

PART ONE

Reports from the Planning and Environment Committee Meeting held at 7.30pm on Tuesday, 14 September 2010.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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PART ONE

1. WASTE AND RECYCLING SERVICES

No reports this round

2. ENVIRONMENTAL PLANNING

2.1 Royalties for Regions Plan

2.2 Minutes of the Heritage Protection Sub Committee Meeting held on 12 August 2010

2.3 Proposed Renaming of Part of Badgally Road, Gregory Hills

2.4 Investigation into Electric Car Charging Stations for Campbelltown

2.5 Development Contributions Reforms

2.6 Exhibition of Draft Bardia Sub-Precinct Development Control Plan

PART TWO

3. DEVELOPMENT SERVICES

3.1 Development Services Section Application Statistics - August 2010

3.2 No. 26 Aberfoyle Road, Wedderburn - Proposed Two Lot Subdivision

3.3 Erection of 18 'Adshel' Bus Shelters at 11 separate sites throughout the Campbelltown Local Government Area

3.4 No. 36 Fraser Street, Macquarie Fields - 2 Lot Strata Subdivision

4. COMPLIANCE SERVICES

4.1 Legal Status Report

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18.1	Confidential Information Relating to Various Items on Planning and Environment Agenda 14 September 2010	

Minutes of the Planning and Environment Committee held on 14 September 2010

Present Councillor R Matheson (Chairperson)
Councillor G Greiss
Councillor R Kolkman
Councillor M Oates
Councillor J Rowell
Councillor R Thompson
General Manager - Mr P Tosi
Director Planning and Environment - Mr J Lawrence
Manager Compliance Services - Mr A Spooner
Manager Development Services - Mr J Baldwin
Manager Environmental Planning - Mr P Jemison
Manager Executive Services - Mr N Smolonogov
Manager Waste and Recycling Services - Mr P Macdonald
Manager Community Resources and Development - Mr B McCausland
Corporate Support Coordinator - Mr T Rouen
Executive Assistant - Mrs D Taylor

CARRIED

Apology (Kolkman/Oates)

That the apology from Councillor Bourke be received and accepted.

CARRIED

Acknowledgement of Land

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

DECLARATIONS OF INTEREST

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

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Councillor Kolkman - Item 3.2 - No. 26 Aberfoyle Road, Wedderburn - Proposed Two Lot Subdivision - Councillor Kolkman advised that the applicant is known to him and that her late husband was a member of the Australian Labor Party. Councillor Kolkman advised that he had facilitated a number of meetings between the applicant and the Director Planning and Environment.

1. WASTE AND RECYCLING SERVICES

No reports this round

2. ENVIRONMENTAL PLANNING

2.1 Royalties for Regions Plan

Reporting Officer

Manager Environmental Planning

Attachments

1. Map of conceptual regional model and funding groups proposed under the Association of Mining Related Council's 'Royalties for Regions' Plan (distributed under separate cover)
2. Copy of Consultancy brief to assess the viability and merits of the Association of Mining Related Council's 'Royalties for Regions' Plan (distributed under separate cover)

Purpose

To provide information on the 'Royalties for Regions' Plan proposed by the Association of Mining Related Councils for Council's consideration.

History

A Mining Royalty is the price charged by the Crown for the transfer of the right to extract a mineral resource. The Mining Royalty rate is different for each mineral. For coal (with the exception of reject coal) the Royalties are as follows;

- 8.2% of value of open cut coal;
- 7.2% of value of underground coal; and
- 6.2% of value of deep underground coal.

This is charged "Ad valorem". Ad valorem royalties are levied as a percentage of the total value of minerals recovered, or the ex-mine value. The ex-mine value refers to the value of the mineral once it is mined and brought to the surface.

New South Wales (NSW) Royalties

At present, revenue raised from Mining Royalties in NSW are directed to consolidated revenue and are spent as determined by the State Government, as a part of its budget. In 2008/09 the NSW royalty revenue was \$1.28 billion which represented approximately 2.62% of the State's budget (the total State budget was approximately \$48.9 billion). In 2008/09 royalties accrued from coal mining accounted for 95% of all royalty funds. The collection of royalties is based on 'self assessment'. It is the responsibility of the mining leaseholder to calculate and lodge the return.

Western Australia (WA) Royalties Model

In 2008 the WA Government adopted a 'Royalties for Regions' Policy. Under this policy, which is administered by the Department of Regional Development and Lands under the Minister for Regional Development, 25% of that State's Mining Royalties are distributed to regional communities (this equates to around 4% of the State's budget). The State is split into nine (9) mining regions and monies are distributed via three (3) funds:

- The Country Local Government Fund;
- The Regional Community Services Fund; and
- The Regional Infrastructure and Headworks Fund.

The NSW Association of Mining Related Councils

Council is a member of the NSW Association of Mining Related Councils (The Association). The Association aims 'To be the leading advocate for local communities on mining related issues'. The Association currently has 20 member councils;

- Bland Shire Council
- Blayney Shire Council
- Broken Hill City Council
- Cabonne Shire Council
- Campbelltown City Council
- Cobar Shire Council
- Dungog Shire Council
- Gloucester Shire Council
- Gunnedah Shire Council
- Lithgow City Council
- Liverpool Plains Shire Council
- Mid-western Regional Council
- Narrabri Shire Council
- Newcastle City Council
- Orange City Council
- Parkes Shire Council
- Singleton Shire Council
- Upper Hunter Shire Council
- Wollondilly Shire Council
- Warrumbungle Shire Council

Note: Muswellbrook Shire Council recently withdrew their membership.

Report

Proposed NSW Model

The Association has been discussing the issue of Mining Royalties and the possibility of a new model for NSW over some time. At its meeting in May 2009 the Association resolved -

1. To support the concept for all councils to seek Royalties; and
2. That the Association investigate the WA model.

It should also be noted that QLD councils are reviewing the QLD royalty return structure.

The Association has now developed a proposed model titled the 'Royalties for Regions' Plan, which is based on the WA model. The objective of the proposed Plan is to improve economic and community infrastructure in regions that have been or are impacted by mining. This would be achieved through the funding of projects that would assist in attracting investment and increasing jobs in these mining regions. The funding would aid in the development of infrastructure, services and community projects and support the development of resilient communities and contribute to regional areas being vibrant and interesting places in which to live.

Under the Plan, 30% of NSW Mining Royalties are proposed to be reinvested into regional communities via two funds;

- The Local Government Fund (\$100 million guaranteed); and
- The Regional Community Services Fund (\$200 million guaranteed).

In total the Plan would provide in the order of \$300 million directly for regional communities, which is less than 0.57% of the State's budget.

The Local Government Fund

The Local Government Fund would be administered through a Regional Board. The fund is proposed to focus on the needs of individual Local Government Areas (LGAs) that experience an impact or influence due to mining activities within or adjoining the council area. To receive funding a council would need to establish a nexus between mining and the impacts or post-mining impacts. The fund would be an addition to Council's budget and not be used to supplement operational expenditure.

The objectives of the proposed fund are to;

- Increase capacity for local strategic planning and decision-making;
- Retain and build the benefits of local communities;
- Promote relevant and accessible local services;
- Assist local government to plan for a sustainable economic and social future;
- Enable local government to expand social and economic opportunities; and
- Assist local government to plan for post mining decline, loss of employment, social and development opportunities.

Examples of projects that may be funded include; building and maintenance of roads, bridges, drainage, parks, footpaths and cycle ways, airports and sewerage.

Regional Community Fund

Monies accrued under the Regional Community Fund (RCF) would be made available to local governments, voluntary organisations, business groups, educational institutions, philanthropic foundations, community organisations and State and Federal Government agencies (where projects are deemed not to be within their core business).

The proposed RCF fund is designed to promote long-term development in NSW's regions. It aims to help local communities grow and prosper through the promotion of local decision-making and is specifically designed to help regions attract the resources to support ongoing development.

The objectives of the fund are to:

- Increase capacity for local strategic planning and decision-making;
- Retain and build the benefits of regional communities;
- Promote relevant and accessible local services;
- Assist communities to plan for a sustainable economic and social future
- Enable communities to expand social and economic opportunities; and
- Assist regional communities to prosper through increased employment opportunities, business and industry development opportunities and improved local services.

Examples of the types of projects that may be funded through this fund include Country age pension fuel cards, the royal flying doctor service, patient assisted travel schemes, a boarding away from home allowance and community resource centres.

How the Plan is proposed to function

The State would be split into eight (8) major zones (see Attachment 1). The Campbelltown Local Government Area (LGA) lies in proposed Zone D along with 12 other LGAs. Each Zone would agree on expenditure priorities and individual LGAs would be required to make an annual submission for funds. Funds are proposed to be administered and distributed by the NSW Department of Industry and Investment.

Projects would be assessed by a Regional Development Board for each zone, and priority is proposed to be given to projects that fit within the framework of the Development Board's strategic plans (developed by local government for that region).

Funding distribution would be based on population and the extent of mining activity. The table below describes a notional allocation based on the 2008/2009 financial year.

Table1 – Population and % of total Royalties accrued for 2008/09 financial year.

Zone	Population	Current Mining/ Exploration	Royalty %	\$ million available
A	596,500	Limited	0	0
B	1,012,100	Major	50	150
C	91,200	Minor	1.6	5
D	784,300	Major	33.3	100
E	111,700	Major	8.2	25
F	55,200	Major	3.3	15
G	471,000	Limited	1.6	5
H	3,775,200	Limited	0	0
Total	6,898,200		100	300

The Association has prepared a tender brief seeking a suitably qualified consultant to examine the viability and merits of the proposal (see Attachment 2).

A briefing regarding the proposed 'Royalties for Regions' Plan was presented to Council on Tuesday 10 August 2010. At this briefing the following anticipated motion for the August 13 Association meeting (as circulated in the agenda for the Association's meeting), was presented for Councillor's information;

1. That the Association endorse the consultancy brief and the Executive Officer be authorised to seek funding assistance for the tender of the consultancy to assess the viability and merits of the royalties proposal;
2. That the Association embark on a State wide lobbying campaign for the implementation of a 'Royalties for Regions' scheme; and
3. That all member councils lobby their respective and prospective Members of Parliament as a priority.

The General Manager subsequently determined to send a Council representative to the meeting and advise the Association that the matter required formal consideration by all member councils and that no decision should be made by the Association until a Council endorsed position is considered by the Executive.

Council's Senior Environmental Officer attended the meeting and tabled a letter conveying Council's aforementioned position on the matter. The representatives at the Association's meeting expressed that whilst they appreciated Campbelltown City Council's position on the motion they were in support of pursuing the matter.

Subsequently the meeting of the Association resolved as follows –

1. That the Association endorse the consultancy brief and the Executive Officer be authorised to seek funding assistance for the tender of the consultancy to assess the viability and merits of the royalties proposal;
2. That the Association embark on a State wide lobbying campaign for the implementation of a Royalties for Regions scheme;
3. That all member councils lobby their respective and prospective Members of Parliament as a priority;
4. That the Minister for Mineral Resources be invited to attend the Annual General Meeting in Gunnedah; and
5. That both Presidents of the Local Government & Shires Associations be invited to attend the Annual General Meeting in Gunnedah to encourage additional support for the Royalties for Regions proposal.

Conclusion

Expenditure by Government of the royalties collected in NSW could be improved in terms of addressing impacts on communities affected or influenced by mining. In response, the Association has developed a proposed plan under which 25% of mining royalties would be invested into regional communities to improve economic and community infrastructure in regions that have been or are impacted by mining.

The proposed plan is considered to have potential merit. It is suggested that Council review this issue, following the release of the outcomes of the consultancy review of the proposed Royalties for Regions Plan.

Officer's Recommendation

That Council consider the outcome of the consultancy review of the Association's Royalties for Regions Plan, when the information becomes available

Committee's Recommendation: (Oates/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 21 September 2010 (Matheson/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 177

That the Officer's Recommendation be adopted.

2.2 Minutes of the Heritage Protection Sub Committee Meeting held on 12 August 2010

Reporting Officer

Manager Environmental Planning

Attachments

Minutes of the Heritage Protection Sub Committee Meeting held on 12 August 2010.

Purpose

To seek Councils' endorsement of the Minutes of the Heritage Protection Sub Committee meeting held on 12 August 2010.

Report

Detailed below are the recommendations of the Heritage Protection Sub Committee. Council officers have reviewed the recommendations and they are now presented for Council's endorsement. The recommendations that require an individual resolution of Council are detailed in the officer's recommendation.

7.1 Congregational Cemetery - Pioneer Park, Campbelltown

- i. That the Heritage Protection Sub Committee endorse the Officer's recommendation that the displaced headstones be cemented to the graves horizontally to prevent any further opportunity for displacement and/or damage.
- ii. That Council consider extending an invitation to a suitably qualified representative of the Heritage Protection Sub Committee with an expert background in restoration of this kind, to attend an onsite inspection to review and discuss the proposed headstone repairs.

7.2 Application for Funding under Council's Local Heritage Fund 2010 – Taminer house

1. That Council be requested to approve the Local Heritage Fund (2010-2011) application from Mr Mark Naughton (of No. 60 Warby Street, Campbelltown) for the removal and replacement of an existing subfloor brick support wall, footings and associated works to the front verandah at Taminer House, in accordance with the Heritage Guidelines and subject to clarification from the applicant on the following:
 - The heritage significance of the building materials that will be used and or removed to repair the existing dwelling,
 - Section B of the structural detail regarding the word 'rendered' and whether this is in keeping with the heritage significance of the existing structure, and
 - The proposed colour scheme to be used.
-

2. That subject to clarification of the above recommendation (1), that Council be requested to advise the applicant in writing of Council's decision with respect to this matter and also advise the applicant that the proposed works would not require the lodgement of a Development Application given the intended minor nature of the works.

7.3 Restructure Campbelltown Heritage Medallion

1. That the Campbelltown Heritage Medallion be awarded on a bi-annual basis.
2. That only one Medallion be awarded on each occasion.
3. That the selection panel for the medallion be nominated by the Heritage Protection Sub Committee to assess the nominations against the newly established criteria (as outlined in the above report).
4. That the Campbelltown Heritage Medallion be presented by the Mayor or his/her nominee at the Bi-Annual Campbelltown Heritage Address.
5. That during the ceremony which falls on the alternate year to the Medallion being presented, past recipients of the Medallion be showcased in some way.

8.1 Local Heritage Fund Guidelines

That a report be presented to the Heritage Protection Sub Committee in relation to the recently amended Local Heritage Fund Guidelines which should provide clarification in relation to the following matters of concern:

- Consideration of material use and re-use,
- The maximum amount that can be provided to any applicant under the Local Heritage fund,
- Time restrictions placed upon applications in relation to applying for the funds, and
- A copy of Council correspondence forwarded to owners of heritage items in relation to the 2010 – 2011 Local Heritage Fund.

Officer's Recommendation

1. That the Minutes be noted.
 2. That in regard to item 7.1 Congregational Cemetery - Pioneer Park, Campbelltown:
 2. the displaced headstones be cemented to the graves horizontally to prevent any further opportunity for displacement and/or damage.
 3. that Council extend an invitation to a suitably qualified representative of the Heritage Protection Sub Committee with an expert background in restoration of this kind, to attend an onsite inspection to review and discuss the proposed headstone repairs.
 3. That in regard to item 7.2 Application for Funding under Council's Local Heritage Fund 2010 – Taminier house:
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1. That Council approve the Local Heritage Fund (2010-2011) application from Mr Mark Naughton (of No. 60 Warby Street, Campbelltown) for the removal and replacement of an existing subfloor brick support wall, footings and associated works to the front verandah at Taminier House, in accordance with the Heritage Guidelines and subject to clarification from the applicant on the following:
 - The heritage significance of the building materials that will be used and or removed to repair the existing dwelling,
 - Section B of the structural detail regarding the word 'rendered' and whether this is in keeping with the heritage significance of the existing structure, and
 - The proposed colour scheme to be used.
 2. That subject to clarification of the above recommendation (i), that Council be requested to advise the applicant in writing of Council's decision with respect to this matter and also advise the applicant that the proposed works would not require the lodgement of a Development Application given the intended minor nature of the works.
4. That in regard to item 7.3 Restructure Campbelltown Heritage Medallion:
- i. That the Campbelltown Heritage Medallion be awarded on a bi-annual basis.
 - ii. That only one Medallion be awarded on each occasion.
 - iii. That the selection panel for the medallion be nominated by the Heritage Protection Sub Committee to assess the nominations against the newly established criteria (as outlined in the above report).
 - iv. That the Campbelltown Heritage Medallion be presented by the Mayor or his/her nominee at the Bi-Annual Campbelltown Heritage Address.
 - v. That during the ceremony which falls on the alternate year to the Medallion being presented, past recipients of the Medallion be showcased in some way.
5. That in regard to item 8.1 Local Heritage Fund Guidelines:
- i. That a report be presented to the Heritage Protection Sub Committee in relation to the recently amended Local Heritage Fund Guidelines which should provide clarification in relation to the following matters of concern:
 - Consideration of material use and re-use,
 - The maximum amount that can be provided to any applicant under the Local Heritage fund,
 - Time restrictions placed upon applications in relation to applying for the funds, and
 - A copy of Council correspondence forwarded to owners of heritage items in relation to the 2010 – 2011 Local Heritage Fund.
-

Committee's Recommendation: (Oates/Greiss)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 21 September 2010 (Matheson/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 177

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Minutes of the Heritage Protection Sub Committee Meeting

Held Thursday 12th August 2010 in Committee Room 3

Meeting commenced at 6.04pm

1. Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson, Councillor Bourke.

2. Attendance and Apologies

Attendance: Councillor Julie Bourke (Chairperson)
Councillor Meg Oates
Jacqueline Green
James Gardner
Jenny Goodfellow
Robert Wheeler
Mario Majorich
Melissa Plummer

Also in Attendance: Lisa Havillah - Manager Cultural Services
Phil Jemison - Manager Environmental Planning
Rana Haddad - Senior Strategic Environmental Planner
Jane Worden - Executive Support

Apologies: Learna Coupe

3. Declarations of Interest

There were no Declarations of Interest made at this meeting.

4. Minutes of the Previous Meeting

Reporting Officer

Manager Environmental Planning

Report

The Minutes of the Heritage Protection Sub Committee Meeting held on 17 June 2010, copies of which were circulated to each Sub Committee Member, were presented to Council for adoption at its meeting held on 27 July 2010.

Council resolved to endorse the Sub Committee's recommendations.

Officer's Recommendation

That the information be noted.

Sub Committee's Recommendation: (Bourke/Gardner)

That the information be noted.

CARRIED

5. Business Arising from Previous Minutes

Reporting Officer

Manager Environmental Planning

Purpose

To report on business arising from the Minutes of the Heritage Protection Sub Committee Meeting held on 17 June 2010.

History

The following update is provided on business arising from those relevant items in the Heritage Protection Sub Committee Minutes from its meeting held on 17 June 2010.

Report

A report on the Minutes of the Heritage Protection Sub Committee meeting (held on 17 June 2010) was presented to Council on 27 July 2010. Council resolved as follows:

1. *That the Minutes be noted.*
 2. *That in regard to Item 8.3 Removal of Significant Tree - No. 17 Badgally Road Campbelltown, the applicant, MH Enterprises be advised to plant a 400 litre melaleuca decora, white feather honey myrtle tree to replace the camphor laurel tree which is to be removed from No. 17 Badgally Road Campbelltown, subject to confirmation that melaleuca decora species is not known to cause any ill health effects.*
 3. *That in regard to Item 8.4, Membership of the Heritage Protection Sub Committee:*
 - i) *the resignation of Mr Trevor Rhodes from the Heritage Protection Sub Committee be accepted.*
 - ii) *the current alternate delegate for the Campbelltown and Airs Historical Society Mrs Jenny Goodfellow be appointed to the Heritage Protection Sub Committee to replace Mr Trevor Rhodes.*
 - iii) *Ms Learnna Coupe to be appointed to the Heritage Protection Sub Committee as an alternate representative of the Campbelltown and Airs Historical Society.*
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- iv) *a letter be forwarded to Mr Trevor Rhodes to thank him for his contribution and commitment to the Heritage Protection Sub Committee.*

The following update is provided on business arising from those relevant items in the Heritage Protection Sub Committee Minutes from its meeting held on 17 June 2010.

8.3 Removal of Significant Tree – No 17 Badgally Road, Campbelltown

That in regard to Item 8.3 Removal of Significant Tree - No. 17 Badgally Road Campbelltown, the applicant, MH Enterprises be advised to plant a 400 litre melaleuca decora, white feather honey myrtle tree to replace the camphor laurel tree which is to be removed from No. 17 Badgally Road Campbelltown, subject to confirmation that melaleuca decora species is not known to cause any ill health effects..

Officer's Comment: A memo has been forwarded to the Acting Manager Technical Services and Manager Development Services advising to note and action Council's above resolution. In this regard, it is anticipated that a letter will be sent to the applicant in the near future advising of Council's above resolution.

8.4 Membership of the Heritage Protection Sub Committee

That in regard to Item 8.4, Membership of the Heritage Protection Sub Committee:

- i) *the resignation of Mr Trevor Rhodes from the Heritage Protection Sub Committee be accepted.*
- ii) *the current alternate delegate for the Campbelltown and Airs Historical Society Mrs Jenny Goodfellow be appointed to the Heritage Protection Sub Committee to replace Mr Trevor Rhodes.*
- iii) *Ms Learnna Coupe to be appointed to the Heritage Protection Sub Committee as an alternate representative of the Campbelltown and Airs Historical Society.*
- iv) *a letter be forwarded to Mr Trevor Rhodes to thank him for his contribution and commitment to the Heritage Protection Sub Committee.*

Officer's Comment: A letter has been sent to Campbelltown and Airs Historical Society welcoming the new members and advising of Council's above resolution.

A letter has also been sent to Mr Trevor Rhodes thanking him for his contribution and commitment to the Heritage Protection Sub Committee.

Officer's Recommendation

That the information be noted.

Sub Committee's Recommendation: (Oates/Goodfellow)

That the information be noted.

CARRIED

6. Correspondence - Nil

7. Reports

7.1 Congregational Cemetery - Pioneer Park, Campbelltown

Reporting Officer

Manager Environmental Planning

Report

Council has received a phone call from a resident in relation to recent vandalism to some of the graves at Pioneers Park, St Johns Road, Campbelltown. A site visit indicated that some of the head stones have been knocked down to the ground and displaced.

Pioneers Park is owned by Council and the Congregational Cemetery is listed as an item of local heritage significance under the Campbelltown (Urban Area) Local Environmental Plan 2002.

Council has previously undertaken work on the headstones in the cemetery and horizontally cemented some of the headstones into the top of the graves, to prevent damage and any further displacement.

Similar repair work can be undertaken for those headstones which have recently been damaged.

Officer's Recommendation

That the displaced headstones be cemented to the graves horizontally to prevent any further opportunity for displacement and/or damage.

Sub Committee's Recommendation: (Goodfellow/Green)

1. That the Heritage Protection Sub Committee endorse the Officer's recommendation that the displaced headstones be cemented to the graves horizontally to prevent any further opportunity for displacement and/or damage.
2. That Council consider extending an invitation to a suitably qualified representative of the Heritage Protection Sub Committee with an expert background in restoration of this kind, to attend an onsite inspection to review and discuss the proposed headstone repairs.

CARRIED

7.2 Application for Funding under Council's Local Heritage Fund 2010 – Taminer house

Reporting Officer

Manager Environmental Planning

Purpose

The purpose of this report is to advise the Heritage Protection Sub-Committee of an application seeking funding under Council's Local Heritage Fund 2010/2011 for minor restoration of a locally significant heritage house at No. 60 Warby Street, Campbelltown.

History

In June 2010, Council received an application (shown as Attachment 1 to this report) under Council's Local Heritage Fund 2010/2011 for minor restoration works of a locally significant heritage house at No. 60 Warby Street, Campbelltown.

Report

Council has received a local heritage fund application requesting funding for the removal and replacement of an existing subfloor brick support wall, footings and associated works to the front verandah of Taminer House located at No. 60 Warby Street, Campbelltown. A copy of the application is provided as Attachment 1 to this report.

The property is currently occupied and used as a dwelling house. The building is listed as an item of local heritage significance under the Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002).

The application has been submitted by the owner of the property, Mr Mark Naughton, for the construction of a new concrete footing, approximately 12 metres long, and the demolition of the existing sub floor brick support wall and footings at the front verandah of the heritage house. The lowest price quote submitted for the project is \$5,467. The maximum amount that can be provided to any applicant under the Local Heritage fund is \$1,500.

The work is considered essential for the maintenance of the concrete slab for the front verandah.

The proposed works are considered to be minor in nature (under the provisions of Clause 44 - *Protection of heritage items and heritage conservation areas*) of Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP 2002). As such a development application is not required in this instance. However, under the subject clause of LEP 2002, the applicant needs to be advised in writing that the proposed work would not require a development application.

Notably, the applicant has previously obtained funding under the local Heritage Fund (2008-2009) for the amount of \$1,345 for the provision of new painted lattice double gates and replacement of one existing lattice gate.

Conclusion

The subject works relate to an item of local heritage significance and are considered essential to support the concrete slab for the front verandah. The project has been assessed against the eligibility criteria for financial assistance under the Guidelines for Local Heritage Funding, and is considered worthy of approval. The subject application would require the allocation of \$1,500 from Council's Local Heritage Fund.

Officer's Recommendation

1. That the Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (20010-2011) application for \$1,500, from Mr Mark Naughton (of No. 60 Warby Street, Campbelltown) for the removal and replacement of an existing subfloor brick support wall, footings and associated works to the front verandah at Taminer House.
2. That the applicant be advised in writing of Council's decision with respect to this matter and also be advised that the proposed works would not require the lodgement of a development application given the intended minor nature of the works.

Sub Committee's Recommendation: (Plummer/Wheeler)

1. That Council be requested to approve the Local Heritage Fund (20010-2011) application from Mr Mark Naughton (of No. 60 Warby Street, Campbelltown) for the removal and replacement of an existing subfloor brick support wall, footings and associated works to the front verandah at Taminer House, in accordance with the Heritage Guidelines and subject to clarification from the applicant on the following:
 - The heritage significance of the building materials that will be used and or removed to repair the existing dwelling,
 - Section B of the structural detail regarding the word 'rendered' and whether this is in keeping with the heritage significance of the existing structure, and
 - The proposed colour scheme to be used.
2. That subject to clarification of the above recommendation (1), that Council be requested to advise the applicant in writing of Council's decision with respect to this matter and also advise the applicant that the proposed works would not require the lodgement of a Development Application given the intended minor nature of the works.

CARRIED

7.3 Restructure Campbelltown Heritage Medallion

Reporting Officer

Manager Cultural Services

Purpose

Following on from the presentation made to the Heritage Protection Sub Committee this report proposes new guidelines and timeframes for the awarding of the Campbelltown Heritage Medallion.

Report

The Campbelltown Heritage Medallion is awarded annually during Heritage Week to an individual, business, community group, school or tertiary institution that has made a significant contribution to one or more of the following within the Campbelltown Local Government Area.

1. The conservation of Campbelltown's built or natural heritage.
2. Increased community awareness about Campbelltown's built or natural heritage.
3. Facilitated community participation in planning the built environment.
4. Increased community awareness of built environment issues such as sustainability and the impact of the built environment on the natural environment.

It has become clear over a number of years that both the guidelines for the award and the timeframe need to be reviewed to ensure that the community interest in and the significance of the award is improved.

It is proposed that the following amendments be made to the Campbelltown Heritage Medallion process, in order to achieve the objective of raising the profile of the award and generating sustained community participation.

Time Frame

Nominations for the Campbelltown Heritage Medallion have continued to stay at the same level each year. Between 3 – 5 nominations in some cases only 2 nominations have been received. To make the award more highly contested it is suggested that the awarding of the Campbelltown Heritage Medallion become a bi-annual award, with the next medallion being awarded in 2012. One medallion only would be awarded each time. In order to maintain a prize based competition spirit, amongst potential nominees. This would have an effect of lifting the prestige of the award.

Award Criteria

The current criteria of the award are very broad. The process of assessing nominations has often revealed that clarification of the criteria for potential nominees is often necessary. More particularly it has been identified that the award should perhaps celebrate contributions with a community interest focus as opposed to investment into private assets.

To clarify the definitions and criteria for the award it is suggested that it could be written as follows:

“The Bi Annual Campbelltown Heritage Medallion will be awarded to an individual, group or organisation that has made an outstanding contribution to the preservation or promotion of Campbelltown's heritage, namely its traditions, culture or assets [built or natural].”

For the purpose of the Award, built Heritage would be defined as “the human made surroundings that provide the setting for human activity ranging in scale from personal shelter to neighborhoods to large scale civic surroundings.”

Natural Heritage for the purpose of the Award would be defined as “all living and non living things that occur or appear naturally on earth.”

Campbelltown is defined as the Local Government Area of Campbelltown and its boundaries.

Each application would be assessed under the following criteria:

- That the activity undertaken makes a substantial contribution to preserving or promoting Campbelltown's Heritage.
 - That the achievement has a significant and enduring impact on the community.
 - That the achievement is of exceptional relevance to the City's Heritage.
 - That the achievement gives a positive impression on the City's image and profile.
-

To assess the nominations bi-annually, is it proposed that the Heritage Protection Sub Committee would nominate a selection committee that could comprise of the following;

- Current Chair of the Heritage Protection Sub Committee
- Director of Planning, Campbelltown City Council
- Community Representative from the Heritage Protection Sub Committee.

If it is deemed that any members of the Selection Committee have an interest or connection to any of the nominations they would remove themselves from the Selection Committee and be replaced by an appropriate member of the sub-committee. Each member would assess the application on its merits by applying each of the criteria against the nomination.

It is proposed that the final nomination would then be presented to the Heritage Protection Sub Committee for adoption. The award would be presented by the Mayor or nominee at the Campbelltown Arts Centre at the Bi-Annual Heritage Week Address. At the awarding of the Medallion, the winner would be asked to provide an acceptance speech. The winner would be promoted through local media and on Council's website. The website would document previous winners and build and promote the history of the award on an on going basis.

The proposed reconsideration of the awarding of the Campbelltown Heritage Medallion would contribute to raising the profile of the award within the City. In addition to this, a photographer would document the awarding of each medallion and media would be informed of the outcome of each event.

Officer's Recommendation:

That the Committee support the following changes to Campbelltown Heritage Medallion scheme for submission to Council for adoption:

1. That the Campbelltown Heritage Medallion be awarded on a bi-annual basis.
2. That only one Medallion be awarded on each occasion.
3. The selection panel for the medallion be nominated by the Heritage Protection Sub Committee to assess the nominations against the newly established criteria (as outlined in the above report)
4. That the Campbelltown Heritage Medallion be presented by the Mayor or his/her nominee at the Bi-Annual Campbelltown Heritage Address.

Sub Committee's Recommendation: (Wheeler/Plummer)

1. That the Campbelltown Heritage Medallion be awarded on a bi-annual basis.
 2. That only one Medallion be awarded on each occasion.
 3. That the selection panel for the medallion be nominated by the Heritage Protection Sub Committee to assess the nominations against the newly established criteria (as outlined in the above report)
 4. That the Campbelltown Heritage Medallion be presented by the Mayor or his/her nominee at the Bi-Annual Campbelltown Heritage Address.
-

5. That during the ceremony which falls on the alternate year to Medallion being presented, past recipients of the Medallion be showcased in some way.

CARRIED

8. General Business

8.1 Local Heritage Fund Guidelines

The Heritage Protection Sub Committee discussed the Local Heritage Fund Guidelines which were recently amended and requested that a further report be presented to provide clarification to the Sub Committee in relation to the following matters of concern:

- Consideration of material use and re-use,
- The maximum amount that can be provided to any applicant under the Local Heritage fund,
- Time restrictions placed upon applications in relation to applying for the funds, and
- A copy of Council correspondence forwarded to owners of heritage items in relation to the 2010 – 2011 Local Heritage Fund.

Sub Committee's Recommendation: (Wheeler/Plummer)

That a report be presented to the Heritage Protection Sub Committee in relation to the recently amended Local Heritage Fund Guidelines which should provide clarification in relation to the following matters of concern:

- Consideration of material use and re-use,
- The maximum amount that can be provided to any applicant under the Local Heritage fund,
- Time restrictions placed upon applications in relation to applying for the funds, and
- A copy of Council correspondence forwarded to owners of heritage items in relation to the 2010 – 2011 Local Heritage Fund.

CARRIED

Next meeting of the committee will be held on Thursday 7th October 2010 at 6.00pm in Committee Room 3.

Meeting concluded at 6.55pm.

Cr Julie Bourke
Chairperson

2.3 Proposed Renaming of Part of Badgally Road, Gregory Hills

Reporting Officer

Manager Environmental Planning

Attachments

Previous report to the Planning and Environment Committee - 20 July 2010

Purpose

To provide further information on a proposal to rename part of Badgally Road at Gregory Hills to Gregory Hills Drive for Council's consideration.

History

At its meeting on 20 July 2010, Council's Planning and Environment Committee considered a report (Item 2.1 Road Renaming Proposals – Minto, Bardia and Gregory Hills) concerning three road renaming proposals including the proposal to rename part of Badgally Road at Gregory Hills. At its meeting of 27 July 2010 Council subsequently resolved:

- “1. That Council approves the renaming of Moss Glen Street, Minto to Monaghan Street.
2. That Council approves the renaming of part of Ingleburn Gardens Drive, Bardia to Nash Street.
3. That Council defer the approval of the renaming of part of Badgally Road, Gregory Hills to Gregory Hills Drive subject to a briefing of the Council.”

Report

In accordance with Council's resolution, a briefing was presented to the Councillors by the Manager Environmental Planning on Tuesday 3 August 2010. This briefing provided further information on the history of the name Badgally Road and outlined the three possible alternatives for the naming of this road following its proposed extension through to the Camden Valley Way within the Camden Local Government Area (LGA).

At its meeting on 24 August 2010, Camden Council considered a report on proposed road naming within the suburb of Gregory Hills and resolved that:

- (i) *the name Gregory Hills Drive be endorsed;*
 - (ii) *the proposed street names provided by Dart West Developments P/L (for use in the residential development in the suburb of Gregory Hills within the Camden LGA) be endorsed;*
-

(iii) *the endorsed list and name Gregory Hills Drive be referred to the Geographical Names Board and the required naming process commenced.*

Therefore, subject to the procedures for the naming of roads outlined in Division 2 of Part 2 of the Roads Regulation 2008, it is likely that the section of this proposed through road from the Camden Valley Way to the LGA boundary, will be named Gregory Hills Drive by Camden Council.

Given the objections received from affected property owners (as outlined in the previous report to Council) and the long historical associations of this road name with the area, it is recommended that Council not approve the proposed renaming of the section of Badgally Road to Gregory Hills Drive. It is also recommended that, following the completion of construction to link this road to the Camden Valley Way, the section of this newly constructed road within the Campbelltown LGA be named Badgally Road.

Officer's Recommendation

1. That Council not approve the renaming of part of Badgally Road, Gregory Hills to Gregory Hills Drive.
2. That, following the completion of construction to link Badgally Road to the Camden Valley Way, the section of this newly constructed road within the Campbelltown LGA be named Badgally Road.

Committee Note: Mr Taylor addressed the Committee in support of the application.

Committee's Recommendation: (Kolkman/Rowell)

That this matter be left to the determination of full Council at its meeting of 21 September 2010 to permit the Director of Planning to include in his report to full Council his views on the new option proposed by the applicant at the Planning and Environment Committee meeting.

CARRIED

Council Meeting 21 September 2010 (Matheson/Kolkman)

It was **Moved** Councillor Matheson **Seconded** Councillor Kolkman that the report of the Director Planning and Environment - Item 12.1 - Proposed Renaming of Part Badgally Road, Gregory Hills be brought forward and dealt with in conjunction with this item.

Won and became part of the Motion.

It was **Moved** Councillor Matheson **Seconded** Councillor Kolkman:

That the Committee's Recommendation be adopted.

Amendment (Matheson/Kolkman)

1. That Council not approve the renaming of the existing section of Badgally Road to Gregory Hills Drive.
2. That, following construction of the new road linking Badgally Road to Camden Valley Way, the section of this new road from its intersection with Eaglevale Drive to its intersection with a new access road to St Gregory's College, be named Badgally Road and the remaining section of the new road (to the Local Government boundary), be named Gregory Hills Drive.

Council Resolution Minute Number 177

That the above amendment be adopted.

ATTACHMENT 1

Planning and Environment Committee Meeting 20 July 2010

Page 1

7.1 Minutes Of The Planning And Environment Committee Meeting Held 20 July 2010

2. ENVIRONMENTAL PLANNING

2.1 Road Renaming Proposals - Minto, Bardia and Gregory Hills

Reporting Officer

Manager Environmental Planning

Attachments

1. Location Map – Moss Glen Street, Minto
2. Location Map – Ingleburn Gardens Drive, Bardia
3. Location Map – part of Badgally Road, Gregory Hills
4. Developer's submission regarding proposed renaming of part of Badgally Road

Purpose

To provide information on three (3) road renaming proposals in the suburbs of Minto, Bardia and Gregory Hills for Council's consideration.

History

Council is currently in receipt of three (3) road renaming proposals for its consideration under the provisions of Division 2 of the Roads Regulation 2008.

These road renaming proposals were advertised to allow for community comment in the Campbelltown Macarthur Chronicle of 11 May 2010 and the Campbelltown Macarthur Advertiser of 12 May 2010, and were also exhibited at the Campbelltown, Minto and Ingleburn Libraries and Council's Administration Centre. In addition, all of the property owners directly affected by these proposals were individually notified by letter as well as the statutory authorities required under clause 7 of the Roads Regulation 2008. A letter was subsequently received from the Land and Property Management Authority (Department of Lands) stating that it had no objection to the use of any of the proposed names. Any other comments received from the exhibition and notification process are detailed in the body of this report for the relevant road renaming proposal.

Report

Proposed renaming of Moss Glen Street, Minto

As a result of recent construction works associated with Stage 3 of the Minto Renewal Project, Moss Glen and Monaghan Streets have now been connected to form a single through road. Given that it is impractical to retain both of these road names for what is now a single road, Landcom have requested that Council consider adopting the name Monaghan Street for the entire road by renaming the portion currently named Moss Glen Street. The location of this proposal is shown in Attachment 1.

No public comments were received regarding this renaming proposal. It is therefore recommended that Council approve the renaming of Moss Glen Street to Monaghan Street.

Proposed renaming of part of Ingleburn Gardens Drive, Bardia

At its meeting on 5 August 2008, Council resolved to adopt the name Ingleburn Gardens Drive for the main access road within the Ingleburn Gardens Estate. However, as a result of recent road construction associated with new stages within this development and the future closure of part of the currently constructed extent of this road within the proposed rail corridor, it is proposed to rename part of Ingleburn Gardens Drive to Nash Street. The name Nash Street is taken from the list of road names endorsed by Council for this development on the theme of "Names of Local War Dead". The location of the portion of Ingleburn Gardens Drive proposed to be renamed and the final extent of this road are shown in Attachment 2.

No public comments were received regarding this renaming proposal. It is therefore recommended that Council approve the renaming of part of Ingleburn Gardens Drive to Nash Street.

Proposed renaming of part of Badgally Road, Gregory Hills

As a result of the proposed extension of Badgally Road to the Camden Valley Way, as part of the development of the South West Growth Centre, Council has received a request from the developers of the Turner Road Precinct (Dart West Developments Pty Ltd) to consider the renaming of part of Badgally Road to Gregory Hills Drive. This renaming proposal only currently relates to the short section of public road located west of the intersection with Eagle Vale Drive, as shown in Attachment 3, but the name Gregory Hills Drive is proposed to eventually be applied to the whole of the future new road from Eagle Vale Drive to the Camden Valley Way once it is constructed. It should also be noted that this renaming proposal does not apply to the major part of Badgally Road from its intersection with Eagle Vale Drive south to Campbelltown Railway Station. A copy of the developer's submission is included as Attachment 4 to this report in which they cite the following reasons for Council to approve the proposed renaming of this section of Badgally Road:

- (i) it would provide a clear legible road through the centre of the new suburb of Gregory Hills, enabling existing and future residents of the area, as well as new businesses and their customers, to easily locate the new suburb of Gregory Hills;
 - (ii) the whole extent of the proposed through road is within the recently gazetted suburb of Gregory Hills;
-

- (iii) the naming of this road would mirror the (proposed) renaming of the eastern section of Cobbitty Road to Oran Park Drive, ensuring that people travelling along the Camden Valley Way would have clear options for right or left turns to access the newest suburbs in Camden Local Government Area (LGA);
- (iv) it would help to establish a clear sense of identity for the new residents of the suburb of Gregory Hills;
- (v) it would help avoid confusion between the sections of Badgally Road which are currently located in the Campbelltown LGA, enabling residents, visitors and businesses to more accurately find their destinations;
- (vi) it would not require the renaming of any existing public road and would therefore lead to minimal inconvenience with only two private dwellings and St Gregory's College having to change their current addresses;
- (vii) it would reinforce the historical connection between St Gregory's College and its farm and the new suburb of Gregory Hills in the same way as the creation of the new suburb.

Two (2) submissions from affected property owners were received, objecting to the proposed renaming of this part of Badgally Road. They each strongly requested that Council not approve the proposal because of the following reasons:

- (i) the residential development within the suburb of Gregory Hills will be located on the other side of St Gregory's College within the Camden Local Government Area (LGA) and should not affect the name of the road within the Campbelltown LGA;
- (ii) the proposed road renaming would result in changes to their property addresses and associated inconvenience;
- (iii) the name Badgally Road is part of the history of the area (the road was originally named after the hill on which St Gregory's College now stands).

It should also be noted that Council has been advised that the developer has been in discussion with Camden Council regarding the naming of the section of this road located within their LGA. It is understood that Camden Council will be considering a report on this matter at its meeting in July 2010 with a recommendation by the reporting officer to approve the naming of the section of this road located within the Camden LGA as Gregory Hills Drive.

Given the objections received from the public and the long historical associations of this road name with the area surrounding St Gregory's College, it is recommended that Council does not approve the proposed renaming of part of Badgally Road to Gregory Hills Drive and instead requests that the existing name of Badgally Road continues in use for the full proposed extent of the road to the Camden Valley Way, or at least up to a logical point, such as a road intersection, at the eastern extent of the proposed residential development within the Camden LGA.

Officer's Recommendation

1. That Council approves the renaming of Moss Glen Street, Minto to Monaghan Street.
2. That Council approves the renaming of part of Ingleburn Gardens Drive, Bardia to Nash Street.
3. That Council not approve the renaming of part of Badgally Road, Gregory Hills to Gregory Hills Drive.
4. That Council write to the developer requesting that the existing name of Badgally Road continues in use for the full proposed extent of the future road to the Camden Valley Way, or at least up to a logical point, such as a road intersection, at the eastern extent of the proposed residential development within the Camden Local Government Area.

Council Minutes:

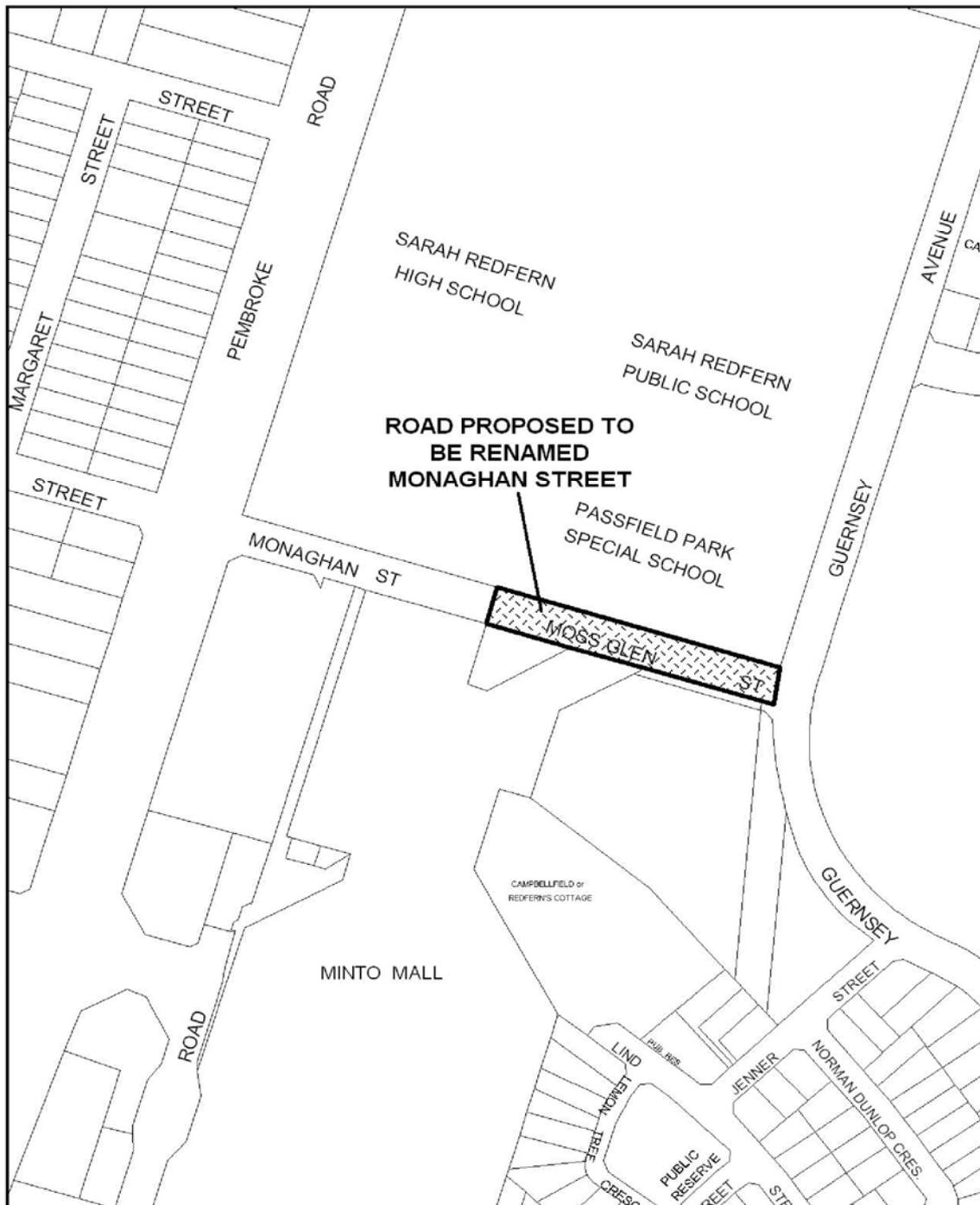
7.1 Minutes of the Planning and Environment Committee Meeting held 20 July 2010

It was **Moved** Councillor Kolkman, **Seconded** Councillor Oates that the report as a whole and all the recommendations contained therein be adopted noting that under Section 375A of the Local Government Act Items 2.2, 3.2, 3.3, 3.4 and 3.5 need to be dealt with individually as the voting needs to be recorded.

- 1 The Motion on being Put was **CARRIED**
-

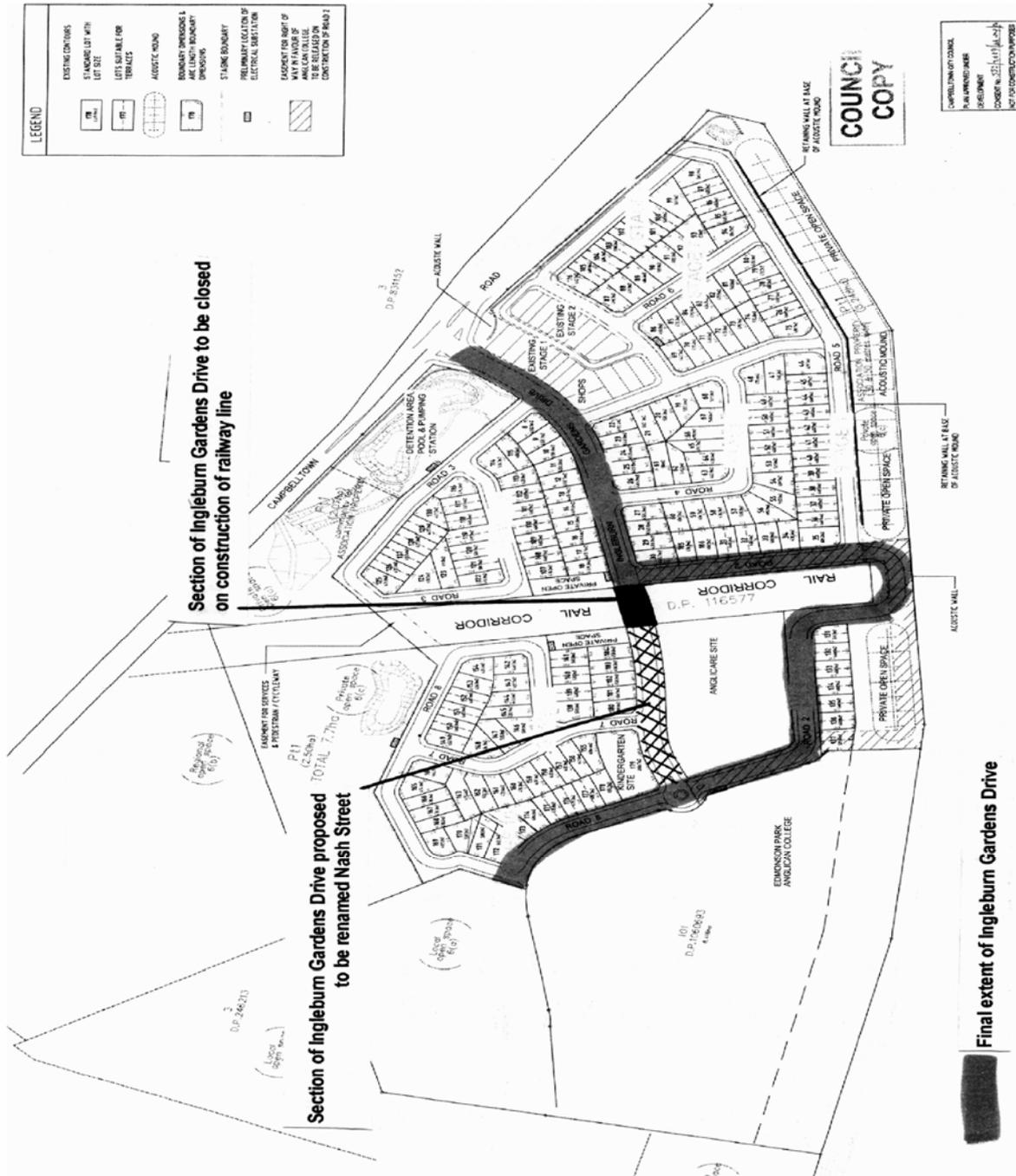
ATTACHMENT 1

Location Map – Moss Glen Street, Minto



ATTACHMENT 2

Location Map – Ingleburn Gardens Drive, Bardia



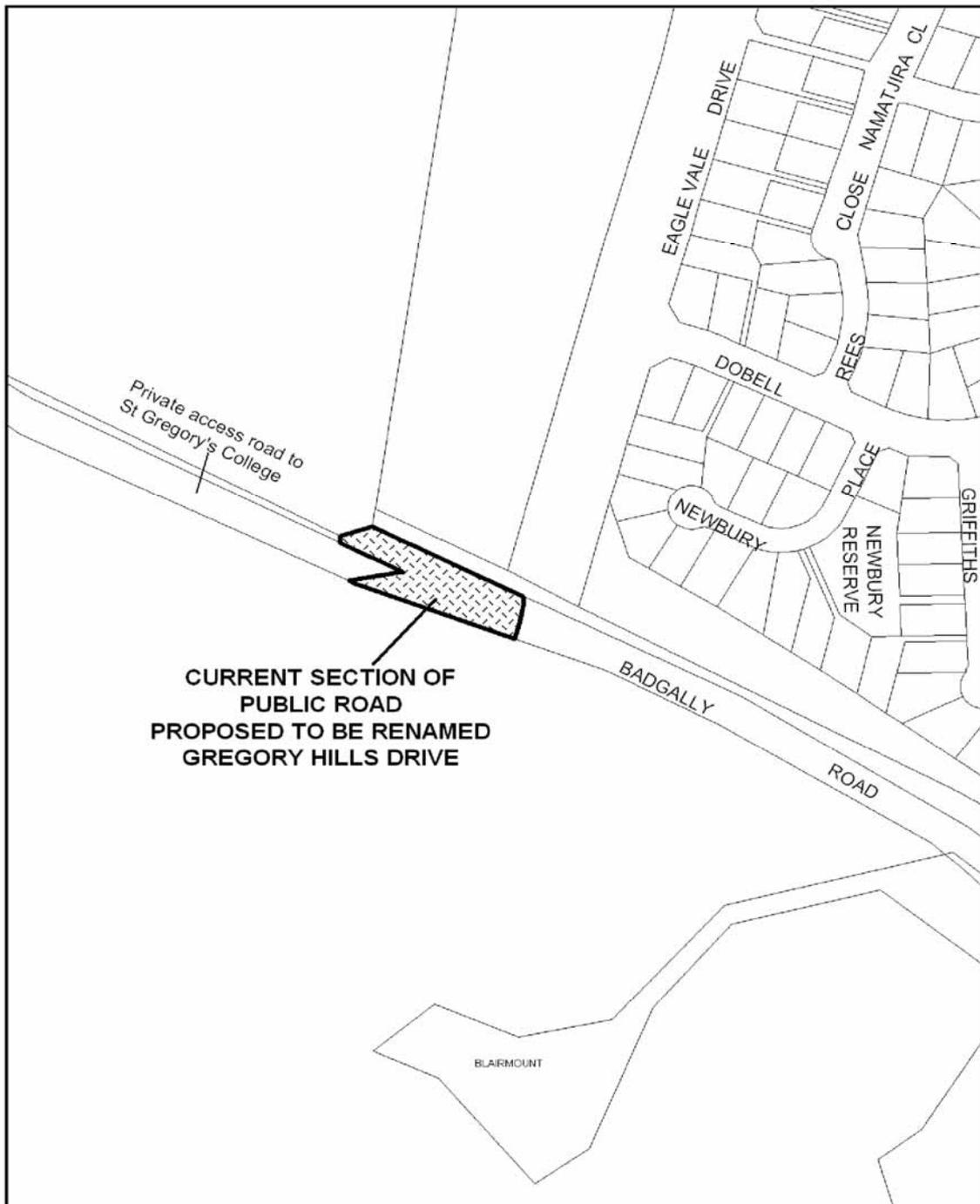
COUNCIL COPY

CAMPBELLTOWN COUNCIL
PLAN APPROVED UNDER
DEVELOPMENT
CONTRIBUTION NUMBER
10/10/0000000000

Final extent of Ingleburn Gardens Drive

ATTACHMENT 3

Location Map – part of Badgally Road, Gregory Hills



ATTACHMENT 4

DART WEST
DEVELOPMENTS PTY LTD

Suite 6
320A Camden Valley Way
PO Box 228
Narellan NSW 2567
Phone: (02) 4648 4812
Fax: (02) 4648 4827

22 March 2010

Mr Paul Tosi
The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Dear Mr Tosi, *Paul*

I am writing to you in relation to the naming of Badgally Road at Gregory Hills.

As you may know, Gregory Hills is now a formally declared suburb name approved by the Geographical Names Board in August 2008. However, the formal naming process for Badgally Road has not been undertaken at this stage. As the road traverses both Camden and Campbelltown local government areas, Dart West would now like to commence discussions with Council about the process for naming this road as Gregory Hills Drive.

Before raising this matter, Dart West has undertaken some initial research on the current status of the commonly used Badgally Road name. The structure planning process for the South West Growth Centre identified the need for an additional east-west road link between the future growth area in Camden and the established suburbs of Campbelltown. However, Dart West is not aware that the structure planning process identified a name for this road in any formal way. None of the plans issued by the Department of Planning (structure plan, precinct boundary maps etc) appear to identify the name of this road in a formal sense.

Throughout the precinct planning process, the name Badgally Road was used in an informal sense as part of the planning for the Turner Road precinct and in preliminary design studies for the road. However, again, no formal naming process was commenced.

Historically, a private road through St Gregory's College and its associated farm was known as Badgally Road and is still referenced as such in some street directories. However, this road is on privately owned land and has not been accessible to the general public for some years.

Dart West believes there is significant merit in naming the new road as Gregory Hills Drive for the section between Camden Valley Way and the existing extent of publicly owned Badgally Road which ends at Eagle Vale Drive, as shown in the attached plans.

The benefits of such a name would include:

- it would provide a clear and legible road through the centre of the new suburb of Gregory Hills, enabling existing and future residents of the area, as well as new businesses and their customers, to easily locate Gregory Hills;
- as proposed in the accompanying plans, it is wholly located within the new suburb of Gregory Hills;

- it would mirror the renaming of the eastern section of Cobbitty Road to Oran Park Drive, ensuring that people travelling along Camden Valley Way would have clear options for right or left turns to access the two newest suburbs in Camden;
- it would help to establish a clear sense of identity for the new residents of Gregory Hills;
- it would avoid confusion between the sections of Badgally Road which are currently located in Campbelltown local government area, enabling residents, visitors and businesses to more accurately find their destinations;
- it would not require the renaming of any existing public road, and would therefore lead to minimal (if any) inconvenience to the general public. In fact, only two private dwellings and St Gregory's College would have their current addresses affected; and
- it would reinforce the historical connection between St Gregory's College and its farm and the new suburb of Gregory Hills, in the same way that naming the suburb Gregory Hills has done.

I want to emphasise that Dart West is not seeking to rename the existing publicly accessible section of Badgally Road in the Campbelltown local government area. This section of road is unaffected by the proposal.

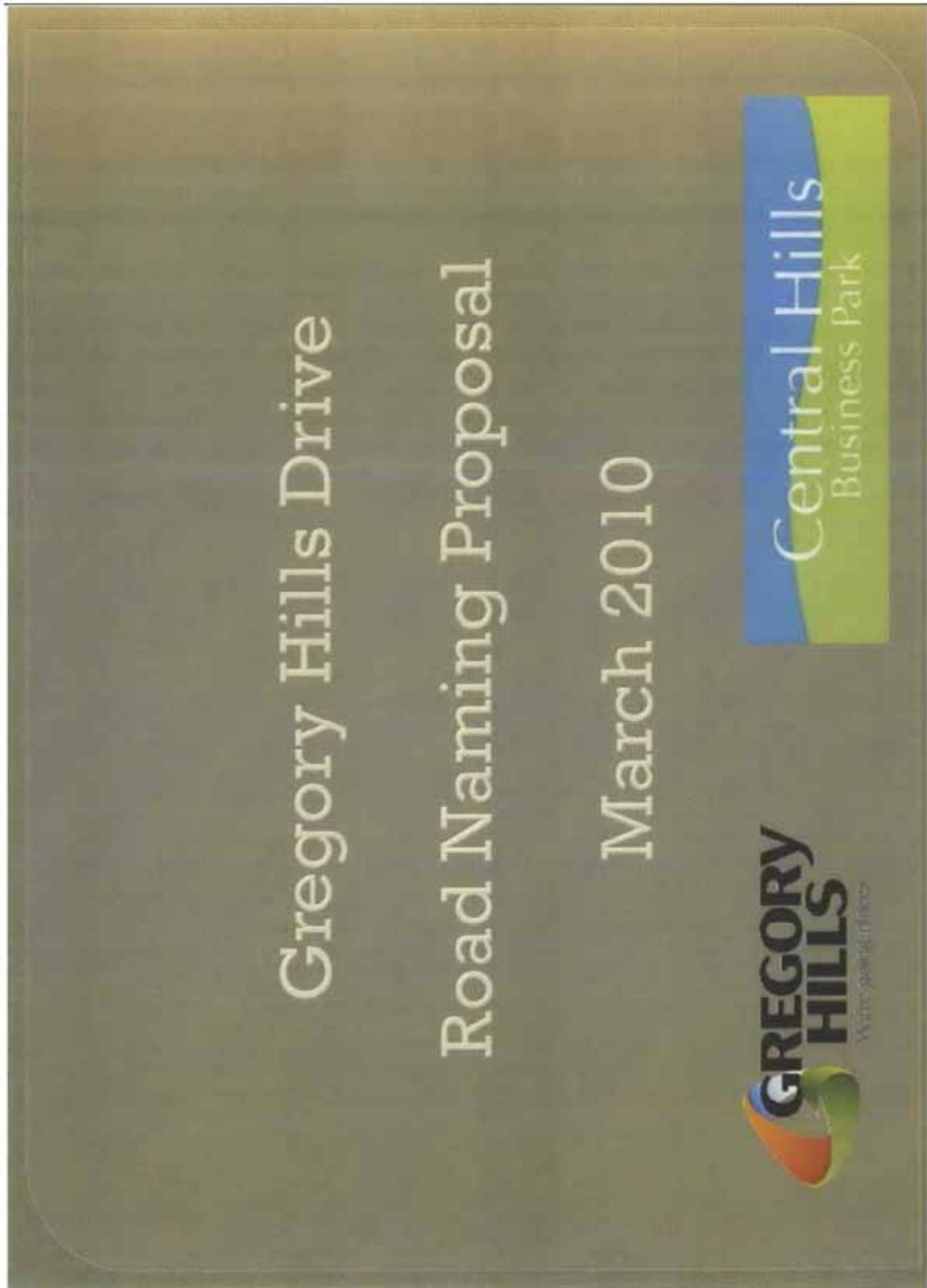
Dart West therefore believes there is significant merit in considering this proposal. We are therefore commencing informal consultation with both Councils. The views of both Councils will be sought before any formal application process is commenced. Dart West recognises the procedures required under the Roads Act and its accompanying Regulation.

A brief presentation including plans has been prepared to accompany this letter. I look forward to discussing this matter further with Council in the near future. In the meantime, I can be contacted on 4648 5511 should you have any questions. I also reiterate the offer made some weeks ago to meet with you to further discuss the issues raised in the recent conversations we have had in relation to Badgally Road. In this regard, and for your information, we are still awaiting the finalisation of the proposed Voluntary Planning Agreement in relation to Badgally Road.

Yours sincerely

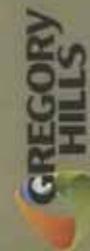
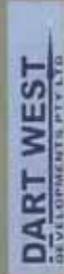
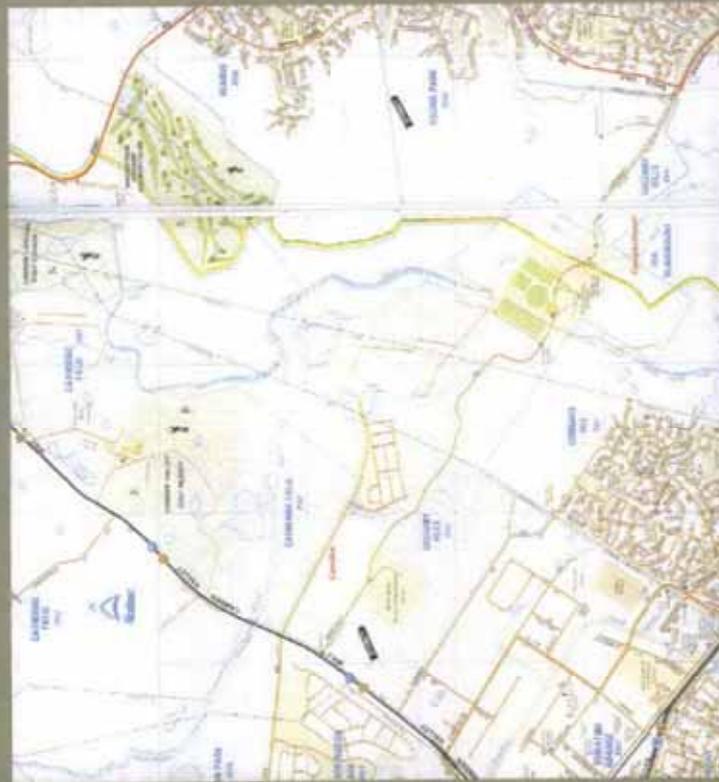


David Taylor
General Manager – Property



Gregory Hills Suburb Boundary

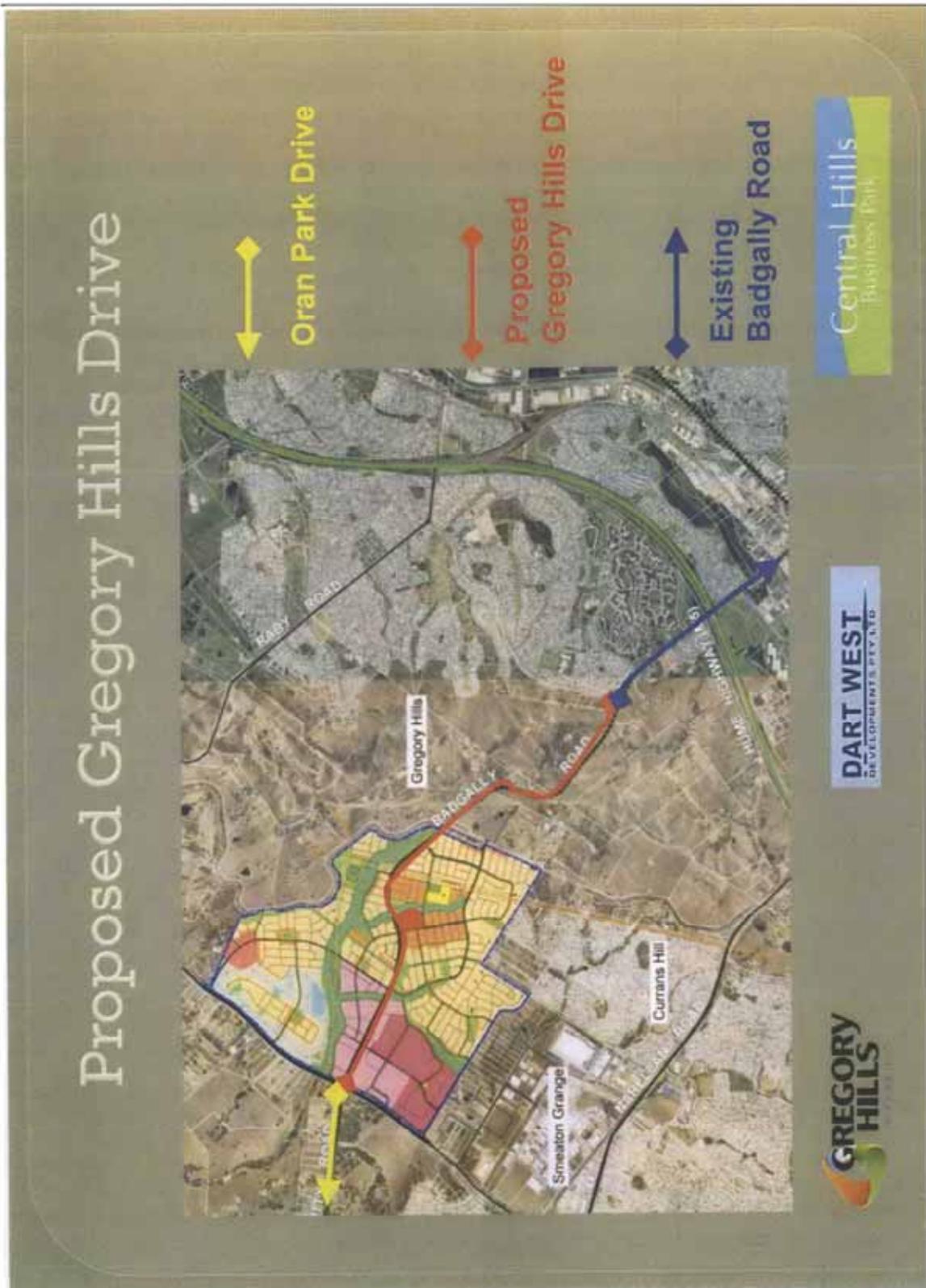
- Gregory Hills proclaimed a suburb by Geographical Names Board in 2008
- Suburb boundary shown as dashed light blue line
- LGA boundary shown as yellow line



Current Status

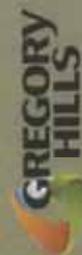
- Badgally Road is the informally used name for the proposed link road between Camden Valley Way and Eagle Vale Drive
- Private road through former St Greg's farm was known as Badgally Road, but this road is closed to traffic and is to be removed
- Proposed new road is on a different alignment and has not formally been named in South West Growth Centre plans
- Gregory Hills Drive is proposed as new name





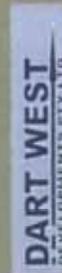
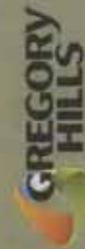
Benefits

- Proposed Gregory Hills Drive would function as key east – west link to and through the new formal suburb of Gregory Hills
- Assists wayfinding by existing and future residents of Camden and Campbelltown areas
- Mirrors use of Oran Park Drive as new name for part of Cobbitty Road west of Camden Valley Way
- Existing Badgally Road east of Eagle Vale Drive is retained



Next Steps

- Initial consultation with both Camden and Campbelltown Councils
- Discussion with neighbouring landowners
- Commencement of formal process with both Councils and (if supported) Geographical Names Board
- Resolution required by October 2010



2.4 Investigation into Electric Car Charging Stations for Campbelltown

Reporting Officer

Manager Environmental Planning

Attachments

Photo of charging station in the Netherlands (Distributed under separate cover).

Purpose

To provide Council with an insight into the feasibility of establishing an electric car charging station within the Campbelltown Local Government Area (LGA).

Background

In response to a Councillor enquiry, officers have undertaken a preliminary investigation in the feasibility of installing an electric car charging station within the Campbelltown LGA.

Report

Electric vehicles presently fall under two (2) basic categories:

- 1 Hybrid – which uses both electric battery power and fuel (to power an internal combustion engine (ICE)). These vehicles use either brake power and/or the ICE to recharge the batteries requiring no external recharging for the life of the battery.
- 2 Battery-electric – which use an electric motor powered by battery for propulsion. These vehicles must be recharged periodically depending on the capacity of their battery power which is directly related to the travelling range.

Battery-electric vehicles produce no emissions from the tail pipe and are therefore touted as 'emission-free vehicles'. However, unless the source of electricity for the charging of the batteries is renewable energy the environmental benefits are marginal.

At present there are no battery-electric vehicles available on the market in Australia, however several manufacturers (Mitsubishi, Nissan, Renault and Chevrolet) are set to release vehicles in the next six (6) months to two (2) years. The prices of these vehicles are expected to range from \$40,000-\$70,000 but are anticipated to decrease as the market expands.

As outlined above, electric-battery vehicles require charging periodically, as their battery charge decreases through use. The driving range (km) of the vehicle is directly attributable to the battery capacity and the new vehicles due on the market are expected to have a range of between 160-320km.

Whilst plugging a vehicle into a conventional 3-phase home power outlet would effectively charge it, due to the output capacity of the outlet, this process is time consuming, taking more than twelve (12) hours to charge some vehicles. Thus electric car charging stations with greater output capacity and therefore faster charging times are being developed and implemented around the world. Charging times at these stations at present are estimated to be around 30 minutes for a full charge and are decreasing as technology improves.

In an innovative and pre-emptive move, several Australian companies have collaborated to provide (quasi) electric cars and the first on-street electric car station in Australia. An Australian car sharing company has modified its hybrid vehicles to operate solely on battery (upon expiration of the battery the vehicles will convert to operating on the ICE). The vehicles have an electric motor range of 30km, which is greater than 80% of trips undertaken by vehicles under the car share scheme.

Two (2) other companies have combined to implement and manage the first on-street car charging station. Charging of vehicles at this station takes approximately three (3) hours. The infrastructure for the station is estimated to cost around \$4,500 (not accounting for civil works costs) and management and servicing fees incur a further \$500/year. Origin Energy has also assisted the project by pledging to provide renewable energy to the station for the first 12 months of its operation. The station is located in Glebe, Sydney, but other stations are soon to be established in Melbourne, Adelaide and Perth. The size of this type of station is alike to a parking meter (see Attachment 1) and located on the street kerb.

The use of Sydney as a location for this project is considered appropriate due to the popularity of car share schemes within the city area and the average low mileage of trips undertaken.

Conclusion

Whilst it is recognised that the electric car market is on the precipice of expansion in Australia at this stage, it is considered premature for Council to invest in infrastructure such as an electric car charging station at present. Car share schemes are not common in the Campbelltown region and the electric vehicles involved in the current pilot program in Australia are not available in the area. Notwithstanding, it is appropriate that Council monitor the market and need for such a station in the future.

Officer's Recommendation

That Council monitor the growth of the electric car market and review the need for installation of a car charging facility within the Campbelltown area in the future.

Committee's Recommendation: (Oates/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 21 September 2010 (Matheson/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 177

That the Officer's Recommendation be adopted.

2.5 Development Contributions Reforms

Reporting Officer

Manager Environmental Planning

Attachments

1. Correspondence from the Department of Planning (dated 31 August 2010).
2. NSW Government Media Release – Development Contributions 31 August 2010.
3. Council submission to the Department of Planning (dated 2 September 2010).

Purpose

The primary purpose of this report is to advise Councillors of a recent announcement by the New South Wales (NSW) Government regarding changes to the development contributions reforms previously announced as part of the 2010-2011 NSW Budget.

History

Councillors were provided with a presentation by the General Manager at a briefing session on Tuesday 31 August 2010 regarding the recent review of Section 94 planning provisions and, in particular, the changes that were announced by the NSW Government regarding the \$20,000 Contribution Plan cap on Monday 30 August 2010.

Essentially, the announcement concerned two major changes: -

1. While the \$20,000 per lot/dwelling cap will continue to apply to established areas, the cap in Greenfield areas will be \$30,000; and
2. If development applications have been lodged for more than 25% of the dwelling potential of an area (as at 31 August 2010) the development contribution in that area will not be the subject to a cap or the new list of works that councils are able to charge for.

Council has now received correspondence from the Department of Planning (Please see Attachment 1 to this report) seeking identification of the release areas where the changes will apply. This information will be used to make recommendations to the Minister to assist him in determining the application of a Ministerial direction to implement the above changes.

In the Campbelltown Local Government Area, the proposed changes have implications for three urban release areas:-

- Glenfield Road Urban Release Area
 - Edmondson Park Urban Release Area (South West Growth Centre)
 - Menangle Park Urban Release Area
-

Given that the Glenfield Road Urban Release Area is already under construction and that more than 25% of the total estimated allotment yield for that area has already been the subject of development applications lodged with the Council (prior to 31 August 2010) an exemption from the existing \$20,000 and the proposed \$30,000 cap is justified.

In light of the other two land releases, Council has nominated that these sites be classified as Greenfield Release Areas and that the \$30,000 cap should apply.

Report

Following consultation with Local Government and the development industry, the NSW Government recently announced (refer to attachment 1 – Media Release) changes to developer contributions planning arrangements in NSW. While the existing \$20,000 Contribution Plan cap will still remain, the NSW Government has now acknowledged that growth area Councils face particular difficulties and higher costs in providing infrastructure for Greenfield release areas and hence, has made a number of concessions.

The two key changes are as follows:

1. While the \$20,000 cap per residential lot/dwelling cap will continue to apply to established areas, the cap in greenfield areas will be \$30,000; and
2. If development applications have been lodged for more than 25 per cent of the dwelling potential of an area (as at 31 August 2010), the development contribution in that area will not be subject to a cap or the new list of works that councils are able to charge for.

Other key measures announced by the NSW Government on 31 August 2010 are:

1. Establishing a \$50 million Priority Infrastructure Fund over two years to help fund infrastructure in development areas;
2. Addressing State agency requirements for contributions plans as well as investigation of other options to reduce Councils land acquisition costs;
3. Exempting councils with plans under the relevant cap from reviewing their contribution plans;
4. Allowing developers to pay above the relevant cap if they agree to do so.

In addition to the above, the Minister for Planning has advised that the Independent Pricing and Regulatory Tribunal (IPART) will examine special rate variation requests from councils which have plans to fund legitimate infrastructure costs above the cap.

These changes will be implemented via a Ministerial direction. For this to occur, the Minister for Planning needs to specifically identify those areas which the greenfield cap and 25 per cent commencement measure apply. In this regard, Council has provided a response to the Department of Planning on 2 September 2010 (Attachment 3) seeking an exemption from the existing \$20,000 cap for the Glenfield Road Urban Release Area, based on the 25 percent commencement criteria. The expected yield for the Glenfield Road Urban Release Area is approximately 1,100 dwellings. Council was able to apply for an exemption as 441 development applications had been lodged with Council, as at 31 August 2010 (being approximately 40 percent of the total yield). If Council is successful in its request for exemption, the current development contribution rate of \$42,982.48 per dwelling will continue to apply. Council has also nominated that the Glenfield Road Urban Release Area should not be subject to the \$30,000 cap.

Of some concern is the impact that these changes will potentially have on the provision of infrastructure in Council's release areas (greenfield areas) that are currently being planned. These areas include Menangle Park and the Bardia Precinct at Edmondson Park. While the provision of infrastructure in the Bardia Precinct at Edmondson Park will, most likely, be via a direction from the Minister as part the current Part 3A process (i.e. List of Commitments) or via a Voluntary Planning Agreement (VPA) arrangement, the provision of infrastructure at Menangle Park could possibly be problematic. The Bardia Precinct will be developed under one (1) ownership, which allows for Council to negotiate an appropriate infrastructure package for the release of the land, however Menangle Park has fragmented ownership (with over 100 separate owners) making it difficult to enter into any form of agreement for the provision of infrastructure to service that release area.

As part of its current planning, Council has prepared a draft section 94 Contributions Plan for the Menangle Park Release Area and current figures have indicated that a rate of approximately \$43,000 per dwelling would need to be levied to fund critical infrastructure for the development to proceed. It is important to note that a large majority of those infrastructure costs are associated with the requirements for drainage, including the associated costs of land acquisition for these drainage facilities (e.g. detention basins). In consideration of the cap of \$30,000 that will apply to greenfield areas, Council will need to enter into further discussions with the Department of Planning over how the shortfall of \$13,000 per lot (based on current figures) can be funded, to allow the future development of the Menangle Park Release Area to proceed. One option for Council could be to apply for funding via the Priority Infrastructure Fund which has been created to assist local Councils in approving housing developments in growth areas across NSW.

Whilst the recently announced changes to contributions planning are encouraging, it is important to recognise that the changes provide for some degree of continued uncertainty regarding the provision of infrastructure for areas such as Menangle Park.

Officer's Recommendation

1. That Council endorse the submission to the Department of Planning which seeks an exemption from the cap for the Glenfield Road Urban Release Area Contributions Plan, on the grounds that Council has received development applications for more than 25 percent of the total estimated lot yield release area; and
 2. That Council commence an urgent dialogue with the Department of Planning with a view to entering into an agreed strategy for the orderly provision and funding of infrastructure for Menangle Park Urban Release Area.
-

Committee's Recommendation: (Oates/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 21 September 2010 (Matheson/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 177

That the Officer's Recommendation be adopted.

ATTACHMENT 1



Planning

<EMAIL – all NSW COUNCILS>

10/17302

Dear General Manager

As you are aware, the NSW Government has recently announced changes to the development contributions reforms announced as part of the 2010-11 NSW Budget. These changes resulted from extensive consultation with councils and the development industry.

Two of the most important changes are:

1. While the \$20,000 per residential lot/dwelling cap will continue to apply to established areas, the cap in Greenfield areas will be \$30,000; and
2. If development applications have been lodged for more than 25 per cent of the dwelling potential of an area (as at 31 August 2010), the development contribution in that area will not be subject to a cap or the new list of works that councils are able to charge for.

These changes will be implemented shortly via Ministerial direction. For this to occur, the Minister will need to specifically identify those areas to which the Greenfield cap and 25 per cent commencement measure apply.

The purpose of this letter is to ask you to identify which areas within your local government area you believe these two changes will apply to. The Department of Planning will review your nominated areas and make recommendations to the Minister. If a council does not nominate an area as complying with either of these two policies, then it will be subject to the existing \$20,000 a residential lot/dwelling cap.

If your council intends on nominating a specific area, then council needs to provide the following information to the Department of Planning for each specific area.

Twenty five per cent commencement

1. The name/location of the development area within your LGA you consider may be covered by these arrangements;
2. The full title of the contributions plan/s that apply to the area;
3. The expected total lot yield for the development areas;
4. The total number of residential lots/dwellings for which a development application has been lodged for the area as of 31 August 2010.
5. A map/s identifying the area.

\$30,000 Greenfield cap

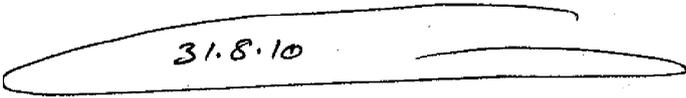
1. The name/location of the Greenfield development area;
2. The full title of the contributions plan/s that apply to the area; and
3. A map/s identifying the areas.

If you do not consider that these provisions apply to your local government area, then no further action is required. However, if you consider that areas within your council comply with these provisions, you will need to provide the Department of Planning with the necessary details by **COB Monday 6 September 2010**. Submissions are to be emailed to contributions.reform@planning.nsw.gov.au.

If council does not nominate an area, then the \$20,000 cap will continue to apply to that area.

Should you have any further enquiries about this matter, please contact Julia Kaul on telephone number (02) 4224 9472 or at email Julia.kaul@planning.nsw.gov.au or Lucinda Rigby on telephone number (02) 9228 6380 or at email lucinda.rigby@planning.nsw.gov.au.

Yours sincerely



31.8.10

Ian Reynolds
Deputy Director General, Strategies and Land Release

ATTACHMENT 2



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

31 August, 2010

Government fine tunes development contributions system to boost housing

The Keneally Government has established a \$50 million fund for priority infrastructure projects to assist local councils in approving housing developments in growth centres across NSW.

Planning Minister Tony Kelly said a number of new measures would be introduced following extensive consultation with stakeholders on ways to accelerate housing construction and keep downward pressure on house prices.

"Today's announcement recognises that councils in greenfield areas face higher costs in creating well-planned communities.

"While the cap remains at \$20,000 for established areas, the Government recognises the particular issues facing growth councils and will increase the development contributions cap to \$30,000 in greenfield sites."

Other key measures approved by the Government today are:

- 'Grandfathering' of existing contribution plans so areas with more than 25% of DA's lodged with a council will not be subject to the relevant cap - recognising existing commitments that both councils and developers have made in those areas;
- Establishing a \$50 million Priority Infrastructure Fund over two years to help fund infrastructure in development areas;
- Addressing State agency requirements for contributions plans as well as investigation other options to reduce Councils' land acquisition costs;
- Exempting councils with plans under the relevant cap from reviewing their contribution plans;
- Allowing developers to pay above the relevant cap if they agree to do so

IPART will examine special rate variation requests from councils which have plans to fund legitimate infrastructure costs above the cap.

"In light of recent consultations with local MP's, developers, growth area councils and the Local Government and Shires Associations, we have fine-tuned a number of the policies to ensure councils have greater confidence to approve developments and get housing stock flowing again," Mr Kelly said.

"A vast majority of councils will be unaffected by the new arrangements.

"This will allow the Government to focus attention and resources on assisting those remaining councils still affected by the caps.

"The changes come into affect now – and councils have advised that this should see development approvals begin to be issued swiftly.



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

Mr Kelly said NSW Government stood by these important reforms to the development contributions system - which still ensure that homebuyers are not forced to pay for excessive and unwarranted infrastructure contribution costs.

"These new measures reflect a better balance and ensure there is a fairer share between the costs paid by new and existing homebuyers for infrastructure, Mr Kelly said."

"Today's announcement provides clarity and certainty for developers and councils alike, so that they can get on with the job of building new houses.

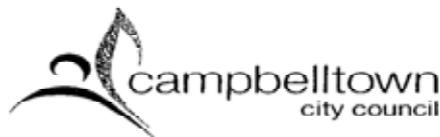
Mr Kelly said the \$20 million Building Advancement Fund would now be used for the Priority Infrastructure Fund along with an additional \$30 million over the next two years.

"The fund will build on the \$179 million Local Infrastructure Fund (LIF), announced earlier this year, which is currently helping deliver 37 council road and stormwater projects required for urban growth in 33 local government areas," Mr Kelly said.

"The Government will also investigate longer term, sustainable solutions to the funding of critical infrastructure in growth areas.

Mr Kelly said the Department of Planning would write to local councils today asking them to nominate greenfields areas within their boundaries, along with areas subject to the grandfathering provisions. Councils below the relevant cap will be required to seek approval from the Planning Minister for any increase to a contribution plan.

ATTACHMENT 3



2 September 2010

Mr I Reynolds
Deputy Director General, Strategies and Land Release
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Reynolds

Nomination for Exemption to the Development Contributions Cap

Thank you for your letter dated 31 August 2010 concerning the Contributions Cap. In response, Council would like to nominate The Glenfield Road Urban Release Area Contributions Plan to be granted for exemption from the development contributions cap. Council considers that this Plan complies with the criteria stipulated by the Department requiring development applications for more than 25 percent of the dwelling potential of the area, to have been lodged by 31 August 2010.

Council would like to submit the following details in respect of the Glenfield Road Urban Release Area Development Contributions Plan:

- The area is known as the 'Glenfield Road Area', and is bordered by Glenfield Road and Campbelltown Road
- The contribution plan is called the "Section 94 Development Contributions Plan – Glenfield Road Urban Release Area – May 2007"
- The expected total lot yield for this Plan is 1100 lots
- The total number of residential lots/dwellings for which a development application had been lodged as of 31 August 2010 is 441; and
- A map identifying the area is attached.

Concerning the \$30,000 greenfield cap, Council wishes to advise the Department that at this time two sites need to be considered, being the Edmondson Park Urban Release Area (South West Growth Centre) and the Menangle Park Urban Release Area.

Whilst the Edmondson Park site has been zoned for urban development, Council has not as yet adopted a contributions plan. Council is currently in the course of preparing a draft plan. Notwithstanding, and as the Department would be aware the Edmondson Park site (located within the Campbelltown Local Government Area) is currently the subject of a Part 3A Application which has recently been lodged with the Department by Landcom. Council also understands that the Part 3A proposal includes a number of commitments to infrastructure by the proponent. It should be noted that in respect to that part of the Edmondson Park

Release Area located within the Campbelltown Local Government Area approximately 1,700 dwellings can be anticipated to be developed.

As you might also be aware work is now being finalised on the preparation of a draft local environmental study, draft local environmental plan, draft development control plan and draft contributions plan in respect of the Menangle Park Urban Release Area, which is listed on the Departments Metropolitan Urban Development Program. At this stage, it can be anticipated that the Release Area will accommodate in the vicinity of 3,400 lots. Council is hoping to present this documentation for the Departments consideration later in 2010.

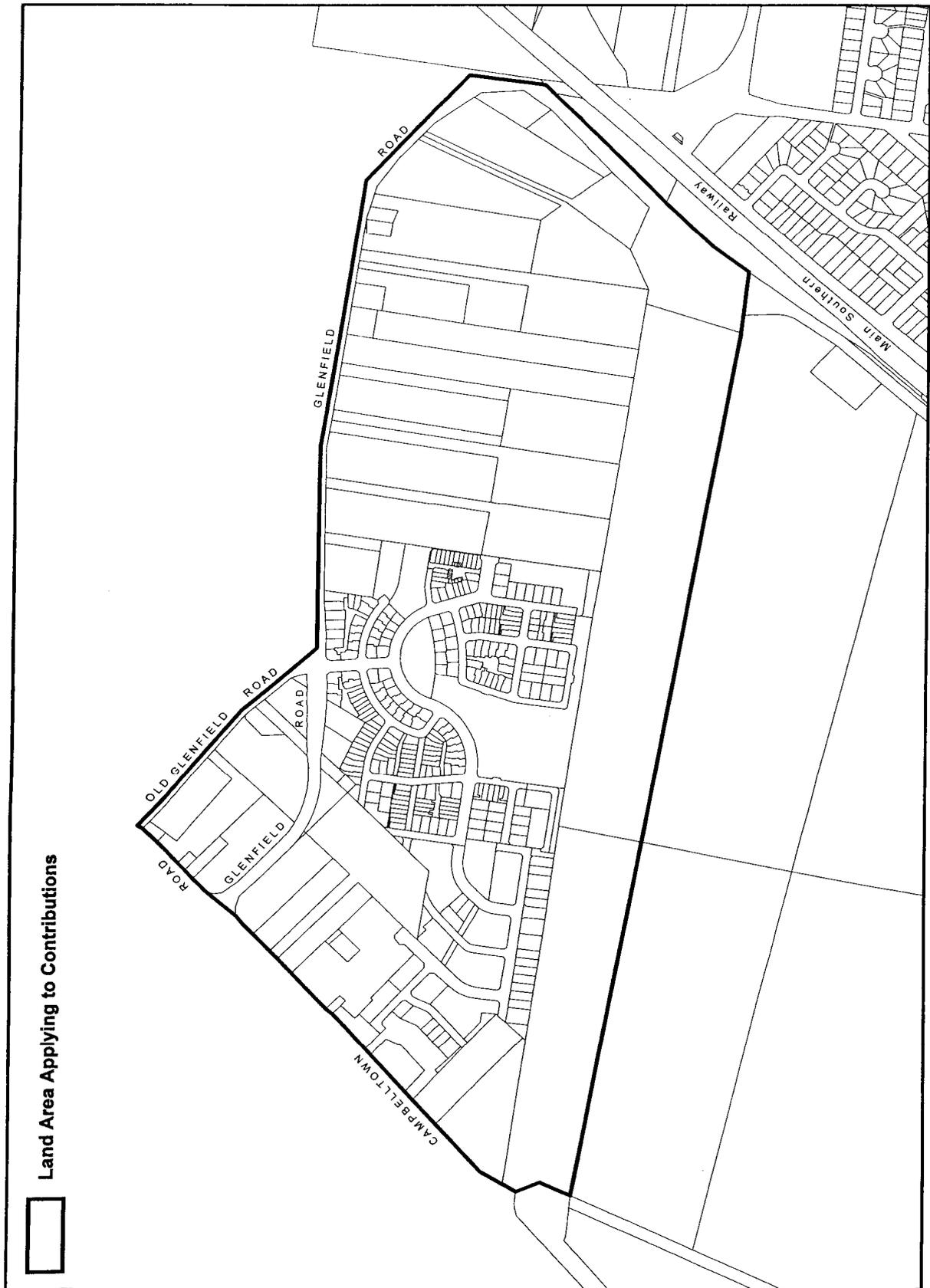
Please find attached three (3) maps demonstrating the location/extent of areas covered by each of the above mentioned land releases.

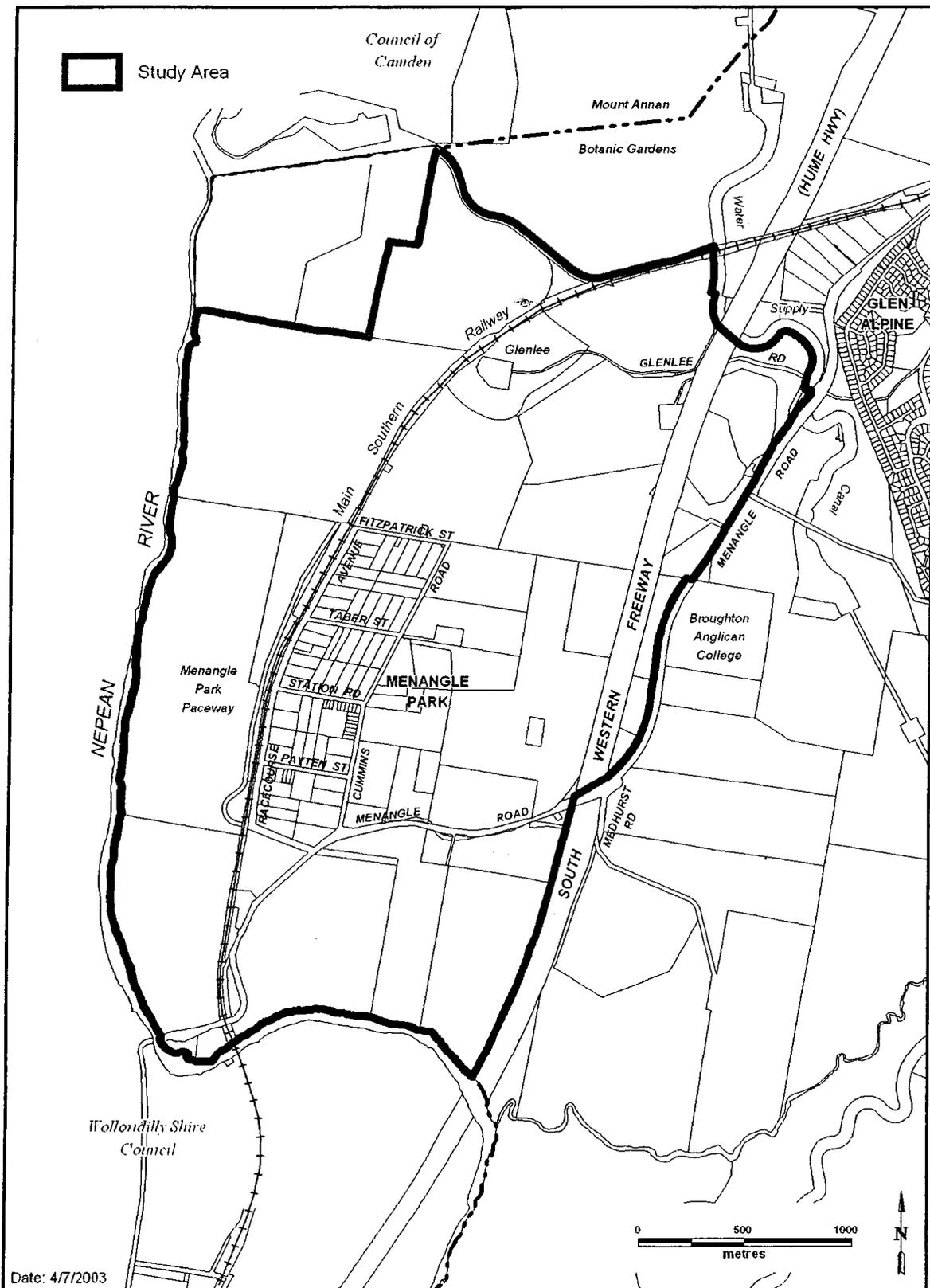
Council would greatly appreciate the Departments response regarding this matter as soon as possible. If you require any further information please contact Phil Jemison, Manager Environmental Planning on (02) 4645 4598.

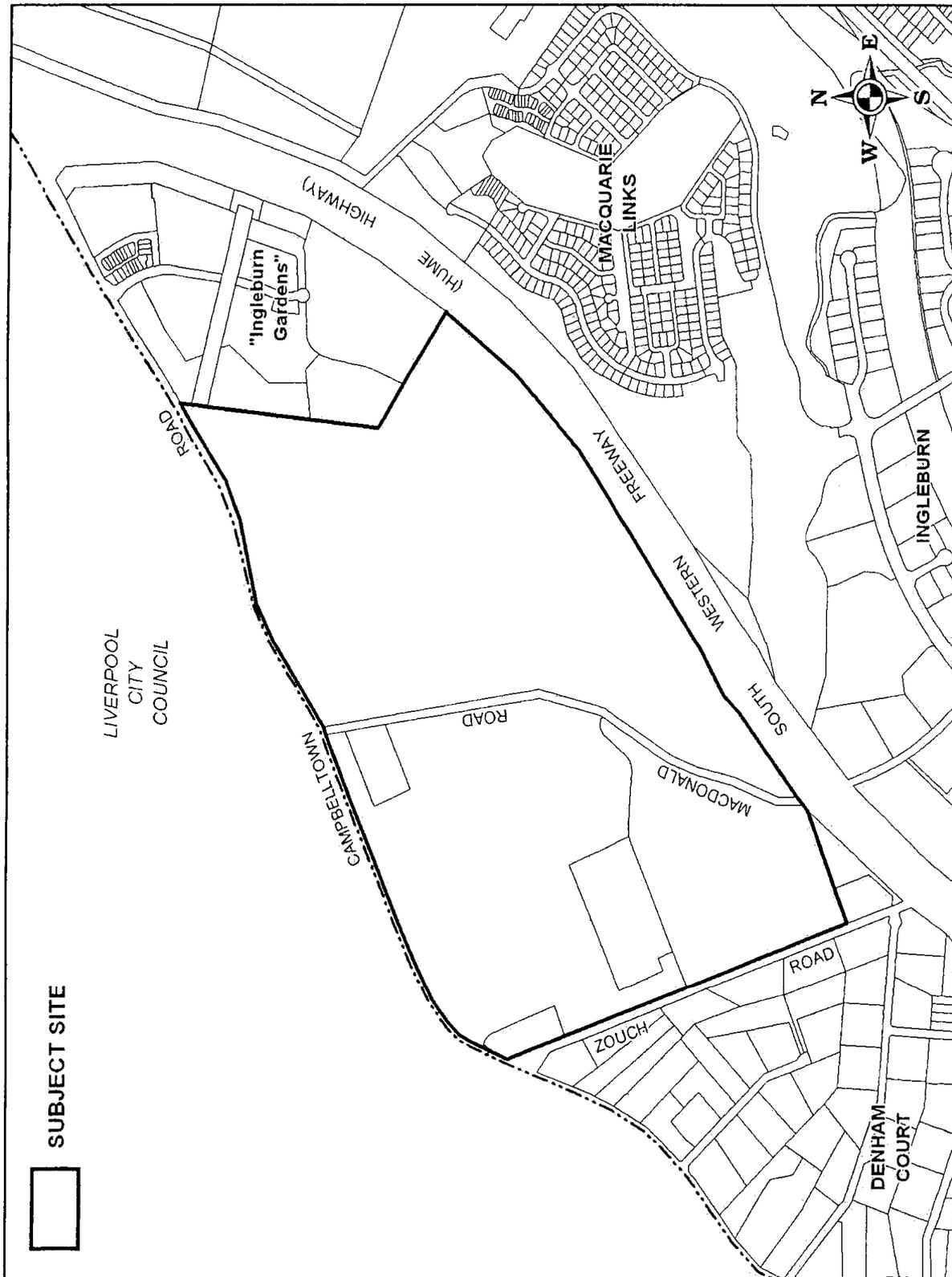
Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Tosi', with a long horizontal flourish extending to the right.

Paul Tosi
General Manager







2.6 Exhibition of Draft Bardia Sub-Precinct Development Control Plan

Reporting Officer

Manager Environmental Planning

Attachments

1. Location Map (Distributed under separate cover)
2. LEP zoning Map (Distributed under separate cover)
3. Draft Bardia Sub-Precinct Development Control Plan (Distributed under separate cover)

Purpose

To advise Council of the preparation of the draft Bardia Development Control Plan and request Council's approval for its public exhibition.

Property Description	Lots 1 and 2 DP 1144667, Lot 1 DP 831148, Lot 1 DP 831149, Lot 1 DP 831150 and Lot 3 DP 246213 Campbelltown Road and Macdonald Road, Bardia.
Owner	Commonwealth Department of Defence (Defence Housing Authority) and NSW Department of Education and Training
Statutory Provisions	Campbelltown (Urban Area) Local Environmental Plan 2002

History

The Edmondson Park Urban Release Area falls within the boundaries of both the Campbelltown and the Liverpool Local Government Areas (LGA) - as shown on the location map marked Attachment 1.

Campbelltown (Urban Area) Local Environmental Plan 2002 - Amendment No 12 (LEP) was gazetted on Friday 31 March 2006, and provided for the rezoning for future urban development, of that part of the release area which falls within the Campbelltown LGA.

Included in the documentation prepared for the rezoning of the release area, was the draft *Edmondson Park Locality Development Control Plan Template* (DCP template). The purpose of this document was to assist in the preparation of development control plans for the individual localities that were delineated on the LEP maps. A report on the public exhibition of the draft template was presented to Council at its Ordinary Council Meeting held on 13 December 2005, and Council resolved to adopt the draft document subject to some minor amendments.

Report

In December 2009, the Department of Planning advised Council that it would contribute towards the cost of the preparation of a Development Control Plan (DCP), which would cover all of the Edmondson Park localities within the Campbelltown LGA, excluding the Ingleburn Gardens locality as it was already covered by the provisions of *Edmondson Park Smart Growth Development Control Plan - Locality CB*. The Commonwealth Department of Defence also advised Council that it would contribute towards the cost of the preparation of the DCP, as a current land owner.

Council subsequently engaged the specialist consultant Worley Parsons to coordinate all the necessary documentation required for the preparation of a preliminary draft DCP for the subject land, taking into consideration the provisions of the adopted DCP template. As this part of Campbelltown is now known as Bardia, the preliminary draft DCP reflects this name change.

The preliminary draft DCP has been prepared as a new Part of the *Campbelltown (Sustainable City) Development Control Plan 2009 (CSCDCP)*. Whilst this new Part will provide for specific matters to be addressed, many of the existing provisions of the CSCDCP will apply to the Bardia Sub-Precinct.

Vision and Development Objectives

The masterplan included in the preliminary draft DCP has been prepared in response to the need to provide for the future housing needs of a changing community in a sustainable manner. It is acknowledged that the location of the subject site has the potential for integrated uses, higher residential densities and higher public transport usage, given its close proximity to a major future transport node at the Bardia railway station.

Proposed variations to the DCP Template and LEP

Whilst the consultants prepared the preliminary draft DCP largely in accordance with the DCP template and the LEP, it was considered appropriate to vary some of the template and LEP provisions as follows:

1. A review of the original planning provisions for the proposed Edmondson Park town centre, the location of the proposed railway station and the future upgrading of Campbelltown Road, has been undertaken. Thus, it was acknowledged that the town centre should be consolidated on the northern side of Campbelltown Road wholly within the Liverpool LGA. This effectively means that the area noted as 3(a) Business on the southern side of Campbelltown Road, which was originally proposed to be part of the town centre, could now be used for residential development (please refer to LEP zoning map marked Attachment This change would provide for an improved planning outcome and avoid a "split" business centre, and two sets of planning controls.
 2. In order to ensure efficient and safe vehicular access to the proposed Bardia railway station, the abovementioned town centre planning proposes a revised road network which would require the realignment of Macdonald Road, effectively moving its intersection with Campbelltown Road approximately 200 metres westwards (please refer to Figure 2 - Indicative Layout Plan on page 11 of the draft DCP).
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3. The Department of Education and Training had previously supported the relocation of the North Ingleburn Primary School, from its current site on Macdonald Road to a new site further west, as shown on the LEP zoning map marked Attachment 2. It is understood that due to the recent construction of new school buildings, the Department of Education and Training's preference has changed, and the school is to remain in its current position. The acquisition of additional adjoining land to provide for the future expansion of the school will need to be undertaken. The proposed realignment of Macdonald Road will result in the school's frontage to this road moving from its eastern boundary to its western boundary.
 4. The Roads and Traffic Authority (RTA) has previously advised Council that its long term plans for Campbelltown Road include its widening to provide for a six lane arterial road. The effect of this proposed widening and intersection treatment can be seen by a dotted red line as shown in Figure 5 "Street Network" on page 19 of the preliminary draft DCP.
 5. A minor variation to the boundaries of the land marked 5(a) Special Uses - Water Supply on the LEP zoning map marked Attachment 2, is due to previous road widening advice from the RTA, and Sydney Water's updated requirements for its facilities, e.g. reservoirs, etc.
 6. Due to the above variations to the DCP template and the LEP, the draft DCP includes an amended density map. However, there is not intended to be any major variation to the anticipated yield of approximately 1,700 dwellings.
 7. The district park within the preliminary draft DCP had been referred to as the Mont St Quentin Oval. However, Council officers have been advised that this naming is incorrect and the oval should be referred to as the Berriman Oval, thus the preliminary draft DCP has been amended to address this issue. Please also note that whilst the *Campbelltown (Urban Area) Local Environmental Plan 2002* refers to the Mont St Quentin Oval in the list of heritage items within Schedule 1, its renaming to Berriman Oval will be addressed as part of the new Comprehensive Local Environmental Plan for Campbelltown which is currently being prepared.

Please note that all proposed changes to the LEP would need to be addressed as part of Council's comprehensive LEP.

Part 3A - Potential State Significant Site

An application under Part 3A of the *Environmental Planning and Assessment Act 1979* has been lodged with the Director General of the Department of Planning (DoP) by Landcom for the following development:

"Residential subdivision for a mixed use residential, commercial and retail development, with a dwelling yield of 3,300 dwellings and 35,000-40,000m² of retail/commercial floor space within the new Edmondson Park Town Centre, and the establishment of Regional Parkland of approximately 150 hectares."

This application covers land within both the Liverpool and Campbelltown LGAs, currently owned by Landcom and the Commonwealth Department of Defence, and includes all the land subject to the preliminary draft DCP, where the first stage of development of approximately 270 residential lots and 17 rural residential lots are proposed, as well as the provision of site infrastructure and utilities.

Conclusion

Whilst it is recognised that the Director General of the Department of Planning is now the consent authority, with regard to any future development on the subject land at Bardia (Part 3A), it is considered important to note that Council has been included in discussions with Landcom and the Department of Planning with regard to Part 3A application.

Nonetheless, whilst the Director General is not obliged to consider Council's planning documentation in his determination, it is considered prudent for Council to continue with the statutory process of the preparation of the draft DCP, and place it on public exhibition for community comment. Council has and will continue to advocate for the Department of Planning to take account of the preliminary draft DCP as part of its assessment of the Part 3A application.

It should be noted that as this draft DCP is proposed to form part of the CSCDCP, it will be necessary to place an amended copy of the CSCDCP, which includes this draft DCP as a separate part, on public exhibition.

Officer's Recommendation

1. That Council endorse the draft Bardia Sub-Precinct Development Control Plan (as shown as Attachment 2) for public exhibition purposes.
2. That Council publicly exhibit the draft Bardia Sub-Precinct Development Control Plan as an amendment to the Campbelltown (Sustainable City) Development Control Plan 2009 Volume 1, in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2002*.
3. That a further report detailing the outcome of all submissions received as a result of the public exhibition, be provided to Council following the exhibition period.

Committee's Recommendation: (Kolkman/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 21 September 2010 (Matheson/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 177

That the Officer's Recommendation be adopted.
