



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

11 NOVEMBER 2025

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPHI	Department of Planning Housing and Infrastructure
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GMGA	Greater Macarthur Growth Area
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
HNSW	Homes NSW
OEH	Office of Environment and Heritage
OLG	Office of Local Government
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PIN	Penalty Infringement Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SWGA	South West Growth Area
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE – A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)	
SECTION 603 CERTIFICATE – Certificate as to Rates and Charges outstanding on a property	
SECTION 73 CERTIFICATE – Certificate from Sydney Water regarding Subdivision	



04 November 2025

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 11 November 2025 at 6:30 pm.

Lindy Deitz
Chief Executive Officer

Agenda Summary

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1. OPENING

Acknowledgement of Country

I would like to acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land. I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here tonight.

Australian National Anthem

Australians all let us rejoice,
For we are one and free;
We've golden soil and wealth for toil;
Our home is girt by sea;
Our land abounds in nature's gifts
Of beauty rich and rare;
In history's page, let every stage
Advance Australia Fair.
In joyful strains then let us sing,
Advance Australia Fair.

Council Prayer

Almighty God, we who are gathered in Council, pledge ourselves to work in harmony for the welfare and development of our City. Guide us we pray in our deliberations. Help us to be fair in our judgements and wise in our actions, so that prosperity and happiness shall be the lot of our people. Amen.

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2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 14 October 2025

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 14 October 2025, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 14 October 2025 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 14 October 2025 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 14 October 2025.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 14 October 2025

Present

Councillor M Chowdhury
Councillor J Cotter
Councillor K Hunt
Councillor M Khalil
Councillor D Lound
Councillor C McEwan
Councillor W Morrison
Councillor M Oates
Councillor A Rahman
Councillor J Rivera
Councillor T Triebels
Councillor I Wisniewska
Councillor A Zahra

1. OPENING**Acknowledgement of Land**

An Acknowledgement of Land was presented by the Chairperson .

Australian National Anthem

The chamber sang the National Anthem.

Council Prayer

The Council Prayer was presented by the Chief Executive Officer.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apologies of Councillor S Berbari and Councillor K Halabi be accepted.

257/2025 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 9 September 2025

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

That the Minutes of the Ordinary Council Meeting held 9 September 2025, copies of which have been circulated to each Councillor, be taken as read and confirmed with amendments to the Presentations by the Councillors.

258/2025 The Motion on being Put was **CARRIED**.

3.2 Minutes of the Extraordinary Meeting of Council held 30 September 2025

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

That the Minutes of the Extraordinary Council Meeting held 30 September 2025, copies of which have been circulated to each Councillor, be taken as read and confirmed.

259/2025 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Item 11.5 – Strategic Enhancement of Bushcare and Environmental Signage Across Campbelltown

Councillor Cameron McEwan advised that he previously rented a property within the vicinity of the item but has not resided there since May 2024 and has no other direct contact with the area and will remain in the chamber.

Other Disclosures

Nil

5. MAYORAL MINUTE

Meeting Note: Councillor Cotter arrived to the chamber at 6:40 pm.

5.1 A Future Made in Campbelltown

It was **Moved** Councillor Lound:

That the information be noted.

260/2025 The Motion on being Put was **CARRIED**.

5.2 Village Connect

It was **Moved** Councillor Lound:

That the information be noted.

261/2025 The Motion on being Put was **CARRIED**.

5.3 Launch of Interactive Mowing Schedule Tool

It was **Moved** Councillor Lound:

That the information be noted.

262/2025 The Motion on being Put was **CARRIED**.

6. PETITIONS

7. CORRESPONDENCE

7.1 Cambridge Ave Delivery

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

That the letter be received and the information be noted.

263/2025 The Motion on being Put was **CARRIED**.

7.2 Appin Road Fauna Underpasses

It was **Moved** Councillor Rivera, **Seconded** Councillor McEwan:

1. That the information be noted.
2. That the Council write to The Honourable Penny Sharpe, Minister for the Environment and The Honourable Jenny Aitchison, Minister for Roads, requesting the urgent continuation of the recently erected koala/fauna fencing along Appin Road North adjacent to the Gilead development, for its entire length through to the Appin township, and provide advice on the expected completion date of the installation of the required wildlife fencing and wildlife (driveway) grids through to Appin.

264/2025 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Planning Proposal - Clause 7.30 - post exhibition report

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

That Council endorse the planning proposal at attachment 1 and exercise its functions as the local plan-making authority and finalise the amendment to the Campbelltown Local Environmental Plan 2015.

A Division was recorded in regard to the Resolution for Item 8.1 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

265/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.2 Significant Development Applications

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

That the information be noted.

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

266/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.3 Investments and Revenue Report - August 2025

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

That the information be noted.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

267/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.4 Removal of Right of Carriageway - Varroville

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

1. That Council agree to the removal of the right of carriageway from Lot 190 DP 735710 at Varroville as outlined in the body of this report.
2. That Council provide delegated authority to the Chief Executive Officer, and their delegated authorities, to execute all documentation associated with this transaction outlined within the body of this report in accordance with Section 377 of the *Local Government Act NSW 1993*.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

268/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.5 Councillors and Designated Persons Disclosure of Interest Returns 2024-2025

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

That Council note the tabling of the Disclosures by Councillors and Designated Persons Returns for the 2024-25 financial year.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

269/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

8.6 Reports and Letters Requested

It was **Moved** Councillor Khalil, **Seconded** Councillor Rahman:

That the comments and updates to the reports and letters requested be noted.

A Division was recorded in regard to the Resolution for Item 8.6 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

270/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

8.7 Policy Review – Closure and Sale of Walkways

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

1. That the revised Closure and Sale of Walkways Policy as attached to this report be adopted.
2. That the Closure and Sale of Walkways Policy review date be set at 30 September 2029.

A Division was recorded in regard to the Resolution for Item 8.7 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

271/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

8.8 Policy Review – Asbestos Policy

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

That Council endorse the changes to the Asbestos Policy.

1. That the Asbestos Policy as attached to this report be adopted.
2. That the Asbestos Policy review date be set at 30 December 2029.

A Division was recorded in regard to the Resolution for Item 8.8 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

272/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

8.9 Policy Review – New 2025 Model Code of Meeting Practice

It was **Moved** Councillor Rivera, **Seconded** Councillor McEwan:

1. That the Council adopt clause 15.15a in the draft Code of Meeting Practice that authorises the person presiding at a meeting to exercise the power to expel any person excluding Councillors from a Council or Committee meeting.
2. That the Draft Code of Meeting Practice and Draft Public Forum policy be placed on public exhibition for a period of not less than 28 days with an additional 14 days to receive submissions.
3. That following the exhibition period a further report be presented to Council.
4. That clause 3.10 be replaced with the following:

A Councillor may give notice of any business they wish to be considered by the Council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must:

- a. be in writing, and
- b. be submitted by 12 noon, eight days before the meeting is to be held, and
- c. indicate which outcomes and strategies of the Community Strategic plan the motion pertains to.

A Division was recorded in regard to the Resolution for Item 8.9 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

273/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.10 Minutes of the Audit Risk and Improvement Committee meeting held 5 September 2025

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

That the minutes of the Audit Risk and Improvement Committee meeting held 5 September 2025 be endorsed.

A Division was recorded in regard to the Resolution for Item 8.10 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

274/2025 The Motion on being Put was **CARRIED**.

8.11 Minutes of the Traffic Committee Report held 4 March 2025

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

That the minutes of the Traffic Committee held 4 March 2025 be noted.

A Division was recorded in regard to the Resolution for Item 8.11 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

275/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

8.12 Minutes of the Traffic Committee Report held 16 June 2025

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

That the minutes of the Traffic Committee held 16 June 2025 be noted.

A Division was recorded in regard to the Resolution for Item 8.12 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

276/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.13 Minutes of the Campbelltown Arts Centre Strategic Committee Report

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

That the minutes of the Campbelltown Arts Centre Strategic Committee held 9 July 2025 be noted.

A Division was recorded in regard to the Resolution for Item 8.13 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

277/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

8.14 Amendment to the Protection of the Environment Operations Act 1997 to allow pile burning in Campbelltown

It was **Moved** Councillor McEwan, **Seconded** Councillor Rivera:

1. That Council endorse the proposed amendments to the current schedule under the *Protection of the Environment Operations (Clean Air) Regulation 2022* for the Campbelltown Local Government Area (LGA) which would allow for pile burning under controlled conditions.
2. The Council implement a public consultation process to engage community members in discussions about pile burning.
3. The Council develop and deliver targeted training programs and educational resources for landowners and land managers on best practices for pile burning, focusing on safety, environmental considerations, and effective vegetation management techniques.

A Division was recorded in regard to the Resolution for Item 8.14 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil

278/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

Meeting Note: Councillor Rahman left the chamber at 7:27 pm.

8.15 Tier 1 Major Projects and Western Sydney Infrastructure Grants Program Update

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

1. That Council note, the status of the Major Projects current committed program, and recent performance related to delivery of Annual Program, including those as part of the Western Sydney Infrastructure Grants (WSIG) Program.

A Division was recorded in regard to the Resolution for Item 8.15 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

279/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

Meeting Note: Councillor Rahman returned to the chamber at 7:29 pm.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Menangle Bridge Area, Park and Beach Precinct – Update on Planned Upgrades**

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

That Council:

1. Provide a report to Councillors outlining the current plans for the Menangle Bridge area, including the adjoining parkland and beach precinct.
2. That the report detail:
 - a) The scope of works already planned or approved.
 - b) Projected timelines for delivery.
 - c) Any confirmed funding sources or grant applications.
 - d) Opportunities for community consultation and input.

A Division was recorded in regard to the Resolution for Item 11.1 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

280/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

11.2 Campbelltown Day

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

That Council:

1. Request a report from Council officers into the feasibility of establishing an annual 'Campbelltown Day', including:
 - Recommended timing of the celebration in the civic calendar.
 - Potential themes, activities, and cultural elements.
 - Opportunities for collaboration with schools, community groups, and local businesses.
 - Possible venues and formats (e.g. Koshigaya Park, Campbelltown Arts Centre precinct, historic cattle tanks in Hurley Park or across multiple suburbs).
 - Cost implications and funding options (including Council budget, grants, and sponsorship).

A Division was recorded in regard to the Resolution for Item 11.2 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution was Councillor C McEwan.

281/2025 The Motion on being Put was **CARRIED**.

11.3 Mowing Services

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

That Council be provided with a report on mowing services across the 18.37 million metres squared of community / operational land and the 2.8 million metres squared of land under care control and management, including:

1. Community Engagement and Awareness:
 - Details of community awareness initiatives undertaken regarding mowing service frequencies.
 - Outcomes and insights from the implementation of the “Mow Time” community portal.
2. Opportunities for Improvement:
 - Recommendations to enhance public understanding of mowing services.
 - Strategies to better manage community expectations through improved communication and transparency.

A Division was recorded in regard to the Resolution for Item 11.3 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

282/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

Procedural Motion

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

That Council suspend so much of Standing Orders to allow Item 11.5 to be dealt with prior to Item 11.4.

283/2025 The Motion on being Put was **CARRIED**.

11.4 Open Community Forum

It was **Moved** Councillor Rivera, **Seconded** Councillor Triebels:

1. That Council requests a report be provided on options for Council to conduct a quarterly forum to promote open discussion with the community and all Councillors. The report should include scheduling and venue options and resourcing requirements.

A Division was recorded in regard to the Resolution for Item 11.4 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

284/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

Meeting Note: Alexander Visotin, Joanne Callaghan and Inga Schwaiger addressed the Chamber

11.5 Strategic Enhancement of Bushcare and Environmental Signage Across Campbelltown

It was **Moved** Councillor Rivera, **Seconded** Councillor McEwan:

That Council is provided a report on:

1. The strategic feasibility assessment to explore opportunities for expanding community led Bushcare initiatives across the City, with Mandurama Reserve in Ambarvale considered as a potential location for a regular monthly Bushcare event.
2. The LGA wide approach to environmental signage in natural reserves and waterway-adjacent areas, including but not limited to Mandurama Reserve, to discourage harmful activities such as fishing in sensitive habitats and feeding wildlife, with appropriate signage installed where necessary.

A Division was recorded in regard to the Resolution for Item 11.5 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

285/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

Procedural Motion

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

That Standing Orders be resumed.

286/2025 The Motion on being Put was **CARRIED**.

11.6 Macquarie Road Pedestrian Crossing

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

That Council provide a report on the feasibility and cost of installing a pedestrian crossing on Macquarie Road, Macquarie Fields, opposite the power station to ensure pedestrians can cross safely to access the leisure centre and/or Macquarie Fields Public School.

A Division was recorded in regard to the Resolution for Item 11.6 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

287/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

11.7 Accessible Drinking Water

It was **Moved** Councillor Rahman, **Seconded** Councillor McEwan:

That Council:

1. Provide a report on the feasibility, cost and timeline of installing accessible drinking water taps and/or fountains at key public facilities across the Local Government Area, including but not limited to play spaces, sports playing fields, parks and reserves.
2. Consider prioritising high-use and high-traffic areas as part of a staged implementation plan.
3. Promote the installation of drinking water taps as part of Council's broader commitment to community health, active lifestyles and equitable access to essential amenities.

A Division was recorded in regard to the Resolution for Item 11.7 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

288/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

11.8 Graffiti

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

That Council:

1. Provide a report on the extent of graffiti instances across the LGA over the 2021-2024 period that impacted Council property, including parks and infrastructure, including how those instances became known to Council:
 - a. Initiate community awareness campaigns to discourage graffiti vandalism.
 - b. Identify the possibility to encourage responsible artistic expression through designated mural spaces including but not limited to traffic control boxes/ electricity boxes.
 - c. That the report include a risk assessment of the proposed initiatives.

A Division was recorded in regard to the Resolution for Item 11.8 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

289/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. On 5 October 2025, Councillor Chowdhury, had the honour of attending the local Indian Maratha communities vibrant Diwali celebration at Minto Indoor Sports Centre. The event marked the final day of Durga Puja and was a tribute to the Festival of Lights. Councillor Chowdhury touched on the delicious food at the celebration from the very sweet to the very spicy. Councillor Chowdhury wished everyone a happy Diwali.
2. Councillor Meg Oates on 24 September, attended the 2025 Pacific Awards night at the Cube alongside the Mayor and fellow Councillors. Hosted by Mal Fruean and the NSW Council for Pacific Communities, the event celebrated the achievements of Pacific Island people in Australia across a wide range of categories for individuals, organisations, and businesses. It was a vibrant evening of entertainment, with inspiring award citations highlighting the remarkable contributions of many outstanding individuals.
3. On 13 September, Councillor Ash Rahman attended the Mater Dei Annual Foundation Dinner at the Cube alongside Councillor Masood Chowdhury and Member for Campbelltown, Greg Warren MP. He acknowledged Mater Dei's 25 years of outstanding work supporting babies, children, and young people with intellectual disabilities and developmental delays, and praised their ongoing commitment to empowering families and fostering inclusion within the community.
4. Councillor Ash Rahman on 21 September, attended the Mezban Feast hosted by Chattogram Club Australia in Minto. The event celebrated the traditional cuisine of Chattogram, Bangladesh's second-largest city and major port, and brought together people from across Sydney to share in culture and community. Councillor Rahman thanked President Syed Akram Ullah CA and the executive team for organising a warm and welcoming event that highlighted cultural connection and hospitality.
5. On 24 September, Councillor Ash Rahman attended the Mount Carmel High School Graduation Ceremony, representing Nathan Hagarty MP, Member for Leppington. He congratulated the graduating students and expressed pride in seeing so many bright young individuals preparing to take their next steps, wishing them all the best for the future.
6. Councillor Ash Rahman on 10 October, joined the Spring Clean-Up at Fisher's Ghost Creek in Bradbury. He praised the strong turnout of volunteers working together to care for the local environment and extended his thanks to everyone who participated. He also acknowledged the ongoing efforts of Campbelltown City Council and the NSW Bushcare team in keeping the community green and healthy.
7. On 11 October, Councillor Ash Rahman attended the 24-Hour Fight Against Cancer event at Campbelltown Sports Stadium, joining hundreds of volunteers, the Mayor, Deputy Mayor, fellow Councillors, and Council executives. He acknowledged the event's 21-year legacy of raising nearly \$6 million for cancer services at Campbelltown and Camden Hospitals. Councillor Rahman extended heartfelt thanks to Chairperson Councillor Warren Morrison and the organising team for their tireless efforts in supporting this vital cause.

8. On 27 September, Councillor Jayden Rivera attended the Blockbuster at the Billabong event, where the community enjoyed an outdoor screening of Harry Potter and the Philosopher's Stone. He shared that it was a great experience watching the film under the stars and expressed excitement for future screenings.
9. Councillor Jayden Rivera on 10 October, joined the Mayor and fellow Councillors at the Great Spring Clean Up held at Fishers Ghost Creek. The event highlighted the essential contributions of Bushcare volunteers in protecting Campbelltown's natural habitats. Councillor Rivera extended his thanks to the Council's waste and natural areas teams for their contribution and the community for coming together to make a difference.
10. Councillor Cameron McEwan on 10 September, attended the Koshigaya Outbound Civic Reception at the Campbelltown Arts Centre, an event celebrating Campbelltown students travelling to Japan as part of the sister city program. The students showcased several performances they will present overseas, including multicultural dances, a comedic sketch about the popular Australian export Bluey, and a traditional performance of the Nutbush dance. Councillor McEwan wished the students well as they represent Campbelltown abroad.
11. On 24 September, Councillor Cameron McEwan attended the NSW Pacific Awards night at the Cube, celebrating the achievements of Pacific communities across the region. He congratulated all award winners and highly commended recipients, and acknowledged the organisers for their efforts in making the event a success.
12. Councillor Cameron McEwan on 11 October, attended the 24-Hour Fight Against Cancer event in Campbelltown. He praised the strong sense of unity and generosity shown by the community, with individuals, local businesses, and service groups all participating. He gave special recognition to the mascots who marched in the heat and noted the successful use of the newly upgraded blue track surface, commending Council for completing the upgrade in a timely manner.
13. Councillor Masud Khalil acknowledged and gave thanks to the the organisers of the Diwali Festival celebrations held in the Campbelltown Local Government Area, Agamoni, Anandadhara and Shankhanaad Inc. He recognised the significance of the event and expressed appreciation for the local community's vibrant celebration of Diwali – the Festival of Lights – which highlights the richness of cultural diversity in the region. Councillor Khalil commended the beauty of sharing such important cultural traditions with the wider Australian community, fostering inclusion, understanding, and harmony.
14. Councillor Masud Khalil attended the NSW Pacific Awards 2025 on 24 September at the Cube alongside the Mayor and fellow Councillors. He acknowledged the work of Mal Fruean OAM and the committee for putting on a wonderful celebration to recognise the contributions of the Pacific Island Community in Campbelltown.
15. Councillor Masud Khalil on 11 October along with the Mayor and fellow Councillors the 24-Hour Fight Against Cancer Event in Campbelltown. Councillor Khalil expressed his gratitude for Councillor Warren Morrison for continuing this event in honour of the Late Fred Borg OAM and raising funds for the Cancer Therapy Centre for the people of Campbelltown.

16. On 24 September, Councillor Warren Morrison attended the NSW Pacific Awards at The Cube alongside the Mayor and fellow Councillors. He congratulated CEO Mal Fruean and MC Freddy Jnr Purcell for their contributions to the event, and praised the celebration of Pacific culture, inclusion, and community support. As a member of the NSW Pacific Committee, he acknowledged the hard work of organisers and performers, and congratulated all nominees and winners.
17. Councillor Warren Morrison on 4 October along with fellow Councillors, attended SWADISHT at the Campbelltown Civic Centre, an event celebrating the traditional flavours of the Asian subcontinent through modern culinary techniques. He congratulated Alkalizer, Shefali Pal, MC Carlene Cardona, and the entire team for their outstanding floral arrangements and delicious food, describing the evening as a fun and vibrant gathering with friends.
18. Councillor Warren Morrison on 11 October hosted the 24hour Fight Against Cancer Macarthur. Councillor Morrison thanked Campbelltown City Council for its support during the charity's 21st annual event. He acknowledged the legacy of founder Fred Borg OAM and the community's ongoing commitment, which has helped raise over \$5.7 million for cancer services in the region. Funds have supported vital equipment, staffing, and services at Campbelltown and Camden Hospitals, with 100 per cent of donations staying within Macarthur to benefit local patients. Councillor Morrison also expressed gratitude to dignitaries, sponsors, and volunteers for their contributions.
19. On 10 September, Mayor Darcy Lound hosted the Koshigaya Outbound Civic Reception at the Campbelltown Arts Centre a special farewell reception for a group of Campbelltown students and delegation leaders preparing for an exchange visit to sister city Koshigaya in Japan. He thanked the Campbelltown Koshigaya Sister City Association for their efforts in coordinating the program and supporting the students through this unique opportunity.
20. Mayor Darcy Lound on 10 September, attended the 2025 Wests Group Macarthur M-League Awards Night at Wests Leumeah, alongside Camden Mayor Ashleigh Cagney and other distinguished guests. He was honoured to present the Referee of the Year Award and congratulated all award winners, players selected in the M-League Teams of the Year, as well as the coaches and referees recognised for their contributions.
21. On 17 September, Mayor Darcy Lound attended the 2025 Health Beyond Research and Innovation Showcase at The Cube. He described it as a valuable opportunity to hear from health professionals presenting on a wide range of topics in health, science, and innovation. Mayor Lound also appreciated the chance to speak with Tim Bryan, Director at the Ingham Institute.
22. On 17 September, Mayor Darcy Lound hosted two citizenship ceremonies. He thanked Council staff and the Ingleburn Pipes and Drums Band for helping make the day memorable for all participants.
23. Mayor Darcy Lound on 18 September, attended the Community She Shed, where he spoke about current initiatives at Council and across the Campbelltown Local Government Area. He thanked founders Rachel and Christina for the invitation and the opportunity to be their guest speaker. The Community She Shed was established by Rachel and Christina following the COVID-19 pandemic to foster connection and support within the community.

24. On 20 September, Mayor Darcy Lound attended the Feast event at Redfern Park Minto, which featured a vibrant mix of food, music, dance, and family-friendly activities. He thanked all the children who performed and participated in the flag ceremony, as well as Council staff and supporters for helping deliver another successful community celebration.
25. Mayor Darcy Lound on 21 September, along with Councillor Triebels attended Emergency Ready Day at Koshigaya Park. He thanked the emergency services and first responders for their presence and contributions, and acknowledged the popularity of special guests Marshall and Chase from Paw Patrol. The event was well received by the local community. Mayor Lound expressed appreciation to Council staff for organising the successful event.
26. On 23 September, Mayor Darcy Lound attended the St Patrick's College Year 12 Graduation Mass. He was honoured to be there both as Mayor and as a proud parent, congratulating his daughter Kealey Lound and all graduating students. He also acknowledged Principal Mrs Leask, the staff, and guests including Greg Warren MP and Camden Mayor Ashleigh Cagney for making the day a memorable celebration.
27. Mayor Darcy Lound on 24 September, attended the Mount Carmel Catholic College Year 12 Graduation Mass and SRC badging Ceremony. He congratulated the students on their final official day and wished them all the best for their upcoming HSC exams and future endeavours.
28. On 24 September, Mayor Darcy Lound attended the 2025 NSW Pacific Awards at The Cube, where he had the honour of presenting several awards. He thanked Mal Fruean OAM and the organising committee for hosting a vibrant and meaningful event that celebrated the contributions of individuals and groups within Pacific communities. Mayor Lound also congratulated all finalists and winners for their outstanding work in the community.
29. Mayor Darcy Lound on 26 September, attended the Mata Ki Chowki event hosted by Indians in Sydney at Oran Park. He thanked founder Nadeem Ahmed and the organising team for the invitation and described the evening as a joyful celebration filled with blessings, music, and delicious food. Mayor Lound was joined by Warren Kirby MP, Camden Deputy Mayor Therese Fideli and Camden Councillors, and expressed appreciation for the warm hospitality and vibrant atmosphere.
30. On 27 September, Mayor Darcy Lound attended the Lynwood Park Rural Fire Brigade 60th anniversary of service to the Campbelltown community. He thanked all past and present members for their dedication to keeping the community safe and supporting emergency efforts. Mayor Lound also acknowledged the contributions of Superintendent Gary Hansen, Brigade Captain Mark Williams, and Member for Campbelltown Greg Warren MP, and expressed appreciation to all RFS members for their continued commitment.
31. Mayor Darcy Lound attended the inaugural Dads Speak Family Fun Day on 28 September at the Shine Shed in Campbelltown. The charity, founded by Atilio and volunteers, supports fathers of children with special needs. Mayor Lound thanked the organisers for the opportunity to speak and acknowledged the presence of Greg Warren MP, Sally Quinnell MP, and Glenn Cossar from Lifeline Macarthur, as well as the sponsors and stallholders who supported the event.

32. Mayor Darcy Lound attended the inaugural Mr Perfect BBQ at the Mens Shed at Macquarie Fields on 28 September. He congratulated Councillor Ash Rahman, Leigh Ninham, MD Shafique Alam, and the organising team for delivering the event. Mayor Lound acknowledged the Men's Shed for hosting the event and welcomed the presence of David Moncrieff MP, Councillor Masood Chowdhury, Glenn Cossar from Lifeline Macarthur, and representatives from Wests Group Macarthur.
33. Mayor Darcy Lound attended the Business Western Sydney Housing Now Forum on 30 September at CommBank Stadium, alongside Chief Executive Officer Lindy Deitz. The forum featured addresses from the Hon. Chris Minns MP, Premier of NSW, and the Hon. Paul Scully MP, Minister for Planning and Public Spaces. Mayor Lound acknowledged the valuable insights shared on the NSW Government's housing strategy, including growth, opportunities, and challenges for both public and private sectors. He thanked David Borger and the Business Western Sydney team for hosting the informative event.
34. Mayor Darcy Lound attended a barbecue hosted by the Ingleburn RSL Sub Branch on 3 October. The event marked the donation of ten Australian National Flags by the Hon. David Moncrieff MP, to be presented to families of Sub Branch members upon their passing. The Campbelltown Men's Shed constructed commemorative shadow boxes for the flags. Mayor Lound acknowledged the contributions of all involved in delivering a meaningful tribute.
35. Mayor Darcy Lound attended the Australian Bangladesh Business Forum and Awards Night on 2 October in Sydney. He thanked organisers Abdul Khan Ratan and Brian Laul for the invitation to participate in the panel discussion. The two-day forum brought together business leaders, government representatives, and community members to strengthen trade relations between Australia and Bangladesh. Mayor Lound acknowledged the contributions of all involved in delivering a successful and informative event.
36. Mayor Darcy Lound attended an event at Western Sydney University on 10 October with Chief Executive Officer Lindy Deitz. The event highlighted upcoming initiatives and projected growth for the University. Mayor Lound toured the Braincubator, developed at WSU Campbelltown to extend tissue life for research, and met the University's robotic dog. He thanked Chancellor Professor Jennifer Westacott AC and Vice-Chancellor Distinguished Professor George Williams AO for the invitation and the informative engagement.
37. Mayor Darcy Lound attended the Wests Tigers 2025 Awards Gala at Doltone House Sydney on 10 October with Executive Manager Community Businesses, Dean Hargreaves. He thanked the Board of Directors and CEO Shane Richardson for the invitation. The event recognised players, coaches, sponsors, staff, and volunteers from both the NRL Men's and NRLW Women's teams. Mayor Lound congratulated all award recipients and appreciated the opportunity to meet members of the playing group.
38. Mayor Darcy Lound attended the 24 Hour Fight Against Cancer Macarthur event on 11 October at Campbelltown Sports Stadium. He was joined by Sally Quinnell MP, Deputy Mayor Councillor Jayden Rivera, Councillors Tao Triebels, Ash Rahman, and Cameron McEwan, along with sponsors and distinguished guests. Mayor Lound thanked Chair Councillor Warren Morrison, the organising committee, and volunteers for their ongoing efforts in raising vital funds for Campbelltown and Camden Hospitals.

39. Mayor Darcy Lound attended the Macquarie Fields Probus Club meeting on 13 October at Glenquarie Library. He addressed issues raised by members and stayed to join attendees for morning tea and informal discussion.
40. Mayor Darcy Lound attended the Wests Tigers Macarthur District Junior Rugby League Volunteer of the Year Awards on 13 October at Wests Leumeah. The event celebrated volunteers from local rugby league clubs and recognised their contributions throughout the 2025 season. Mayor Lound thanked Chairman Daniel Draper and the committee for the invitation and the opportunity to present awards. He congratulated all recipients and commended the league for acknowledging the efforts of its volunteers.
41. The Mayor Darcy Lound noted that the 15 October is one year since being elected as Mayor. He has considered his role as a tremendous honour and privilege to be able to serve the people of this wonderful town and work alongside the community to achieve meaningful outcomes for the region.

The Mayor extended his heartfelt thanks to the community for their ongoing support and the opportunity to serve. He has found great pleasure in collaborating with residents, local organisations, and community groups over the past year.

The Mayor extended his appreciation to the fellow Councillors, with particular thanks to Councillor Karen Hunt for her service as Deputy Mayor over the past year, and congratulated Councillor Jayden Rivera on his appointment as Deputy Mayor for the year ahead. He acknowledged that their collaboration has been vital in working towards the best outcomes for the Campbelltown community.

The Mayor also acknowledged and thanked local Federal and State Members of Parliament, the Council's Executive team and staff for their tireless work, as well as the Campbelltown and Ingleburn Business Chambers for their support and engagement.

The Mayor gave special thanks to Eric Kontos for his consistent presence at Council meetings and his dedication to keeping the community informed through his reporting.

The Mayor extended his heartfelt thank you to his wife, Rebecca, and his family for their unwavering support throughout his time as a Councillor and now as Mayor.

Lastly, the Mayor expressed his sincerest gratitude to the people of the Campbelltown Local Government Area for their continued trust and support, for which he is truly grateful. He is looking forward to the next 12 months with excitement and commitment to delivering for the community.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

1. That this Ordinary Meeting of Council be adjourned and reconvened as a meeting of the Confidential Committee for discussion of items 14.1, 14.2 and 14.3 which are considered to be confidential in accordance with Section 10A(2) of the *Local Government Act 1993*, as indicated below:

Item 14.1 Divestment of Land in Woodbine

Item 14.1 is confidential in accordance with Section 10A(2)(c) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 14.2 Variation of Lease - Ingleburn

Item 14.2 is confidential in accordance with Section 10A(2)(c) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 14.3 Variation of Sub Lease - Minto

Item 14.3 is confidential in accordance with Section 10A(2)(c) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

2. Council considers that discussion of the business in open meeting would be, on balance, contrary to the public interest.

290/2025 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 10.04 pm and reconvened as a meeting of the Confidential Committee at 10.05 pm.

Recommendations of the Confidential Committee

14.1 Divestment of Land in Woodbine

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

1. That Council endorse the divestment of Lot 807 DP262808 - 14 Clareville Close, Woodbine.
2. Subject to recommendation 1, that the land not be sold for an amount less than 5 per cent below the valuation provided by Council's registered valuer.
3. That Council provide delegated authority to the Chief Executive Officer, to accept the highest offer in accordance with the above recommendations, and execute all legal documentation associated with the transaction and the sale of the land outlined within the body of this report on behalf of the Council.
4. That where required, all documentation be executed under the Common Seal of Council.
5. That in accordance with Council's approved Divestment of Land and Building Assets Policy, the net proceeds from the sale of the lands be paid into the development reserve for the purpose of acquiring property for investment purposes and/or the undertaking of future property development and urban renewal.

A Division was recorded in regard to the Resolution for Item 14.1 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil

291/2025 The Motion on being Put was **CARRIED UNANIMOUSLY.**

14.2 Variation of Lease - Ingleburn

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

1. That Council endorse the proposed terms for the variation of lease at a facility in Ingleburn based on the terms and conditions set out in this paper.
2. That approval be given to the Chief Executive Officer, and their delegated authorities, to execute all documentation associated with this transaction outlined within the body of this report in accordance with Section 377 of the *Local Government Act 1993*.

A Division was recorded in regard to the Resolution for Item 14.2 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

292/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

14.3 Variation of Sub Lease - Minto

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

1. That Council endorse the proposed terms for the variation of sublease at a facility in Minto based on the terms and conditions set out in this paper.
2. That approval be given to the Chief Executive Officer, and their delegated authorities, to execute all documentation associated with this transaction outlined within the body of this report in accordance with Section 377 of the *Local Government Act 1993*.

A Division was recorded in regard to the Resolution for Item 14.3 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

293/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

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

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

294/2025 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 10:06 pm.

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

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

A Division was recorded in regard to the Resolution with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, M Khalil, W Morrison, J Cotter and D Lound.

Voting against the Resolution were Nil.

295/2025 The Motion on being Put was **CARRIED UNANIMOUSLY**.

There being no further business the meeting closed at 10.08 pm.

Confirmed by Council on <<enter date>>

..... Chief Executive Officer Chairperson

4. STATEMENT OF ETHICAL OBLIGATIONS AND DECLARATIONS OF INTEREST

Statement of Ethical Obligations

Statement of Ethical Obligations In accordance with section 233A of the Local Government Act 1993, the Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Campbelltown and the Campbelltown City Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Declarations of Interest

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Appin Road Fauna Underpasses

Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from Sophie Ale General Manager for Stockland to the Mayor dated 14 October 2025.

Attachments

- 7.1.1 Letter from Sophie Ale General Manager for Stockland to the Mayor dated 14 October 2025 (contained within this report) [↓](#)



Stockland Corporation Ltd
133 Castlereagh Street
Sydney NSW 2000

T (02) 9035 2000
F (02) 8988 2000

Cr Darcy Lound
Mayor
Campbelltown City Council
91 Queen St
Campbelltown NSW 2560

14 October 2025

Dear Mayor Lound,

RE: APPIN ROAD FAUNA UNDERPASSES

Thank you for your letter dated 7 October 2025 outlining your concerns regarding the reported delays to the delivery of the fauna underpasses at Appin Road, as well as the resolutions passed at the recent Council meeting on 9 September 2025.

Stockland agrees with Council that the koala underpasses on Appin Road are critical for the safety of the local koala population. Since acquiring the Figtree Hill project on 30 November 2024, we have been committed to progressing the works previously agreed by Lendlease for the project, particularly the infrastructure to protect the local koala population. We are committed to minimising the project's impact on local wildlife and habitats, with a strong focus on koala conservation.

As you are aware, a key feature of the Appin Road Upgrade is the installation of two koala underpasses connecting the Georges River Reserve and Nepean Corridors at Gilead. The locations were specifically chosen to align with koala corridors and enhance the safe movement between reserves.

We understand the importance of prioritising these works to be completed considering that these underpasses, supported by koala exclusion fencing, will provide safe passage for wildlife, reconnect bushland corridors and reduce the threat of vehicle strikes.

By way of update, on Thursday 9 October, a limited term Access Licence was agreed with the Landowner to allow Stockland to progress the Glen Lorne underpass works which is located on land owned by Lendlease. This means that the Glen Lorne Underpass works is forecast to be completed in March 2026, subject to ongoing access requirements being agreed to by Lendlease and electrical outage dates being confirmed by Endeavour Energy. As a matter of priority, we are also working with Transport for NSW on options to accelerate the delivery of the underpass where possible.

I would also like to advise that we have installed the new Arboreal crossing over Appin Road at Noorumba Reserve. This will ensure that species like possums and gliders can move safely across Appin Road. Escape poles have been installed at strategic locations to assist koalas that enter the road reserve from the north or south of the upgrade to exit safely as well.

We appreciate the concerns raised by Council and we would be pleased to conduct a site tour with the leadership team at Council and provide a more detailed briefing of the works that are underway. Elle Twilight, – Regional Manager, Government Relations Email and phone removed is the contact for your office.

Kind regards.

Signature removed

Sophie Ale
General Manager – Masterplanned Communities NSW and ACT
Stockland

stockland.com.au

Stockland Corporation Ltd ABN 43 000 181 733

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7.2 Koala and Fauna Exclusion Fencing

Officer's Recommendation

That the letters be received and the information be noted.

1. Letter from the Mayor to The Hon Penny Sharpe MLC, Minister for Environment dated 24 October 2025.
2. Letter from the Mayor to The Hon Jenny Aitchison MP, Minister for Roads dated 24 October 2025.

Attachments

- 7.2.1 Letter from the Mayor to The Hon Penny Sharpe MLC, Minister for Environment dated 24 October 2025 (contained within this report) [↓](#)
- 7.2.2 Letter from the Mayor to The Hon Jenny Aitchison MP, Minister for Roads dated 24 October 2025 (contained within this report) [↓](#)

Office of the Mayor



24 October 2025

The Hon Penny Sharpe MLC
Minister for Environmental
Via Online Portal

Dear Minister,

Re: Koala and fauna exclusion fencing

At its meeting on 14 October 2025, Council resolved as follows:

That Council write to The Honourable Penny Sharpe, Minister for the Environment and The Honourable Jenny Aitchison, Minister for Roads, requesting the urgent continuation of the recently erected koala/fauna fencing along Appin Road North adjacent to the Gilead development, for its entire length through to the Appin township, and provide advice on the expected completion date of the installation of the required wildlife fencing and wildlife (driveway) grids through to Appin.

Council has consistently advocated for upgrades to Appin Road that prioritise both motorist safety and the protection of our local koala population. In 2024, Appin Road recorded one of the highest koala fatality rates of any road in New South Wales.

The NSW Chief Scientist's *Campbelltown Koala Advice* identified exclusion fencing along Appin Road as a critical measure for safeguarding the region's koalas. It was highlighted as the most important action following the establishment of the Georges River Koala Reserve.

Council welcomes the installation of interim fencing near Beulah Reserve adjacent to the Gilead development. However, koalas continue to access unfenced sections of the road, placing them at significant risk.

To ensure the effectiveness of this vital infrastructure, it is essential that exclusion fencing alongside wildlife underpasses and driveway grids be extended along the full length of Appin Road. Partial fencing risks funnelling koalas into unprotected areas, undermining the intent of the measure.

Council respectfully seeks an update on the anticipated timeline for the installation of permanent fauna exclusion fencing and associated wildlife infrastructure through to Appin.

Thank you for your attention to this matter.

Signature emoved

Cr Darcy Lound
Mayor of Campbelltown
DOC-25-221282

Campbelltown City Council
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PO Box 57, Campbelltown NSW 2560

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ABN: 31 459 914 087

Office of the Mayor



24 October 2025

The Hon Jenny Aitchison MP
Minister for Roads
Via Online Portal

Dear Minister,

Re: Koala and fauna exclusion fencing

At its meeting on 14 October 2025, Council resolved as follows:

That Council write to The Honourable Penny Sharpe, Minister for the Environment and The Honourable Jenny Aitchison, Minister for Roads, requesting the urgent continuation of the recently erected koala/fauna fencing along Appin Road North adjacent to the Gilead development, for its entire length through to the Appin township, and provide advice on the expected completion date of the installation of the required wildlife fencing and wildlife (driveway) grids through to Appin.

Council has consistently advocated for upgrades to Appin Road that prioritise both motorist safety and the protection of our local koala population. In 2024, Appin Road recorded one of the highest koala fatality rates of any road in New South Wales.

The NSW Chief Scientist's *Campbelltown Koala Advice* identified exclusion fencing along Appin Road as a critical measure for safeguarding the region's koalas. It was highlighted as the most important action following the establishment of the Georges River Koala Reserve.

Council welcomes the installation of interim fencing near Beulah Reserve adjacent to the Gilead development. However, koalas continue to access unfenced sections of the road, placing them at significant risk.

To ensure the effectiveness of this vital infrastructure, it is essential that exclusion fencing alongside wildlife underpasses and driveway grids be extended along the full length of Appin Road. Partial fencing risks funnelling koalas into unprotected areas, undermining the intent of the measure.

Council respectfully seeks an update on the anticipated timeline for the installation of permanent fauna exclusion fencing and associated wildlife infrastructure through to Appin.

Thank you for your attention to this matter.

Signature Removed

Cr Darcy Lound
Mayor of Campbelltown
DOC-25-221274

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8. REPORTS FROM OFFICERS

8.1 Annual General Meeting Presentation

Reporting Officer

Manager Insights and Corporate Strategy
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Outcome - Leadership for our community	5.2 Use public funds efficiently and transparently

Delivery Program

Principal Activity
PA Corporate Strategy and Insights

Officer's Recommendation

That Council note the Annual General Meeting Presentations.

Attachments

Nil

8.2 Annual Report 2024-25

Reporting Officer

Corporate Strategy and Reporting Coordinator
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Outcome - Leadership for our community	5.2 Use public funds efficiently and transparently

Delivery Program

Principal Activity
PA Corporate Strategy and Insights

Officer's Recommendation

That Council endorse the Annual Report for 2024-25.

Purpose

To present Council's Annual Report for the period of 2024-25 under the Integrated Planning and Reporting Framework (IP&R).

History

The Annual Report provides a comprehensive overview of Council's accomplishments in implementing the Delivery Program and Operational Plan for the year, evaluating the effectiveness of activities towards achieving set objectives and the Quadruple Bottom Line.

The report features Council's audited financial statements following the Code of Accounting Practice and Financial Reporting, along with any necessary information as per the Regulation or Guidelines.

The Annual Report must also include information about how the council has progressed on the delivery of the service reviews it has committed to undertake in that year, the results of those reviews and any changes made to levels of service in the areas under review.

Report

The 2024-25 Annual Report for Campbelltown City Council highlights significant progress and achievements across multiple services. 96 per cent of Delivery Program Activities and 73 per cent of Operational Plan Actions were either completed or on track. Financially, Council demonstrated strong performance with a net operating result of \$63.1 million and significant capital investments amounting to \$94.7 million.

Key projects during the period include:

- Construction of the new Raby Indoor Cricket Complex
- Construction of Farrow Road Commuter Car Park
- Upgrades to Milgate Lane Car Park
- Macarthur Fire Control Centre Upgrade
- New playspace at Clematis Reserve Macquarie Fields
- New playspace at Ophelia Reserve Rosemeadow
- New playspace and Youth Space at Seddon Park, Glenfield
- Campbelltown Athletics Track Upgrade
- Lynwood Park Synthetic Playing Field Renewal
- New carpark at Apex Park Cricket Oval, Bradbury
- Replacement of court flooring at Macquarie Fields Fitness and Indoor Sports Centre.

The full report can be found at Attachment 1.

Attachments

8.2.1 Annual Report 2024-25 (due to size)(distributed under separate cover)

8.3 Audited Financial Statements 2024-25

Reporting Officer

Manager Financial Services
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Outcome - Leadership for our community	5.2 Use public funds efficiently and transparently

Delivery Program

Principal Activity
PA Governance, Risk, and Assurance

Officer's Recommendation

That the financial reports and the Auditors reports for the period 1 July 2024 to 30 June 2025 be received and noted.

Purpose

Presentation of Councils annual financial statements for the period 1 July 2024 to 30 June 2025.

Report

Council at its meeting held 12 August 2025 resolved to refer the 2024-25 General Purpose Financial Reports and the 2024-25 Special Purpose Financial Reports to audit. Following completion of the audit by Council's auditor, Audit Office of New South Wales, and in accordance with Section 417 of the *Local Government Act 1993*, Council was issued with an audit opinion as outlined in the Auditor's reports.

Presentation of Financial Reports

Section 415 to Section 421 of the *Local Government Act 1993* outlines Council's annual financial reporting and auditing requirements. Council must give notice of the public meeting at which the audited financial reports together with the Auditor's reports are to be presented. Public notice commenced on 31 October 2025 via Council's website.

In accordance with Section 420 of the *Local Government Act 1993*, written submissions are invited with respect to the audited financial reports or the Auditor's reports. Council must

ensure that copies of all submissions are referred to Council's Auditor together with any action that Council considers appropriate in response to submissions received.

In accordance with Section 418 of the *Local Government Act 1993*, Council is required to hold a public meeting to review the Financial Reports within 5 weeks of receiving the Auditor's reports. Section 419 of the *Local Government Act 1993* advises that Council's Auditor may attend the meeting at which the Financial Reports are presented. Ms Cassie Malone, Director Financial Audit Services from the Audit Office of New South Wales, will be in attendance to discuss any matters that Council may wish to raise.

The Financial Reports

The Financial Reports have been prepared in accordance with the *Local Government Act 1993* and regulations thereunder, Australian Accounting Standards and other pronouncements, the Local Government Code of Accounting Practice and Financial Reporting.

The Financial Statements are available on Council's website:

<https://www.campbelltown.nsw.gov.au/CouncilandCouncillors/FinancialInformation>

Operational Result

The financial result for the reporting period reflects an increase in equity of \$63 million, which includes depreciation of Council's infrastructure assets, capital grants and contributions and gains on revaluation of artworks. The operating result after capital grants and contributions provided a surplus of \$63 million. Capital grants and contributions amounted to \$68 million, which resulted in an adjusted operating result before capital grants and contributions of a deficit of \$4.8 million.

In complying with the Australian Accounting Standards, income is assessed to be identified either as sufficiently specific performance obligations are met, or where not applicable, recognised on receipt. As such certain grant income, developer contributions and other income is brought to account on receipt or raised as accounts receivable. The subsequent expenditure required from this income may not be conducted until a future financial period which distorts the operating result. These funds are however, protected by placing a restriction over the income. Details of restricted funds are disclosed in Note C1-3 to the Financial Statements. For the 2024-25 financial year externally restricted funds, which are required to be committed to the purposes for which they provided, amount to \$133 million.

Performance Measures

Although, the Office of Local Government removed the financial performance measures in the Code of Accounting Practice, the financial performance ratios are still sound measures in assessing performance.

1. Operating Performance

The operating performance percentage measures Council's achievement in containing operating expenditure within operating revenue. This indicator is slightly below the benchmark of > 0 per cent for 2024-25 and has decreased due to a reduction in operating grant revenue and increased expenses.

2025	2024
-0.85%	0.86%

2. Own Source Operating Revenue

The own source operating revenue percentage measures fiscal flexibility and the degree of reliance on external funding sources such as grants and contributions. This indicator has decreased due to increased capital grant revenue for 2024-25 but remains comfortably above the benchmark of >60 per cent.

2025	2024
67.78%	72.75%

3. Unrestricted Current Ratio

The unrestricted current ratio assesses the adequacy of working capital and the ability to satisfy obligations in the short term from the unrestricted activities of Council. This ratio is above the benchmark of 1.5:1 and increased due to a reduction in current contract liabilities in 2024-25.

2025	2024
2.83:1	1.59:1

4. Debt Service Cover Ratio

The debt service cover ratio measures the availability of operating cash to service debt and lease repayments. Council has repaid its loan during the financial year and has no debt and thus exceeds this measure.

2025	2024
No debt	22.48:1

5. Rates and Annual Charges Outstanding Percentage

The rates and annual charges outstanding percentage is reported to Council monthly as part of the Rates Summary Report. The percentage is slightly above the benchmark of 5 per cent and Council is proactively seeking to collect the outstanding charges, whilst also being mindful of the cost of living pressures on our ratepayers. Note, Council effectively has a charge against rateable properties and outstanding rates are recovered when a property has been sold.

2025	2024
5.33%	5.32%

6. Cash Expense Cover Ratio

Indicates the number of months Council can contribute paying immediate expenses without requiring additional cash flow. Council is above the benchmark of >3 months.

2025	2024
10.55 months	13.33 months

The Budget Result

Council maintained a balanced budget throughout the 2024-25 financial year for ordinary operations, with adjustments reported to Council as part of the quarterly financial reviews. In accordance with the resolution made by Council in December 2020, a further \$2.6 million has been transferred to the Infrastructure Reserve to repay Council’s unrestricted cash holdings used for the Billabong Project with the total transfer to date being \$10.9 million of the \$13 million required. This total repayment is ahead of schedule and due to be fully repaid within 2025-26 financial year.

The Budget result is also subject to carry over works to be re-voted into the 2024-25 financial year relating to projects that cross over financial years. Details of any original budget variations are reported in Note B4-1 Material Budget Variations within the General Purpose Financial Reports.

Infrastructure Assets

Council engaged an external valuer to comprehensively revalue its artworks and recorded a revaluation increment of \$263,000. All asset classes are stated at their fair value and will be re-valued every 3 years or as significant changes affect them. Council should note that this significantly impacts depreciation which has a flow on effect and impacts Councils ability to maintain an operating surplus before capital grants and contributions.

The Infrastructure Assets Special Schedule details the condition of Council's buildings and infrastructure and reports the current backlog to bring assets to an agreed service level. The backlog and future funding gaps have been addressed in part by the special variation and loan borrowings under the Local Infrastructure Renewal Scheme. The backlog as at 30 June 2025 has reduced to \$14 million from \$19 million representing Council’s commitment to bringing assets to an agreed service level.

Summary

Council, as at 30 June 2025 remains in a sound and stable financial position for the short to medium term. After allowing for capital grants and contributions, the operational surplus of \$63 million has now been consolidated into Council’s total equity which now stands at \$3.372 billion.

Council's financial performance indicators are generally sound and continue to meet or exceed industry benchmarks. The ratios adequately provide for the delivery of the objectives set out in Council's Operational Plan. Council's financial indicators will be highlighted in the presentation at the Annual General Meeting.

Overall, Council is proving its financial sustainability through meeting key financial performance indicators. These indicators underpin a Fit for the Future status and ensure Council can deliver quality services and infrastructure the community deserves and strengthen the system of local government.

It is important to note the financial pressures on Local Government in NSW are significant and growing due to a restricted revenue environment and over \$31 million annually in cost shifting coupled with a growing and ageing asset portfolio across NSW requiring maintenance and renewal.

Attachments

- 8.3.1 Audited Financial Statements with Audit Report 2024-25 (distributed under separate cover)

8.4 Council Submissions – North Appin Precinct and Appin Part Precinct

Reporting Officer

Strategic Planner
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
2 Outcome – Places for People	2.1 Provide accessible, green and attractive public spaces 2.2 Deliver accessible and connected transport networks and parking

Delivery Program

Principal Activity
PA Strategic Land Use Planning

Officer's Recommendation

That Council formally endorse the submissions at attachment 1 on the exhibition of the North Appin Planning Proposal and at attachment 2 on the Appin (Part) Precinct Development Control Plan and Structure Plan.

Purpose

The purpose of this report is to advise Council of the public exhibition of the North Appin Planning Proposal and the Appin (Part) Precinct Draft Development Control Plan (DCP) and Structure Plan. The purpose is also to seek Council's endorsement of the submissions already made by Council staff. These proposals are currently under assessment by the Department of Planning, Housing and Infrastructure (DPHI), which is the planning proposal authority and the sole decision-maker regarding whether the proposals should progress.

History

The North Appin Precinct Planning Proposal and the Appin (Part) Precinct DCP and Structure Plan were placed on public exhibition concurrently by DPHI from 8 September 2025 to 6 October 2025. An extension of time was provided until 17 October 2025 for Council to provide its submission.

Accordingly, the attached submissions have been sent to DPHI and include the advice that the submission is subject to formal endorsement by Council.

Report

Site and locality

Both proposals are located predominantly within the Wollondilly Local Government Area (LGA), with a small portion of each extending into the Campbelltown LGA. Figure 1 illustrates the location of both proposals and their relationship to the Campbelltown LGA boundary.

The sites comprise primarily rural and undeveloped land. Natural features such as Ousedale Creek, a tributary of the Nepean River, and areas of Cumberland Plain Woodland contribute to the ecological and landscape values of the area. These habitats support a range of native fauna, including koalas, and form part of a broader network of environmental corridors along the western extent of the sites.

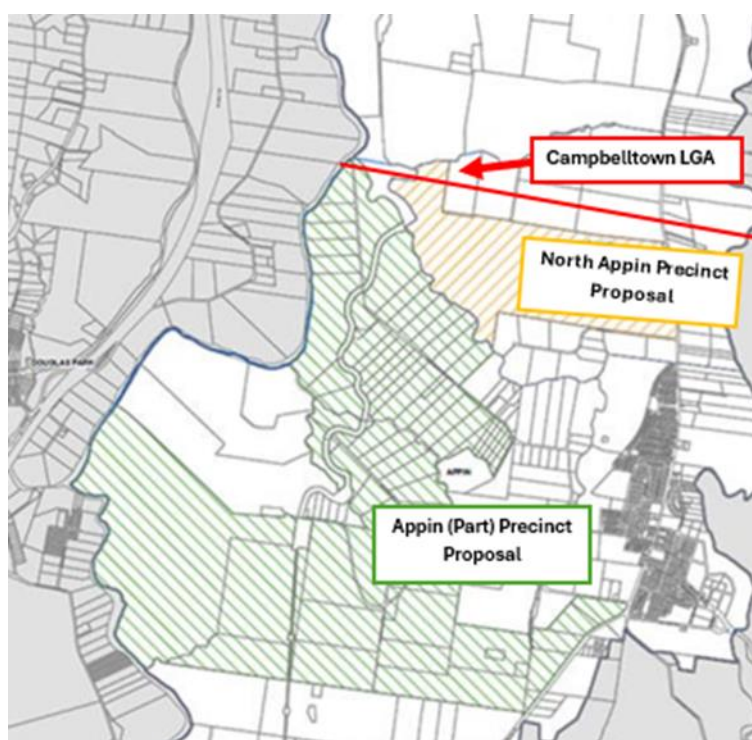


Figure 1 – Site map of proposals on exhibition.

Both sites are within the Greater Macarthur Growth Area which has been identified by the NSW Government as a key growth corridor in southwest Sydney, encompassing Greenfield precincts including Appin, Menangle Park, and Mount Gilead. The planning framework for land release, infrastructure delivery, environmental conservation and urban renewal are set out in Greater Macarthur 2040 - Interim Plan (2018) and subsequent Structure Plan and Guide (2022).

Proposals

The North Appin Precinct Planning Proposal seeks to rezone land to facilitate future urban development and is supported by a draft Development Control Plan (DCP) and Structure Plan.

The Appin (Part) Precinct DCP and Structure Plan, provides further detailed planning guidance to support the coordinated delivery of land use, infrastructure, and environmental outcomes across the precinct. This area was rezoned in December 2023.

Submissions

In principle, the submissions are supportive of both proposals as they are consistent with the planning framework and vision set out in Greater Macarthur 2040.

Given the 2 proposals are adjacent to each other and form part of the Greater Macarthur Growth Area, the submissions are similar in nature and raise common issues that are also relevant for the future development of the Gilead precinct within the Campbelltown LGA.

The issues raised include:

Essential Water Infrastructure

The submissions emphasise the need for timely delivery of essential servicing, including the Upper Nepean Advanced Water Recycling Centre, to support the proposed development. The Department is encouraged to prioritise and coordinate this infrastructure in line with development staging.

Transport Capacity and Connectivity

Parts of Appin Road are already operating at capacity and further development will worsen congestion without alternative transport options. The Greater Macarthur Transit Corridor, along with coordinated upgrades to Appin Road and key connecting routes, should be prioritised and delivered alongside new housing to provide sustainable and efficient transport connections for future residents.

Strategic Road Projects

The importance of completing key regional road projects to manage traffic impacts and improve connectivity was raised. In particular, Spring Farm Parkway (Stages 2 and 3) and a new east-west connection to the M31 south of Appin were identified as critical to alleviating congestion in the Campbelltown/Macarthur centre and supporting regional growth.

Retail development / social infrastructure

Concern was raised regarding the duplication of convenience-based retail uses along Appin Road, including those potentially located within the Campbelltown LGA, noting limited market feasibility and potential impacts on the viability of both proposed sites. It was also identified that the location of the proposed sub-regional centre at South Appin may not align with typical movement patterns or trade catchments, and that a more central location within the growth area specifically in South Campbelltown may be more appropriate.

The submission also noted that while the proposals will increase demand for regional social infrastructure, the assessment does not clearly identify how or where these facilities will be planned and delivered.

It was recommended that the Department review the retail hierarchy and social infrastructure planning assumptions to ensure facilities are appropriately located, viable, and coordinated with existing and planned centres in Campbelltown and Wilton.

Strategic Planning and Outcomes

There is a need for the coordination of future greenfield development across the Greater Macarthur Growth Area. Key issues include the location of centres, open space, and transport connections, which must be strategically integrated to ensure a cohesive and sustainable urban outcome. A comprehensive structure plan was requested before any site-specific rezoning or development proposals proceed.

The timeframe for providing feedback did not align with Council's reporting schedule, preventing Council officers from submitting formal feedback within the required period. The submissions were made incorporating advice that they are subject to formal endorsement by Council.

Attachments

8.4.1 North Appin Submission (contained within this report) [↓](#)

8.4.2 Appin Part Precinct Submission (contained within this report) [↓](#)



17 October 2025

Deputy Secretary, Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure
Sent via email:

Dear Ms ,

Campbelltown City Council Submission on North Appin Precinct Planning Proposal

Thank you for the opportunity to review and provide feedback on the North Appin Precinct Planning Proposal (the proposal). This submission has been prepared by Council Officers and due to timing of the submission deadline, has not been considered by Council. Council will consider the submission at its meeting of 11 November 2025, and we reserve the right to make a supplementary submission following Council's consideration of the matter.

It is understood that the proposal seeks to amend the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 by:

- The addition of a new Appendix to State Environmental Planning Policy (Precincts—Western Parkland City) 2021 to allow for the urban development and environmental conservation zonings, as well as the adoption of applicable development controls.
- Rezoning the land across the site from RU2 Rural Landscape to Urban Development Zone (UD) and C2 Environmental Conservation.

It is understood that the proposed changes within the Campbelltown Local Government Area (LGA) are minimal, limited to the rezoning of a relatively small area of land from RU2 Rural Landscape to C2 Environmental Conservation. This rezoning is supported.

The proposed amendment is generally supported, as the site demonstrates both strategic and site-specific merit and aligns with the objectives of the Greater Sydney Region Plan and the Western City District Plan.

There are however several issues that require further consideration in relation to the rezoning and the broader planning of the Greater Macarthur Growth Area.

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The key issues identified include:

1. Koala Corridor and CPCP

To ensure the ongoing protection and management of this important ecological link, it is requested that the Department of Planning Housing and Infrastructure (the Department) exercise the powers under section 3.22 of the Environmental Planning and Assessment Act 1979 to amend the Campbelltown Local Environmental Plan, 2015. Specifically, it is recommended that clause 7.28 (Concurrence of Planning Secretary—Koala corridor) be updated to include the site subject to the planning proposal within the Campbelltown LGA, with a reference to Part Lot 105 in DP1188670 inserted into the schedule.

Recommendation 1:

That the Department amend the Campbelltown LEP, 2015 using section 3.22 of the Act to include the subject site in clause 7.28.

2. Essential Water / Wastewater Infrastructure

To ensure the viability of proposed developments, it is essential that the State Government invests in adequate water and wastewater infrastructure. In particular, the timely delivery of the Upper Nepean Advanced Water Recycling Centre is critical to supporting the scale of growth proposed under this Planning Proposal.

Recommendation 2:

That the Department prioritise and coordinate the delivery of essential servicing infrastructure, including the Upper Nepean Advanced Water Recycling Centre, to align with the anticipated development program.

3. Transport Capacity and Connectivity

Appin Road is currently operating at capacity, and additional development will further exacerbate congestion unless there is investment in alternative transit corridors. To support sustainable growth, the Greater Macarthur Transit Corridor must be delivered in parallel with, or in advance of, new housing, ensuring adequate transport capacity and connectivity for future residents.

**Recommendation 3:**

That the Department ensure that the Greater Macarthur Transit Corridor is prioritised and delivered alongside new development to provide a sustainable and efficient transport solution.

4. Strategic Road Projects

The completion of key strategic road projects will be vital to managing traffic impacts and ensuring regional connectivity. In particular, the delivery of Spring Farm Parkway Stages 2 and 3 (to complete the link between Appin Road and Liz Kernohan Drive, including the M31 south-facing ramps), together with a new east-west connection south of Appin township to the M31, will play a critical role in redirecting traffic directly to the motorway. These upgrades are essential to alleviate congestion within the Campbelltown/ Macarthur centre and to support the broader growth of the region.

Recommendation 4:

That the Department, in coordination with Transport for NSW, prioritise the delivery of Spring Farm Parkway (Stages 2 and 3) and a new east-west connection to the M31 south of Appin to ensure regional connectivity and reduce traffic impacts on Campbelltown City Centre.

5. Retail

The proposal identifies convenience-based retail uses, including a service station and fast-food outlets along Appin Road. Similar retail uses have also been proposed on land immediately to the north in the Campbelltown LGA. There is likely to be only limited market feasibility for this type of retail, and duplication risks undermining the viability of both sites.

The retail and employment study also assumes the delivery of a sub-regional centre at South Appin, consistent with the Greater Macarthur Retail Market Analysis. However, given that South Appin is outbound for the majority of future residents—and outbound travel runs contrary to typical movement patterns—it would be more appropriate for a larger centre to be located centrally within the growth area, for example at South Gilead. The existing retail centres at Campbelltown (to the north) and the planned major centre at Wilton (to the south) further reduce the likelihood that a sub-regional centre in South Appin would attract trade from beyond the region. This raises questions around the



projected capture rates, forecast sales, and ultimately the scale of the proposed centre and its consequential impacts.

6. Social Infrastructure

In terms of social infrastructure, the assessment acknowledges that while the development will contribute to the demand for regional facilities and potentially district, it does not in itself trigger the immediate need for them. However, these facilities will still need to be located and appropriately planned at an LGA and regional level, to ensure they are delivered in line with population growth.

Recommendation 5:

That the Department undertake a comprehensive review of the retail hierarchy and social infrastructure planning assumptions to ensure that retail, district, and regional facilities are appropriately located, commercially viable, and aligned with established and future movement patterns, as well as existing and planned centres within Campbelltown, Appin and Wilton, before progressing any further rezonings within the Greater Macarthur Growth Area.

7. Planning Agreements

It is anticipated that the developer for the subject Precinct will seek to enter into a State Planning Agreement with the Department to dedicate the C2 Environmental Conservation Land (CPCP land) as an offset against any Strategic Biodiversity Component contribution obligation arising under the State contributions framework.

Any land dedication to Council as a result of the rezoning should be undertaken in accordance with the relevant sections of the EP&A Act or formalised under the planning agreement sections of the Act. Any such agreement must clearly identify the extent of land to be dedicated, any proposed embellishment, and the developer's responsibilities in relation to maintenance and defects liability periods.

Recommendation 6:

That the developer for the subject precinct enter negotiations with the Department of Planning, Housing and Infrastructure to facilitate the dedication of the C2 Environmental Conservation Land (CPCP land) to offset against any Strategic Biodiversity Component contribution obligations generated by the proposed development.

**Recommendation 7**

That the developer for the subject precinct enter negotiations with Campbelltown City Council regarding any land dedication to establish terms of dedication and ensure an appropriate outcome for the community and the long-term management of the land.

8. Urban Design and Connectivity

Overall, the urban design of the proposal is considered generally acceptable.

The proposal demonstrates appropriate integration with existing gas and electrical infrastructure corridors. The adjustment and straightening of the transit corridor alignment is supported, as it remains consistent with the preliminary draft structure plan for Gilead South (Part north/ Appin part Gilead Precinct).

We recommend reinforcing the need for connectivity across the Campbelltown City/Wollondilly Shire boundary to ensure future development facilitates one connected and accessible community, particularly for development in Stages 1A, 3, 7, 8, 10 and 12, and to avoid creating isolated or constrained development parcels.

Recommendation 8:

That road and other connections be incorporated across the boundary between Campbelltown City and Wollondilly Shire to ensure an integrated and connected street network across adjoining precincts.

9. Heritage

Given the proximity of the precinct to significant heritage assets – including the State-listed Upper Canal, known archaeological sites, and areas of Aboriginal cultural significance, it is essential that appropriate measures are embedded within the planning framework. These should include engaging Registered Aboriginal Parties early in the planning process, ensuring compliance with Water NSW Guidelines and protecting the structural and visual integrity of the Upper Canal. In addition, built form and landscape controls should be applied to minimise visual impacts and retain key vegetation buffers in alignment with the Cumberland Plain Conservation Plan and existing koala corridor protections.

**Recommendation 9:**

That the Department incorporate the recommended heritage management measures into the final Structure Plan and DCP to ensure that future development respects and protects the historical, cultural, and landscape values of the Greater Macarthur region.

10. Open Space

There would be greater community benefit and improved opportunities if the majority of active open space were co-located with other community infrastructure, allowing for shared use and integration with the proposed centre.

Recommendation 10:

That active open space be co-located and integrated with community facilities and the proposed centre to maximise accessibility, efficiency, and community outcomes.

11. Coordinated Development Delivery

An overall planning framework for Greater Macarthur Growth Area with the layout and distribution of key land uses, including higher order centres, open space, and transport connections must be provided to ensure a cohesive and sustainable urban structure/ community.

A comprehensive structure plan for the entire Greater Macarthur growth area should be prepared to identify the location of centres, schools, open spaces, parks, and key infrastructure before any rezoning is progressed. This strategic approach will ensure orderly development and avoid fragmented outcomes across individual sites.

Recommendation 11:

That a comprehensive detailed structure plan be prepared and endorsed for the Greater Macarthur Growth Area prior to the progression of any site-specific rezonings or development proposals.



17 October 2025

Deputy Secretary, Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure
Sent via email:

Dear Ms ,

Campbelltown City Council Submission on Appin (Part) Precinct DCP and Structure Plan

Thank you for the opportunity to review and provide feedback on the Appin (Part) Precinct Development Control Plan (DCP) and Structure Plan (the proposal). This submission has been prepared by Council Officers and due to timing of the submission deadline, has not been considered by Council. Council will consider the submission at its meeting on 11 November 2025, and we reserve the right to make a supplementary submission following Council's consideration of the matter.

The issues raised in this submission are generally consistent with those outlined in Council's submission on the North Appin Planning Proposal, which was exhibited concurrently. The key matters are outlined below.

1. Koala Corridor and CPCP

To ensure the ongoing protection and management of this important ecological link, it is requested that the Department of Planning Housing and Infrastructure (the Department) exercise the powers under section 3.22 of the Environmental Planning and Assessment Act 1979 to amend the Campbelltown Local Environmental Plan, 2015. Specifically, it is recommended that clause 7.28 (Concurrence of Planning Secretary—Koala corridor) be updated to include the site subject to the planning proposal within the Campbelltown LGA, with a reference to Part Lot 105 in DP1188670 inserted into the schedule.

Recommendation 1:

That the Department amend the Campbelltown LEP 2015 using section 3.22 of the Act to include the subject site in clause 7.28.



2. Essential Water / Wastewater Infrastructure

To ensure the viability of proposed developments, it is essential that the State Government invests in adequate water and wastewater infrastructure. In particular, the timely delivery of the Upper Nepean Advanced Water Recycling Centre is critical to supporting the scale of growth proposed under this Planning Proposal.

Recommendation 2:

That the Department prioritise and coordinate the delivery of essential servicing infrastructure, including the Upper Nepean Advanced Water Recycling Centre, to align with the anticipated development program.

3. Transport Capacity and Connectivity

Appin Road is currently operating at capacity, and additional development will further exacerbate congestion unless there is investment in alternative transit corridors. To support sustainable growth, the Greater Macarthur Transit Corridor must be delivered in parallel with, or in advance of, new housing, ensuring adequate transport capacity and connectivity for future residents.

Recommendation 3:

That the Department ensure that the Greater Macarthur Transit Corridor is prioritised and delivered alongside new development to provide a sustainable and efficient transport solution.

4. Strategic Road Projects

The completion of key strategic road projects will be vital to managing traffic impacts and ensuring regional connectivity. In particular, the delivery of Spring Farm Parkway Stages 2 and 3 (to complete the link between Appin Road and Liz Kernohan Drive, including the M31 south-facing ramps), together with a new east-west connection south of Appin township to the M31, will play a critical role in redirecting traffic directly to the motorway. These upgrades are essential to alleviate congestion within the Campbelltown/ Macarthur centre and to support the broader growth of the region.


Recommendation 4:

That the Department, in coordination with Transport for NSW, prioritise the delivery of Spring Farm Parkway (Stages 2 and 3) and a new east-west connection to the M31 south of Appin to ensure regional connectivity and reduce traffic impacts on Campbelltown City Centre.

5. Retail

The proposal identifies convenience-based retail uses, including a service station and fast-food outlets along Appin Road. Similar retail uses have also been proposed on land immediately to the north in the Campbelltown LGA. There is likely to be only limited market feasibility for this type of retail, and duplication risks undermining the viability of both sites.

The retail and employment study also assumes the delivery of a sub-regional centre at South Appin, consistent with the Greater Macarthur Retail Market Analysis. However, given that South Appin is outbound for the majority of future residents—and outbound travel runs contrary to typical movement patterns—it would be more appropriate for a larger centre to be located centrally within the growth area, for example at South Gilead. The existing retail centres at Campbelltown (to the north) and the planned major centre at Wilton (to the south) further reduce the likelihood that a sub-regional centre in South Appin would attract trade from beyond the region. This raises questions around the projected capture rates, forecast sales, and ultimately the scale of the proposed centre and its consequential impacts.

6. Social Infrastructure

In terms of social infrastructure, the assessment acknowledges that while the development will contribute to the demand for regional facilities and potentially district, it does not in itself trigger the immediate need for them. However, these facilities will still need to be located and appropriately planned at an LGA and regional level, to ensure they are delivered in line with population growth.

Recommendation 5:

That the Department review the retail hierarchy and social infrastructure planning assumptions to ensure that retail, district and regional facilities are appropriately located, viable, and aligned with typical movement patterns and existing or planned centres in Campbelltown, Appin and Wilton, prior to the progression of any rezonings within the Greater Macarthur Growth Area.



7. Planning Agreements

It is anticipated that the developer for the subject Precinct will seek to enter into a State Planning Agreement with the Department to dedicate the C2 Environmental Conservation Land (CPCP land) as an offset against any Strategic Biodiversity Component contribution obligation arising under the State contributions framework.

Recommendation 6:

That the developer for the subject precinct enter negotiations with the Department of Planning, Housing and Infrastructure to facilitate the dedication of the C2 Environmental Conservation Land (CPCP land) to offset against any Strategic Biodiversity Component contribution obligations generated by the proposed development.

8. Heritage

Given the proximity of the precinct to significant heritage assets – including the State-listed Upper Canal, known archaeological sites, and areas of Aboriginal cultural significance, it is essential that appropriate measures are embedded within the planning framework. These should include engaging Registered Aboriginal Parties early in the planning process, ensuring compliance with Water NSW Guidelines and protecting the structural and visual integrity of the Upper Canal. In addition, built form and landscape controls should be applied to minimise visual impacts and retain key vegetation buffers in alignment with the Cumberland Plain Conservation Plan and existing koala corridor protections.

Recommendation 7:

That the Department incorporate the recommended heritage management measures into the final Structure Plan and DCP to ensure that future development respects and protects the historical, cultural, and landscape values.

9. Coordinated Development Delivery

An overall planning framework for Greater Macarthur Growth Area with the layout and distribution of key land uses, including higher order centres, open space, and transport connections must be provided to ensure a cohesive and sustainable urban structure/ community.



Recommendation 8:

Conclusion

If you require any clarification or wish to discuss the matters outlined in Council's submission, please do not hesitate to contact Council's strategic planner, _____, me on _____.

Yours sincerely,

David Smith
Executive Manager Planning and Environment

8.5 Light Pollution Levels in Campbelltown LGA

Reporting Officer

Senior Environmental Officer
City Planning and Corporate Services

Community Strategic Plan

Objective		Strategy	
2	Outcome - Places for People	2.1	Provide accessible, green and attractive public spaces
3	Outcome - An enriched natural environment and heritage	3.1	Preserve our bushland, waterways and wildlife

Delivery Program

Principal Activity	
PA	Development Assessment

Officer's Recommendation

That Council:

1. Acknowledges the measures in place to control light pollution associated with new developments (including greenfield subdivisions) and the measures implemented to reduce light pollution from Council assets.
 2. Continue the preparation of an amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 to include a new chapter in Volume 1 (Development Controls for All Types of Development) entitled: *"Control of Light Pollution"*. The draft amendment shall be reported to Council for consideration prior to exhibition.
 3. Include requirements to consider light pollution as part of a planning proposal request in the future update of the Local Strategic Planning Statement.
 4. Continue the program of replacing lights on Council facilities and land with LED lights to reduce unnecessary light pollution consistent with our net zero strategy and current program.
-

Purpose

This report:

- provides a response to the resolution of Council on 12 August 2025 relating to light pollution levels in the Campbelltown Local Government Area.
- provides information on light pollution and the impacts on native flora and fauna.
- lists current policies, guidelines and statutory controls which apply to light pollution and provides an outline of the current approach to development applications.
- provides an outline of Council's approach to public lighting.
- makes recommendations for the ongoing control of light pollution within the Campbelltown Local Government Area.

History

This report is to provide a response to Part 1 of the following Council resolution made in response to a Notice of Motion: "Dark Skies Campbelltown Report and Light Pollution LGNSW Motion" at the Ordinary Council Meeting held on 12 August 2025:

That the council:

1. Provides a report on:
 - a. Current light pollution levels in Campbelltown LGA and how it affects both flora and fauna in the surrounding bushland areas.
 - b. Projected future impact of increasing light pollution due to new developments and growing local population.
 - c. What steps the council can take to minimise light pollution emitted by public assets while ensuring that public safety and security at night remain a priority.
 - d. The economic benefits to council of reducing light pollution.
2. Resolves to submit the following motion to the LGNSW annual conference:

Establish a Light Pollution Policy for NSW

That Local Government NSW:

1. Calls on the NSW government to:
 - a. Investigate the social, environmental and economic impact of light pollution in NSW.
 - b. Establish a state-wide light pollution policy, using the NSW Dark Sky Planning Guidelines as a framework to inform requirements on shielding for lighting fixtures, permitted spectrum of light and amount of light produced.
2. Encourages all local councils to investigate what steps they can take to reduce light pollution within their own LGAs.

Note Part 2 of the Motion to submit to the LGNSW Annual Conference has been completed.

REPORT

Measuring Light Pollution

Light Pollution can be measured in a number of ways, including:

- Satellite Observations – eg Visible Infrared Imaging Radiometer Suite (VIIRS)
- Ground-Based Measurements – eg sky quality meters
- Aerial Surveys – Drones or aircraft fitted with photometers or cameras
- Modelling and GIS Analysis – combines population density and lighting infrastructure to model light pollution
- Bortle Scale – Measures the number of stars which can be seen from the ground
- Spectral Analysis – Measures the wavelength composition of light pollution to help assess ecological impacts, eg wildlife.

Figure 1 is an extract from the NASA VIIRS, 2024. This is the latest satellite imaging available for night lighting. The legend for the map includes a scientific formula which equates to nanowatts of power being emitted per square centimetre by direction.

The colouring on the map provides a relative comparison of the radiance of night lighting. Red/orange/yellow colouring reflects the highest lighting density and aligns with the location of city centres and suburban areas. Green represents a lower lighting density and aligns with the rural residential fringes, while grey/black represents the lowest density of lighting and is located where there is bushland and rural land. It appears that a revised map is released yearly by NASA, allowing for comparisons over time. A larger map showing the Sydney metropolitan area is included as attachment 1.

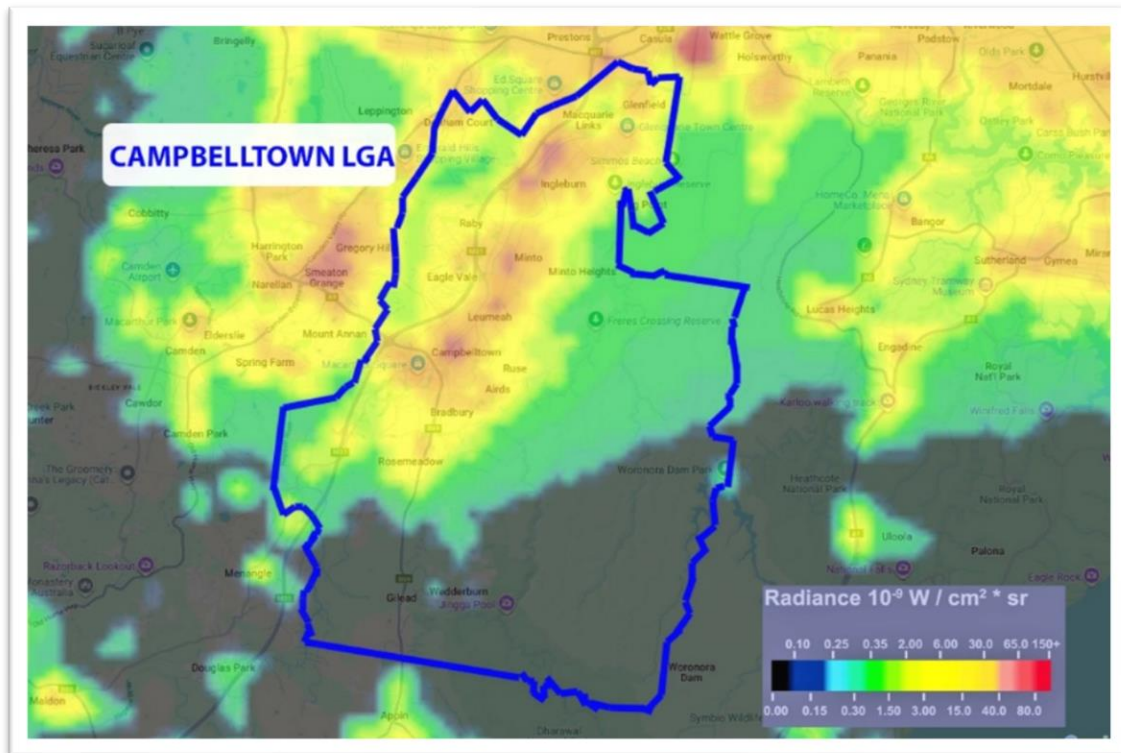


Figure 1: Extract from the NASA VIIRS, 2024.

The NASA VIIRS map 2024 identifies large areas and corridors within the Campbelltown LGA not affected by light pollution.

Impact of Light Pollution on Flora and Fauna

Light pollution has a range of impacts on the environment, particularly on nocturnal fauna species when artificial light is emitted at night. Australia has many nocturnal fauna species, including birds (owls), mammals (possums, koalas) and insects (bogong moths). Some of the negative impacts of light pollution on wildlife and ecosystems which have been observed include:

- Mistimed activity, growth or breeding
- Disorientation and poor navigation
- Disturbed sleep and circadian rhythms
- Attraction to artificial lights
- Dividing and disconnecting suitable habitat
- Benefits to invasive species (eg cats and foxes), which take advantage of artificial lights to feed.

Some greenfield developments within Campbelltown LGA adjoin native vegetation conservation areas and corridors, including Menangle Park and Gilead. In these areas, native vegetation has been retained in conservation areas and zones. The main source of artificial light in these areas is street lighting. As a requirement of development consent for subdivision, street lighting is installed by developers.

The impacts of lighting on native species are considered by Council's biodiversity specialists as part of the development assessment process. Subdivision development consents are conditioned to provide light pollution reduction measures, including:

- Shielding of streetlights to reduce unnecessary light spill to surrounding areas, in accordance with the Australian Standard for P Category Lighting (AS/NZS 1158.3.1) (see Figure 2 below).
- Using wavelengths of light which are not visible to many species but are still visible to humans (over 500 nanometres) as they have less impact on wildlife. This includes the implementation of 2700 or 3000 kelvin LED lights, which reduces the amount of light below 500 nm, creating a 'warm white' light which more closely resembles moonlight (see Figure 3 below).
- Designing outdoor lighting in accordance with the Campbelltown (Sustainable City) Development Control Plan 2015 to minimise unnecessary dispersion of light into neighbouring properties and the night sky.
- Consideration of motion sensors and timers where appropriate.



Figure 2: Use of shielding to minimise upward light spill from streetlighting

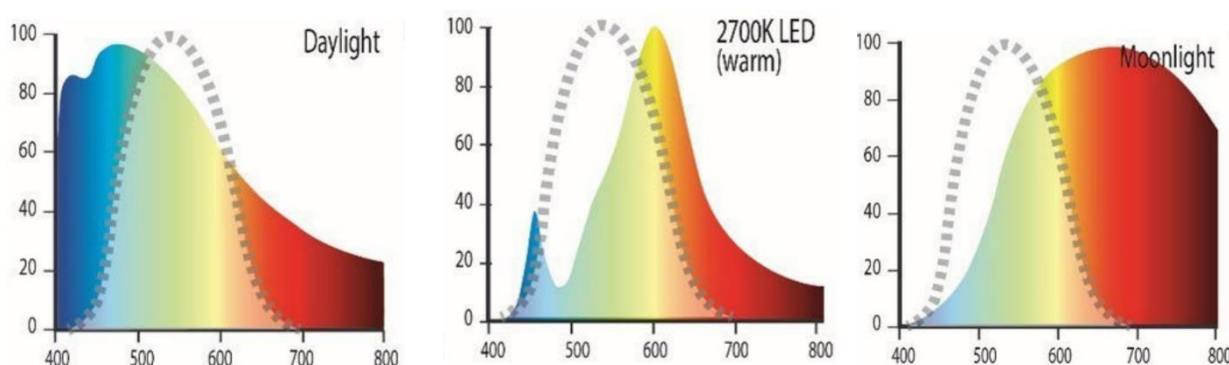


Figure 3: A comparison between the wavelengths of light emitted from daylight, a 2700 K LED, and moonlight. Note: the x axis is wavelength in nm, and the y axis is relative energy.

Guidelines and Standards

The following is a review of current guidelines and standards which are used by Council to assess the impact of outdoor lighting on wildlife:

National Light Pollution Guidelines for Wildlife – Department of Climate Change, Energy, the Environment, and Water, 2023.

The National Light Pollution Guidelines for Wildlife (the Guidelines) provide a framework for assessing and minimising the impacts of artificial light on wildlife and applies to both new projects and upgrades of existing light sources. The guidelines describe the different wavelengths of light and how these are perceived by wildlife and discusses the consequences of light pollution on wildlife.

Principles of best practice lighting design are provided in the guidelines which include avoiding light spill, minimising blue wavelengths of light, use of adaptive light controls to manage light timing, intensity and colour, and using the lowest intensity appropriate to the task. Light emitting diodes (LEDs) and smart controlled lighting are included as the most appropriate currently available technology.

The Guidelines provide steps for environmental impact assessment of the effects of artificial light on wildlife, along with specific considerations for seabirds, bats, terrestrial mammals and ecological communities. Information is also provided on instruments for monitoring light and measurement techniques.

Biodiversity Council Australia

This factsheet “Helping wildlife through lighting choices: The effects of light pollution on Australian wildlife 2023” (the Factsheet) produced by the Biodiversity Council Australia summarises research from Australia and around the world on the impacts of artificial light on terrestrial vertebrate wildlife. It includes the effects of both direct light and sky glow, which species are being impacted, and ways to minimise harmful impacts on nature.

The Factsheet states how wildlife evolved with natural cycles of light and dark, and that the present ambient night light level in urban areas can be over one million times brighter than natural. It highlights the great number of nocturnally active Australian animals including threatened species such as green and golden bell frog, grey-headed flying fox, koala, and squirrel glider.

The Factsheet discusses changes in predator and prey dynamics, movement, navigation, circadian rhythm and reproduction due to artificial light. It also gives guidance on how to reduce light pollution impacts on Australia's native animals. This includes what individuals can do at home, in the community, street, sport and commercial lights and town planning.

Australian Standards: AS/NZS 1158.3.1 P Category Lighting.

The pedestrian area (Category P) lighting standard focuses on facilitation of the safe movement of pedestrians, reduction of the fear of crime at night, and contributing to the amenity of an area through increased aesthetic appeal. Objectives of the standard include illuminance and uniformity to a specified level, glare control, limiting upward light and energy efficiency.

The standard specifies performance and design requirements, and luminaire data for Category P lighting. AS/NZS 1158.3.1 includes land use types and their associated lighting categories and subcategories. Lighting categories include roads in local areas, pathways, public activity areas, connecting elements, and outdoor off-road car parks.

The standard sets out technical parameters for each lighting subcategory, which include consideration of glare, upward waste light, light spill into abutting properties, impact on wildlife, design lumen value, energy performance and maintenance.

AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting.

This standard provides a basis for assessment of the potential obtrusiveness/effects of an outdoor lighting system, to reduce glare, light spill, and sky glow. This standard is applicable to new sources of light falling on surrounding properties, transport systems including motorists, train drivers and pilots, astronomical observations and environmentally sensitive areas.

It focuses on annoyance, discomfort and a reduction in the ability to see information such as transport signals. Two sets of limiting values for lighting are provided, one being less restrictive to provide light when there is more activity and people are awake 'non-curfew', and the other is more restrictive to maintain amenity and environmental integrity during nighttime 'curfew' hours. The limits apply to human receivers, plants, animals and ecosystems, but the standard notes that specific effects and limits for species is beyond the scope of the document.

Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan 2015 (DCP) has a number of sections with controls for external lighting, including:

- Part 2 – All development
- Part 5 – Residential Flat Buildings and Mixed-Use Development
- Part 6 – Commercial Development
- Part 7 – Industrial Development
- Part 16 – Advertising and Signage.

The controls include requirements such as:

- External lighting shall be positioned to avoid light spillage to adjoining residential development
- An external lighting plan shall be prepared by a suitably qualified person
- Advertising signs are not to be illuminated outside of trading hours
- Luminance controls for digital signs.

These controls are generally aimed at preventing unnecessary dispersion of light into the night sky and neighbouring properties and at prohibiting high intensity lighting or strobing flashing.

In general, while the DCP controls relate to light pollution, they do not reference the impacts on native flora and fauna as the reason for the controls.

Work has already underway on a review of the DCP. This work includes preparation of a chapter dedicated to light pollution, with the aim to minimise impacts on native fauna and residential properties. The control of lighting for residential subdivisions, commercial, industrial, residential, special uses development and signage would also be incorporated into this chapter. Accordingly, it is recommended that work continue on the draft DCP.

Dark Sky Planning Guideline

The Dark Sky Planning Guideline is applicable to the dark sky region, which comprises the Local Government Areas of Coonamble, Dubbo Regional, Gilgandra and Warrumbungle, and to state significant development, designated development, and regionally significant development specified in State Environmental Planning Policy (Planning Systems) 2021, that is within 200 km of the Siding Springs Observatory.

The Dark Sky Planning Guideline does not apply to the Campbelltown LGA.

Examples of light pollution control in Campbelltown LGA

In the new Menangle Park and Gilead development areas, lighting has been designed to reduce light impacts on the adjacent critically endangered ecology community (CEEC) by using streetlights with an upward waste light ratio of 0 per cent, i.e. no light emitted into the night sky. The globes in these streetlights are 14 w Street LEDs with a colour temperature of 3000 kelvin to reduce glare and light emitted in the blue and violet spectrums. See Figure 3 for a comparison of LED lighting to daylight and moonlight for nocturnal species.

In established neighbourhoods, Council's Asset Management team are planning to audit existing park and pathway lighting with the aim to make them all LED, where they are not already, and will be compiling a regular maintenance schedule on LEDs to ensure all are working correctly.

Council's Sustainability and Resilience team are working with Endeavour Energy on a program of replacing all street lighting in Campbelltown LGA to LED lighting. All recent street lighting uses LED lights, and visors are being adopted to eliminate spillage into properties.

Endeavor Energy plans to release a standard outlining a 0-degree tilt for solar panel systems, replacing the current standard of 5-degrees. This is to prevent upward emissions of light.

Council's Sports and Recreation team is similarly including LED lighting in new and upgraded lighting for sports fields and requesting designs to meet AS2560 (sports lighting standard) and AS4282 (Control of Obtrusive Effects of Outdoor Lighting). Council uses a controller system that allows user groups to turn on and off the lights via text message, reducing unnecessary illumination before and after sporting events. The controllers also have timers, to ensure that lighting turns off at a set time.

Safety

LED lights produce the same amount of light (measured in lumens) whilst using less electricity (measured in watts). Safety is not compromised by the use of 2700 and 3000 K LED lights, as the light visible to humans is not reduced.

Energy efficiency – cost savings of LEDs

An additional benefit of adopting lighting that is considerate of flora and fauna, is that LEDs are more energy efficient, resulting in cost savings from less energy usage. LED lights produce the same brightness (measured in lumens), with less energy (measured in Watts). Motion sensors reduce cost of lighting while maintaining safety and security when pedestrian pathways are in use.

LEDs use about 75 per cent less energy than halogen bulbs, and last 5 to 10 times longer. This translates to average cost savings of \$299 per year by switching 10 bulbs, along with reducing the cost of replacement. Another benefit is the reduction in spent bulbs ending up in landfill.

Current and projected future impact of light pollution in the Campbelltown LGA

Although the impacts of external lighting on native flora and fauna are well-known, there is no LGA-specific data available, other than the NASA maps (and similar maps) referred to in this report.

As a growing city, the amount of overall light pollution is likely to increase over time. Additional development is likely to add to night illumination, notwithstanding the controls and guidelines which are now in place.

The impact of domestic lighting is of concern, as is unregulated. This includes outdoor lighting to rear yards, security lighting and light spill from inside dwellings. Although there is a cost saving incentive to use LED lights, there is no control over colour temperature or glare in domestic situations. Although difficult to enforce, relevant objectives and controls for outdoor domestic lighting could be incorporated into the DCP, particularly in bushland interfaces. This approach, however, would not apply to any residential development approved by the exempt or complying development pathways. A statewide approach is therefore preferable.

The consideration of light pollution in future planning proposal requests for sites that are adjacent to bushland is important. This is best achieved by including appropriate requirements in the Local Strategic Planning Statement when it is next updated.

Conclusion

The Campbelltown LGA includes areas of bushland housing native species that are sensitive to the impacts of light pollution. There are guidelines and standards in place and measures are being implemented to reduce the effects of lighting on wildlife from new developments. Measures to replace and control lighting on Council assets within established areas are being implemented.

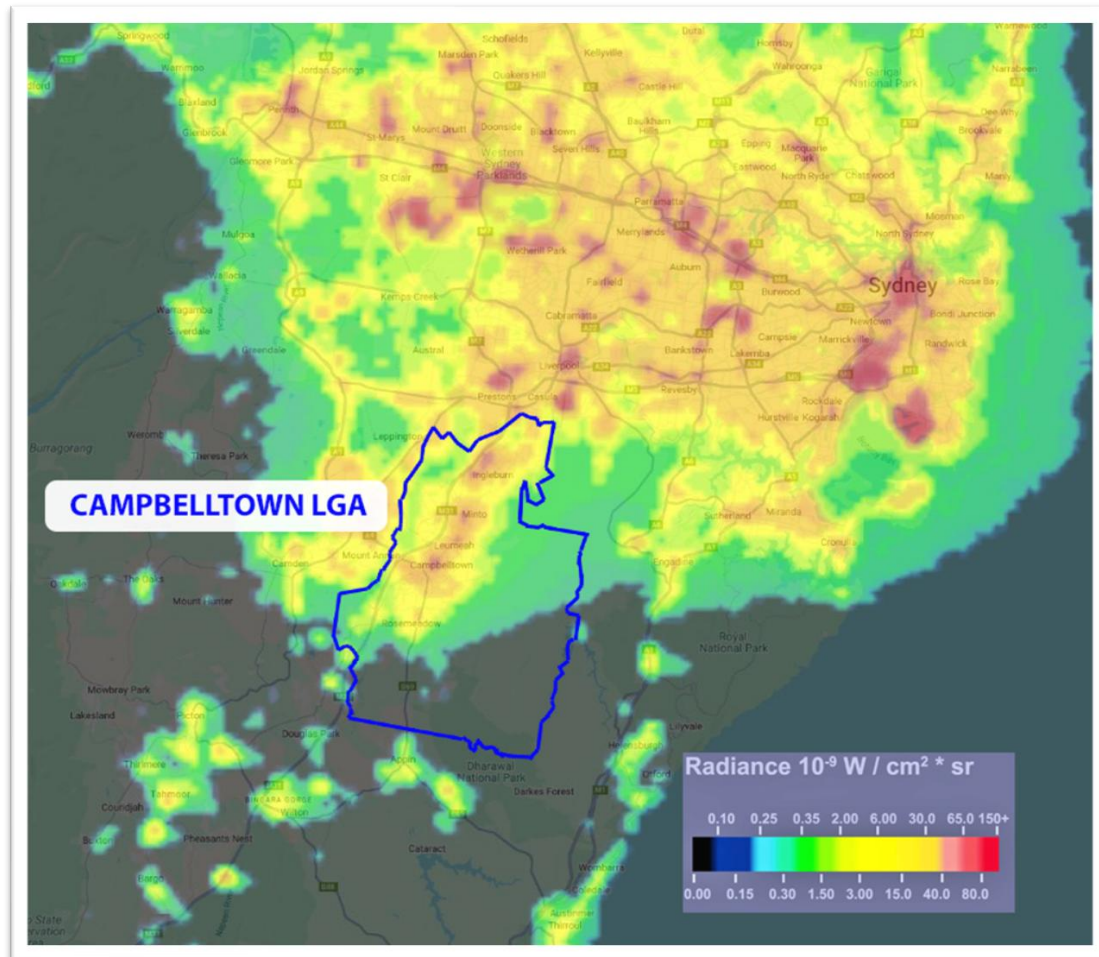
A report/study as referred to in Council's resolution of 12 August 2025 would potentially provide LGA-wide measurements of light pollution in Campbelltown. It is considered, however, that increasing the prominence of light pollution controls in Council's DCP is a more direct and immediate way of controlling light pollution.

It is recommended that Council resolve to continue working on an amendment to Volume 1 (Development Controls for All Types of Development) of the Campbelltown (Sustainable City) Development Control Plan 2015 entitled: *"Control of Light Pollution"*. The chapter would include strengthened controls for external lighting in residential, commercial and industrial development, illuminated signage, including the potential impact on native flora and fauna. The chapter will contain controls for street lighting in new subdivisions, and for domestic lighting.

Attachments

8.5.1 Light Pollutions Levels Greater Sydney (contained within this report) [↓](#)

Attachment 1: Extract from NASA VIIRS (Visible Infrared Imaging Radiometer Suite), 2024 – Greater Sydney



Note: Radiance $10^{-9} \text{ W/cm}^2 * \text{sr}$

- **Units:** The units are a combination of power (W), area (cm^2) and solid angle (sr).
- **10^{-9} :** Represents the specific value, often read as “one nanowatt” (nW).
- **W/cm^2 :** This represents the power per unit area.
- **Sr :** This part is the steradian, the SI unit of solid angle.

8.6 Urban Development Institute of Australia - National Congress Adelaide 2026

Reporting Officer

Executive General Manager | City Planning and Corporate Services
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
3 Outcome - An enriched natural environment and heritage	3.3 Manage urban growth to preserve our local character and environment
2 Outcome - Places for People	2.3 Provide affordable and diverse housing options

Delivery Program

Principal Activity
PA Development Assessment
PA City Revitalisation

Officer's Recommendation

That interested Councillors be authorised to attend the 2026 Urban Development Institute of Australia National Congress in Adelaide, in accordance with the provisions of the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors.

Report

The annual Urban Development Institute of Australia's National Congress (the congress) for 2026 will be held in Adelaide, for the period 16 to 18 March 2026. The congress is widely known as the premier education and networking event for all industries involved in the development sector.

The congress brings together politicians from all levels of government, developers, academics, practitioners and professionals from around Australia and abroad to hear and discuss leading practices an emerging trends and issues facing the development industry across Australia and also from a global perspective.

The annual UDIA National Congress provides a platform for UDIA members to hear from high-profile speakers focusing on the urban development industry in Australia, international case studies and what's next for the industry in terms of innovation and market demand.

The Congress also provides a range of educational opportunities through workshops and study tours.

It provides an important platform for industry to openly discuss the big issues and share best practice experiences and provides beneficial insights for Council as we plan for the future of our fast-growing region.

It is considered appropriate that Councillors be authorised to attend the 2026 Urban Development Institute of Australia National Congress to be held in Adelaide, in accordance with the provisions of the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors.

Attachments

Nil

8.7 Significant Development Applications

Reporting Officer

Executive General Manager | City Planning and Corporate Services
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
2 Outcome - Places for People	2.3 Provide affordable and diverse housing options

Delivery Program

Principal Activity
PA Development, Health, and Environmental Compliance

Officer's Recommendation

That the information be noted.

Report

Development applications received by the Council, are required to be determined by the appropriate authority in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979*.

Determining authorities include but are not limited to the Campbelltown Local Planning Panel, the Sydney Western City Planning Panel, or the Chief Executive Officer under delegation.

This report provides information detailing all development applications considered under the authority of entities such as the Local Planning Panel, the Sydney Western City Planning Panel, and any other non-council government authorities, as well as more significant development applications approved by the Chief Executive Officer under delegation.

The table attached to this report provides a summary of those development applications that meet the above criteria.

Attachments

DAs where the authority is the Sydney Western City Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
NIL	NIL	NIL	NIL	NIL	NIL

DAs where the authority is the Department of Planning					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
NIL	NIL	NIL	NIL	NIL	NIL

DAs where the authority is Campbelltown Local Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
3773/2025/DA-DS	45 Atchison Road, Macquarie Fields	Construction of a two storey dwelling with detached single storey secondary dwelling	\$682,000.00	Site owned by a Councillor of Campbelltown City Council	Completed – approved with conditions
3372/2025/DA-U	Ambarvale Community Hall, Lot 105 Wickfield Circuit, Ambarvale	Alterations and additions to community hall and change of use to childcare centre	\$170,000.00	Site owned by Campbelltown City Council	Completed – approved with conditions
866/2025/DA-AL	85 Badgally Road, Blairmount	Demolition of outbuildings, additions to existing dwelling including new swimming pool	\$2,987,600.00	Development involves the partial demolition of a heritage item	Completed – approved with conditions
4099/2025/DA-U	Unit 3, 8 Rose Street, Campbelltown	Use of unit as a vehicle body repair workshop	\$5000.00	Site owned by a Councillor of Campbelltown City Council	Completed – approved with conditions

Significant DAs approved under delegation by the Chief Executive Officer since last Council meeting (value exceeding \$3 million)					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
1785/2025/DA-SW	Menangle Road, Menangle Park	Subdivision to create 4 Torrens title lots, earthworks and site grading, civil works, Construction of a stormwater detention basin, installation of services and utilities, Streetscaping and road construction	\$17,980,000	Delegated authority	Completed – approved with conditions

8.8 Investments and Revenue Report - September 2025

Reporting Officer

Executive Manager Corporate Services and Governance
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Outcome - Leadership for our community	5.2 Use public funds efficiently and transparently

Delivery Program

Principal Activity
PA Governance, Risk, and Assurance

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining the activity in Council's financial services portfolio for the month of September 2025.

Report

Investments

Council's investment portfolio as of 30 September 2025 stood at approximately \$249 million. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2021 and Council's Investment Policy.

All investments are placed with approved deposit taking institutions or TCorp and comply with the Investment policy.

Council's investment portfolio for the month of September outperformed the benchmark and provided an actual positive return of 0.37 per cent or 4.56 per cent annualised. This return includes the 31-day notice saver account but excludes Council's at call cash and Treasury Corp managed fund accounts.

The portfolio is diversified with maturities with varying lengths ranging up to the maximum 5 year period in accordance with Council's Investment Policy.

Council's investment advisor, Arlo Advisory, have confirmed that Council's investment portfolio is compliant with current policy settings, with clear buffers between exposures to individual entities and is well diversified from a credit rating spread perspective.

Council's total liquidity to meet short to medium term cash flow needs, remains strong with \$15 million held in an at call account. This call account offers a reasonable rate for short term deposits of 4 per cent which also moves in line with movements in the official cash rate.

The Reserve Bank of Australia (RBA) meets to consider monetary policy 8 times per year namely:

18 February	11 - 12 August
31 March - 1 April	29 - 30 September
19 - 20 May	3 - 4 November
7 - 8 July	8 - 9 December

The RBA kept rates on hold in its September meeting with the official cash rate holding at 3.60 per cent, noting that while inflation has eased into the 2-3 per cent range, recent data hints at renewed pressure. Economic activity is recovering faster than expected, with rising household incomes, stronger consumption, and a firming housing market supported by easier financial conditions. While the outlook is uncertain, with stronger demand posing upside inflation risks while global trade and geopolitical tensions weigh on growth, the Board remains alert and noted that monetary policy is well placed to respond decisively to international developments if they were to have material implications for activity and inflation in Australia.

The Treasury Corporation Short Term Income Fund ("Fund") had a gain of 0.39 per cent for the month of September. This fund has an investment horizon of 1.5 to 3 years, and its investment objective is to produce returns higher than a blended Bloomberg Bank Bill index and the Bloomberg Credit Floating Rate index. The benefit of investing in the fund is for Council to gain exposure to a wide variety of high-grade bonds managed by Treasury Corporation's experienced investment management team, whilst maintaining liquidity needs.

It is important to note that councils are restricted to conservative investments strictly in line with the Minister's Investment Order of 17 February 2011 and other relevant legislation including the *Local Government Act 1993* and the *Trustee Act 1925*. Investments in equities are prohibited under the legislation and therefore a benchmark such as the Bank Bill Index is used in line with Council's Investment Policy and the recommendations of the Office of Local Government Guidelines.

Rates and Charges

Rates and Charges levied for the period ending 30 September 2025 totalled \$164,49,481 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of September totalled \$57,883,853. In percentage terms, 34.24 per cent of all rates and charges due to be paid have been collected, compared to 34.46 per cent collected in the same period last year.

To mitigate the risk of debts becoming unmanageable, Council staff have been actively assisting ratepayers with their quarterly instalments and provide advice on options available such as regular weekly payments. Where the charging of penalty interest causes hardship, the interest charges are waived in accordance with Council's Hardship Policy and an application

being made. An online application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 19 Statements of Claim to ratepayers with 2 or more instalments outstanding and a combined balance exceeding \$1,000. Further recovery on accounts with previous action resulted in 17 Judgments being served on ratepayers that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule without adequate communication with Council.

Ratepayers who purchased property since the annual rates and charges notices had been issued, are provided a 'Notice to new owner' letter. During the month, 144 notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges. In addition, a separate letter is sent containing a request for additional contact points such as mobile number and/or email address.

Sundry Debtors

Debts outstanding to Council as of 30 September 2025 are \$2,529,824, reflecting a decrease of \$578,495 since August 2025. During the month, 1009 invoices were raised totalling \$1,893,407 and \$2,471,902 in payments were received. The majority of invoices raised in any given month are paid within a 30-day period and those that are not reflected in the Ageing of Sundry Debtors Report.

Debt recovery action is normally undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All sundry debts that are not rates related, that age by 90 days or more, are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a 7-day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a Letter of Demand (or Letter of Intent) providing debtors with at least 14 days to respond. If no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

During the month, one account was issued a "getting back on track" letter advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent. All costs associated with formal recovery are payable by the debtor.

Council continues to aid debtors experiencing difficulties in paying their accounts. Debtors are encouraged to keep communicating with Council regarding their overdue accounts and to clear their outstanding debts through regular payments where possible to avoid any further recovery action.

There were no instructions given to Council's agents for the month.

Material debts that remain outstanding for 90+ days or more are outlined below, with communication ongoing to facilitate settlement of the debts.

Debt Types	Amount Outstanding	Date of Debt
Bookable/Hire related debts (raised in advance)	\$106,262	Various
Grants - Office of Sport- NSW Football Legacy Fund milestone payment 4, Essential community sports assets program milestone 3. - Office of Local Government- Pension rebate claim and Local Infrastructure Renewal Scheme (LIRS). - Environment Protection Authority – Battery collection education program 2025.	\$267,580	April/May/June 2025
Various landowners - Property related debts	\$32,733	Various
Donation – Campbelltown Arts Centre 2025 Education program Funding	\$100,000	May 2025
Health inspection fees - Shop Food and Health, Fire Safety Statement, Pool Inspection and Septic Tank	\$166,094	Various

Attachments

- 8.8.1 Summary of Investment Portfolio - September 2025 (contained within this report) [↓](#)
- 8.8.2 Ageing of Sundry Debtor Accounts - September 2025 (contained within this report) [↓](#)
- 8.8.3 Rates and Charges Summary and Statistics - September 2025 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at September 2025



Investments Summary*

Asset Class

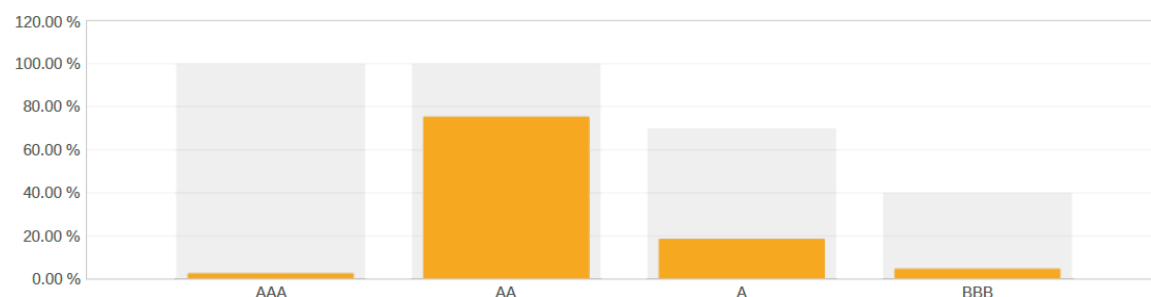
Code	Number of Trades	Invested (\$)	Invested (%)
TD	41	160,031,413.70	64.36
FRN	23	40,667,800.85	16.36
MGFUND	1	20,297,563.18	8.16
Cash	3	15,131,440.22	6.09
FRTD	2	7,000,000.00	2.82
Bond	4	5,514,102.35	2.22
Totals	74	248,642,320.30	100.0

*Note valuations of Council's Senior FRNs on the Imperium Markets platform are marked-to-market and priced on a daily basis from an independent third party provider. Council has recorded its FRNs internally at the purchase price or face value. As such, the total portfolio's balance is likely to differ as at the reporting date).

Credit Quality

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available (\$)
✓	AAA	5,526,093.35	2.22	100.00	243,116,226.95
✓	AA	187,187,766.31	75.28	100.00	61,454,553.99
✓	A	45,183,879.16	18.17	70.00	128,865,745.05
✓	BBB	10,744,581.48	4.32	40.00	88,712,346.64
Totals		248,642,320.30	100.00		

Credit Quality Compliance - Long Term Investments



Summary of Council's Investment Portfolio cont

Maturity Compliance

Compliant	Term	Invested (\$)	Invested(%)	Min Limit (%)	Max Limit (%)	Available (\$)
✓	0 – 90 Days	76,540,986.60	30.78	10.00	100.00	172,101,333.70
✓	91 – 365 Days	118,806,272.30	47.78	0.00	100.00	129,836,048.00
✓	1 – 2 Years	23,781,441.25	9.56	0.00	70.00	150,268,182.96
✓	2 – 5 Years	29,513,620.15	11.87	0.00	50.00	94,807,540.00
✓	5 – 10 Years		0.00	0.00	20.00	49,728,464.06
Totals		248,642,320.30	100.00			

Portfolio Return

Council's performance for the month ending September 2025 (excluding cash accounts and TCorp LTGF) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Cash Rate Index	0.29%	0.92%	1.89%	0.92%	4.04%
AusBond Bank Bill Index	0.29%	0.92%	1.94%	0.92%	4.19%
T/D Portfolio	0.37%	1.15%	2.37%	1.15%	4.90%
FRT/D Portfolio	0.38%	1.13%	2.25%	1.13%	4.51%
FRN Portfolio	0.39%	1.16%	2.32%	1.16%	4.67%
Bond Portfolio	0.26%	0.78%	1.42%	0.78%	2.57%
Council's Total Portfolio[^]	0.37%	1.14%	2.32%	1.14%	4.73%
Relative (to Bank Bills)	0.07%	0.23%	0.38%	0.23%	0.54%

[^]Council's total portfolio returns excludes Council's cash account holdings and TCorp Managed Funds.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Cash Rate Index	3.60%	3.68%	3.81%	3.68%	4.04%
AusBond Bank Bill Index	3.62%	3.69%	3.92%	3.69%	4.19%
T/D Portfolio	4.53%	4.65%	4.78%	4.65%	4.90%
FRT/D Portfolio	4.66%	4.56%	4.54%	4.56%	4.51%
FRN Portfolio	4.80%	4.70%	4.67%	4.70%	4.67%
Bond Portfolio	3.19%	3.12%	2.84%	3.12%	2.57%
Council's Total Portfolio[^]	4.56%	4.61%	4.69%	4.61%	4.73%
Relative (to Bank Bills)	0.93%	0.92%	0.77%	0.92%	0.54%

[^]Council's total portfolio returns excludes Council's cash account holdings and TCorp Managed Funds.

For the month of September, the total portfolio (excluding cash accounts and TCorp LTGF) provided a return of +0.37% (actual) or +4.56% p.a. (annualised), outperforming the benchmark AusBond Bank Bill Index return of +0.29% (actual) or +3.62% p.a. (annualised).

DEBTORS SUMMARY 1 September 2025 to 30 September 2025



DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/08/2025	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/09/2025	% DEBT RATIO
City Lifestyles	112,555	176,045	98,103	190,497	7.53%
City Governance	2,523,740	1,201,214	2,249,336	1,475,618	58.33%
City Futures	0	0	0	0	0.00%
City Services	134,842	442,080	62,438	514,484	20.34%
City Planning	231,731	51,518	45,525	237,724	9.40%
Office of the CEO	105,460	22,550	16,500	111,500	4.41%
	3,108,319	1,893,407	2,471,902	2,529,824	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 September 2025



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
City Positioning and Transformation	6,050	0	5,450	100,000	111,500	0
City Placemaking and Services	587,296	41,578	6,386	69,721	704,981	15,912
City Planning and Corporate	753,654	64,517	65,334	694,871	1,713,342	691,129
	1,347,000	106,095	77,170	864,592	2,529,824	707,041



Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Sep-24
Rate Notices	60,598	201											121
Electronic - DoH	4,452												
Instalment Notices													
Electronic - DoH													
Missed Instalment Notices													
- Pensioners > \$15.00													
Notice to new owner	188	136	144										119
7-day Letters - Council issued													
- Pensioners > \$1000													
7-day Letters - Agent issued													
Statement of Claim	207	31	7										32
Judgments	36	53	14										72
Writs	3	1	1										1
Electronic - eRates & RPAY View	21,890	22,436	22,743										18,496
Pensioner applications	103	56											51
Arrangements	68	73	81										86

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	30/06/2025	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	5,229,387.32	86,694,096.75	1,358,593.28	277,119.77	90,842,010.56	28,842,776.76	61,999,233.80	308,642.48	62,307,876.28
Business	718,407.32	25,564,927.36		23,496.08	26,304,830.76	11,330,017.95	14,974,812.81		14,974,812.81
Farmland	51,861.00	531,306.67	714.29	772.20	583,225.58	177,848.74	405,376.84	185,956.18	591,333.02
Mining	0.00	34,172.34		12.29	34,184.63	34,172.35	12.28		12.28
SR - Loan	1,007.77	0.00		16.92	1,024.69	0.00	1,024.69	0.00	1,024.69
SR - Infrastructure	507,835.11	8,459,734.62		5,778.66	8,973,348.39	3,008,063.57	5,965,294.82	48,413.28	6,013,708.10
Total	\$6,506,498.52	\$121,284,237.74	\$1,359,307.57	\$307,195.92	\$126,738,624.61	\$43,392,863.37	\$83,345,755.24	\$543,011.94	\$83,888,767.18
Garbage	2,114,930.85	42,495,180.53	1,032,955.97	27,999.72	43,605,155.13	13,949,019.42	29,656,135.71		29,656,135.71
Stormwater	92,472.42	1,522,899.34		751.29	1,616,123.05	541,984.15	1,074,158.90		1,074,158.90
Grand Total	\$8,713,901.79	\$165,302,317.61	\$2,392,263.54	\$335,946.93	\$171,959,902.79	\$57,883,852.94	\$114,076,049.85	\$543,011.94	\$114,619,061.79

Total from Rates Financial Transaction Summary	113,877,144.05
Overpayments	-741,917.74
Difference	0.00

8.9 Quarterly Budget Review Statement as at 30 September 2025

Reporting Officer

Executive Manager Corporate Services and Governance
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Outcome - Leadership for our community	5.2 Use public funds efficiently and transparently

Delivery Program

Principal Activity
PA Governance, Risk, and Assurance

Officer's Recommendation

That the adjustments recommended in the Quarterly Budget Review be adopted.

Purpose

To advise Council that the quarterly budget review has been conducted on the original income and expenditure estimates presented in the 2025-26 Operational Plan. The adjustments relating to the review of the original budget allocations are presented for Council's consideration.

History

The current planning and reporting framework for NSW Local Government has a greater focus on financial sustainability. To achieve consistency in reporting between councils, the Office of Local Government introduced a set of minimum requirements and predefined templates to assist councils in meeting their legislative obligations. Collectively, these documents are known as the Quarterly Budget Review Statement (QBRS). The latest QBRS under the reporting framework is attached.

Report

In accordance with Clause 203 of the *Local Government (General) Regulations 2005*, the Responsible Accounting Officer is required to prepare a quarterly budget review of income and expenditure estimates and submit a report to Council. The QBRS must also include an opinion of the Responsible Accounting Officer concerning the financial position of Council. This report provides an overview of the results of the financial review for the quarter ended 30 September 2025.

There are several adjustments to both income and expenditure items across many section budgets. While there were adjustments to forecasts of revenue and costs in some areas, the measures that Council has implemented predicts a balanced budget at year end.

In June 2025, Council adopted a balanced budget for 2025-26. There is no proposed change to the overall budget result in this review.

The recommended movements relating to income and expenditure are summarised in the attachment and details of significant items are listed in the body of this report for Council's consideration.

Adjustments to salaries across the following functions:

- Community Businesses - \$345,000 decrease in forecast budgeted expenditure allocation for casual salaries to fund drowning detection technology at the Billabong Parklands. The original budget estimate was overcautious and following a review of first year of operations, can be reduced without impacting service levels and appropriate resourcing at the Billabong.
- Strategic Asset Management - \$150,000 savings in vacancies. These funds will be utilised to engage a consultant to complete current and future state assessment to support asset management.
- Central Presentation and Preparedness - \$196,900 saving in expenditure due to turnover, however, has been offset to short term labour hire.
- Strategic Design and Enablement - \$196,900 saving in expenditure due to turnover.

The major adjustments to salary budgets are listed above with the total net salary adjustment for this review being approximately a \$767,600 saving. On development of the annual budget preparation process, the organisational salary structure is fully funded. These salary savings have resulted from general staff vacancy and turnover and have been utilised to fund expenditure in other programs, any loss of revenue and short term labour hire.

City Positioning and Transformation - \$331,000 increase in expenditure partially offset by salary savings

Funds have been allocated to undertake analysis on how our city is perceived to enable targeted City Positioning activities to attract investment, as well as a temporary resource to undertake City Positioning activities, and an internal audit resource.

City Standards and Compliance - \$452,000 increase in income offset by additional expenditure of \$96,000

Increases in income are attributable to penalty fine income for development and environmental compliance and on street parking, which is partially offset by an increase in expenditure for infringement notices issued.

Planning and Development - \$110,000 increase in income

Income from development applications, damage inspection fees and linen checking fees have increased in line with current projections.

Campbelltown Sports Ground Stadium - \$55,000 increase in operational expenditure; \$150,000 increase in capital expenditure

Additional funds required for legal costs in relation to review of facility usage contracts as well as increased security costs.

Ticketek have committed \$350,000 towards the replacement of the Stadium turnstiles which Council will contribute \$150,000.

Leisure Centres - \$188,000 increase in income

Income from learn to swim has been increased in line with the current projections.

Community Life - \$18,400 decrease in income; \$460,000 increase in expenditure

Income received from the Chillfest event was less than anticipated. The increase in expenditure includes \$50,000 to develop an Events and Festival Plan, \$50,000 required Council contribution for grant funded program and \$360,000 for drainage upgrades to Campbelltown Showground which is funded by the Campbelltown Local Infrastructure Plan.

Library and Learning Services - increase in expenditure \$180,000

An amount of \$30,000 has been allocated to supplement various library programs following the relocation. An amount of \$30,000 has also been allocated to fund increased electricity charges. The provision of \$120,000 to fund a temporary role to support the delivery of an enhanced framework for child safety.

Strategic Design and Enablement - \$270,000 increase in income and \$2,900,800 increase in expenditure (fully funded by grants, reserves or annual program reprioritisation)

Income relating to road occupancy fees have increased by \$250,000 in line with the current projections.

Funds have been allocated to various projects that are fully funded by grants, reserves or annual program reprioritisation including Metropolitan Greenspace Program Broughton Steet Cycleway funded (50 per cent Grant and 50 per cent Council contribution), Koshigaya Park 40th Anniversary Artwork, play spaces, Stadium fencing and the development of Design Guidelines.

Strategic Asset Management - \$207,000 increase in expenditure; \$500,000 increase in income

An amount of \$207,000 for Koshigaya play space is funded from the Campbelltown Local Infrastructure Plan. The actual allocation of the roads component of Financial Assistance Grant resulted in an additional \$500,000 being received and invested directly into this program.

Central Services - \$1,450,000 increase in expenditure

Funds have been allocated to various projects that are fully funded by asset reserve programs including the replacement of tilt doors at Macquarie Field Swimming Centre, Long Term Infrastructure Plan and review audit, remediation of the splash park at Gordon Fetterplace Aquatic Centre.

Central Presentation and Preparedness - \$400,000 increase in Income and \$150,000 increase in expenditure.

Income relating to effluent disposal fees have increased by \$400,000 in line with current projections, partially offset by increases in contractor and waste disposal charges.

Project Governance - \$150,000 Increase in expenditure (IT reserve funds)

An increase in funding for implementation of a Project Lifecycle Management System.

Property Services - \$170,000 increase to income; \$1,881,000 Increase in expenditure

Rental income will be realised from a short term leasing arrangement of the former HJ Daley library building, which will fully offset any associated building make good costs.

Expenditure totalling \$1.469 million for land encroachment acquisitions at Dumaresq and Queen Streets. There is an additional \$300,000 for due diligence of Edmondson Park Child Care Centre and an amount of \$112,000 for petroleum tank works at 68 Harold Street which are fully funded by the Development Reserve.

Governance and Risk - \$400,000 increase in expenditure

Project funds have been allocated towards the 3 year Work Health and Safety Program – Safety Improvement Plan relating to all of Council's services and activities.

Financial Services - \$700,000 increase in income

The actual allocation of the general purpose component of Financial Assistance Grant resulted in an additional \$700,000 being received.

Corporate Support and Systems - \$452,000 increase in expenditure (partially IT reserve funded)

Increases relate to increases to postage charges and additional allocation for various ICT projects including upgrade to technology in meetings rooms at the Civic Centre, Library and Operations Depot, and refresh of Wi-Fi network Switches.

Customer Experience - \$150,000 increase in expenditure

Provision for the creation of marketing and change campaign and associated assets.

Domestic Waste Reserve - Net transfer from the Reserve \$116,400

The primary adjustments relate to expenditure across Council's Waste and Recycling Management function. Funds have been allocated towards the waste audit of Council Facilities, community education and events as well as the rebranding of waste vehicles.

Campbelltown Billabong Parklands

In 2020-21 Council resolved to allocate the Billabong Parklands an additional \$13 million from unrestricted reserves with a commitment to repayment from savings achieved throughout the year over a 5 year period, circa \$2.6 million per annum. In this quarterly review an amount of \$500,000 has been allocated to the 2025-26 scheduled repayment. Council is on track to repay this allocation as expected with the revised balance now sitting at \$1.6m.

Summary

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. The liquidity ratio is at a satisfactory level and as such, a balanced budget continues to be projected for the 2025-26 financial year.

As per the Responsible Accounting Officer's statement, the 2025-26 results continue to support Council's sound financial position in the short to medium term. During 2025-26, Council will further refine its financial strategy in line with the revision of the 10 year Long Term Financial Plan required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

Attachments

8.9.1 Quarterly Business Review Statement as at 30 September 2025 (contained within this report) [↓](#)

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/07/25 to 30/09/25

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021:

30 September 2025

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 30/09/2025 indicates that Council's projected financial position at 30/6/2026 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: signature removed
Corinne Mears
Responsible Accounting Officer

QBRS FINANCIAL OVERVIEW Campbelltown City Council Budget review for the quarter ended 30/09/25													
DESCRIPTION	Previous Year		Current Year		Approved Changes		Approved Changes		Revised Budget	Recommended changes for council resolution	Projected Year End (P/E)	VARIANCE	ACTUAL YTD
	Actual	Budget	Review	Review	Review	Review							
Operating Result before grants and contributions provided for capital purposes	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	-4,787	-13,770	0	0	0	0	0	0	-13,770	627	-13,143	627	132,897
	102,377	92,646	0	0	0	0	0	0	92,646	1,567	94,213	1,567	133,967
	0	0	0	0	0	0	0	0	0	0	0	0	0
	133,770	133,770	0	0	0	0	0	0	133,770	-1,486	132,284	-1,486	136,224
	118,657	118,657	0	0	0	0	0	0	118,657	-4,747	113,911	-4,747	113,559
Liquidity	-657	-657	0	0	0	0	0	0	-657	6,233	5,576	6,233	14,167
	251,771	251,771	0	0	0	0	0	0	251,771	0	251,771	0	263,950
	96,151	87,225	0	0	0	0	0	0	87,225	6,800	94,025	6,800	12,928
Capital	96,151	87,225	0	0	0	0	0	0	87,225	6,800	94,025	6,800	12,928
	0	0	0	0	0	0	0	0	0	0	-0	-0	-0
Developer Contribution	56,432	1,941	511	0	0	0	0	0	58,884	0	0	0	0
	Cumulative balance of internal borrowings (to)/from												

Opening Balance As at 1 July 2025 \$000's	Total Cash Contributions Received As at this Q \$000's	Total Interest Earned As at this Q \$000's	Total Internal Reserves (to)/from As at this Q \$000's	Total Internal Reserves (to)/from As at this Q \$000's	Held as Restricted Asset As at this Q \$000's	Cumulative balance of internal Borrowings (to)/from As at this Q \$000's
56,432	1,941	511	0	0	58,884	0

Income and Expenses Budget Review Statement										
Campbelltown City Council										
Budget review for the quarter ended 30/09/2025										
Consolidated Fund										
Description	Previous Year Actual 2024/25 \$000's	Current Year Original Budget 2025/26 \$000's	Approved Changes Review Q 1 \$000's	Approved Changes Review Q 2 \$000's	Approved Changes Review Q 3 \$000's	Revised Budget \$000's	Recommended changes for council resolution \$000's	Projected Year End (P/E) Result 2025/26 \$000's	VARIANCE ORIGINAL budget v P/E 2025/26 \$000's	ACTUAL YTD 2025/26 \$000's
INCOME										
Rates and Annual Charges	155,396	161,988				161,988	-1	161,987	-1	162,454
User Charges and Fees	18,049	21,739				21,739	1,112	22,851	1,112	5,207
Other Revenue	10,568	8,608				8,608	399	9,007	399	2,402
Grants and Contributions - Operating	30,952	29,842				29,842	1,143	30,984	1,143	5,946
Grants and Contributions - Capital	67,874	66,752				66,752	940	67,692	940	1,071
Interest and Investment Income	13,237	9,921				9,921	0	9,921	0	230
Other Income	10,676	11,416				11,416	163	11,580	163	3,353
Net gain from disposal of assets	0	0				0	0	0	0	0
Total Income from continuing operations	306,752	310,266	0	0	0	310,266	3,758	314,023	3,758	180,663
EXPENSES										
Employee benefits and on-costs	101,283	110,381				110,381	-768	109,613	-768	24,797
Materials & Services	86,245	94,075				94,075	1,329	95,405	1,329	19,424
Borrowing Costs	280	0				0	0	0	0	0
Other Expenses	13,817	13,164				13,164	1,629	14,793	1,629	2,475
Net Loss from Disposal of Assets	2,748	0				0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	204,374	217,620	0	0	0	217,620	2,191	219,811	2,191	46,696
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	102,377	92,646	0	0	0	92,646	1,567	94,213	1,567	133,967
Depreciation, amortisation and impairment of non financial assets	39,290	39,664				39,664	0	39,664	0	0
Operating result from continuing Operations	63,087	52,982	0	0	0	52,982	1,567	54,549	1,567	133,967
Net Operating Result before grants and contributions provided for capital purposes	-4,787	-13,770	0	0	0	-13,770	627	-13,144	627	132,897

Capital Budget Review Statement Campbelltown City Council										
Budget review for the quarter ended 30/09/2025										
Description	Previous Year Actual 2024/25 \$000's	Current Year Original Budget 2025/26 \$000's	Approved Changes Review Q 1 \$000's	Approved Changes Review Q 2 \$000's	Approved Changes Review Q 3 \$000's	Revised Budget \$000's	Recommended changes for council resolution \$000's	Projected Year End (PFE) Result 2025/26 \$000's	VARIANCE ORIGINAL budget v PFE 2025/26 \$000's	ACTUAL YTD 2025/26 \$000's
CAPITAL FUNDING										
Rates & other unutilised funding	19,053	8,722				8,722	3,090	11,813	3,090	10,658
Capital Grants & Contributions	67,874	66,752				66,752	940	67,692	940	1,736
Reserves - External Restrictions	-67	0				0	0	0	0	0
Reserves - Internally Allocated	7,426	4,943				4,943	3,769	8,712	3,769	0
New Loans	0	0				0	0	0	0	0
Proceeds from sale of assets	1,865	6,808				6,808	-1,000	5,808	-1,000	533
Other	0	0				0	0	0	0	0
Total Capital Funding	96,151	87,225	0	0	0	87,225	6,800	94,025	6,800	12,928
CAPITAL EXPENDITURE										
WIP	0	0				0	0	0	0	0
New Assets	19,477	0				0	1,582	1,582	1,582	2,574
Asset Renewal	75,653	87,225				87,225	5,218	92,443	5,218	10,354
Other	1,021	0				0	0	0	0	0
Total Capital Expenditure	96,151	87,225	0	0	0	87,225	6,800	94,025	6,800	12,928
Net Capital Funding - Surplus/(Deficit)	0	0	0	0	0	0	0	0	0	0

Cash and Investments Budget Review Statement										
Campbelltown City Council										
Budget review for the quarter ended 30/09/2025										
Description	Previous Year Actual 2024/25 \$000's	Current Year Original Budget 2025/26 \$000's	Approved Changes Review Q 1 \$000's	Approved Changes Review Q 2 \$000's	Approved Changes Review Q 3 \$000's	Revised Budget \$000's	Recommended changes for council resolution Q1 \$000's	Projected Year End (FYE) Result 2025/26 \$000's	VARIANCE ORIGINAL budget v PYE 2025/26 \$000's	ACTUAL YTD 2025/26 \$000's
Total Cash, Cash Equivalents & Investments	251,771	251,771				251,771	0	251,771	0	263,950
EXTERNALLY RESTRICTED										
Water Fund						0		0	0	
Sewer Fund						0		0	0	
Developer contributions - General	56,432	56,432				56,432	-1,507	54,924	-1,507	58,885
Developer contributions - Water						0		0	0	
Developer contributions - Sewer						0		0	0	
Transport for NSW Contributions						0		0	0	
Domestic waste management	27,387	27,387				27,387	-19	27,368	-19	27,387
Stormwater management	1,491	1,491				1,491		1,491	0	1,491
Other	48,461	48,461				48,461	40	48,501	40	48,461
Total Externally Restricted	133,770	133,770	0	0	0	133,770	-1,486	132,284	-1,486	136,224
Cash, cash equivalents & investments not subject to external restrictions	118,001	118,001	0	0	0	118,001	1,486	119,487	1,486	127,726
INTERNAL ALLOCATIONS										
Employee entitlements	9,859	9,859				9,859		9,859	0	9,859
Infrastructure Replacement Fund	38,017	38,017				38,017	500	38,517	500	38,128
Committed Works	24,417	24,417				24,417	-3,226	21,191	-3,226	24,417
Replacement of Plant and Vehicles	10,119	10,119				10,119		10,119	0	10,124
Property Development	9,575	9,575				9,575	-1,340	8,235	-1,340	9,575
Asset Replacement	5,883	5,883				5,883	-714	5,169	-714	8,324
Other	20,787	20,787				20,787	33	20,819	33	13,130
Total Internally Allocated	118,657	118,657	0	0	0	118,657	-4,747	113,911	-4,747	113,559
Unallocated	-657	-657	0	0	0	-657	6,233	5,576	6,233	14,167

Developer Contributions Summary Campbelltown City Council 30/09/2025																			
Purpose	Opening Balance As at 1 July 2025 \$000's	Developer Contributions Received										Budget review for the quarter ended							
		Cash	Cash	Cash	Non-Cash Land	Non-Cash Land	Non-Cash Land	Non-Cash Other	Non-Cash Other	Non-Cash Other	Non-Cash Other	Interest Earned	Interest Earned	Interest Earned	Amounts Expended	Amounts Expended	Amounts Expended	Internal Borrowings (\$000's)	Internal Borrowings (\$000's)
		Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q2 \$000's
Drainage																			
Roads																			
Traffic facilities																			
Parking																			
Open space																			
Community facilities	53,837	1,941																	
Other																			
Total 97.11 Under plans	53,837	1,941	0	0	0	0	0	0	0	0	0	488	0	0	0	0	0	56,266	0
97.11 Not under plans																			
97.12 Leases																			
97.4 Planning agreements																			
97.4 Contributions																			
97.4 Other	2,595	0																	
Total Developer Contributions	56,432	1,941	0	0	0	0	0	0	0	0	0	511	0	0	0	0	0	56,266	0

8.10 Reports and Letters Requested

Reporting Officer

Manager Governance and Risk
City Planning and Corporate Services

Community Strategic Plan

Objective		Strategy	
5	Outcome - Leadership for our community	5.3	Support an engaged and informed community

Delivery Program

Principal Activity	
PA	Project Delivery and Governance

Officer's Recommendation

That the comments and updates to the reports and letters requested be noted.

Purpose

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 4 November 2025.

Attachments

8.10.1 Reports Requested Register (contained within this report) [↓](#)

8.10.2 Letters Requested Register (contained within this report) [↓](#)

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
14.10.25 Morrison	NM 11.1 - Menangle Bridge Area, Park and Beach Precinct – Update on Planned Upgrades That Council: 1. Provide a report to Councillors outlining the current plans for the Menangle Bridge area, including the adjoining parkland and beach precinct. 2. That the report detail: a) The scope of works already planned or approved. b) Projected timelines for delivery. c) Any confirmed funding sources or grant applications. d) Opportunities for community consultation and input.	Feasibility investigations will commence shortly.	March 2026
14.10.25 Cotter	NM 11.2 - Campbelltown Day That Council: 1. Request a report from Council officers into the feasibility of establishing an annual 'Campbelltown Day', including: • Recommended timing of the celebration in the civic calendar. • Potential themes, activities, and cultural elements. • Opportunities for collaboration with schools, community groups, and local businesses. • Possible venues and formats (e.g. Koshigaya Park, Campbelltown Arts Centre precinct, historic cattle tanks in Hurley Park or across multiple suburbs). • Cost implications and funding options (including Council budget, grants, and sponsorship).	Feasibility investigations will commence shortly.	May 2026

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
14.10.25 Cotter	NM 11.3 - Mowing Services That Council be provided with a report on mowing services across the 18.37 million metres squared of community / operational land and the 2.8 million metres squared of land under care control and management, including: 1. Community Engagement and Awareness: •Details of community awareness initiatives undertaken regarding mowing service frequencies. •Outcomes and insights from the implementation of the "Mow Time" community portal. 2. Opportunities for Improvement: •Recommendations to enhance public understanding of mowing services. •Strategies to better manage community expectations through improved communication and transparency.	Investigations will commence shortly	March 2026
14.10.25 Rivera	NM 11.5 - Strategic Enhancement of Bushcare and Environmental Signage Across Campbelltown That Council is provided a report on: 1. The strategic feasibility assessment to explore opportunities for expanding community led Bushcare initiatives across the City, with Mandurama Reserve in Ambarvale considered as a potential location for a regular monthly Bushcare event. 2. The LGA wide approach to environmental signage in natural reserves and waterway-adjacent areas, including but not limited to Mandurama Reserve, to discourage harmful activities such as fishing in sensitive habitats and feeding wildlife, with appropriate signage installed where necessary.	Feasibility investigations will commence shortly.	March 2026

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
14.10.25 Rahman	NM 11.6 - Macquarie Road Pedestrian Crossing That Council provide a report on the feasibility and cost of installing a pedestrian crossing on Macquarie Road, Macquarie Fields, opposite the power station to ensure pedestrians can cross safely to access the leisure centre and/or Macquarie Fields Public School.	Feasibility investigations will commence shortly.	February 2026
14.10.25 Rahman	NM 11.7 - Accessible Drinking Water That Council: 1. Provide a report on the feasibility, cost and timeline of installing accessible drinking water taps and/or fountains at key public facilities across the Local Government Area, including but not limited to play spaces, sports playing fields, parks and reserves. 2. Consider prioritising high-use and high-traffic areas as part of a staged implementation plan. 3. Promote the installation of drinking water taps as part of Council's broader commitment to community health, active lifestyles and equitable access to essential amenities.	Feasibility investigations will commence shortly.	March 2026
14.10.25 Chowdhury	NM 11.8 - Graffiti That Council: 1. Provide a report on the extent of graffiti instances across the LGA over the 2021-2024 period that impacted Council property, including parks and infrastructure, including how those instances became known to Council: a. Initiate community awareness campaigns to discourage graffiti vandalism. b. Identify the possibility to encourage responsible artistic expression through designated mural spaces including but not limited to traffic control boxes/ electricity boxes. c. That the report include a risk assessment of the proposed initiatives.	Review has commenced.	June 2026

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
12.08.25 McEwan	CO 7.1 - NSW Government commitment to improving Koala safety along Appin Road 2. That the council monitor koala and wildlife strikes on Appin Rd during the 2025 spring breeding season and provide a brief report summarising date, time, location of strike and identifying any shortcomings of the existing wildlife safety measures that may have allowed for incident to occur.	Koala breeding season is from Sept-Feb, once breeding season is over Council Officers will collate data and prepare a report.	June 2026
12.08.25 Chowdhury	NM 11.2 - Playground Upgrades 1. That Council undertakes a feasibility study to consider options to replace wood chip with Sofffall rubber in all kids play equipment areas to improve safety for children, accompanied by appropriate landscaping. 2. That the new feasibility study be reported back to Council.	Investigations to commence shortly.	March 2026
12.08.25 Oates	NM 11.4 - Shirley Connolly OAM 1. That Council provide a report on the feasibility of naming the netball complex at Coronation Park, Minto "Shirley Connolly OAM Netball Complex". 2. The report to include potential suitable signage or a plaque in recognition of Shirley Connolly's lifetime contribution to the netball community in Campbelltown and the wider region.	Feasibility investigations have commenced.	December 2025
12.08.25 Hunt	NM 11.5 - WWII Honour Roll That Council report on where the WWII Honour Roll Board that lists all Campbelltown soldiers can be prominently publicly displayed within the Campbelltown LGA.	Currently being investigated	December 2025

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
12.08.25 Lound	NM 11.6 - Fishers Ghost Festival Review 1. That Council establish a Fishers Ghost Festival Advisory Committee with the Mayor, Deputy Mayor and other interested Councillors and community members. 2. That Council Officers, in coordination with the Committee, draft Terms of Reference for the Fisher Ghost Festival Advisory Committee and sub-committees and report back to Council for adoption. 3. That Council conducts a review of the entire Fishers Ghost Festival in its current form through the Fishers Ghost Festival Advisory Committee and sub committees including scope of works in the points below, with a view to enhancing the Fishers Ghost Festival in 2026. 4. That a major renewal of Fishers Ghost Festival 2026 events and activities be examined with particular focus on exploring an expanded schedule of events and activities, including but not limited to events and activities themed around Fred Fishers Ghost, incorporating the colonial history and heritage, supernatural, ghostly and wizardry elements as well as an increase in family friendly, multicultural community activities and experiences for all ages. 5. That a full listing of all the current events of the Fishers Ghost Festival be presented to the committee by the appropriate Council staff including costs, community benefit and participation. 6. That a full listing of past events of the Fisher Ghosts festival since its inception be presented to the committees by the appropriate Council staff. 7. That the Committee provide a report back to Council including a proposed list of events, funding options and opportunities and Community benefits.	The draft terms of reference is listed on the November 2025 agenda as Item 8.12	December 2026

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
12.08.25 Khalil	NM 11.8 Council - Funded Events and Celebrations 1. That Council provide a report on all events and celebrations it has organised, supported, or funded in the past three years. The report should include: •The name and purpose of each event •The year each event started •Total cost of each event •Where the funding came from, including any sponsorships or external support •How much Council contributed financially 2. The report should be presented to the Council.	Officers are reviewing the report requirements and scope of works.	April 2026
12.08.25 Khalil	NM 11.7 - Parks, Halls, Recreation Centres and Sports Fields 1. That Council prepare a report on the condition and development of all parks, community halls, recreation centres, and sports fields in our local area. The report should include: •The current state of each facility. •Any ongoing upgrades or developments. •Opportunities for improvements. •Possible funding options such as grants or partnerships. 2. The report should be presented to the Council.	Officers are reviewing the report requirements and scope of works.	April 2026
13.07.25 Wisniewska	ORD 8.9 - Resubmitted Item - Operation of Farrow Road car park 3. That at the conclusion of the trial period that a report be provided to Council detailing the operational cost of the car park.	Investigations have commenced.	September 2026

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
10.06.25 Khalil	NM 11.3 - Queen Street Parking That a report be provided to Council on the access and parking arrangements in the Campbelltown City Centre, with consideration of: 1. Reviewing previous and existing on-street and off-street car parking facilities and possible restoring capacity. 2. Analysing the current occupancy and utilisation levels of available parking. 3. Considering community and local business feedback regarding parking and accessibility needs. 4. Acknowledging that Outcome 4.3 of the Community Strategic Plan is to "Provide vibrant town centres", and reducing/managing the disruptive car presence within the city centre would likely increase community satisfaction and visitation	Investigations continuing further studies required.	March 2026
13.8.24 Cotter	NM 11.1 Fisher Ghost Parade 1. That Council investigate and report on the return of the Fishers Ghost Parade to Queen St Campbelltown.	Investigations continuing.	February 2026
14.9.21 Oates	NM 11.2 - Creative Arts Fund 1. That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection. 2. That the report also include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council including the cost associated with these initiatives.	Review underway	March 2026

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
13.10.20 Lake	NM 11.1 - Charging for parking within the Campbelltown Local Government Area That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.	Review continues	April 2026
City Positioning and Transformation			
12.08.25 Chowdhury	NM 11.3 - New Entertainment Centre 1. That Council undertakes a feasibility study to explore the development of a new enclosed entertainment centre in the LGA, incorporating the following key features: a. up to 3000 seat main auditorium with a stage. b. A carpark facility that sufficiently meets expected demand. c. A visually striking landmark design that draws inspiration from local themes and culture. d. A state-of-the-art audiovisual system to facilitate common use cases while also providing internal structural elements that allow for bespoke performance concepts and designs. 2. That the feasibility study be reported back to Council.	Costing and resourcing implications of the feasibility study are currently being determined, which may require further Council resolution.	December 2025

Reports requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Planning and Corporate Services			
14.10.25 Rivera	NM 11.4 - Open Community Forum 1. That Council requests a report be provided on options for Council to conduct a quarterly forum to promote open discussion with the community and all Councillors. The report should include scheduling and venue options and resourcing requirements.	Report currently being prepared.	December 2025
12.08.25 McEwan	NM 11.1 - Dark Skies Campbelltown Report & Light Pollution LGNSW Motion That the council: 1. Provides a report on: a. Current light pollution levels in Campbelltown LGA and how it affects both flora and fauna in the surrounding bushland areas. b. Projected future impact of increasing light pollution due to new developments and growing local population. c. What steps the council can take to minimise light pollution emitted by public assets while ensuring that public safety and security at night remain a priority. d. The economic benefits to council of reducing light pollution.	a report to be presented to Council at the November 2025 meeting as Item 8.5 on the agenda.	November 2025
08.07.25 Hunt	ORD 8.1 - Resubmitted item - Planning Proposal Review of Campbelltown Local Environmental Plan 2015 and draft Development Control Plan 4. That a report on the outcome of public exhibition be provided to Council for its consideration.	Proposal is waiting for Gateway Determination	February 2026

Letters requested effective 4 November 2025

Date of Decision Mover	Action Item	Comments / updates
City Placemaking and Services		
14.10.25 Rivera	CO 7.2 - Appin Road Fauna Underpasses 2. That the Council write to The Honourable Penny Sharpe, Minister for the Environment and The Honourable Jenny Aitchison, Minister for Roads, requesting the urgent continuation of the recently erected koala/fauna fencing along Appin Road North adjacent to the Gilead development, for its entire length through to the Appin township, and provide advice on the expected completion date of the installation of the required wildlife fencing and wildlife (driveway) grids through to Appin.	Letters dated 24.10.2025, included in the November business paper, sent to: The Hon Jenny Aitchison MP, Minister for Transport and Roads The Hon Penny Sharpe MLC, NSW Minister for the Environment
09.09.2025 Rivera	NM 11.1 - Koala Underpasses on Appin Road 3. That Council write to all key parties involved in the delivery of the koala road underpass, strongly urging them to resolve the matter that is delaying the delivery as a matter of urgency. 4. That Council write to the Member for Campbelltown, Mr Greg Warren MP, requesting his assistance and support in speeding up the delivery of the subject underpass.	Letters dated 07.10.2025 sent to: Mr Greg Warren MP, Member for Campbelltown Ms Ranisha Clarke, Managing Director, Lendlease Ms Sophie Ale, General Manager, Stockland Response received from Ms Sophie Ale, General Manager, Stockland, dated 14.10.2025, included in the November business paper.
10.06.25 McEwan	NM 11.1 - Western Sydney International Airport Southwest Rail Corridor - Federal Call to Action That Council write to the Hon Anthony Albanese MP, Prime Minister of Australia, the Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, and Dr Mike Freelander MP, Member for Macarthur for their pledge of \$1 billion to secure a rail corridor to connect the Macarthur region with Western Sydney International Airport and urging them to immediately start this process as the timely delivery of a rail line between Campbelltown and Western Sydney International Airport is essential to ensuring vital connectivity to the new airport for the Macarthur region.	Letter dated 17.06.2025 sent to: The Hon Anthony Albanese MP, Prime Minister of Australia The Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government Dr Mike Freelander MP, Member for Macarthur Response letter received from The Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, dated 29.10.2025

8.11 Code of Conduct Annual Statistics

Reporting Officer

Manager Governance and Risk
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Outcome - Leadership for our community	5.3 Support an engaged and informed community

Delivery Program

Principal Activity
PA Governance, Risk, and Assurance

Officer's Recommendation

That Council receive and note the Statistical Report on Code of Conduct Complaints relating to Councillors and the Chief Executive Officer for the period 1 September 2024 to 31 August 2025.

Purpose

The report provides the Complaint Coordinator's statistical report on Code of Conduct complaints relating to Councillors and the Chief Executive Officer for the 1 September 2024 - 31 August 2025 period.

Report

The Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW (the Procedures) require that Council's Complaints Coordinator must report annually to the Council and to the Office of Local Government (OLG) on a range of complaint statistics within 3 months of the end of each September. The prescribed annual reporting period is from 1 September to 31 August each year.

a) the total number of code of conduct complaints made about councillors and the chief executive officer) under the code of conduct in the year to September (the reporting period)	Nil
b) the number of code of conduct complaints referred to a conduct reviewer during the reporting period	Nil
c) the number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment	Nil

stage during the reporting period and the outcome of those complaints	
the number of code of conduct complaints investigated by a conduct reviewer during the reporting period	Nil
e) without identifying particular matters, the outcome of investigations completed under these procedures during the reporting period	N/A
f) the number of matters reviewed by the Office during the reporting period and, without identifying particular matters, the outcome of the reviews	Nil
g) the total cost of dealing with code of conduct complaints made about councillors and the chief executive officer during the reporting period, including staff costs.	\$0

Attachments

Nil

8.12 Campbelltown Fisher's Ghost Festival Advisory Committee

Reporting Officer

Manager Governance and Risk
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
4 Outcome - A Strong Local Economy	4.1 Foster economic growth and prosperity

Delivery Program

Principal Activity
PA Events and Festivals

Officer's Recommendation

That:

1. The Campbelltown Fisher's Ghost Festival Advisory Committee Terms of Reference be adopted.
2. Council nominates the five Councillor members of the Campbelltown Fisher's Ghost Festival Advisory Committee.

Purpose

To seek Council's adoption of the draft Terms of Reference (refer to attachment 1) for the Campbelltown Fisher's Ghost Festival Advisory Committee.

History

The establishment of the Campbelltown Fisher's Ghost Festival Advisory Committee (the Committee) was resolved by the Council at its meeting on 12 August 2025 as follows:

1. That Council establish a Fisher's Ghost Festival Advisory Committee with the Mayor, Deputy Mayor and other interested Councillors and community members.
2. That Council Officers, in coordination with the Committee, draft Terms of Reference for the Fisher's Ghost Festival Advisory Committee and sub-committees and report back to Council for adoption.

3. That Council conducts a review of the entire Fisher's Ghost Festival in its current form through the Fisher's Ghost Festival Advisory Committee and sub committees including scope of works in the points below, with a view to enhancing the Fisher's Ghost Festival in 2026.
4. That a major renewal of Fisher's Ghost Festival 2026 events and activities be examined with particular focus on exploring an expanded schedule of events and activities, including but not limited to events and activities themed around Fred Fisher's Ghost, incorporating the colonial history and heritage, supernatural, ghostly and wizardry elements as well as an increase in family friendly, multicultural community activities and experiences for all ages.
5. That a full listing of all the current events of the Fisher's Ghost Festival be presented to the committee by the appropriate Council staff including costs, community benefit and participation.
6. That a full listing of past events of the Fisher's Ghosts festival since its inception be presented to the committees by the appropriate Council staff.
7. That the Committee provide a report back to Council including a proposed list of events, funding options and opportunities and Community benefits.

Report

The proposed Campbelltown Fisher's Ghost Festival Advisory Committee will function as an advisory committee of the Campbelltown City Council, in alignment with Council's Community Engagement Framework.

The role of the Committee is to:

- **Review the current Fisher's Ghost Festival (FGF)** program with a view to enhancing and evolving the festival for 2026 with a community led engagement and contribution, within the existing Council event budget for the festival.
- **Explore and recommend options for an expanded community led participation that complements the existing Council FGF event** that delivers strong community and economic benefits. This includes but is not limited to events themed around Fred Fisher's Ghost, colonial history and heritage, supernatural and ghostly storytelling, wizardry, and an increase in family-friendly, multicultural experiences that engage residents of all ages.
- **Assess current and past festival events** in terms of cost, community participation, cultural value, and economic impact, to inform future planning and investment.
- **Provide a forum for Council to engage with community representatives**, gather feedback, and promote community aspirations for the festival. The Committee will help ensure that creativity, history, and culture are valued, celebrated, and reflected in the festival's programming.
- **Support and facilitate community-led actions and partnerships** that complement the FGF, including collaborations with local businesses, cultural organisations, and

grassroots groups. These partnerships will help diversify the festival offering and increase local ownership and pride.

The Terms of Reference are drafted to:

1. Articulate the role and remit of the Advisory Committee.
2. Provide operational guidelines for how the committee intersects with the elected body of Council and Council Officers, as well as direction about membership, meeting commitments and administration.

Attachments

- 8.12.1 Draft Terms of Reference - Campbelltown Fisher's Ghost Festival Advisory Committee (contained within this report) [↓](#)

	
Campbelltown Fisher's Ghost Festival Advisory Committee Terms of Reference	

1. Name

Campbelltown Fisher's Ghost Festival Advisory Committee.

2. Interpretation

For the purposes of these Terms of reference:

"Member" means member of the Committee.

"Council" means the Council of the City of Campbelltown.

"Committee" means the Campbelltown Fisher's Ghost Festival Advisory Committee.

3. Scope

Advisory Committees provide advice, input and recommendations to support Council's decision-making and actions in alignment with Council's Community Engagement Framework. Advisory committees do not have delegation or decision-making powers.

4. Purpose Statement

The purpose of the Campbelltown Fisher's Ghost Festival Advisory Committee is to provide community, cultural and economic insights and feedback to inform Council's strategic direction to grow the Fisher's Ghost Festival into a regionally significant event. The Committee serves in an advisory capacity to the Council.

5. Role of the Committee

The Fisher's Ghost Festival Advisory Committee is an advisory body to Campbelltown City Council. The role of the Committee is to:

- **Review the current Fisher's Ghost Festival (FGF)** program with a view to enhancing and evolving the festival for 2026 with a community led engagement and contribution, within the existing Council event budget for the festival.
- **Explore and recommend options for an expanded community led participation that complements the existing Council FGF event** that delivers strong community and economic benefits. This includes but is not limited to events themed around Fred Fisher's Ghost, colonial history and heritage, supernatural and ghostly storytelling, wizardry, and an increase in family-friendly, multicultural experiences that engage residents of all ages.
- **Assess current and past festival events** in terms of cost, community participation, cultural value, and economic impact, to inform future planning and investment.
- **Provide a forum for Council to engage with community representatives**, gather feedback, and promote community aspirations for the festival. The Committee will help ensure that creativity, history, and culture are valued, celebrated, and reflected in the festival's programming.

- **Support and facilitate community-led actions and partnerships** that complement the FGF, including collaborations with local businesses, cultural organisations, and grassroots groups. These partnerships will help diversify the festival offering and increase local ownership and pride.

As part of all deliberations and decision-making processes, the Committee will actively consider the unique characteristics, needs, and priorities of communities within the Campbelltown Local Government Area (LGA).

6. Membership

Membership of the Campbelltown Fisher's Ghost Festival Advisory Committee will consist of:

- Up to 5 Councillor members
- Up to 5 community members or representatives from local community/ businesses/ organisations.
- 2 Council staff.

Councillor appointments are by Council resolution. Council subject matter expert staff may be invited to advise the committee.

All community representative nominations for appointment to the Committee are to be formally submitted in writing to Council, through an Expressions of Interest Process (EOI). Nominees must complete an Expression of Interest and formally declare in writing to Council any potential conflicts of interest directly relating to the role and purpose of the Committee.

All nominations will be assessed and appointed by an internal panel of Council staff and the Mayor.

The Committee may establish informal sub working groups, that may operate within the scope of the Committee and report back to the Advisory Committee.

7. Selection Criteria

The Advisory Committee will seek expressions of interest from eligible community representatives. Members must live, work, study, or have connections to the Campbelltown Local Government Area (LGA) and meet at least one of the following criteria:

- Be an individual or representative from a Campbelltown community organisation with demonstrated knowledge and experience in the planning and delivery of community events and activities, marketing and/or tourism
- Represent young people
- Represent first nations people
- Represent diverse communities
- Long-term resident

8. Meeting Attendance

- Committee Members are expected to attend all committee meetings where possible. If a member is unable to attend, an apology is to be provided to the meeting convenor prior to the meeting
- A member who fails to attend three (3) consecutive meetings without submitting a satisfactory explanation will forfeit their place on the Committee

- Where a Councillor cannot attend a meeting of the Committee, another Councillor delegated by the Councillor may act as a Member of the Committee for that meeting
- All other Councillors are able to attend Committee meetings.

9. Times and Places for Meetings

- The Committee will meet monthly commencing in December 2025 (excluding the Council recess period in January).
- An extraordinary meeting may be called where circumstances warrant.
- Meetings will normally be held at either the Council Civic Centre at 91 Queen Street, Campbelltown, or at another accessible venue.
- Subject to the Chairperson's discretion and technical capabilities, meetings may be held via Audio/Visual link or a combination of in person and Audio/Visual link.
- Meeting dates will be determined by the Committee at their first meeting but may be altered at the discretion of the Chairperson in consultation with the Mayor and with sufficient notice to the Committee.

10. Notification of Vacancies

The Committee is to notify the Council promptly of any vacancy occurring in its membership that affects the capacity of the Committee to function. Any Committee vacancies will be filled in accordance with the process at point 6. The Committee may determine not to fill vacancies.

11. Chairperson

The Mayor will be the Chairperson. In the absence of the Mayor, an alternative Chairperson may be nominated by the Committee.

12. Quorum

The quorum for a meeting of the Committee will be 3 Councillors and 3 community members. If a quorum is not present within fifteen minutes after the appointed started time, the meeting will be adjourned to a time fixed by the Chairperson. Where there is no quorum, the members present can hold an informal meeting to discuss matters. However, any recommendations made by the Committee are not recognised until a meeting, where a quorum is present, has considered and ratified them.

In the event that 3 consecutive committee meetings do not proceed due to a lack of quorum, a report will be included in the agenda for the next Ordinary Council meeting seeking Council's determination as to the continuation of the Committee.

13. Conflict of Interest & Pecuniary Interest

Committee members must tell the Committee convenor of any conflicts of interest or pecuniary interest at the start of each meeting, or before discussion of a relevant agenda item or topic

Details of any conflicts of interest or pecuniary interest will be included in the meeting minutes. If members or those invited to Committee meetings find they do have a real or perceived conflict of interest or pecuniary interest they are not allowed to be a part of Committee discussions on the issue.

14. Administration of the Committee

The Committee will be convened by a Council officer.

Other Council staff will attend meetings and provide advice to the Committee as required. Council staff will provide the following administrative support to the FGF Advisory Committee, as required:

- All correspondence to members of the Committee
- Notification of times of meetings, meeting agenda and meeting venue
- Preparation and distribution of minutes
- Background reports and other information as required
- Reports to Council.

Sub-groups determined by the committee will be informal and not supported by Council staff.

15. Meeting Notifications, Agenda and Minutes

Council will notify members of the time and place of each meeting at least 3 days in advance, together with a copy of the agenda and any reports. Minutes will be sent out after each meeting. A report on the Committee's minutes and any other relevant information considered at the prior meeting will be reported to the next Ordinary Meeting of Council.

16. Expenses of Committee Members

Committee members will not be eligible for payment or remuneration.

17. Insurance

Committee members are covered by Council's public liability and professional indemnity insurance.

18. Media Contact

Committee members may not speak to the media on behalf of the Committee or Council on matters relating to the festival's planning, programming or delivery. All public communications must be managed by Council's Communications Team.

19. Induction

Advisory Committees operate under Council's governance framework, including the Code of Conduct. New members will receive relevant information and briefings on their appointment to assist them to meet their Committee responsibilities.

20. Review of Terms of Reference

The Terms of Reference for the Committee will be adopted by the Council. Any proposed changes other than those of a minor/administrative nature to the Terms of Reference will be required to be reported to Council and adopted by way of resolution at a Council meeting.

21. Dissolution

The Committee will be dissolved at the conclusion of the 2026 Fisher's Ghost Festival.

8.13 Town Hall Theatre Hire Rates and Community Usage

Reporting Officer

Executive Manager City Culture
City Placemaking and Services

Community Strategic Plan

Objective	Strategy
1 Outcome - An Inclusive and Supportive Community	1.1 Foster a cohesive and safe community

Delivery Program

Principal Activity
PA Community Support

Officer's Recommendation

1. That Council endorse a 50 per cent reduction on the 2025/2026 financial year community hire rates for the Town Hall Theatre for locally based, not-for-profit arts and cultural groups and organisations within the Macarthur region that are registered and unfunded.
2. That subject to Recommendation 1, Council endorse the exhibition of the Town Hall Theatre rate reduction for 28 days for the financial year 2025/2026, in accordance with Section 610F of the Local Government Act 1993. Should no negative public submissions be received by the conclusion of the exhibition period, the proposed rate reduction be considered adopted as at that date.
3. If any negative public submissions are received during the exhibition period, a further report on the outcome of the exhibition be presented to Council for its consideration.
4. That Council endorse the use of the Town Hall Theatre during Council nominated "off-peak" available times to unfunded, volunteer run, locally based not-for-profit registered arts and cultural organisations. Venue hire fees will be waived for selected applicants by the Expression of Interest (EOI) process, whose activities align with Campbelltown City Council's priorities as outlined in *Creative Campbelltown 2024-2030: Cultural Strategy*.

Purpose

This report seeks Council's endorsement to introduce/amend its adopted Town Hall Theatre fees and charges for not-for-profit organisations to ensure the venue is accessible and affordable through the provision of reduced hire rates.

History

Council's transition to a direct management model for the Town Hall Theatre marks a pivotal moment in our commitment to community led placemaking and inclusive cultural development. Historically, community access to the venue was facilitated through a Section 355 Committee, which was dissolved in 2013 by a Council Resolution. While interim arrangements allowed continued use by Campbelltown Theatre Group, the absence of a formal agreement created uncertainty and limited Council's ability to strategically manage the facility. With Council now assuming direct responsibility, we have undertaken a comprehensive review of venue hire fees and conditions to ensure they reflect both operational sustainability and community benefit in line with the management of other council facilities and unique theatre offering of this facility.

The introduction of adopted fees and charges from 1 July 2025 has been applied and taken some time for hirers to adapt to, based on their previous operating methods of using the space for rehearsal blocks and shows. Council has listened carefully to feedback and committed to undertaking a further review aimed at improving accessibility and prioritising locally based not-for-profit arts and cultural organisations. This includes the provision of reduced hire rates to ensure that the venue remains a vibrant, inclusive space for community expression and participation.

The new management model enables Council to better align the use of the Town Hall Theatre for all the community to access, including broader strategic goals, including activation, social inclusion, and local economic development. It allows Council to reinvest in the venue (safety and experience), support grassroots creativity, and ensure that community groups have equitable access to high-quality facilities.

Since the change, we've seen strong uptake from across the community, with much of the available schedule already booked. Council has completed significant upgrades to the Facility and continues to invest in improvements that enhance safety and the overall community experience. Once the remaining works are finalised, the available schedule will expand creating even more opportunities for everyone in the community to enjoy.

Ultimately, this approach strengthens our ability to deliver public value creating a more connected, creative, and empowered Campbelltown community. It also ensures a consistent approach across our diverse range of community facilities, such as community halls and sporting fields.

Report

The Town Hall Theatre is a valued cultural facility within the Campbelltown region, regularly utilised by locally based and registered not-for-profit arts and cultural organisations. These groups play a vital role in delivering creative programs and events that enrich community life and foster cultural engagement.

As part of Council's endorsed *Creative Campbelltown 2024-2030* Cultural Strategy, the vision is for Campbelltown to be a vibrant and thriving community where arts, culture, and creativity enrich lives, empower individuals, and play a vital role in the city's growth. The strategy is guided by four key focus areas: identity, creativity, experience, and the creative economy. Within this framework, Council recognises the Town Hall Theatre as a significant cultural landmark, an historic venue that has long served as a hub for arts and community activity. It has

provided a platform for residents, particularly arts and theatre makers and audiences, and has played a key role in nurturing young and emerging talent in the region

Current Management and Fee Structure

As per the Council Resolution at its meeting on 9 July 2024, Council has now assumed direct management of the Town Hall Theatre. As part of this transition, a comprehensive review of hire fees and conditions was undertaken. New fees and charges, effective from 1 July 2025, were Council adopted and introduced to reflect operational costs and maintain venue standards.

Community Feedback

Throughout the transition period and into ongoing operations, the revised management approach and fee structure have led to changes in how some not-for-profit organisations engage and use the Theatre Facility, particularly those without access to external funding or commercial revenue streams.

In recognition of this, Council staff have proactively met with several of these groups to better understand their needs and explore ways to support their continued contribution to Campbelltown's cultural life. These conversations have been invaluable in shaping a more inclusive and responsive approach to the Theatre's operations, ensuring it remains a welcoming and accessible space for all members of our community.

Proposed Concession Initiative

In response to community feedback, Council has conducted a further review to ensure equitable access for locally based arts and cultural organisations. To support this objective, it is proposed that the Community Halls discount rate of 50 per cent be extended to eligible groups hiring the Town Hall Theatre.

This initiative aligns with Council's commitment to fostering cultural participation and supporting grassroots creative organisations.

Eligibility Criteria

To qualify for the discounted community concession rate, applicants must:

- Provide a valid Australian Business Number (ABN).
- Submit details of the proposed event.
- Supply evidence of not-for-profit or registered charity status.
- Confirm that the organisation is based in the Campbelltown and/or Macarthur region.
- Provide a current Certificate of Currency with a minimum of \$20 million Public Liability Insurance.

Scope of Concession

The concession applies exclusively to the hire of the venue for half-day or full-day bookings. All other associated costs including cleaning, technical support, and additional services will be quoted and charged at standard rates.

Risks

Unfunded arts and cultural organisations may face challenges in securing long-term access to the Town Hall Theatre if they are unable to generate sustainable revenue. This could limit their capacity to deliver inclusive programming, resulting in fewer events and reduced community participation. While our other community facilities such as local halls remain available to all, they are generally simpler venues with lower operating costs, which may better suit the needs of some groups.

Improving off peak usage and strengthening community activation

In this initiative, **“off peak”** refers to specific periods when the Town Hall Theatre is not in high demand or regular use typically outside of prime booking times, or during major events. These quieter periods offer an opportunity to activate the venue in ways that benefit the community without disrupting core programming or commercial bookings. The usage and activities would not be directly associated to revenue generating activities (i.e. Show production). By allocating access during off-peak times, Council can support locally based, unfunded, not-for-profit arts and cultural organisations in a cost-effective and inclusive manner. This approach not only maximises the use of Council infrastructure but also aligns with the strategic goals of *Creative Campbelltown 2024-2030*, fostering greater cultural participation and community engagement throughout the year.

Planning will commence in late 2025 for implementation in 2026 of an Expression of Interest (EOI) process. This initiative will invite locally based unfunded, not-for-profit registered arts and cultural organisations to apply for access/use of the Town Hall Theatre during designated off-peak periods. Venue hire fees will be waived for selected applicants whose proposed activities align with the priorities outlined in *Creative Campbelltown 2024-2030: Cultural Strategy*. Community engagement and consultation will be integral to the development of this initiative.

The EOI process, priorities, timelines, usage conditions and assessment criteria will be designed and implemented. The successful organisations nominated by the EOI process, will agree to the venue Terms and Conditions before use. Regular monitoring of usage conditions will be undertaken by Council officers.

Attachments

Nil

8.14 WSIG Macarthur Recreation Trail Easement Access

Reporting Officer

Executive Manager – City Projects and Property Services Manager
City Placemaking and Services

Community Strategic Plan

Objective	Strategy
1 Outcome - An Inclusive and Supportive Community	1.2 Encourage a healthy and active community

Delivery Program

Principal Activity
PA Public Spaces

Officer's Recommendation

1. That Council endorse the creation of an easement on Corporate Sole EPA Act land on terms and conditions set out in this paper.
2. That approval be given to the Chief Executive Officer, and their delegated authorities, to execute all documentation associated with this transaction outlined within the body of this report in accordance with Section 377 of the *Local Government Act 1993*.

Purpose

To seek Council's endorsement for the creation of an easement over land owned by Corporate Sole (EPA Act) adjacent to Gilchrist Oval (Lot 100 DP 850830), enabling the construction of a shared pathway as part of the Macarthur Recreation Trail. This easement is essential to deliver a safe and continuous 9km active transport link between Camden and Campbelltown.

History

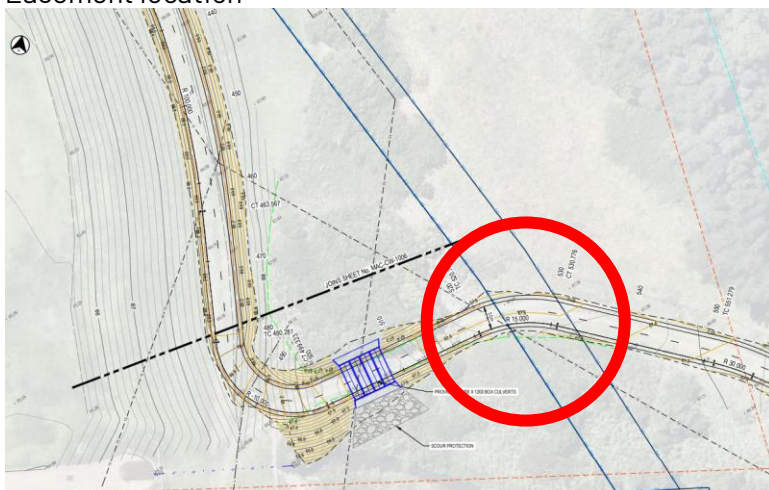
Project Overview: The Macarthur Recreation Trail is a strategic active transport corridor connecting Mt Annan Botanic Gardens to Campbelltown Train Station. The proposed easement will enable construction of a missing link in this corridor, improving pedestrian and cyclist connectivity.

Land Details: Lot 100 DP 850830 (Gilchrist Drive) is a 6,311sqm parcel zoned MU1 Mixed Use under Campbelltown LEP 2015. It is owned by Corporate Sole under the EPA Act.

Location plan of lot 100 DP 850830 adjacent to Gilchrist oval



Easement location



Report

Community Value

The creation of the easement and subsequent delivery of the Macarthur Recreation Trail will provide significant value to the Campbelltown and broader Macarthur community by:

- **Enhancing Active Transport Options:** The trail will offer a safe, accessible, and scenic route for walking and cycling, encouraging healthier lifestyles and reducing reliance on motor vehicles.
- **Connecting Key Destinations:** Linking Mt Annan Botanic Gardens to Campbelltown Train Station, the trail will improve connectivity between residential areas, recreational spaces, transport hubs, and local businesses.
- **Supporting Social Inclusion:** By providing equitable access to public spaces and recreational infrastructure, the trail promotes inclusivity for people of all ages and abilities.
- **Environmental Benefits:** Encouraging active transport contributes to reduced emissions and supports Council's sustainability goals.

- **Delivering on Strategic Vision:** The project aligns with Council's long-term vision for a connected, active, and liveable city, as outlined in the Community Strategic Plan and Public Spaces Delivery Program

Easement Terms

Council has engaged with Corporate Sole to determine proposed terms as follows:

- Council will reimburse reasonable costs incurred by Corporate Sole, including valuation, survey, and legal fees associated with registering the easement.
- Council will pay compensation of \$4,724.50 for the sterilisation of land, as agreed between parties.

Funding for these costs is available within the Western Sydney Infrastructure Grant (WSIG) allocation for the Macarthur Recreation Trail Project.

Attachments

Nil

8.15 Updated Community Facilities Strategy - Endorsement to place on public exhibition

Reporting Officer

Executive Manager Community Life
City Placemaking and Services

Community Strategic Plan

Objective	Strategy
1 Outcome - An Inclusive and Supportive Community	1.1 Foster a cohesive and safe community

Delivery Program

Principal Activity
PA Buildings and Facilities

Officer's Recommendation

That Council:

1. Endorse the exhibition of the revised Community Facilities Strategy for 28 days. Should no submissions be received at the conclusion of the exhibition period, the strategy will be considered adopted as at that date.
2. If a submission is received, a further report be presented to Council at the conclusion of the exhibition period to consider any public submissions received and/or for final adoption of the strategy.

Purpose

This report provides the Council with an overview of the Community Facilities Strategy review and seeks endorsement to place the revised Strategy on public exhibition for community feedback.

History

In 2018, Council adopted a Community Facilities Strategy, which sets out the framework to guide the provision of Community Facilities for the medium and long term. The Community Facilities Strategy has been used to make strategic decision about assets including Community Halls, Libraries Childcare and Youth Spaces. As Campbelltown continues to grow as a City, a review of the Community Facilities Strategy has been undertaken to ensure that the document

provides effective strategic guidance for the provision of these important community assets. This report provides a summary of this review and the proposed changes to the Community Facilities Strategy.

Report

Since the adoption of the Community Facilities Strategy in 2018, there has been significant evolution in how community facilities are utilised and in the expectations of our diverse community. Changing demographics, emerging service needs, and new patterns of use have reshaped the role these spaces play in the daily lives of residents.

In response, several facility types have since had dedicated Strategic Plans developed and adopted, while other specialised community facilities were not included in the original Strategy. This has resulted in gaps and inconsistencies in how we plan, deliver, and manage our community infrastructure.

Importantly, our approach to community facilities is increasingly aligned with broader placemaking objectives creating spaces that are not only functional but also foster connection, identity, and wellbeing. Facilities are no longer just buildings; they are anchors of community life and catalysts for vibrant, inclusive places.

To further strengthen the 2018 Strategy, the following modifications are proposed:

1. Provide new best practice case study examples.
2. Establish next steps/actions for strategic alignment of facilities with strategy.
3. Clearly define community facilities and strategy inclusions/exclusions and reasoning.
4. Establishes model to deliver a network of facilities within a city-wide hierarchy.
5. Defines facility inclusions at regional/city wide, district and local level.
6. Include updated population projections and conducted facility needs assessment at a regional, city-wide and district level to determine provision rates.
7. Identified required and desirable facility improvements across the Community Facilities network.

Key Changes to the proposed Community Facilities Strategy

The revised Community Facilities Strategy provides Council with data-driven and evidence-based direction for the future development and enhancement of Council's Community Facilities.

In updating the Community Facilities Strategy, Council Officers have reviewed a range of asset classes that broadly make up Community Facilities. Where an asset class is discussed in a strategy outside the Community Facilities Strategy, references to those facilities have been removed avoid conflicting strategy advice.

As part of this Community Facility Strategy review, performance assessments have been undertaken using broader geographical areas, now referred to as Community Districts. Community Districts provide a practical framework for dividing the Local Government Area (LGA) into North, South, Central, and West to support coordinated planning and delivery of community infrastructure. They are shaped by geography, population distribution, patterns of community movement, and how residents access district and regional facilities. While physical

location is a factor, district boundaries are guided by behaviours and infrastructure utilisation, to ensure planning aligns with the needs and aspirations of our community.

This marks a shift from the previous strategy, which assessed facilities at the individual suburb level. By adopting a place-based approach, Council is better positioned to plan and deliver a coordinated network of facilities that reflects a clear hierarchy across suburbs. This enables more strategic planning for higher-order facilities such as district and regional hubs, while also allowing for a more nuanced understanding of cross-boundary service provision. Ultimately, this approach supports the highest and best use of Council assets and ensures equitable access to community infrastructure across the city.

Facility Provision

From assessing multiple best practice case studies and interpreting the community feedback and responses from community feedback, the following best practice benchmarks have been considered and are included for provision of Community Facilities for regional, district and local facilities:

Facility Provision Benchmarks

Facility	Facility Provision Benchmark	Performance Benchmarks	Proximity Benchmarks
Regional Facility			
Regional Arts and Performance Space	1 per 100,000 ppl	2,000 m ² per facility	0-10 km+ (City Wide)
Regional Sports Stadium	1 per 150,000 ppl to 250,000 ppl	20,000 to 40,000 capacity	0-10 km+ (City Wide)
District Facility			
District Multi-Purpose Community Centre	1 per 40,000 - 50,000 ppl	1,500 m ² per facility	0-9 km
Function and Conference Centre	1 Facility per 20,000 to 30,000 ppl (included in district hub)	300 m ² per facility	0-9 km
District Sports Stadium	1 per 50,000 ppl to 150,000 ppl	10,000 to 20,000 capacity	0-10 km+ (City Wide)
Local Facility			
Local Multi-Purpose Community Centre	80 m ² per 1,000 ppl (minus district facility if triggered)	450 m ² – 600 m ² per facility	0-3 km
Youth Focussed recreation Space	1 Facility per 20,000 - 50,000 ppl		0-3 km

Best practice community infrastructure provision emphasises the importance of co-locating facilities. This approach to community infrastructure serves the community in a multi-faceted way, allowing multiple services and facilities to be delivered from one site. Subject to further work, this would allow Council to consider an alternate community facilities network. The updated, draft Community Facilities Strategy is included as **Attachment 1** to this report.

The below table shows the key changes to the reviewed strategy:

Theme	Previous Strategy	Updated Strategy (2024)	Key improvement
Libraries	Included in community facility planning	Removed; now covered under separate Library Strategic Plan	Streamlined scope and governance alignment
Eagle Vale District Facility	Recommended as a future district-level facility	No longer recommended due to revised catchment analysis and best practice benchmarks	Avoids over-provision; reflects data-driven infrastructure delivery
Facility Hierarchy	Standalone halls and centres	Co-located, multi-purpose hubs with local/district/regional hierarchy	Enables scalable, flexible infrastructure
Infrastructure Benchmarks	Limited or qualitative	Introduces floor space, population triggers, and minimum inclusions (e.g., EV charging)	Future-proofed, quantitative planning
Campbelltown Stadium	Not addressed	Included as a regional anchor facility with upgrade recommendations	Recognizes strategic value in broader infrastructure network
Youth Recreation Spaces	Minimal emphasis	Explicitly included in hub planning	Responds to demographic needs and consultation feedback
South Campbelltown Planning	No detailed scenario	Full infrastructure scenario for 72,000 population catchment.	Enables proactive planning for emerging precincts
Amenities Buildings	Included as standalone assets (e.g. toilets, shelters, change rooms)	Not explicitly included; covered under open space, sports and recreation strategies	Refocused scope; aligns with asset class separation
Scout and Guide Halls, seniors' centres and cultural space	Listed as legacy assets with upgrade potential	Now included within multi-purpose hub model	Promotes integration and shared use across generations
Place-Based Assessment	Performance assessment conducted at suburb level	Performance assessment conducted at catchment level	Coordinated network of facilities within a hierarchy and ensures we appropriately plan for higher order facilities (district and regional facilities)
Glenfield District Multi-Purpose Space	Listed as a required asset	Now defined as a district multipurpose space, required in the North catchment	Allows identification of ideal facility network

The proposed changes to the 2018 strategy result in a simpler, more defined document that provides clear guidance on the provision of community facilities by Council in the future.

Council is currently undertaking a comprehensive Community Infrastructure Study alongside the development of a Long-Term Infrastructure Plan. These integrated bodies of work are expected to supersede several existing siloed strategic policies, including the current Community Facilities Strategy. In the interim, this strategic review provides a critical evidence base to guide decision-making until the long-term infrastructure plan and community infrastructure framework are formally embedded within Council's overarching strategic planning framework.

Public Exhibition of draft Community Facilities Strategy

In line with Council's adopted Community Engagement Strategy, the amended Community Facilities Strategy is proposed to be publicly exhibited for at least 28 days, through an announcement on Council's website and seeking community feedback through the Campbelltown Have Your Say forum.

Upon conclusion of the public exhibition period, Council Officers will review the feedback received and make any required changes to the draft Community Facilities Strategy. Council Officers will then prepare a report to present to The Council, summarising feedback received, how the feedback has been considered and any changes to the draft Community Facilities Strategy, prior to the for adoption of the draft Community Facilities Strategy document.

Risks

As identified above, the draft Community Facilities Strategy is intended to provide a clear and simplified strategy document that provides a stronger decision-making framework for future management of community facilities across the local government area. The draft strategy document addresses several risks identified within the review of the current Community Facilities Strategy document.

The risk of not proceeding to public exhibition of the draft document would mean that the existing Community Facilities Strategy document would continue to provide strategic guidance. This would result in the issues identified, including the lack of definition of the facility network and inclusions, continuing to impact decision making.

Conclusion

Council's existing Community Facilities Strategy was adopted in 2018. Council Officers have undertaken a review of the existing strategy document. This review has identified a number of improvements to the strategy document. As a result, Council Officers have prepared a Community Facilities Strategy that provides data-driven and evidence-based direction for future development and improvements of these facilities.

It is recommended that the draft Community Facilities Strategy be endorsed for Public Exhibition, and following this period, a report summarising community feedback, and changes to the draft document be returned to The Council, prior to adoption of the final document.

Attachments

8.15.1 Draft Community Facilities Strategy (contained within this report) [↓](#)

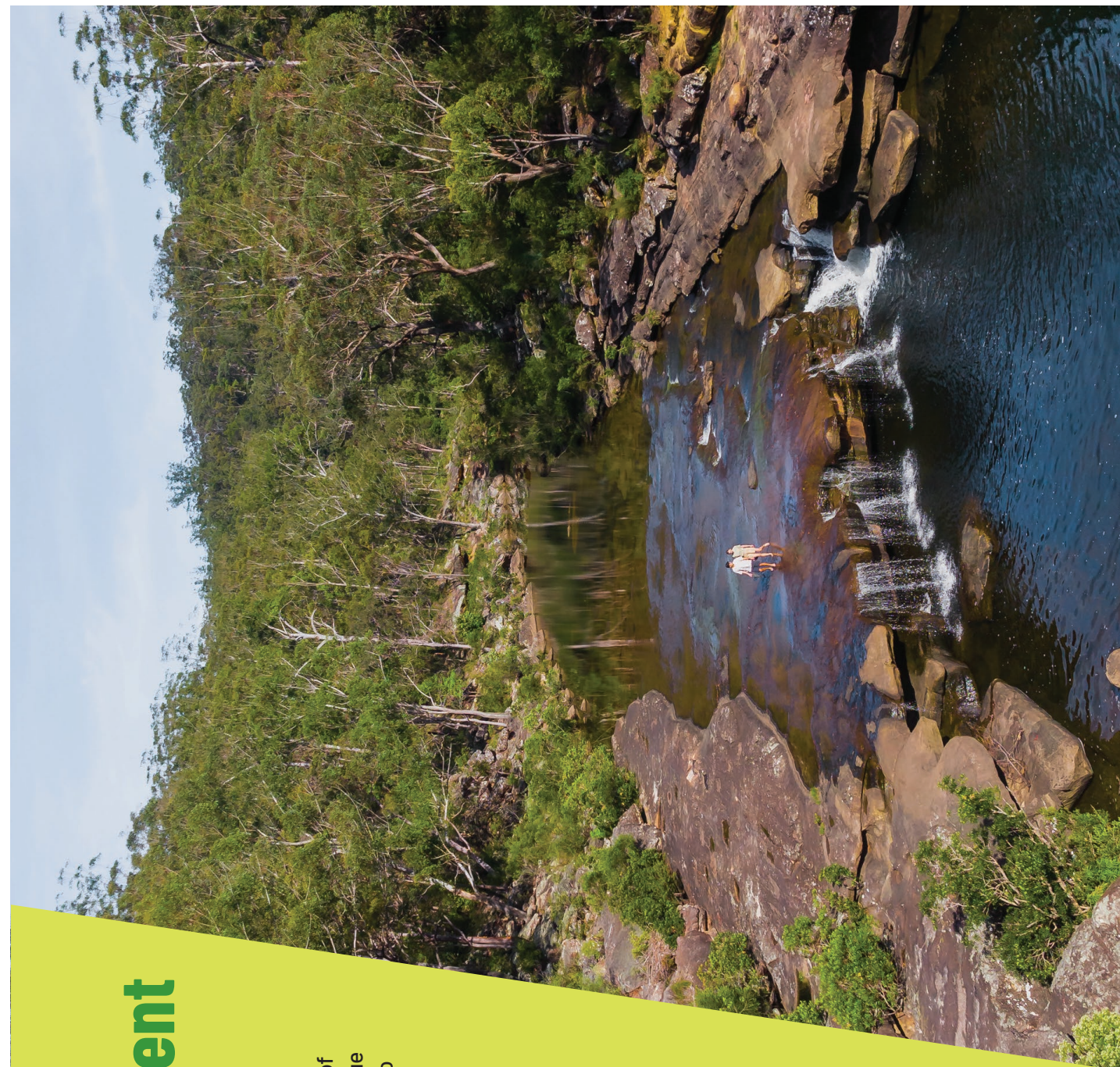
Community Facilities Strategy

2025 - 2046



Acknowledgement of Country

We acknowledge the traditional custodians of the land, the Dharawal people and their unique and spiritual connections to the land. We also respectfully acknowledge Elders past and present for the role they continue to play in guiding future generations.





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Message from the Chief Executive Officer



Community facilities are more than just buildings – they're places where connections are made, opportunities are created, and memories are shared. They're where our children learn and play, where community come together, and where people of all ages and abilities find support, inspiration and belonging.

Our Community Facility Strategy sets out a vision to provide spaces that reflect the needs and aspirations of our community – now and into the future. It's about ensuring access for everyone, creating spaces that are adaptable and welcoming, and designing facilities that are sustainable and innovative. Most importantly, it's about

delivering places that help people feel part of a strong, connected city.

As we look ahead, our city is growing and changing, and with that comes both opportunity and responsibility. We're committed to making sure our community has the right facilities, in the right locations, to meet the diverse needs of our residents. By investing in spaces that support learning, wellbeing, creativity and social connection, we're building a foundation that strengthens our city for generations to come.

Lindy Deitz

Chief Executive Officer



Our Vision

To provide community spaces that are high quality, multi-purpose and adaptable that meet the existing and future needs of the community.

The overarching goals of the Community Facility Strategy are;

- 1

To provide access to a hierarchy of community facilities that meet the needs of the current and growing population of Campbelltown
- 2

To provide co-located, adaptable and multipurpose facilities as part of strategically located hierarchy of community hubs
- 3

To provide equitable access to facilities for people from a range of incomes, age groups and abilities
- 4

To ensure facilities are staffed and programmed to increase utilisation and activation
- 5

To ensure facilities are well-resourced with access to smart technology and innovation
- 6

To provide facilities which are creators of socially, economically and environmentally sustainable communities

This strategy aims to align the strategic direction of the community facility space to align with the overarching goals and meet the expectations of community in the provision of our community facilities across the Campbelltown LGA.



Introduction

Purpose

This strategy aims to identify the need for community space, and identify the direction to align the existing network of community spaces to meet best practice facility benchmarks and retain a limited number of existing facilities to continue to meet the specific localised need that our existing facilities service.

This includes:

- Identifying best practice benchmark standards to use as a framework to performance asses the existing network of community facilities
- Identifying a suitable population projection to performance assess against
- Identifying best practice examples to use as minimum inclusion standards

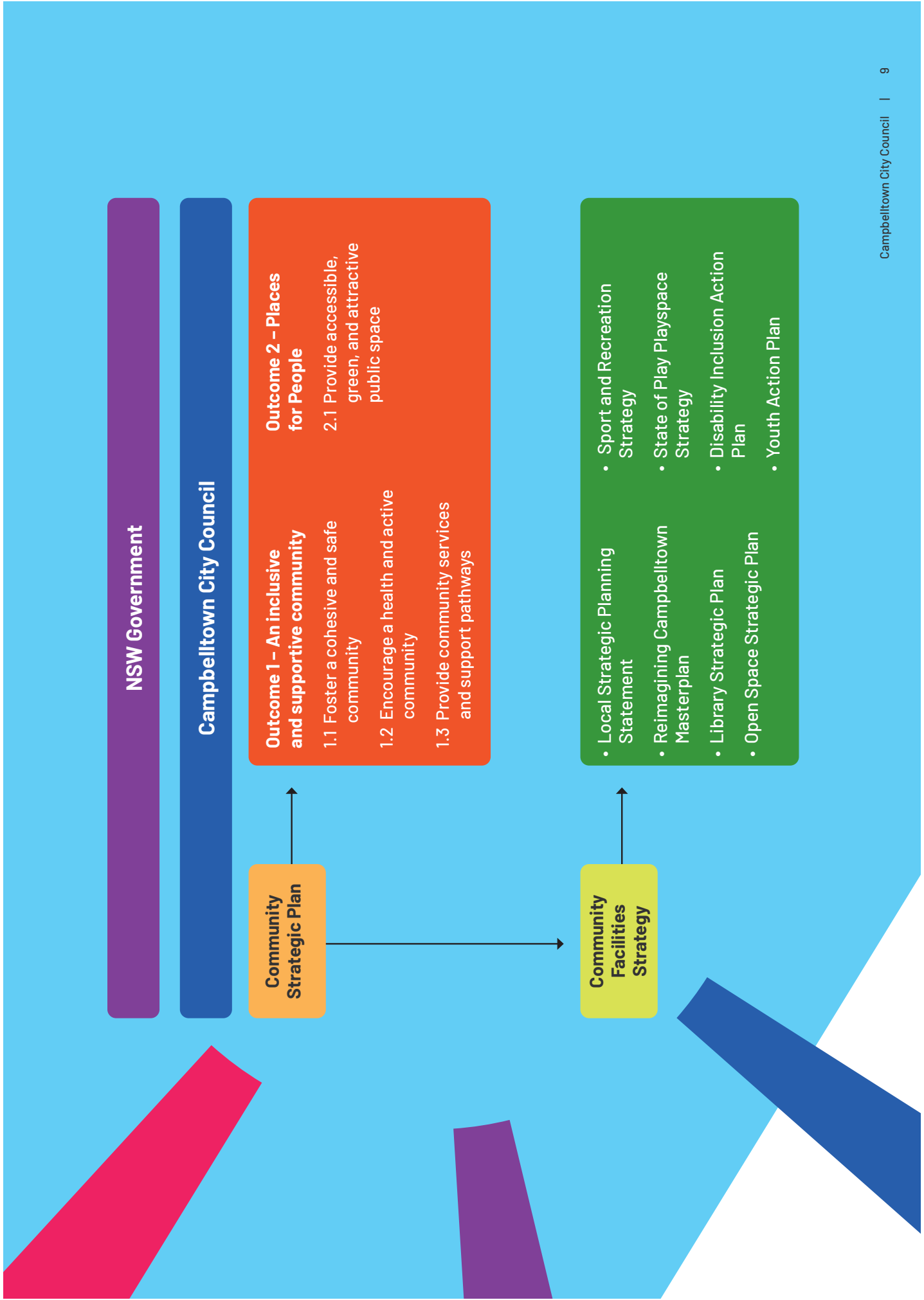
Our Role

Campbelltown City Councils role is to provide adequate multipurpose community space to meet the evolving needs of the community.

This strategy provides a vision, framework and desired future state to inform the delivery of multipurpose community space by Campbelltown City Council.

Background and Strategic Context

This strategy aligns with a network of strategic documents including Local, State and Regional strategies, plans and policies, as shown in the image on the right.





Defining Community Facilities

Community buildings are typically Council or publicly owned buildings available for community use. Community buildings provide space for a range of activities and programs, they are important places for the development and strengthening of social capital, arts and culture, leisure, learning, recreation and entertainment, with potential to become an important community landmark and hub. For the purpose of this report, Appendix A of this report includes a community facility definition table detailing the utilised definitions in this strategy.

Community Halls

Hireable facilities, that may be licensed for one off or reoccurring bookings.

Community Centres

Facilities with long-term agreements to occupy, with a range of subcategories listed in the table in Appendix A.

Multi-Purpose Community Spaces

Community Halls and Community Centres have historically been purpose build facilities to meet existing needs of community, however, the new best practice approach is to deliver these facilities by combining multiple spaces and including multiple design elements in co-located multipurpose community facilities. This results in the provision of community halls, and the provision of community centres being provided through multipurpose community centres at both a district and local level.



How we developed this strategy

Methodology of Assessment

In order to bring the network of community facilities in line with the vision and objectives of the community facility strategy, the following methodology was used to identify the actions produced from the assessment listed at the end of this report.

- Assessment of regional/city wide facilities against provision benchmarks
- Assessment of district facilities against provision benchmarks
- Assessment of local facilities against provision benchmarks

Steps required further to this strategy are;

- Review existing facilities to see what fits within the best practice guidelines and meets floor space provision benchmarks.
- Review remaining gaps in provision of infrastructure, and what infrastructure is provided but does not align with the strategy
- Review gaps in policies and guidelines regarding use, change of use and design

The assessment of facility provision produces a floor space provision gap (or over provision) of facilities to provide guidance on the provision of community facilities to meet the strategic direction of this strategy. Further investigation is required to identify the gaps and constraints in delivering this strategic direction.



How we developed this strategy (cont.)

Community Consultation

A community facilities survey was created and open to community via 'over to you' in 2024. The survey was sent directly to every community member that made bookings in the past 12 months and sent directly to key stakeholder groups that utilise community spaces for events, programs and services, which received 41 responses from community.

In addition to the survey, local working groups were consulted face to face regarding the future use of the community facilities in the Campbelltown LGA. The following working groups/committees were consulted;

The main findings of the survey were;

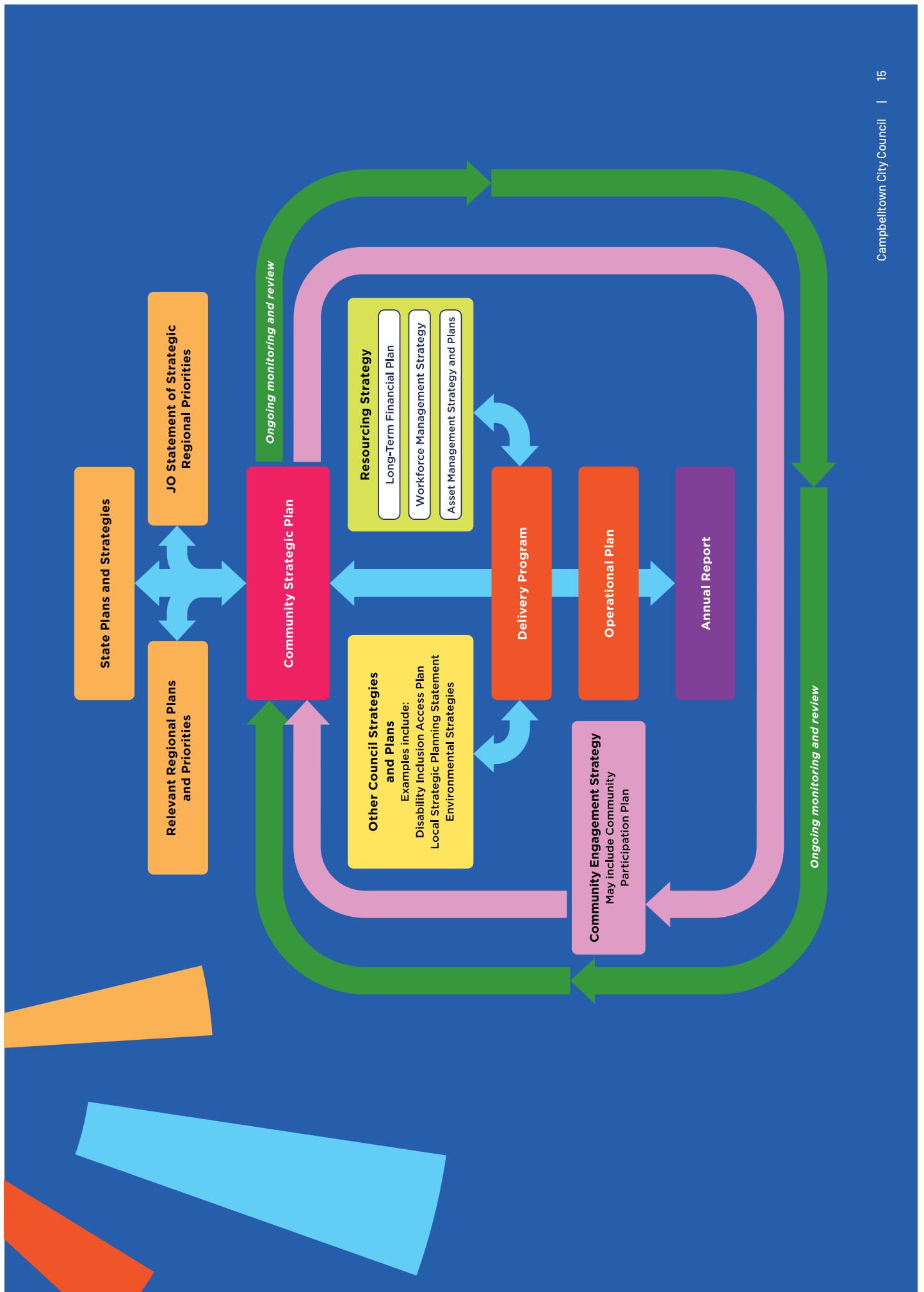
1. Need for contemporary and modern facilities (upgrade existing facilities to meet modern standards)
2. Need for accessible and convenient sites for community facilities.

3. Need for larger venues with more potential uses/Hub model
4. Easier booking process/competitive prices/customer service

The main findings from the face-to-face consultations were;

1. Need for larger facilities that are multipurpose.
2. Need for facilities that can accommodate events and programs (office spaces, storage spaces, outdoor spaces)
3. Need for Wi-Fi and modern technology at facilities
4. Need for outdoor spaces that support facilities uses.

This strategy sits within the IP&R Framework, designed to allow Campbelltown City Council to align with the Community Strategy Plan (CSP) in regard to the provision of multipurpose community space.



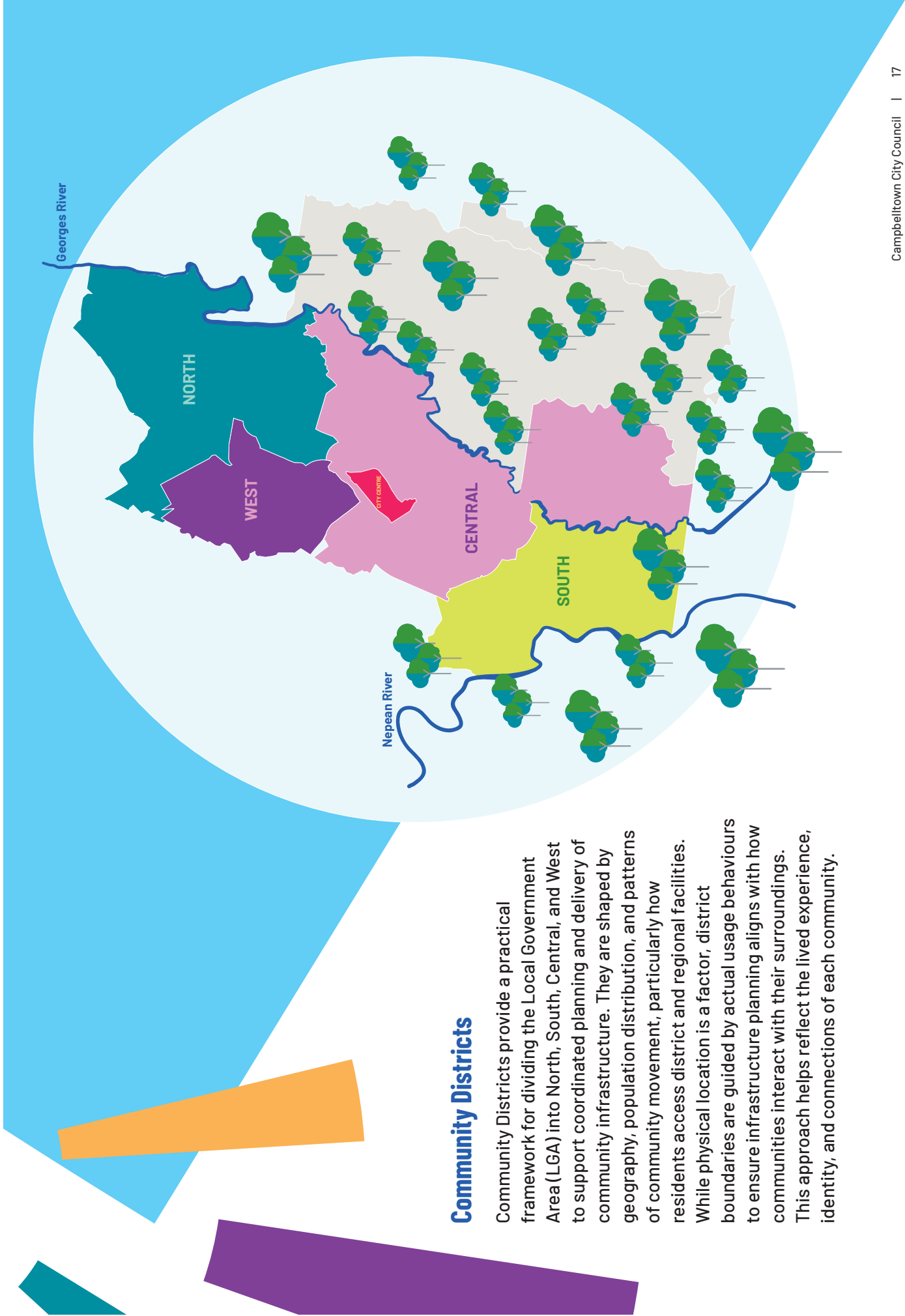


Population and Place

The following demographic information is informed by the recent population, demographic and forecast data produced by .id (informed decisions).

Campbelltown LGA

Campbelltown is forecasted to grow by 64,393 from 2026-2046, with a 1.24% average annual change in population.



Community Districts

Community Districts provide a practical framework for dividing the Local Government Area (LGA) into North, South, Central, and West to support coordinated planning and delivery of community infrastructure. They are shaped by geography, population distribution, and patterns of community movement, particularly how residents access district and regional facilities. While physical location is a factor, district boundaries are guided by actual usage behaviours to ensure infrastructure planning aligns with how communities interact with their surroundings. This approach helps reflect the lived experience, identity, and connections of each community.

The following information was used to inform the population forecast and demographic profiles of the Community Districts areas.

Population Summary

Campbelltown City Council	Forecast Year						Changes Between 2021 and 2046		
Area	2021	2026	2031	2036	2041	2046	Total change	Avg. annual % change	
Campbelltown City LGA	177,845	192,861	207,056	220,037	232,244	242,238	+64,393	+1.24	
Community District Central	73,858	78,284	84,007	88,395	92,083	95,758	+21,900	+1.04	
Community District North	69,767	77,710	80,980	82,853	84,553	85,846	+16,079	+0.83	
Community District West	30,221	31,064	32,104	32,726	32,219	31,189	+968	+0.13	

Source: Population and household forecasts, 2021 to 2046, .id (informed decisions), June 2025.

The ‘South Campbelltown’ Community District area currently experiences too small a population for .id to provide population forecast to 2046. So, for the purposes of this report, an internal population forecast was developed using a ‘fully developed’ scenario of the known structure/master plans for the South Campbelltown Community District area, which produced a population of 72,000 (at fully developed).

Note – The performance assessment will not align with a 2046 forecast date, but instead, provide context for what the Community District area requires across the time taken to fully develop the South Campbelltown Community District, and should be considered as a way to plan for future proofing and forward planning the South Campbelltown Community District area.

Area	2025	Fully Developed	Total Change
Community District South	2,072	72,000	69,928

Newly defined standards

From assessing multiple best practice case studies and interpreting the community feedback and responses from community consultation, the following best practice principles and benchmarks have been considered and applied for this Community Facility Strategy performance assessment.

Facility Provision Benchmarks

Facility	Facility Provision Benchmark	Floorspace Benchmarks	Proximity Benchmarks
Regional Facility			
Regional Arts and Performance Space	1 per 100,000 ppl	2,000sqm per facility	0- 10km+ (City Wide)
District Facility			
District Multi-Purpose Community Centre	1 per 40,000 - 50,000 ppl	1,500sqm per facility	0- 9km
Function and Conference Centre	1 Facility per 20,000 - 30,000 ppl (included in district hub)	300sqm per facility	0- 9km
Local Facility			
Local Multi-Purpose Community Centre	80sqm per 1,000 ppl (minus district facility if triggered)	600sqm per facility	0- 3km
Youth Focussed Recreation Space	1 Facility per 20,000 - 50,000 ppl		0- 3km

Minimum Inclusions

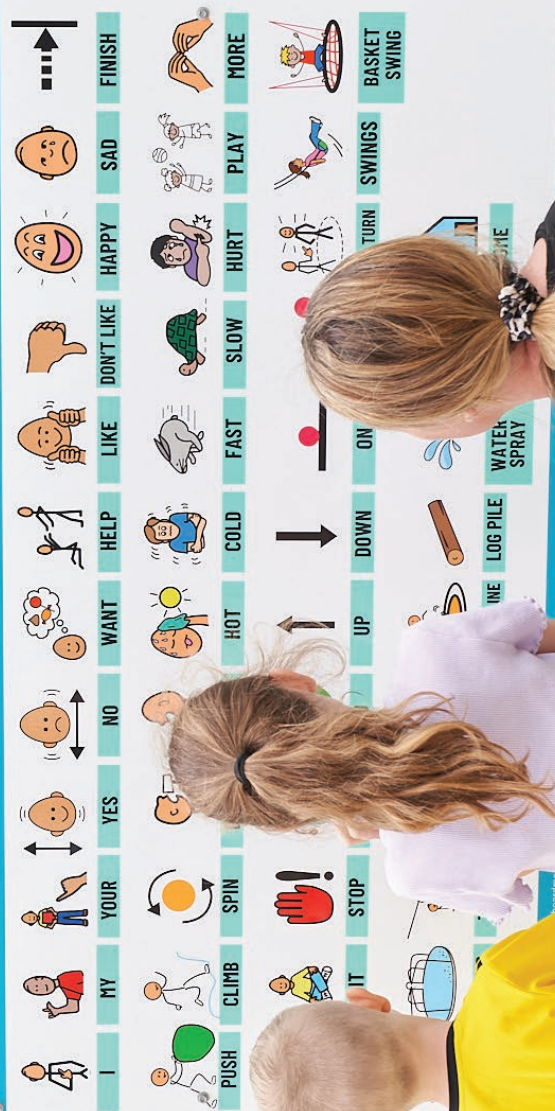
Facility	Function/ 200sqm	Board/ Meeting Room	Civic Space	Cultural Centre	Enclosed office space	Public wifi	Outdoor Youth	SMART metering + parking	EV Charging	Building condition
Local multipurpose community facility	150- 200sqm	2 x 40sqm			2 x 10- 15sqm	X		X		
District multipurpose community facility	300sqm	2 x 50sqm			4 x 10- 15sqm	X	X	X	X	X
Regional Facility	1 per 150,000 ppl	1 x 50sqm	2,000sqm	1,000sqm	2 x 10- 15sqm	X		X	X	X

Stadium Provision Benchmarks

The following benchmarks were used to performance assess our current stadium against best practice benchmarks across Australia. These benchmarks are derived from the State Sporting Infrastructure Plan (WA), Parks & Leisure Australia, and Council-led redevelopment projects like Penrith and Parramatta:

Stadium Type	Population Trigger	Typical Capacity	Community District	Example
Major/Regional	150,000-250,000	20,000-40,000	Regional/Metro	Penrith Stadium (25,000)
District/City	50,000-150,000	10,000-20,000	LGA/City-wide	Leichhardt Oval (17,000)
Local/ Community	< 50,000	< 10,000	Suburb/Local Precinct	Suburban ovals, club fields

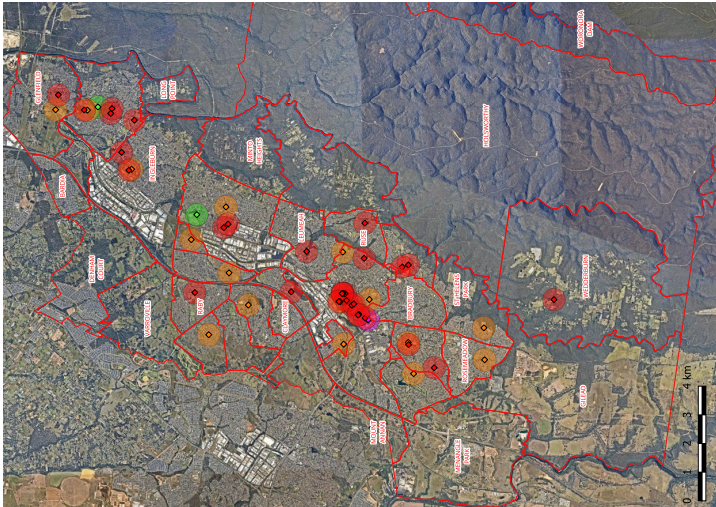
There are many ways to communicate, including spoken word, sounds, gestures, miming, pictures and hand signs. Some children who have difficulty using spoken word may need another way to communicate during play, like a communication board.



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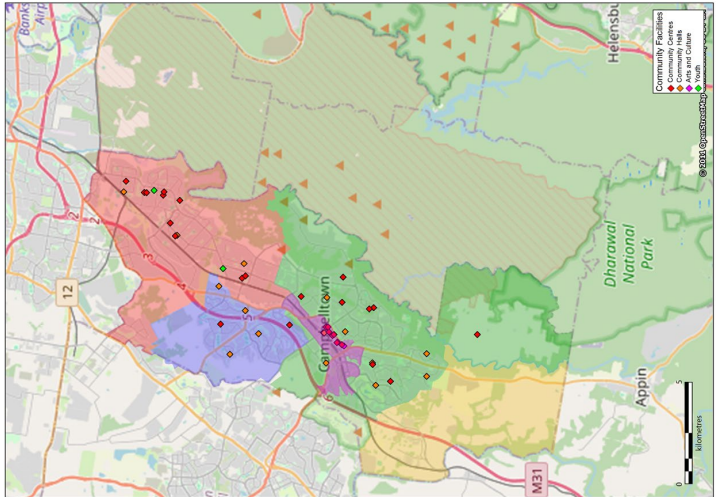
Performance Assessment

Community Facilities Hierarchy



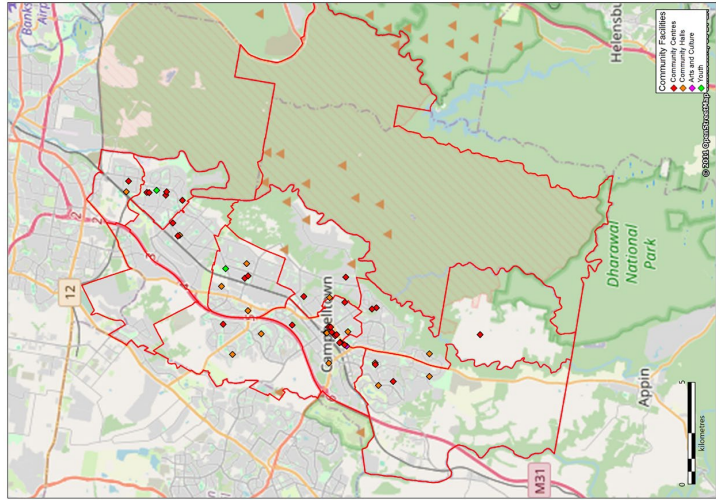
Regional/City Wide Facilities

‘City wide’ facilities with a Community District of greater than 10km, that service the whole LGA, potentially beyond.



District Facilities

Facilities with Community Districts up to 9km that provide community space in district hubs for each of the LGA precincts (North, West, Central and South).

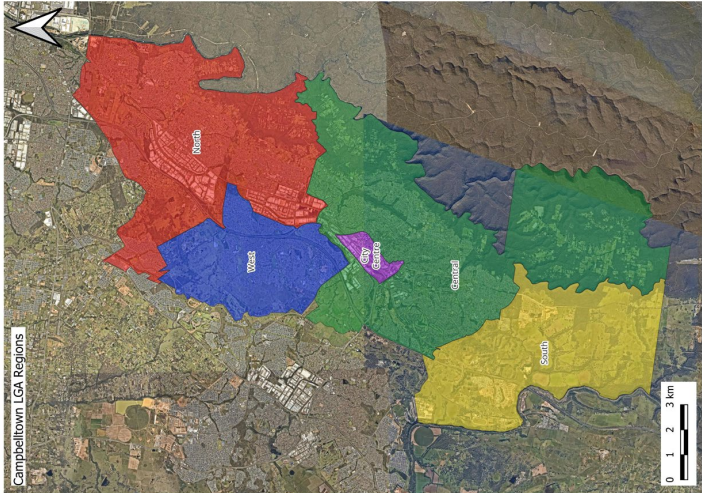


Local Facilities

Facilities with Community Districts up to 3km that provide adaptable multipurpose spaces to meet the changing needs of communities.

Performance Assessment

Community Facilities Hierarchy



Facility	2048 Need	Current Provision	Gap
Major Civic/ Performance Space	4,000sqm	3,000sqm	1,000sqm
Stadium	20,000 – 40,000 capacity	17,000 capacity	3,000 – 23,000 capacity

Recommendation

The Campbelltown Arts Centre is currently proposed to be developed into a larger facility due to projected population growth in the locality, which will meet the projected demand.

The Stadium requires an increase in capacity to meet the minimum standards of a regional stadium of which it currently performs at. Investigations are required to understand how a stadium could meet the benchmark capacity.

Total Population

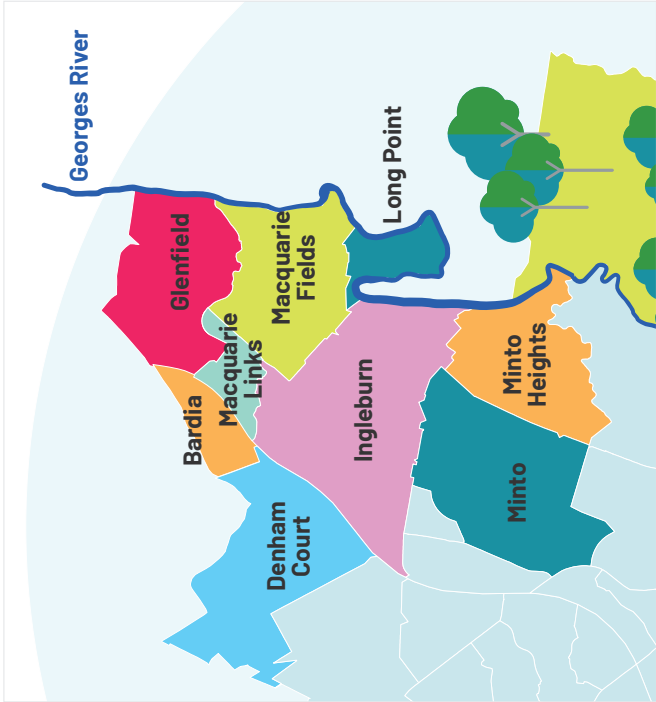
2025: 189,986

2046: 242,238

Regional Facility Provision

Community District North

The Community District North area of the Campbelltown LGA spans from Glenfield down to Minto, and from Denham Court across to Long Point.



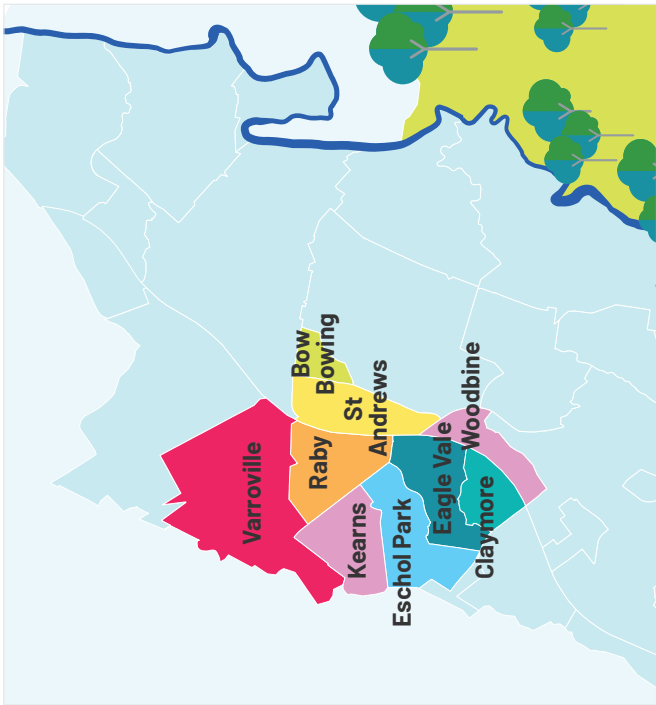
The following population forecast from .id details the expected growth from 2026 – 2046.

2021: 69,767
2026: 77,710
2046: 85,846

Facility	2021 Demand	Current Provision	2048 Demand	2048 Gap
District				
District Multi-purpose Community Space (DMCS)	1,500sqm District	950m ² (District)	1,500m ² (District)	550m ² (Hub)
Function and Conference Centre (integrated in multipurpose community space)	2	1	2	2
Local				
Local Multi-Purpose Community Space (LMCS)	4,020sqm Local	15 (local) 6,730m ² (total)	8 x local @ 650m ² 5,300m ² (total)	1,430m ² Network needs improving.
Youth Focused recreation space (co-located with multipurpose community space)	1	0	2	2

Community District West

The Community District West area of the Campbelltown LGA spans from Varroville down to Claymore, and from Kearns across to Bow Bowling.



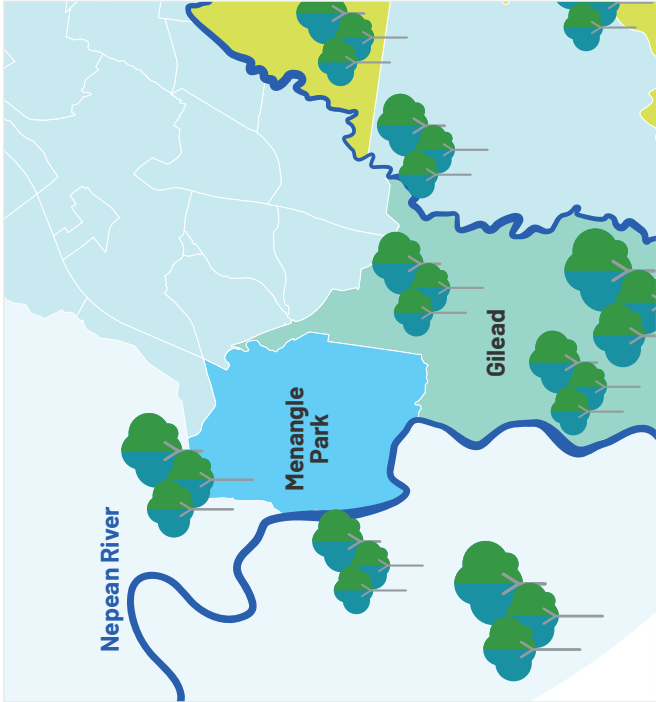
The following population forecast from .id details the expected growth from 2026 – 2046.

2021: 30,221
2026: 31,064
2046: 31,189

Facility	2021 Demand	Current Provision	2048 Demand	2048 Gap
District				
District Multi-purpose Community Space (DMCS)	0m ²	0m ² (District)	0m ²	0m ²
Function and Conference Centre (integrated in multipurpose community space)	1	0	1	1
Local				
Local Multi-Purpose Community Space (LMCS)	2,400m ²	6 x local 1,595m ² (total)	4 x local @650m ² 2,480m ² (total)	885m ² Network needs improving.
Youth Focused recreation space (co-located with multipurpose community space)	1	0	1	1

Community District South

The Community District South area of the Campbelltown LGA spans from Menangle Park down through Gilead to the LGA boundary between the Campbelltown LGA and Wollondilly LGA.



The following population forecast was projected as a fully developed scenario of the currently known structure plans and masterplans of the Campbelltown Community District South area.

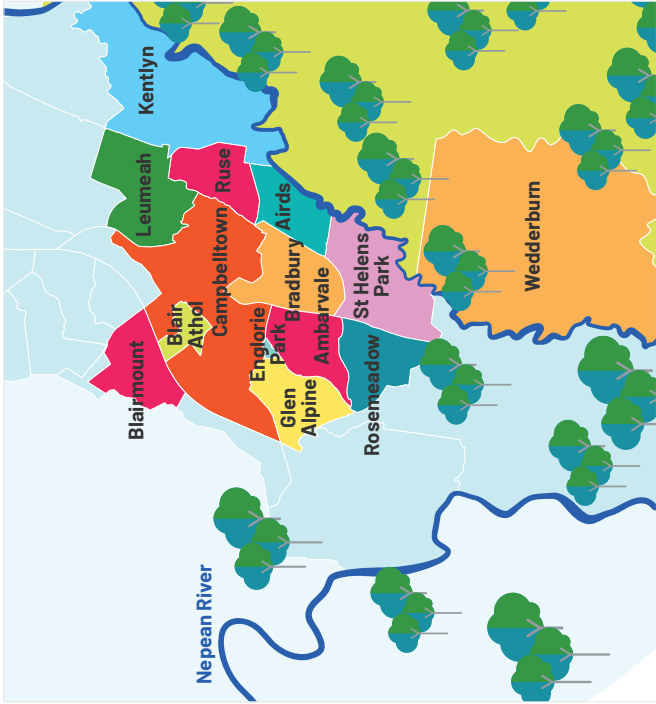
2026: 2,072
Fully Developed: 72,000

Facility	2021 Demand	Current Provision	Fully Developed Demand	2048 Gap
District				
District Multi-purpose Community Space (DMCS)	0sqm District	0m ²	1,500m ²	1,500m ² (Hub)
Function and Conference Centre (integrated in multipurpose community space)	0	0	2	2
Local				
Local Multi-Purpose Community Space (LMCS)	0sqm Local	0m ²	6 x local @650m ² 4,260m ² (total)	4,260m ²
Youth Focused recreation space (co-located with multipurpose community space)	1	0	2	2

Community District Central

(Including City Centre)

The Community District Central area of the Campbelltown LGA spans from Leumeah down to Wedderburn, and from Glen Alpine across to Kentlyn, and includes the Campbelltown CBD.



The following population forecast from .id details the expected growth from 2026 – 2046.

- 2021: 73,858
- 2026: 78,284
- 2046: 95,758

Facility	2021 Demand	Current Provision	2048 Demand	2048 Gap
District				
District Multi-purpose Community Space (DMCS)	1,500 m ² District	0m ² (District)	2 District @ 1,500m ² 3,000m ² (total)	3,000m ²
Function and Conference Centre (integrated in multipurpose community space)	2	1	3	2
Local				
Local Multi-Purpose Community Space (LMCS)	4,340m ²	20 x local 6,967m ² (total)	7 x local @650m ² 4,800m ² (total)	2,367m ² Network needs improving.
Youth Focused recreation space (co-located with multipurpose community space)	2	0	2	2

Summary Table

Required Multi-Purpose Community Space in 2046.

Facility	Community District North	Community District West	Community District Central	Community District South
Regional				
Regional Arts and Performance Space	-	-	+2,000m ²	-
Stadium	-	-	Upgrade to Range	-
District				
District Multi-purpose Community Space	550m ²	-	3,000m ²	1,500m ²
Function and Conference Space	2	1	2	2
Local				
Local Multi-Purpose Community Space	-	885m ²	2,367m ²	4,260m ²
Youth Focused recreation space	2	1	2	2



Monitoring and Reporting

This strategy will inform decisions made regarding the provision or alteration of multipurpose community space, performance and civic space, cultural space and the stadium.

The success of this strategy will be evident through the performance assessments in the future having a stronger resemblance between the existing network of community spaces to the projected 2046 community space needs. As the network is improved, and projected needs are met, the performance assessments will reflect a reduction in a 'gap' between both floor space provision, as well as number of facility (network) provision, across the Local Government Area.

Performance assessments should be conducted every four (4) years and inform four (4) year delivery plans of how to align the existing network to the desired future state (2046 need).



Community Facility Definition

Appendix A

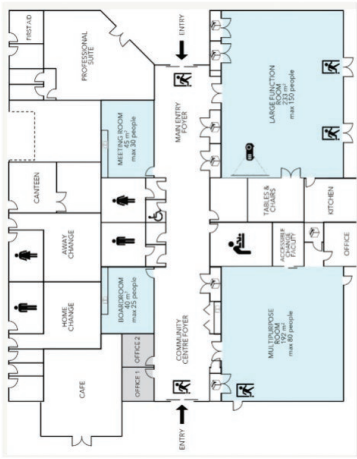
Community Buildings						
Community Facilities		Specialised Facilities	Sports and Recreation	Public Spaces	Education	Health
Council Owned Community Buildings	Community Halls	Community Centres including: • Youth Centres • Seniors Centres • Scouts/Guides Halls • Arts and Cultural Centres • Community Health Centre • Family Support Centre • Other Community Use	Library Regional Art Centre	• Sports Amenity Buildings • Aquatic Facilities • Recreational Centres • Gyms • Indoor Sports facilities	• Public Toilets • Amenity Buildings	Childcare
						Health Centres
Non-Council Community Buildings	Function Space (e.g. Wests League Club)	Community Service Spaces	• Cinemas • Art Gallery	• Gyms • Indoor Recreation		• Schools (DET) • TAFE • Universities
						• Hospitals • GPs

Best Practice Examples

District Community HUB - Lurnea Community HUB

Appendix B

Address	Phillips Park, Hill Road, Lurnea
Size	2,200m ²
Site Area	3 Hectares
Project Costs	\$28 million
Uses	
Sports Facilities	Home and Away Changerooms, Toilets and Amenities, Referee preparation room, Storage facilities and First aid space
Meeting Room	45m ² Meeting Room (30-person capacity) & 40m ² Boardroom (25 person capacity)
Studio	100m ² Professional Suite for dancing/creative arts space
Conference	233m ² Function Room (150 person capacity) 192m ² multipurpose room (80 person capacity)
Cafe	Cafe associated with the youth recreation space and outdoor seating facilities
General	Accessible toilets, storage for tables and chairs, kitchen, breakout office spaces and community foyer area.
Outdoor	The Facility is located within a Hub that includes multiple sports fields, outdoor children's play equipment, concreted half-court with covered seating, youth recreation spaces and youth play equipment.

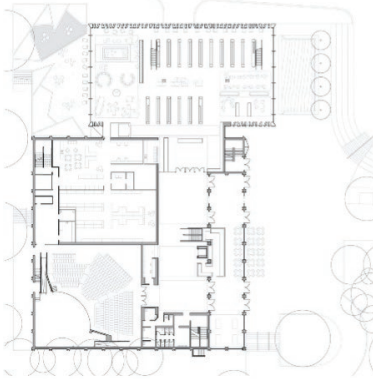
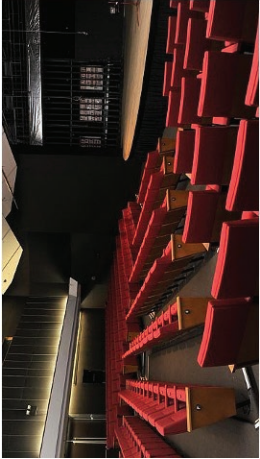
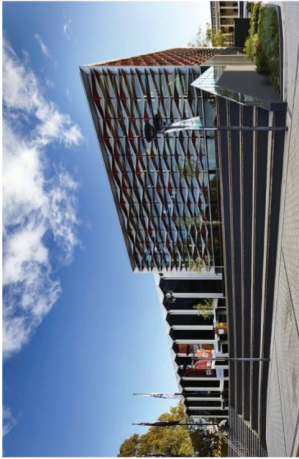


Best Practice Examples

District Library (co-located) Bankstown Library and Knowledge Centre

Appendix B

Address	80 Rickard Road, Bankstown
Size	GFA: 7,235m ² Library: 5,000m ²
Site Area	2.1 Hectares
Project Costs	\$21 million
Uses	
Library	5,000m ² new library over 3 stories Interactive community information wall and public domain improvements Meeting rooms Exhibition Space
Theatre	300 seat theatre Bryan Brown Theatre
Conference	Community Room 1 (145 person capacity), Function Space with Smartboard Community Room 2 (90 person capacity) Function Space with Smartboard Lansdowne Room 1 (55 person capacity) Function Space with projector and screen Lansdowne Room 2 (55 person capacity) Function space with projector and screen
Cafe	Black Cafe
Outdoor	Centre is connected with Paul Keating Park with pedestrian links and active transport infrastructure.



Best Practice Examples

Local Community Centre - Juanita Nielsen Community Centre

Appendix B

Address	Crn Nicholson Street and Dowling Street, Woolloomooloo
Size	600m ²
Site Area	900m ²
Project Costs	Unkown
Uses	
Hireable Spaces	Community Gym: Affordable and fully equipped community gym Free Co-Working Space: Opportunity for small businesses to share space and collaborate. Community Programs: Adult fitness classes as well as recreational, social and creative learning programs for all ages.
Outdoor	Associated outdoor play space utilised by 'After School Hours Care' services and available to the community

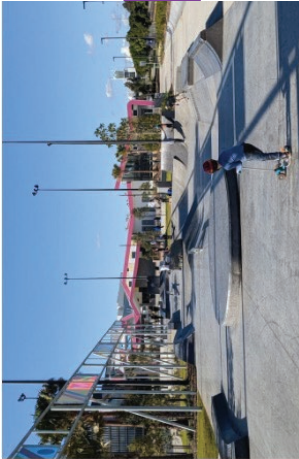


Best Practice Examples

Youth Recreation – Julia Reserve Youth Precinct

Appendix B

Address	Peter Brock Drive, Oran Park		
Size	1,700m ²		
Site Area	3 Hectares		
Project Costs	\$14 million		
Uses			
Youth Recreation Centre	3 x Meeting Rooms 3 x Office Spaces Commercial Kitchen 5 x Storage Spaces 5 x Lockable Storage Spaces	Cultural Activity Space Youth Activity Room Breakout Areas Accessible toilet facilities Large Foyer PA System	
Skate Park	950sqm of skate/scoot infrastructure including ramps, rails, bowls and box platform and Associated shaded seating		
Parkour Area	100sqm of Parkour infrastructure		
Sports	Full Court – Basketball, Ping Pong Tables, Large Oval for sports and recreation activities		
Open Space	Multiple landscaped green space for recreation Multiple covered communal seating spaces		



Best Practice Examples

Penrith Stadium

Appendix B

Address	Crn Mulgoa Rd and Ransley St, Penrith
Capacity	25,000 capacities
Amenity	Media Room Offices Kitchen Amenities Changerooms Retail
Co-Location	Athletics Track Training Grounds Open Space Entertainment Precinct Race Track







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If you need help with reading and understanding this document, staff at Campbelltown City Council will be happy to arrange interpreter services for you.

To arrange an interpreter, please contact Council on (02) 4645 4000 or come to Council's Administration Centre at Corner Queen and Broughton Streets, Campbelltown NSW 2560.

CONTACT US

More information www.campbelltown.nsw.gov.au/CouncilandCouncillors/CorporatePlanningandStrategy

CALL: (02) 4645 4000

EMAIL: council@campbelltown.nsw.gov.au

POST: PO Box 57, Campbelltown NSW 2560

VISIT: Corner Queen and Broughton Streets, Campbelltown, NSW 2560

HAVE YOUR SAY: overtou.campbelltown.nsw.gov.au

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Shooting Range for Campbelltown

Notice of Motion

Councillor Adam Zahra has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 November 2025.

1. That Council officers prepare a feasibility report to investigate the development of a 50-metre shooting range at Campbelltown Stadium as part of the planned stadium redevelopment to create a multi-sport hub in the Leumeah Sports and Entertainment precinct or another suitable location in the Campbelltown LGA.
 2. The report should include:
 - a. Consideration of the participation across the Greater Macarthur region in shooting sports and the demand for a shooting facility.
 - b. Options and recommendations for a suitable location including an option at Campbelltown Sports stadium.
 - c. Economic, community and environmental considerations, benefits and impacts.
 - d. Indicate cost estimate for the development of the facility and future operational costs with funding options.
-

11.2 Pembroke Park Upgrades

Notice of Motion

Councillor Masud Khalil has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 November 2025.

That Council:

1. Provide an update on the current renovation works at Pembroke Park, including which areas are being improved and the expected completion date.
 2. Prepare a report on options to upgrade Pembroke Park into a District Park, with a focus on:
 - More recreation facilities and amenities.
 - Better access and facilities for families, seniors, and young people.
 - Improved landscaping and environmentally friendly features.
 - Safer parking facility.
 3. Look for grant, State and Federal funding to help support the upgrade of Pembroke Park into a District Park so it can meet the needs of our growing community.
-

11.3 Campbelltown Kerbside Exhibition

Notice of Motion

Councillor Isabella Wisniewska has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 11 November 2025.

That Council provides a report on the feasibility of supporting the community to facilitate a 'Campbelltown Kerbside Exhibition', a program that publicly exhibits artworks created by local artists within the Campbelltown Local Government Area. The report shall include, but not be limited to:

1. Opportunities to align 'Campbelltown Kerbside Exhibition' themes with exhibitions held at the Campbelltown Arts Centre to promote and attract patronage.
 2. Opportunities to showcase artworks that correspond with events on the Council's events calendar, including but not limited to the Fisher's Ghost Festival.
 3. Opportunities for the public to purchase artworks directly from local artists.
 4. Opportunities the 'Campbelltown Kerbside Exhibition' may provide for activation and placemaking, particularly within the Campbelltown Central Business District
-

11.4 Environmental Planning and Assessment Bill 2025

Notice of Motion

Councillor Jayden Rivera has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 November 2025.

That Council:

1. Acknowledges the NSW Government's proposal to amend the Environmental Planning and Assessment Act 1979 by way of its current Environmental Planning and Assessment (Planning System Reforms) Bill 2025.
 2. Notes with concern that the proposed Reforms appear to reduce local planning control and community input, which is likely to decrease transparency and public confidence in planning decisions.
 3. Notes that while the proposed Reforms are focused on delivery of housing and jobs, the reforms also appear to make changes that are likely to impact on other types of development across NSW including large-scale commercial, industrial, mining, agricultural, and infrastructure projects.
 4. Notes that the proposed Reforms intend on removing the requirement to consult with the Environmental Department before making an environmental planning instrument that could have an adverse impact on critical habitat or threatened species populations, or ecological communities and their habitats.
 5. Formally request a briefing from the relevant state government agency on the intent and details of the proposed Reforms, so that the Council can be better informed of the operation, impacts and benefits of the proposed Reforms.
-

11.5 Putting Campbelltown on the Tourism Map

Notice of Motion

Councillor Warren Morrison has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 November 2025.

1. That Council provide a report outlining opportunities to enhance our visitor economy, including the possibility of a Tourism Expo or Program to showcase our city's unique attractions from the Nepean and Georges Rivers, Koala town and the Billabong Parklands, to our sporting, cultural and historic experiences.
 2. That the Campbelltown Economic Development Strategy also includes a strategy for enhancing our visitor economy, and is developed with contribution from local businesses, peak bodies, and neighbouring councils to position the Macarthur region as a leading destination for local, interstate and international visitors.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Divestment of Land in Minto and Woodbine

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.2 Divestment of Land in Macquarie Fields

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.3 Assignment of Lease - 261 Queen Street, Campbelltown

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.4 Variation to existing Lease - Homebase 24 Blaxland Road, Campbelltown

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

