of the area.

e. Unreasonable Noise

All generators used for any appliances within the food vehicles/stalls must be silent to reduce any noise impacts to nearby residents, other stalls and the public attending the market. Any direction by Police or suitably authorised officer (e.g. authorised Council officer) to reduce or mitigate noise disturbances shall be responded to immediately.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1.1.1. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 1.1.2. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

END OF CONDITIONS

**Campbelltown
Sports Stadium
Precinct
SITE MAP**

**Motorbike Stunt
Show
- Crusty Demons
2019**

Event Schedule

Friday 9 August
Set-up | 7.00am - 9.30pm

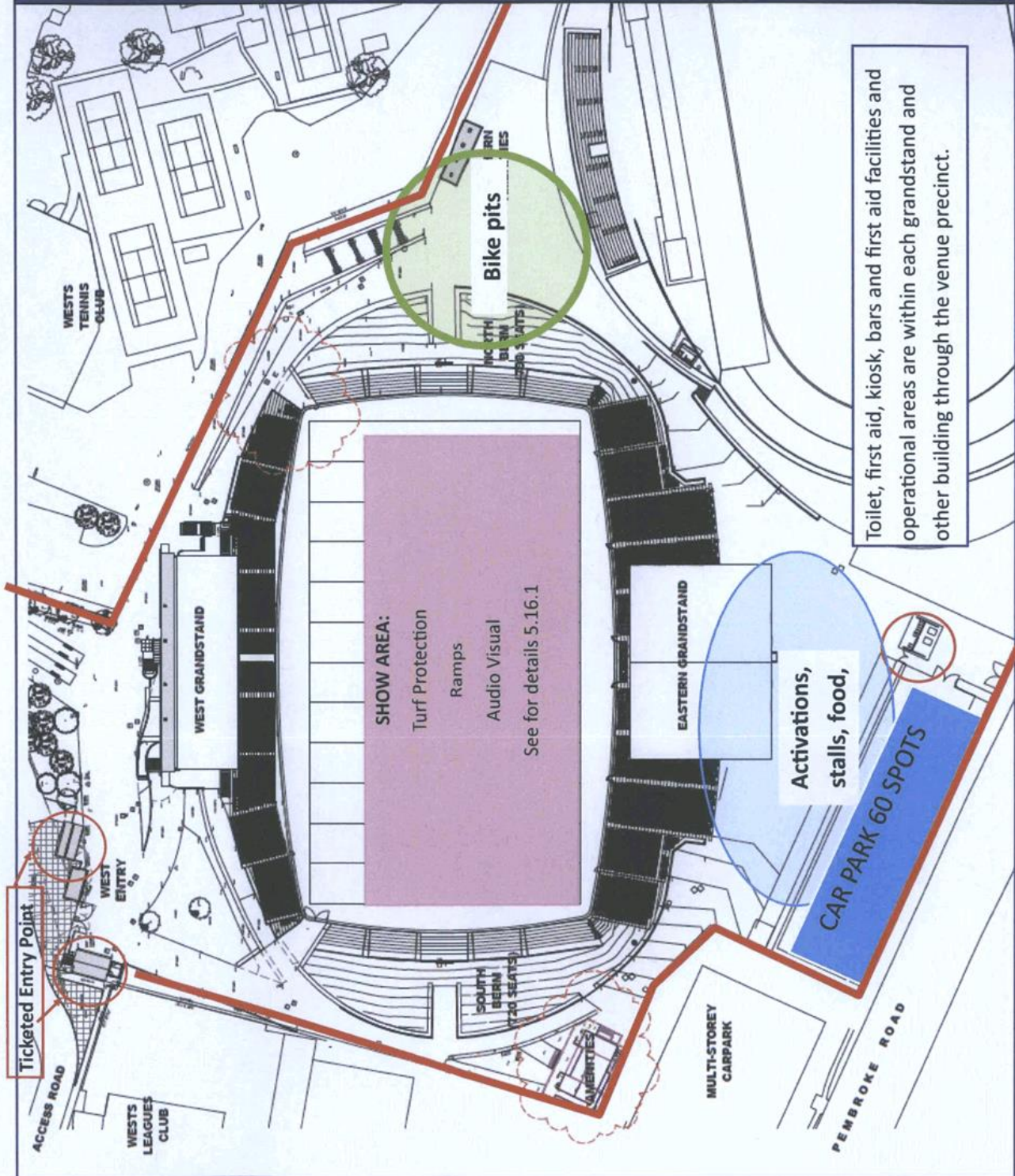
Saturday 10 August
Set-up, rehearsal and show
8.00am - 10.00pm

Show Times: 6.00pm - 9.30pm

Pack down

Commencing at 10.15pm
Overnight

Pack down complete
Sunday 11 August
approximately 12noon



**CAMPBELLTOWN
SPORTS STADIUM****SECURITY MANAGEMENT**

Depending on the size and nature of the event held at Campbelltown Sports Stadium, security contractors may be engaged to manage crowd and individual crowd behaviour and to assist in the management of emergencies due to any unforeseen incidents. As part of hire agreements and licences for the hire of Campbelltown Sports Stadium hirers are to provide a Security Management Plan which details their security management practices. This is approved and agreed by the Venue Operator prior to the event

The Venue Operator will work with the event organisers to undertake an event risk assessment to determine the level of security that will be required which will inform the Security Management Plan. The Venue Operator is also able to book and manage the security contractors on behalf of the event organisers.

Security's responsibility is to ensure all patrons are abiding to the conditions of entry and displaying appropriate behaviour and where appropriate take a suitable course of action. Additionally they are also responsible for ensuring appropriate security staff are deployed in accordance with agreed deployment plans.

SECURITY ROLES

There are a number of roles that make up the security team. Typically the security teams is divided into 7 specific responsibility areas:

- Management – administration
- Entry and exit points including access to operational areas
- Roaming guard/s – Crowd Control
- Car park
- Field of play
- Responsible service of alcohol
- Asset protection

SECURITY MANAGEMENT PLAN

The security contractor must be licensed to operate in NSW and is responsible for the preparation and implementation of a venue and event specific Security Management Plan in consultation with the venue.

The Security Management Plan must contain:

- Security staff roles and responsibilities
- Security deployment plans
- Venue specific information e.g. access points for venue and FOP, car parks, site maps etc.
- Security processes around communication, ingress and egress, first aid, responsible service of alcohol, lost children etc.
- Communication methods and calls
- Security risk assessment
- Any applicable annexures

CAMPBELLTOWN SPORTS STADIUM

Security Management Plan must be updated for each event to ensure they are aligned with the risk assessment undertaken for the event, and to ensure the appropriate minimum security standard is applied. This also ensures that the Security Management Plan is aligned with the security standards of each event/hirer.

VENUE | SECURITY ZONES

Campbelltown Sports Stadium has a number of different zones where security is required. Not all zones are used for each event, this depends on the size and nature of the event.

Area	Activity	Concerns
General security (Mobile posts)	Spectator behaviour and crowd monitoring	<ul style="list-style-type: none"> Ensure that players, officials and spectators are safe at all times. Education and enforcement and of the Conditions of Entry and Spectator Code of Behavior Police support may be required if there is difficulty enforcing these conditions, or if a person appears to commit any illegal act.
Northern spectator berm (Alcohol Hill) (Mobile posts)	Spectator behaviour and crowd monitoring	<ul style="list-style-type: none"> Security officers should be monitoring the behaviour of the crowd at all times and must not be distracted by the match in progress. Security staffs are responsible for ensuring that the Family Hill is free from any spectator consuming alcohol at any time. Any spectator which is in the possession of alcohol or consuming alcohol should be requested to move to an area where alcohol can be consumed. Security staff should ensure that the gabion walls are free from climbers and spectators. Security staff should be positioned at regular intervals throughout the Northern spectator berm.
Southern spectator berm (Mobile posts)	Spectator behaviour and crowd monitoring	<ul style="list-style-type: none"> Security officers should be monitoring the behaviour of the crowd at all times and must not be distracted by the match in progress. Security staff should be positioned at regular intervals throughout the southern spectator berm.
Eastern grandstand & Western grandstand (Mobile posts)	Roaming security Spectator behaviour and crowd monitoring	<ul style="list-style-type: none"> Security officers should be monitoring the behaviour of the crowd at all times and must not be distracted by the match in progress. Security officers should be maintaining a presence in their designated grandstand/area.
Leumeah Rd & Pembroke Rd (Static posts)	Turnstile monitoring	<ul style="list-style-type: none"> The Venue Security Contractor has the responsibility to monitor people entering the Stadium.

CAMPBELLTOWN SPORTS STADIUM

	Crowd entry and exit monitoring	<ul style="list-style-type: none"> • Campbelltown Sports Stadium's Conditions of Entry and Spectator Code of Behaviors outline the standards required by spectators. These conditions and code list all activities and behaviours which are unacceptable. • Any person under the influence of drugs or alcohol should be refused entry. • Security staff are to ensure that spectators enter the Stadium in a safe and orderly manner. • Security staff are to ensure that prohibited items, as outlined in the Conditions of Entry are not brought into the Stadium. • Prohibited items may be confiscated by security staff. • Any person in breach of these conditions and code can be refused entry into the Stadium. • Security staff are to ensure that no alcohol is to be taken out of the Stadium at any time
Leumeah Rd & Pembroke Rd (Static posts)	Bag checks	<ul style="list-style-type: none"> • Security staff are to ensure that prohibited items, as outlined in the Conditions of Entry are not brought into the Stadium. • Security staff are to ensure that all bags are thoroughly checked for alcohol and other prohibited items. • Security Staff are to remove and confiscate any prohibited items.
Athletics center (Mobile posts)	Facility monitoring	<ul style="list-style-type: none"> • Security staff are to ensure that there is no unauthorised access to the Athletics Centre.
Corporate facilities (Static posts)	Access control RSA	<ul style="list-style-type: none"> • Security staff are to ensure that the corporate facilities code of conduct is adhered to. • Security staff are to ensure that no alcohol leaves the corporate facilities.
Bar areas Kiosk 1 – Eastern Kiosk 2 – Eastern Kiosk 3 – Vinnies Kiosk 4 – Western (Static posts)	RSA	<ul style="list-style-type: none"> • Security staff must have RSA accreditation. • Security staff are to be stationed at the bar service area. • Security staff are to monitor the responsible serve of alcohol. • Security staff in consultation with the Licensee and their bar staff are to refuse service to anyone under the influence of alcohol and remove people from the venue if intoxicated. • Security staff should be actively checking identification for those who are under the age of 25

CAMPBELLTOWN SPORTS STADIUM

<p>Players & Media entry, operational areas (Static posts)</p>	<p>Access control / Accreditation Checks</p>	<ul style="list-style-type: none"> • Security staff have the responsibility to ensure that no unauthorised person gain access to the players entry and operational areas • Security staff have the responsibility to ensure that those without appropriate accreditation are refused access.
<p>Field of play (Mobile posts)</p>		<ul style="list-style-type: none"> • The Venue Security Contractor has the responsibility for preventing and responding to unauthorised access onto the FOP. • Security staff to be positioned in sufficient numbers (or in alignment with the event risk profile) around the FOP, providing a deterrent to invaders. • A person invading the FOP must not be allowed to reach a player or official before being apprehended. • Security staff are assisted by police officers if the offender is detained / arrested. • Security officers should be monitoring the behaviour of the crowd at all times. • Security staff are required to be facing the crowd at all times and must not be distracted by the match in progress.

**CAMPBELLTOWN
SPORTS STADIUM****SECURITY CODE OF CONDUCT**

Security personnel are a representative of the venue, and during many events are the only point of contact between the venue and the public. Therefore the following should be followed at all times:

- a) Security should at all times be polite, courteous and helpful to all spectators, regardless of their affiliations.
- b) Security should at all times be smartly dressed and in the correct uniform (if applicable). Their appearance should be clean and tidy and the appropriate accreditation &/or security licence should be clearly displayed.
- c) Security should be easily identifiable to patrons therefore they should be provided with high-visibility vests, or some other clearly visible means of identification.
- d) Security are not employed, hired or contracted to watch the event. They should at all times concentrate on their duties and responsibilities.
- e) Security should not:
 - i. wear clothing that may cause offence while on duty
 - ii. celebrate or show extreme reaction to the event
 - iii. eat, drink or smoke in view of the public
 - iv. consume alcohol before or during the event
 - v. use obscene, offensive or intimidating language or gestures
 - vi. use a personal phone or other device.
- f) Any security deployed to the FOP is likely to be recorded on TV, and as such their conduct and appearance must be of the highest standard at all times

It shall be the responsibility of the contracted Security manager to ensure their staff are briefed on the above code of conduct, and to regularly ensure this code of conduct is adhered to.

USER PAYS POLICE

Depending on the event type and the risk, Police may be required to be present. Police are engaged under a 'user pay' arrangement. The Venue Operator, event promoters, hirers and the Police determine the level of policing required and the respected duties which may be depend on each event. The Police are used as a visual aid in crowd management in addition to providing back-up for security when required. For events of a significant nature a Venue Commander will be delegated to the Venue, however this position will form part of the User Pays Request.

**CAMPBELLTOWN
SPORTS STADIUM**

SECURITY MATRIX

**Campbelltown Sports Stadium
Security Matrix**

	Expected Spectator Numbers					
	8,000+	6,000 - 8,000	4,000 - 6,000	2,000 - 4,000	1000 - 2,000	Under 1,000
A						
B				4	5	
C			4	5		
D		4	5			
E	4	4	5			

	Description	Examples
A	National NRL (A)	Wests Tigers Matches
B	Pre-season (A) / state finals (A)	Waratahs / Sydney FC Pre-Season matches
C	State (premier league) (A) / National Pre-season (NA)	Wests Magpies / Jim Beam Cup / Rams
D	State (premier league) (NA) / Local Finals (NA)	Wests Magpies / Jim Beam Cup / Rams / Wests Juniors Finals
E	Local / School matches (NA)	School and junior matches

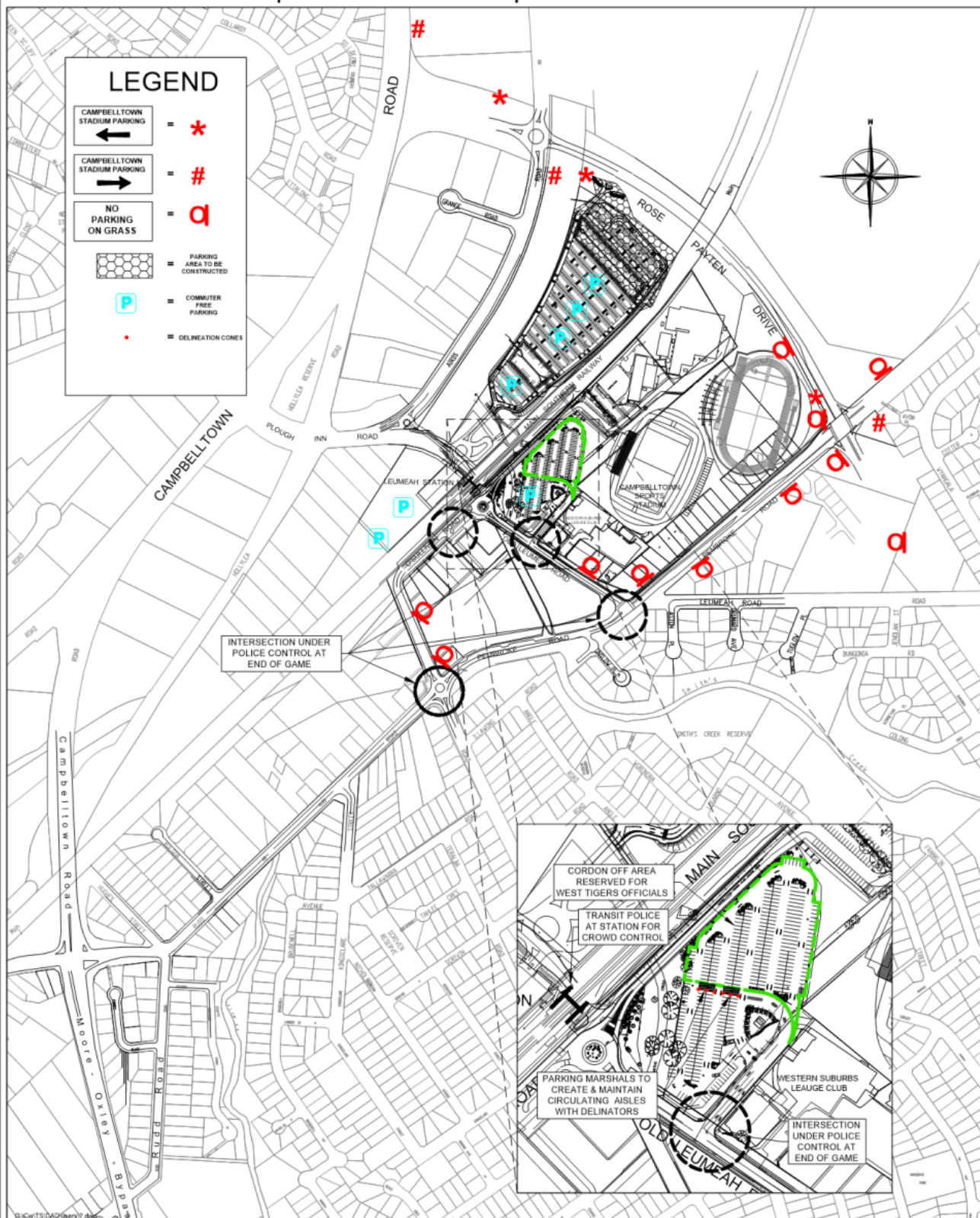
Category	User Pays Police	Security Numbers	Notes
	1:1000	38	<ul style="list-style-type: none"> • These are the minimum standard only. If specific functions are required from the security officers, security may need to be increased. (eg use of corporate facilities, car park attendants etc) • These security minimum standards are for the maximum of two games, with the maximum of 5 hours of alcohol service. • Commercial Events eg concerts and motor sports would be negotiated with the promoter and will depend on what areas of the stadium are open. • Consideration for lower security levels may be agreed with the provision of low alcohol beer. • These numbers will be based off an event risk assessment
	8	30	
	6	20	
4	4	10	
	0	20	
	0	10	
	0	2 and	
		Volunteer Assistance	
	0	Volunteer Assistance	



Traffic Management Plan - Sheet 1

Campbelltown Sports Stadium - Special Events Plan

Spectator Arrival / Departure Plan



LEGEND

- CAMPBELLTOWN STADIUM PARKING ← = *
- CAMPBELLTOWN STADIUM PARKING → = #
- NO PARKING ON GRASS = a
- PARKING AREA TO BE CONSTRUCTED = [hatched box]
- COMMUTER FREE PARKING = P
- DELINEATION CONES = .

INTERSECTION UNDER POLICE CONTROL AT END OF GAME

CORDON OFF AREA RESERVED FOR WEST TIGERS OFFICIALS

TRANSIT POLICE AT STATION FOR CROWD CONTROL

PARKING MARSHALS TO CREATE & MAINTAIN CIRCULATING AISLES WITH DELINEATORS

INTERSECTION UNDER POLICE CONTROL AT END OF GAME

COUNCIL TRAFFIC MANAGEMENT REQUIREMENTS HAVE BEEN MET. REGULATION OF TRAFFIC IS THEREFORE AUTHORISED FOR NON-CLASSIFIED ROADS INDICATED IN THIS PLAN

Manager of Technical Services

N S W POLICE

DICK WEBB

SENIOR CONSTABLE JOHN CROWLEY

AMENDMENT A
DATE: 10/01/2008



WASTE MANAGEMENT PLAN

Events at Campbelltown Sports Stadium that attract many visitors generate a high volume of disposal materials with a mix of recyclable and non-recyclable materials.

Campbelltown Sports Stadium is serviced by over eighty 240L waste sulo bins and 30 recycling bins. In addition to these bins there are a number of 4.5m³ industrial waste bins and 3m³ cardboard recycling bins, throughout the precinct. Signage is provided to encourage the visitors to dispose of their litter in the appropriate bins so these are disposed as required. The waste requirements and servicing for events is managed by the Venue.

SERVICING

In the busier winter period (March – September) the sulo bins are serviced by Council’s Waste and Recycling Services, generally on Wednesday. In the quieter months, during the summer period, the sulo bins are serviced on an as needs basis, by contacting Waste & Recycling Services department (generally the collections truck drivers directly).

The industrial waste and cardboard recycling bins are serviced on an as needs basis. In order to arrange for a service, Council’s Waste and Recycling Section will arrange collection through Council’s contractor.

BIN LOCATIONS

Bins are located throughout the precinct and are moved throughout depending on the event requirements. Both waste and recycling collection systems and points are set-up as required. Once the bins are full, they are consolidated in a number of areas, to make it easier for collections.

The locations of the industrial bins are:



Each location is identified with a numbered service point sign. The below table explains what type of bins and how many of each are at those points.

Service Point Number	Location	Type
Waste Point 1 (Tennis Club)	Located on the NW side of the football stadium near the grounds storage shed.	1 x general waste bin (4.5m ³) 1 x cardboard bin (4.5m ³)

**CAMPBELLTOWN
SPORTS STADIUM**

Waste Point 2 (Scoreboard)	Located at the north end of the football stadium, near the big screen structure.	1 x general waste bin (4.5m3) 1 x cardboard bin (4.5m3)
Waste Point 3 (Eastern Grandstand)	Located on the SE side of the football stadium	2 x general waste bins (4.5m3) 1 x cardboard bin (4.5m3)
Waste Point 4 (South Field Entry)	Located on the south side of the football stadium	2 x general waste bins (4.5m3) 1 x cardboard bin (4.5m3)


ADDITIONAL BINS

Additional industrial bins and recycling bins can be arranged through Council's Waste and Recycling Section. Additional industrial and recycling bins are usually required for major events (i.e, NRL).

ALUMINUM CAN RECYCLING

All aluminium cans are collected from bars throughout the events and are then collected for recycling after each event.

CLEANING & STREET SWEEPING

During each event, there is a team of cleans that collect litter that has not been disposed of correctly and also to move bins that are full, to ensure that they do not overflow and that there are adequate bins available. After each event, a cleaning services team is despatched to collect the litter that has been generated by the visits so that the litter is contained and doesn't get blown to neighbouring properties. Regular street sweeping before and after an event is also undertaken.

WASTE WISE EVENTS

Campbelltown Sports Stadium will be working towards Waste Wise events by trying to minimise land fill waste and maximise recycling. The Venue will be working with vendors, and event organisers to work towards using recyclable products and biodegradable packaging. The Venue will also be working to incorporate Waste Wise Event strategies and obligations within contracts with third party suppliers and vendors.