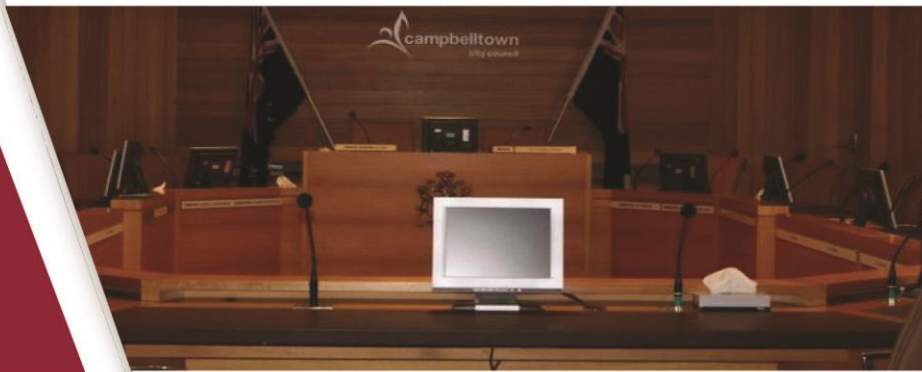


2017

ORDINARY BUSINESS PAPER



CAMPBELLTOWN CITY COUNCIL

9 MAY 2017



5 May 2017

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 9 May 2017 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

2. APOLOGIES

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 18 April 2017

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 18 April 2017, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 18 April 2017 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 18 April 2017 (contained within this report)

Minutes Summary 18 April 2017

ITEM	TITLE	
2.	APOLOGIES	
3.	CONFIRMATION OF MINUTES	
3.1	Minutes of the Ordinary Meeting of Council held 28 March 2017	
4.	DECLARATIONS OF INTEREST	
	Pecuniary Interests - nil	
	Non Pecuniary – Significant Interests - nil	
	Non Pecuniary – Less than Significant Interests	
	Other Disclosures - nil	
5.	MAYORAL MINUTE	
	No mayoral minute this round	
6.	PETITIONS	
	No Petitions this round	
7.	CORRESPONDENCE	
7.1	Macarthur Combined Churches - Annual Christmas Dinner	
8.	REPORTS FROM OFFICERS	
8.1	Draft Glenlee Planning Proposal - Request Amendment and Public Exhibition	
8.2	Demolition of St James Anglican Church - No. 2 Kent Street Minto	
8.3	Traffic Committee	
8.4	Outcome of the Public Exhibition for the Draft Campbelltown Sport and Recreation Strategy (2016-2036)	
8.5	Outcome of the Public Exhibition for the Draft Campbelltown Playspace Strategy (2016-2036)	
8.6	Trial Program for Children on the Autism Spectrum	
8.7	Infrastructure Grants: Arts and Cultural 2016-2017 Funding (Clubs Grants Category)	
8.8	Update on the White Ribbon Workplace Accreditation Program	
8.9	70th Anniversary of the Campbelltown and Airds Historical Society	
8.10	National General Assembly of Local Government 2017	
8.11	Financial Assistance Grant Indexation Freeze	

- 8.12 New Disposal Policy**
- 8.13 New Contract Management Policy**
- 8.14 Additional Road Names Bardia Sub-Precinct - Edmondson Park**
- 8.15 Proposed Road Names - Western Sydney University Campbelltown Residential Project Stage 4**
- 8.16 Reports and Letters Requested**

9. QUESTIONS WITH NOTICE

10. RESCISSION MOTION

No rescission motion this round

11. NOTICE OF MOTION

- 11.1 Roundabout Beautification Program**
- 11.2 Fauna Exclusion Fencing**
- 11.3 Accessible Perimeter Pathways**
- 11.4 Campbelltown Local Government Area Boundary Signage**
- 11.5 Provision of Footpath along St Andrews Road, St Andrews**
- 11.6 Customer Request Line - Tree Planting**
- 11.7 Avenues of Trees**
- 11.8 Restricted parking conditions - Ingleburn Fair, Ingleburn**

12. URGENT GENERAL BUSINESS

No reports this round

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

- 14.1 Directors of Companies - City Development**
- 14.2 Potential for a Hotel Development - Council Land - Corner Narellan and Kellicar Road, Campbelltown**

Minutes of the Ordinary Meeting of the Campbelltown City Council held on 18 April 2017

Present The Mayor, Councillor G Brticevic
 Councillor M Chivers
 Councillor M Chowdhury
 Councillor R George
 Councillor B Gilholme
 Councillor K Hunt
 Councillor P Lake
 Councillor D Lound
 Councillor R Manoto
 Councillor B Moroney
 Councillor M Oates
 Councillor T Rowell
 Councillor R Thompson

Acknowledgement of Land

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES

It was **Moved** Councillor Rowell, **Seconded** Councillor Moroney that the **APOLOGY** from Councillor Greiss and Councillor Morrison be received and accepted.

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

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of Council held 28 March 2017**

It was **Moved** Councillor Thompson, **Seconded** Councillor Chivers that the Minutes of the Ordinary Meeting of Council held 28 March 2017, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests - nil

Non Pecuniary – Significant Interests - nil

Non Pecuniary – Less than Significant Interests

Councillor Gilholme - Item 8.2 - Demolition of St James Church - No.2 Kent Street, Minto - Councillor Gilholme advised that he is a member of the Anglican Church and that he will leave the Chamber and not take part in debate nor vote on the matter.

Other Disclosures - nil

5. MAYORAL MINUTE

No mayoral minute this round

6. PETITIONS

No Petitions this round

7. CORRESPONDENCE

7.1 Macarthur Combined Churches - Annual Christmas Dinner

It was **Moved** Councillor Lound, **Seconded** Councillor Hunt that the letter be received and the information be noted.

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

8. REPORTS FROM OFFICERS

8.1 Draft Glenlee Planning Proposal - Request Amendment and Public Exhibition

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

1. That Council endorse the amendment of the draft Glenlee Planning Proposal to include an increase in the proposed development cap to 90,000sqm gross floor area and forward to the Department of Planning and Environment with a request for the Gateway Panel to amend the previous Gateway Determination.
2. That Council endorse the draft Glenlee Planning Proposal and associated documentation for public exhibition in accordance with the amended determination of the Gateway Panel.
3. That Council approve the draft Glenlee Development Control Plan as an amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 for public exhibition purposes in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2002*.

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

Voting for the Council Resolution were Councillors: Brticevic, Chivers, Chowdhury, George, Gilholme, Hunt, Lake, Lound, Manoto, Moroney, Oates, Rowell and Thompson.

Voting against the Council Resolution: nil.

CARRIED UNANIMOUSLY

8.2 Demolition of St James Anglican Church - No. 2 Kent Street Minto

Having declared an interest in regard to Item 8.2, Councillor Gilholme left the Chamber and did not take part in debate nor vote on this item.

Mrs Porter, Ms Cootes and Mr Kind addressed the meeting.

It was **Moved** Councillor Thompson, **Seconded** Councillor Lound that development application 2837/2016/DA-DEM for the demolition of the St James Anglican Church building at 2 Kent Street, Minto, be refused as given consideration of the number of public submissions it is not considered in the public interest.

Voting for the Council Resolution were Councillors: Brticevic, Chivers, Chowdhury, George, Hunt, Lake, Lound, Moroney, Oates, Rowell and Thompson.

Voting against the Council Resolution was Councillor: Manoto.

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

At the conclusion of the discussion regarding Item 8.2, Councillor Gilholme returned to the Chamber for the remainder of the meeting.

8.3 Traffic Committee

It was **Moved** Councillor Lake, **Seconded** Councillor Lound that the recommendations of the Campbelltown Traffic Committee and Local Traffic Committee as detailed in the Minutes of the meeting held on 16 March 2017 be adopted.

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

8.4 Outcome of the Public Exhibition for the Draft Campbelltown Sport and Recreation Strategy (2016-2036)

Ms Greene addressed the meeting.

It was **Moved** Councillor Rowell, **Seconded** Councillor Thompson:

1. That Council adopt The Campbelltown Sport and Recreation Strategy (2016-2036).
2. That Council write to those individuals who made submission to thank them for their feedback.
3. That a City wide tennis facility and management plan be developed and included into Recommendation 2.2.7.3.

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

8.5 Outcome of the Public Exhibition for the Draft Campbelltown Playspace Strategy (2016-2036)

Mr Saulig addressed the meeting.

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

1. That Council adopt The State of Play: Strategic Planning and Management of Playspaces in the City of Campbelltown (2016-2036).
2. That Council writes to those individuals who made submission to thank them for their feedback.
3. That Milton Park is added to the provision of Regional Playspace within Campbelltown Playspace Strategy (2016-2036).
4. That Passfield Park is added to the provision of Neighbourhood Playspace within the Playspace Strategy (2016-2036).
5. That the eleven new proposed outdoor fitness equipment location as detailed in the report are added in the provision of the Playspace Strategy (2016-2036).
6. That a further report be provided to Council for consideration of the hiring of shade and picnic shelters at District and Regional level parks.

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

8.6 Trial Program for Children on the Autism Spectrum

It was **Moved** Councillor Chivers, **Seconded** Councillor Oates that a decision in this matter deferred pending further information.

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

8.7 Infrastructure Grants: Arts and Cultural 2016-2017 Funding (Clubs Grants Category)

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

1. That Council endorse the submission to Justice NSW (Liquor and Gaming) for Arts and Culture Infrastructure funding in the amount of \$255,400 to support the lighting upgrade project for the Campbelltown Arts Centre.
2. That subject to notification of success, the funding Agreement from Justice NSW (Liquor and Gaming) be accepted and signed by the General Manager on behalf of Council.

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

8.8 Update on the White Ribbon Workplace Accreditation Program

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

1. That Council endorse participation in the White Ribbon Workplace Accreditation Program to complement other initiatives such as the Commitment Statement.
2. That Council consider the allocation of funds in the 2017-2018 budget for the White Ribbon Workplace Accreditation Program, up to \$20,000.

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

8.9 70th Anniversary of the Campbelltown and Airds Historical Society

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

1. That Council support the renaming the local studies room at the H.J Daley Library Campbelltown to the Dr Ivor Thomas Local Studies Room.
2. That Councillors and Society members be invited to a civic function to be held at H.J. Daley Library to celebrate the opening of the newly named room.
3. That Council support the Campbelltown and Airds Historical Society in the promotion of the writing and photographic competitions.

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

8.10 National General Assembly of Local Government 2017

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

1. That the General Manager or her Nominee, Director City Governance and any interested Councillors attend the National General Assembly to be held in Canberra on 18-21 June 2017.
2. That any proposed Notice of Motion to be considered by Council in regard to the eligible criteria be forwarded to the National General Assembly by Friday, 21 April 2017.

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

8.11 Financial Assistance Grant Indexation Freeze

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

1. That Council support the campaign to restore the indexation of financial assistance grants from 2017-2018.
2. That Council write to the local Federal Members of Parliament to advocate for FAGs to be restored to a level equivalent to 1 per cent of total federal taxation.

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

8.12 New Disposal Policy

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

1. That the Disposal Policy as attached to this report be adopted.
2. That the Disposal Policy review date be set at 30 June 2018.

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

8.13 New Contract Management Policy

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

1. That the Contract Management Policy as attached to this report be adopted.
2. That the Policy review date be set at 30 June 2018.

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

8.14 Additional Road Names Bardia Sub-Precinct - Edmondson Park

Mr Parissakis addressed the meeting.

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

1. That Council approves the proposed road names in attachment 1 to this report for use in the Bardia Sub-Precinct of the Edmondson Park Urban Release Area.
2. That Council finalises the formal road naming process by publishing notice of these new road names in the NSW Government Gazette.
3. That recognition of the long association of reserve forces units of the Australian Army with the Ingleburn Army Camp be considered when selecting the names for future areas of open space within the Bardia Sub-Precinct of the Edmondson Park Urban Release Area.

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

8.15 Proposed Road Names - Western Sydney University Campbelltown Residential Project Stage 4

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

1. That Council approve the proposed road names in the attachment to this report for use within Stage 4 of the Western Sydney University Campbelltown Residential Project.
2. That Council publicly exhibit its proposal to use these road names for a period of 28 days by placing advertisements in local newspapers and notifying the authorities prescribed by the Roads Regulation 2008.
3. That should no objections to the proposal to use the exhibited road names be received during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette.
4. That the Council write to the relevant Minister requesting permission to use both the first and last names for street names in future developments.

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

8.16 Reports and Letters Requested

It was **Moved** Councillor Lake, **Seconded** Councillor Chivers that the information be noted.

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

9. QUESTIONS WITH NOTICE

Nil at time of print.

10. RESCISSION MOTION

No rescission motion this round

11. NOTICE OF MOTION

11.1 Roundabout Beautification Program

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

1. That a report be presented on the implementation of a roundabout beautification program, which would include at least one large tree and other lower level plantings, on larger roundabouts within the Campbelltown Local Government Area.
2. That the report include costings and timeframes.

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

11.2 Fauna Exclusion Fencing

Mr Lonza addressed the meeting.

It was **Moved** Councillor Hunt, **Seconded** Councillor Rowell that a report be presented to Council that as part of the planning process involving all development applications relating to Appin Road and Gilead, Council include a requirement for Fauna Exclusion Fencing and appropriate tunnels and high crossing points to be provided by the applicant, to enable safe access for fauna through the wildlife corridors.

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

11.3 Accessible Perimeter Pathways

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

1. That Council identify appropriate park spaces in all sections of the Local Government Area that are suitable for the installation of accessible perimeter pathways for use by residents of all ages.
2. That a report be presented on the costs and possible time frame for providing such pathways.

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

11.4 Campbelltown Local Government Area Boundary Signage

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

1. That Council investigate and review the Campbelltown Boundary Signs/Markers on all roads going into the City entry/exit points e.g.
 - Welcome to Campbelltown - landscaping or entry statement
 - Thank you for visiting or Campbelltown Exit Statement.
2. That Council provide alternative designs, perspective layout/blueprints, appropriate entry and exit wordings, list of specific locations and cost estimates.
3. That a comprehensive report be presented at a future Briefing evening for consideration.

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

11.5 Provision of Footpath along St Andrews Road, St Andrews

It was **Moved** Councillor Lound, **Seconded** Councillor Moroney that a report be presented on the feasibility of providing a footpath along St Andrews Road from Ballantrae Drive to Midlothian Road, St Andrews.

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

11.6 Customer Request Line - Tree Planting

It was **Moved** Councillor Brticevic, **Seconded** Councillor Lound that Council seek a report establishing a request line/email for use by residents who wish to have an appropriate tree planted by Council on their immediate nature strip.

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

11.7 Avenues of Trees

It was **Moved** Councillor Brticevic, **Seconded** Councillor Hunt that Council seek to create further avenues of trees in significant locations such as Emerald Drive, Eaglevale Drive, Eagle Vale and Campbelltown Road, Woodbine. That a report be provided on the costs and benefits of Council's annual tree planting program.

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

11.8 Restricted parking conditions - Ingleburn Fair, Ingleburn

It was **Moved** Councillor Brticevic, **Seconded** Councillor Gilholme that Council immediately removes the current restricted parking conditions at Ingleburn Fair Car Park while it is under renovation, for the benefit of commuters.

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

12. URGENT GENERAL BUSINESS

No reports this round

13. PRESENTATIONS BY COUNCILLORS

Nil.

The Ordinary Meeting of Council was adjourned at 8.52pm and reconvened as a meeting of the Confidential Committee at 8.53pm.

Confidentiality Recommendation

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

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

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Directors of Companies - City Development

It was **Moved** Councillor Lound, **Seconded** Councillor Lake that the information be noted.

CARRIED

14.2 Potential for a Hotel Development - Council Land - Corner Narellan and Kellicar Road, Campbelltown

It was **Moved** Councillor Lake, **Seconded** Councillor Lound that the Officer's recommendation as outlined in the Confidential report be adopted.

CARRIED

Motion

It was **Moved** Councillor Gilholme, **Seconded** Councillor Thompson that the Council in accordance with Section 10 of the *Local Government Act 1993*, move to re-open the meeting to the public.

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

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 9.00pm.

It was **Moved** Councillor Rowell, **Seconded** Councillor Moroney that the reports of the Confidential Committee and the recommendations contained therein be adopted.

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

There being no further business the meeting closed at 9.01pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

5.1 Community Building Partnerships

Recommendation

That a letter of thanks be forwarded to the Member for Campbelltown, Mr Greg Warren MP for the Community Building Partnerships Grant funding.

Campbelltown City Council has once again benefited from the State Government Community Building Partnership Grants. The Member for Campbelltown, Mr Greg Warren, has provided funding to 15 local community groups and organisations within the Campbelltown electorate. This is the second year that Council and the community groups have benefited through the Community Building Partnerships program.

It is appropriate that a number of community groups through a diverse range of activities have benefited from this funding. Council also committed \$85,000 in additional funding to facilitate matching funding for projects that would have been excluded from the Building Partnerships Grants if this funding was not available.

All programs are important to these community groups which include funding for the Campbelltown Rotary Club, the Philippine-Australian Arts, Culture and Innovation Centre, Macarthur Baseball League, Airds Bradbury Men's Shed, Ambarvale Public School Parents and Citizens Association, the Campbelltown Hall Theatre Company, Campbelltown Public School Parents and Citizens Association celebrating its 140th anniversary, Lynwood Park Rural Fire Brigade, John Warby Public School Parents and Citizens Association, Campbelltown Community Preschool, Campbelltown Caspers Baseball Club, Macarthur Rams Football Association, Campbelltown Ghosts Baseball Club, St David's Presbyterian Church and finally Ruse Football Club.

It is encouraging that the Member for Campbelltown continues to provide funding for such a diverse range of organisations and activities. I would like to acknowledge the efforts of the Member for Campbelltown, Mr Greg Warren MP in providing this worthwhile funding.

Attachments

Nil

5.2 Local Government Excellence Awards 2017

Recommendation

That Council forward correspondence to the appropriate staff acknowledging their efforts and contributions in being successful for the development of projects that were acknowledged by industry peers and recognised as Finalists and Award Winners in the Local Government Awards 2017 hosted by Local Government Professionals Australia.

In February 2017, five submissions were put forward for consideration for the Local Government Excellence Awards 2017 and all were named as finalists:

Project Name	Category
Implementation of Microsurfacing Treatment as part of Campbelltown City Council's Pavement Management Strategy	Excellence in Asset Management and Infrastructure Initiatives
Campbelltown Arts Centre Exhibition With Secrecy and Despatch.	Excellence in Creative Communities
Annual Free Recyclables Drop-Off Day	Excellence in Environmental Leadership and Sustainability
Schools For Sustainability	Excellence in Environmental Leadership and Sustainability
Companion Animal Rehoming	Special Project Initiative

A presentation evening was attended by Council representatives in Sydney on Thursday, 6 April 2017.

I am pleased to advise that Campbelltown City Council were announced winners for the following projects:

1. Schools for Sustainability - Excellence in Environmental Leadership and Sustainability.
2. Campbelltown Arts Centre Exhibition: With Secrecy and Despatch - Excellence in Creative Communities.
3. Implementation of Microsurfacing Treatment as part of Campbelltown City Council's Pavement Management Strategy - Excellence in Asset Management and Infrastructure Initiatives.

I would like to acknowledge all members of staff that have contributed to this outstanding result. I refer this matter to the Council and recommend that we forward a letter of congratulations to all successful finalists and conduct a Mayoral morning tea to celebrate these achievements.

Attachments

Nil

5.3 ANZAC Day 2017

Recommendation

That the efforts of staff involved in the preparation for ANZAC Day be acknowledged and a letter of congratulations be forwarded to the Ingleburn and Campbelltown RSL Sub-branches.

The 2017 ANZAC Day commemoration ceremonies were once again a time of reflection on the outstanding efforts of our service people involved in all conflicts that Australians have participated in since the Boer War.

It was an honour to attend the dawn service at the Ingleburn RSL and the march held at Campbelltown and the service conducted in Mawson Park. It is a credit to the members of Ingleburn RSL and Campbelltown RSL Sub-Branches on the way that these ceremonies are conducted.

Once again Council staff presented each venue immaculately and were involved with the preparation of the staging of the event which included traffic management and other activities that were required for the day.

I refer these efforts for Council's consideration and would like to acknowledge each member of staff involved in the ANZAC Day commemoration ceremonies and additionally, that a letter of congratulations be forwarded to the Ingleburn and Campbelltown RSL Sub-branches.

Attachments

Nil

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Instrument of Delegation

Reporting Officer

Manager Governance and Risk
General Manager

Community Strategic Plan

Objective	Strategy
5. Responsible Leadership	5.2 The smooth running of Council's operations

Officer's Recommendation

1. That Council revoke any previous delegation of the functions of the Council to the General Manager of the Council.
2. That Council delegate under section 377 of the *Local Government Act 1993* the functions of Council as detailed in the attached Instrument of Delegation.

Purpose

To approve the Instrument of Delegation to the General Manager.

Report

The *Local Government Act 1993* (NSW) (the Act) governs the power of Councils to delegate their functions. Principally, section 377 of the Act affords Council the power to delegate certain functions to the General Manager or to other persons or bodies.

The statutory regime is designed to facilitate delegations of authority, in recognition of the important functions delegates play in maintaining the effective and efficient governance of Councils.

Council is vested with a range of responsibilities and powers under a number of Acts and Regulations. Under section 377 and 381 of the *Local Government Act 1993* the Council is given the power to delegate to the General Manager or any other person or body (not including another employee of the Council) any of the functions of the Council, other than the following:

- a) the appointment of a General Manager
- b) the making of a rate
- c) a determination under section 549 as to the levying of a rate
- d) the making of a charge
- e) the fixing of a fee
- f) the borrowing of money

- g) the voting of money for expenditure on its works, services or operations
- h) the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment)
- i) the acceptance of tenders to provide services currently provided by members of staff of the council
- j) the adoption of an operational plan under section 405
- k) the adoption of a financial statement included in an annual financial report
- l) a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6
- m) the fixing of an amount or rate for the carrying out by the council of work on private land
- n) the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work
- o) the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*
- p) the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194
- q) a decision under section 356 to contribute money or otherwise grant financial assistance to persons
- r) a decision under section 234 to grant leave of absence to the holder of a civic office
- s) the making of an application, or the giving of a notice, to the Governor or Minister
- t) this power of delegation
- u) any function under this or any other Act that is expressly required to be exercised by resolution of the council.

Section 380 of the Act requires Council to review its delegations during the first 12 months of each term of office. Accordingly, the attached Instrument of Delegation to the General Manager is submitted for Council's consideration and approval.

Attachments

1. Instrument of Delegation of Authority to the General Manager (contained within this report)



Instrument of Delegation of Authority

Campbelltown City Council of 91 Queen Street, Campbelltown in the State of New South Wales ('Council') does hereby:

1. Delegate to the General Manager of the Council all of its functions except:

1.1

- a. the appointment of a general manager,
- b. the making of a rate,
- c. a determination under section 549 of the Local Government Act 1993 (NSW) as to the levying of a rate,
- d. the making of a charge,
- e. the fixing of a fee,
- f. the borrowing of money,
- g. the voting of money for expenditure on its works, services or operations,
- h. the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment),
- i. the acceptance of tenders to provide services currently provided by members of staff of the council,
- j. the adoption of an operational plan under section 405 of the Local Government Act 1993 (NSW),
- k. the adoption of a financial statement included in an annual financial report,

- l. a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6 of the Local Government Act 1993 (NSW),
 - m. the fixing of an amount or rate for the carrying out by the council of work on private land,
 - n. the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work,
 - o. the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the Environmental Planning and Assessment Act 1979,
 - p. the power of the Council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194 of the Local Government Act 1993 (NSW),
 - q. a decision under section 356 of the Local Government Act 1993 (NSW) to contribute money or otherwise grant financial assistance to persons,
 - r. a decision under section 234 of the Local Government Act 1993 (NSW) to grant leave of absence to the holder of a civic office,
 - s. the making of an application, or the giving of a notice, to the Governor or Minister,
 - t. this power of delegation under section 377(1) of the Local Government Act 1993 (NSW),
 - u. any function under the Local Government Act 1993 (NSW) or any other Act that is expressly required to be exercised by resolution of the Council,
 - v. any other function which must not be delegated pursuant to section 377(1) of the Local Government Act 1993.
- 1.2 any function designated in any Act of Parliament as a function which must not be delegated.
- 1.3 the function of the determination of a development application made under the Environmental Planning and Assessment Act 1979 ("EP&A Act") if:
- a. the development application is for development that has a capital investment value of more than \$10 million; or
 - b. the Council is the applicant for development consent and the development has a capital investment value of more than \$1 million; or
 - c. the Council is the owner of any land on which the development is to be carried out and the development has a capital investment value of more than \$1 million; or
 - d. the development application is for development that has a capital investment value of more than \$1 million and the Council is a party to an agreement or arrangement relating to the

- development (other than any agreement or arrangement entered into under the EP&A Act or for the purposes of the payment of contributions by a person other than the Council); or
- e. the development application is for development declared to be designated development for the purposes of the EP&A Act unless it is declared not to be designated development by a provision of Part 2 or 3 of Schedule 3 of the Environmental Planning and Assessment Regulation 2000; or
 - f. the development application is for development that would contravene a development standard imposed by Campbelltown Local Environmental Plan 2015 or any other environmental planning instrument by more than 10 percent; or
 - g. the determination is to be made as a consequence of a review requested under section 82A of the EP&A Act where the original determination was made by the Council or another delegate of the Council who is not subordinate to the delegate who made the original determination; or
 - h. the development application is for a sex services premises as defined in Campbelltown Local Environmental Plan 2015 unless the determination is a refusal to grant consent on the basis that the application is not accompanied by sufficient of adequate information; or
 - i. the development application is for new, expanded or increased operating hours of premises that are licensed under the Liquor Act 2007, other than a restaurant as defined in that Act Liquor Act; or
 - j. more than five written submissions objecting to the development have been received by the Council within the notified submission period that contain objections other than objections to aspects of the development that comply with Campbelltown Local Environmental Plan 2015 or the provisions in the applicable development control plan that relate to the development. Note for the purposes of this delegation:
 - i. a petition or other pro-forma document signed by multiple persons from different residents is to be counted as one objection.
 - ii. a generic or pro-forma letter with the same contextual content signed by multiple persons from difference residents is to be counted as one objection.
- 1.4 the decision to request the Minister or the Greater Sydney Commission to make a local environmental plan under the EP&A Act following completion of community consultation in respect of the relevant planning proposal.
2. Sub-delegate to the General Manager of the Council all functions delegated to the Council except any function designated in any Act of Parliament or the relevant instrument of delegation as a function which must not be sub-delegated.

This Instrument shall take effect on the date that the seal of the Council is affixed to it and remains in force until revoked or varied by the Council.

The seal of the Council was affixed hereto on the day of 2017 in accordance with a resolution passed by the Council on the day of 2017 in the presence of:

Mayor

Councillor

8.2 Draft Maryfields Planning Proposal

Reporting Officer

Senior Strategic Planner
City Development

Community Strategic Plan

Objective	Strategy
2. A Strong Local Economy	2.1 Encouragement of balanced development within the city

Officer's Recommendation

That Council endorse the draft Maryfields Planning Proposal and associated documentation for public exhibition in accordance with the amended determination of the Gateway Panel.

Purpose

To update Council on the amended Gateway Panel Conditions issued by the Department of Planning and Environment relating to the Maryfields Planning Proposal.

To request Council's approval to exhibit the Maryfields Planning Proposal in accordance with the amended Gateway Panel Conditions.

Report

The subject planning proposal relates to the site known as Maryfields, located at the intersection of Narellan Road and the Hume Motorway used for religious activities by the Franciscan Friars and Poor Clare Nuns. The proposed rezoning of the site is to allow for a mix of land uses, comprising a business park, residential development, seniors living precinct and private open space/heritage areas.

The proposal is considered to have broad strategic planning merit and has been generally supported by Council given the significant potential of this centrally located precinct to facilitate housing, employment and business growth for the Campbelltown/Macarthur regional city centre.

Council at its meeting held 3 June 2014, considered a detailed report on the draft proposal and endorsed the submission of the Planning Proposal to the NSW Department of Planning and Environment (DPE) for determination by the Gateway Panel. A gateway determination was subsequently issued on the 8 December 2014, which permitted the draft planning proposal to proceed in accordance with a number of conditions. Additional work was undertaken to address the conditions, including the refinement of a number of technical studies and preliminary consultation with State Government Agencies to better inform the draft Maryfields Planning Proposal.

Council at its meeting held 27 October 2015, considered a report on the draft proposal (refer to attachment 1) and resolved as follows:

1. That Council endorse the draft Maryfields Planning Proposal and associated documentation for public exhibition in accordance with the determination of the Gateway Panel.
2. That Council refer the draft planning proposal to NSW Planning and Environment for confirmation that all required conditions of the Gateway Determination have been met to allow public exhibition.
3. That Council continue the preparation of an accompanying site specific Development Control Plan for the Maryfields site for consideration and approval by Council prior to the public exhibition of the draft Maryfields Planning Proposal.

On 11 November 2015, Council staff provided a detailed response to the Department of Planning and Environment addressing the gateway conditions and requesting confirmation that the public exhibition of the proposal could proceed. Council included supporting comments from Roads and Maritime Services (RMS) to justify variation of certain traffic requirements relating to internal circulation, impact assessment, and preparation of a draft Voluntary Planning Agreement (VPA) prior to public exhibition of the proposal.

On 10 March 2016, Council received a letter of response from the DPE that did not concur with the justification provided to vary the Gateway conditions. Protracted negotiations subsequently occurred between the proponent, Council, RMS and DPE to address the specific requirements of the Gateway determination in order to advance the public exhibition of the planning proposal. As a result of these negotiations, the DPE responded to the information provided by Council and the RMS by amending the Gateway conditions on two separate occasions (attachments 2 and 3).

A brief description of each amendment is provided as follows:

- first amendment dated 15 August 2016 (refer to attachment 2): extension of timeframe for completion of the planning proposal to 15 June 2017, and removal of the requirement for private vehicles to be linked directly with Blair Athol
- second amendment dated 3 March 2017 (refer to attachment 3): removing the requirement for state and regional infrastructure provision to be identified prior to exhibition of the planning proposal, and exhibited in the form of a draft voluntary planning agreement concurrently with the planning proposal.
- on 21 March 2017, council staff met with the RMS, Transport for NSW and the proponent to discuss the draft Maryfields planning proposal in light of the amendment by the Department of Planning and Environment to the Gateway Conditions of 3 March 2017. In this respect, previous advice provided by the RMS (dated 31 January 2017) was formulated on the basis of the former wording of Gateway Condition No.3, which required a Voluntary Planning Agreement (VPA) to be drafted and exhibited at the same time as the planning proposal. Hence the need for any required regional road infrastructure works to be identified upfront and agreed to by the RMS, prior to the public exhibition of the planning proposal.

- on 5 April 2017, the RMS advise Council in writing that no objection was raised to any regional road and infrastructure provision being identified, agreed to and included in a VPA following the exhibition period of the planning proposal and prior to any development approval in accordance with the recently modified Gateway Conditions.

The amendments to the gateway conditions now provide the opportunity for the exhibition of the draft planning proposal to proceed. It is noted that the amended conditions of the gateway determination require further work to be undertaken with respect to investigating state and regional infrastructure provision that may be required as a result of future development in accordance with the planning proposal. This will include formal consultation with other infrastructure agencies during the public exhibition period.

Importantly, the gateway conditions maintain the requirement for the subject land to be nominated under Part 6 of Council's LEP as an Urban Release Area. This part requires adequate arrangements to be in place for any required infrastructure prior to development occurring on the land, including a Development Control Plan (DCP) being in place to provide for the staging of necessary infrastructure. As such, further work on the site specific DCP will be required post exhibition, to properly consider and address any issues identified during the exhibition period that may be raised by the community and relevant infrastructure agencies.

The draft planning proposal and importantly the intent of the proposal, remains substantially the same as considered by Council at its meeting held 27 October 2015. A further report will be provided for Council's consideration on the matter following the public exhibition of the proposal. As such, Council is requested to endorse the draft Maryfields Planning Proposal for public exhibition in accordance with the amended gateway determination.

Attachments

1. Planning and Environment Committee Report of 20 October 2015 and Minutes of the Ordinary Meeting of Council of 27 October 2015 (contained within this report)
2. Amendment No. 1 Gateway Determination dated 15 August 2016 (contained within this report)
3. Amendment No. 2 Gateway Determination dated 3 March 2017 (contained within this report)

2.2 Planning Proposal - Maryfields

Reporting Officer

Manager Environmental Planning

Attachments

1. Draft Maryfields Planning Proposal and supporting documents (distributed under separate cover due to size of document)
2. Proposed amendments to draft CLEP 2014 - B7 Business Park Zone and R3 minimum qualifying site area and lot size (contained within this report)

Purpose

The purpose of this report is to request Council's endorsement to publicly exhibit the draft Maryfields Planning Proposal.

History

At its meeting of 3 June 2014, Council endorsed a draft planning proposal relating to the site known as "Maryfields", located at the intersection of Narellan Road and the Hume Motorway currently used for religious activities by the Franciscan Friars and Poor Clare Nuns. A copy of the draft planning proposal and associated planning documentation was subsequently forwarded to the NSW Department of Planning and Infrastructure (now known as NSW Planning and Environment) for determination by the Gateway Panel.

The draft planning proposal requested the rezoning of the site to allow for a mix of land uses, including a business park, residential development, seniors living precinct and private open space/heritage areas. The report considered by Council outlined the strategic planning merits of the proposal, having regard to the significant potential of this centrally located precinct to facilitate housing, employment and business growth for the Campbelltown/Macarthur regional city centre.

On 8 December 2014, Council received a favourable Gateway Determination from the NSW Planning and Environment that permitted the draft planning proposal to proceed in accordance with a number of conditions. These conditions included the preparation and revision of a number of technical studies that have now been completed and form the basis of the final draft Maryfields Planning Proposal. However, the covering letter to the Gateway Determination required the revised planning proposal to be referred back to NSW Planning and Environment prior to public exhibition. A copy of the final draft Maryfields Planning Proposal is included as Attachment 1.

On 7 August 2015 Council issued a subdivision development consent 366/2015 for the land to allow the reconfiguration of the existing allotments to generally align with the precincts nominated under the concept masterplan accompanying the draft planning proposal. The development consent issued by Council also provided approval for the restoration and realignment of the heritage listed Stations of the Cross in accordance with an updated Conservation Management Plan prepared for the site. The proponent has anticipated that works under this consent would be completed by March 2016.

A briefing to Councillors on the status of the draft Maryfields Planning Proposal was undertaken on 29 September 2015.

This report outlines the work undertaken and amendments made to address the requirements of Council and the conditions of the Gateway Determination, and recommends that Council endorse the public exhibition of the draft Maryfields Planning Proposal.

Report

Property Description/Ownership:

Lot 2 DP 569795	Franciscan Order
Lot 12 DP 829093	Trustees Poor Clare Collentines
Lot 11, 12 and 13 DP 1198323	Franciscan Order
Lot 13 DP 1034409	Trustees of the Franciscan Friars.

Applicant: Capital Syndications

The Site

The subject land comprises six adjoining allotments located on the north-eastern junction of Narellan Road and the Hume Motorway. The land is irregular in shape with a total area of approximately 44 hectares, and main frontage to Narellan Road of approximately 800 metres in length.

The property is bounded by the Hume Motorway to the north-west, Maryfields Drive and the residential suburb of Blair Athol to the north-east, Narellan Road to the south and public open space (John Kidd Reserve) to the south-east.

The land is under the ownership of the Trustees Association of the Franciscan Order of Friars (Friars) and the Trustees Poor Clare Collentines (Poor Clare Nuns).

Existing development on the site is limited, with the two main buildings being the Poor Clare Nuns Bethlehem Monastery located at the central rear, and Friars Residence building sited near the eastern boundary. There is also a guest residence, an asphalt parking area and small cemetery near to the Monastery building, and a caretakers cottage and meeting hall located in the south-western portion of the site. Vehicular access is provided to the existing buildings from an internal driveway which loops around the site from two separate access points to Narellan Road.

A series of terracotta religious statues known as the 'Stations of the Cross' are also located towards the front of the property on Lot 1 DP 247902, and are listed as a heritage item of local significance in the Campbelltown (Urban Area) Local Environmental Plan, 2002.

Views into the site are largely restricted or filtered along approximately 600 metres of the edge of Narellan Road by remnant woodland screening. Views are almost completely restricted along the Hume Motorway due to the topography of land between the roadside and western property boundary, and the dense vegetation along this edge which continues at the Narellan Road corner and the majority of the Narellan Road frontage. The only significant vista occurs where there is a 200 metre long cleared area opposite the Western Sydney University (WSU) and Campbelltown TAFE intersection. This vista comprises a large dam in the foreground and the Bethlehem Monastery and Franciscan Friary buildings in the distance, the former being sited on a hill.

Existing Zoning

The site is subject to Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002). Five of the six parcels that comprise Maryfields Estate are zoned 5(a) Special Uses - Monastery Zone and cover approximately 96% of the site.

The remaining parcel (being Lot 2, DP 569795) is understood to be the residue of former NSW government land acquired during the boundary readjustment process associated with the historical widening of the adjacent Hume Motorway. It is a land-locked wedge-shaped 1.964ha parcel and is zoned 6(a) Local Open Space.

Under the draft CLEP 2014, the Maryfields site is proposed to be included as "Deferred Matters", meaning that the existing zone provisions under LEP 2002 would continue to apply to the subject land.

Overview of draft Planning Proposal

A copy of the draft Maryfields Planning Proposal is provided as attachment 1. The proposal aims to rezone the subject land under draft CLEP 2014 to permit the range of land uses generally identified under the accompanying Concept Masterplan. This masterplan generally divides the site into four broad areas of land use, comprising residential areas located in the north and east (adjacent to the suburb of Blair Athol); seniors living and aged care in the west (adjacent to the Hume Motorway); business park and neighbourhood centre in the central part of the site; and the private open space/heritage areas across the front portion of the site adjacent to Narellan Road.

The indicative road layout shown under the masterplan restricts the through movement of traffic through the site between Narellan Road and Blair Athol. In this respect, the proposed residential areas would be accessed from the north via the two existing roundabouts on Maryfields Drive through the existing local road network of Blair Athol. The business park, seniors living/aged care and private recreation areas of the development would be accessed from a single access point at the reconfigured signalised intersection with Narellan Road and the WSU Access Road.

The proposal also includes an expanded heritage curtilage for the existing Stations of the Cross statues, with these items to be restored and realigned on the land in accordance with an approved Conservation Management Plan for the site under Development Consent 366/2015.

A description of the intended development outcomes and corresponding zones under the draft Planning Proposal is summarised as follows:

- Zone B7 Business Park. – Approximately 5.9 hectares in area, with an anticipated Gross Floor Area of 52,000m² and 1000-1200 employees. Development outcomes would be in the form of high technology based buildings at 4-storey maximum heights, generally facilitating medical and health based enterprises. The business precinct adjoins the main water body and open space area adjacent to Narellan Road and is divided by a riparian corridor of green space running east-west.

Provision has also been made with the B7 Zone for a centrally located neighbourhood shopping centre adjoining the main north-south road alignment, that is intended to serve the needs of the surrounding business park and residential/seniors living precincts. The proponent has identified that this centre could accommodate up to three separate spaces of up to 500m² in total, and that these uses might include a convenience store, café/restaurant and local newsagent.

- Zone R2 - Low Density Residential. Land within this zone is adjacent to Maryfields Drive and is intended to provide approximately 93 dwellings in a low scale housing outcome at the interface with existing low density residential development in Blair Athol. In this respect, development controls are to be consistent with Blair Athol, comprising a 2 storey height limit (8.5m) and minimum lot size of 500m²
- Zone R3 - Medium Density Residential. Land within this zone is intended to provide a diversity of housing mix of approximately 500 dwellings in close proximity to the proposed business park, neighbourhood centre, and open space areas. Dwellings within this zone would be permitted up to 9m in height and on reduced lot sizes down to 300m² where developed as integrated housing. This outcome can be achieved via an amendment to the draft CLEP
- Zone RE2 Private Recreation. Land within this zone is proposed to be retained within private ownership, generally associated with the adjacent Seniors Living and Business Park precincts. This zone would include provision for the retention of the ecologically sensitive areas, bushland, stormwater drainage infrastructure and the heritage listed Stations of the Cross. The heritage precinct also incorporates a public access road and interpretation centre that would be managed by the Franciscan Order and be accessible to the public
- Zone SP2 - Seniors Living. The approximate area of this precinct is 6.7 hectares providing for up to 500 seniors living dwellings, and an aged care facility that could accommodate up to 100 beds and employ 40 people. Maximum building height is intended to be 15 metres (4-storeys), with building footprints up to 50% of the respective site areas
- Zone SP2 - Cemetery. This zone preserves an existing cemetery associated with the religious land uses on the site, and is proposed to be retained by the Franciscan Order.

In addition to the above zones it is proposed to include further provisions in the draft CLEP as follows:

- the nomination of a revised and expanded heritage curtilage within the south western corner of the site (RE 2 zone), to reflect the Conservation Management Plan approved for the site by Council under Development Consent 366/2015
- the inclusion of respective height, floor space ratio, and minimum lot size maps that correlate with the proposed rezoning (attachment 1)

- the inclusion of a new land use clause for the B7 Business Park Zone (attachment 2)
- the inclusion of minimum qualifying site area and lot size for the R3 Medium Density Residential Zone (attachment 2).

The Concept Masterplan is to be implemented through a site specific Development Control Plan (DCP) that is being prepared in consultation with the proponent. Should Council endorse the final draft Maryfields Planning Proposal, it is intended to separately report the DCP to Council for consideration and public exhibition with the draft planning proposal.

Strategic Planning Merit of Final Draft Planning Proposal

The subject proposal has the potential to provide sustainable housing and employment growth outcomes for the Local Government Area. The site is highly accessible and centrally located in order to leaver off nearby health and higher education facilities in a manner which is consistent with the strategic direction of Campbelltown as a regional city centre.

The following strategic points are presented to Council in support of the planning proposal:

- The proposal is consistent with Council's endorsement of the site under the Urban Activation Precinct Program to facilitate sustainable housing and employment growth for the City of Campbelltown
- The site presents a unique opportunity to create a high quality medicine/health based business park for the Campbelltown/Macarthur region that builds upon the synergies of the site with the WSU Faculty of Medicine, Campbelltown Public Hospital and Campbelltown Private Hospital
- The proposed land use precincts respond to the neighbourhood context of the site, having regard to assimilation of low density housing with the Blair Athol residential suburb to the north, the compatibility of higher density business park and urban housing outcomes with the Western Sydney University site to the south, and the extension of open space areas adjoining John Kidd Reserve to the east
- The proposal relates to a strategically located and significantly sized landholding that is not frustrated by fragmented ownership patterns
- Promotion of housing diversity and choice for Campbelltown residents within a strategically located site, including the provision of a purpose built living environment for seniors
- Provide opportunities for the improved long term conservation and enhancement of the heritage listed Stations of the Cross religious statues
- Enhanced conservation and management outcomes for riparian and remnant vegetation areas.

Key Planning and Assessment Issues

Traffic Impact Assessment

The Concept Masterplan that supports the draft planning proposal provides a road pattern that is deliberately intended to eliminate vehicular traffic moving between Narellan Road and Blair Athol. In this respect the proposed business park and seniors living precincts would be accessible from Narellan Road, and the proposed residential precincts would be accessible from Maryfields Drive. The Masterplan design would also allow for the seniors living precinct to be accessed from Maryfields Drive, however there would be no through road connection.

In order to address the requirements of NSW Planning and Environment, the Masterplan design does allow the potential for buses to move freely through the site between Narellan Road and Maryfields Drive at Blair Athol. If required, this could be facilitated by a controlled access point such as narrowed carriageway and boom gate. However discussions with Roads and Maritime Services (RMS) in March 2015 has determined that this requirement is not considered critical in light of the existing and new locations that buses will stop at, particularly with the Narellan Road upgrade. Nonetheless the provision for future bus access through the site has been incorporated into the concept design to allow the potential for bus services through the site.

Traffic Impact Feasibility Assessments were prepared by AECOM Australia Pty Ltd and an updated assessment was completed in early 2015. The traffic impacts assessment has been undertaken in consultation with Council and RMS, and has been based upon the upgraded status of Narellan Road, scheduled to be completed in totality over the next two to three years. This includes the construction of a new signalised 4-way intersection connecting the site with Narellan Road, and the provision of a six lane divided road between Camden Valley Way at Narellan, and Blaxland Road at Campbelltown.

In particular, the following matters were addressed within the assessment:

- the existing and approved upgrades to road network conditions within the vicinity of the site, including traffic volumes and general traffic safety, and along Narellan Road
- the likely traffic to be generated by a fully developed planning scheme as proposed, and based on RMS vehicular generation rates
- the suitability of the planning proposal access arrangements having regard to the existing traffic conditions, future traffic conditions and likely traffic generation
- the appropriateness of the proposed internal road design in relation to traffic management control and dispersal, building accessibility, vehicle manoeuvrability and traffic safety
- the likely staging of development
- the ability of the surrounding road network to accommodate the additional traffic generated by the full development realisation of the planning proposal.

The traffic assessment supports the planning proposal from a traffic viewpoint, subject to future upgrade works to the access road from Narellan Road to allow for a left-hand slip lane exit into Maryfields Estate and a three-lane exit. These works would be required to be implemented as a condition of approval for a future business park development application.

Economic Impact Assessment

The proposed business park precinct occupies a substantial area of the site, anticipated to have a gross floor area of 52,000m² and approximately 1000-1200 employees. The business precinct is also proposed to incorporate a neighbourhood retail centre intended to service the local catchment.

An economic analysis of the business park proposal was completed by SGS Economics and Planning in mid-2015. That analysis concluded that the proposed business park offers Campbelltown City the opportunity to generate different commercial activity to what is generally on offer in the Campbelltown-Macarthur business areas. In this respect, the proposed business park would likely include professional services industries and knowledge-based jobs, and thus, there is little or no functional overlap likely with the Campbelltown-Macarthur centre.

It is considered that the business park is likely to have a positive impact on the existing centre with new patronage. The clustering potential for specific sectors is also recognised and the analysis specifically identified the University and health care facilities in Campbelltown as attractors. The strategic location and landscape setting of the subject site establish very favourable conditions to encourage investment and a new mix of employment opportunities. The location would likely be attractive to employers and workers alike, thus reducing the need for many residents to travel longer distances across Sydney to work.

European Heritage

The Stations of Cross Statues are collectively listed as an item of local heritage significance under LEP 2002 given their historic, aesthetic and social significance and association with religious worship practices. The Stations of the Cross have particular historical significance to Catholics in Sydney, as the site of regular, well attended Way of the Cross ceremonies from 1936 to 1988, and occasional ceremonies since.

On 7 August 2015 Council issued development consent for the restoration and realignment of the heritage listed Stations of the Cross in accordance with an updated Conservation Management Plan (CMP) prepared for the site. Key outcomes of the CMP are summarised as follows:

- the statues will be repaired and remain on the site as visual cues and as a reminder of the significant events that occurred here. The reduced curtilage and repositioning has been carefully considered so that a sense of the "pilgrimage" and experience of rising to the 12th Station is retained and can continue to be interpreted
- the statues will continue to occupy an open grassed field with ornamental lakes and ponds, trees and plantings as their backdrop
- improved pathways and vehicular access to the site will provide better use and interpretation of these items on the site.

The proponent has anticipated that works under this consent would be completed by March 2016.

The repair and reinstatement of the statues within a reconfigured layout under the masterplan is considered to be generally beneficial from a heritage point of view. The proposed integration of the heritage listed statues within an open space area adjacent to seniors living housing would support the improved interpretation and accessibility for these items, and would be consistent with the long term conservation and management of the heritage listed Stations of the Cross statues.

Details of the revised and expanded heritage curtilage to reflect the outcomes approved under the Conservation Management Plan for the site are included within the draft planning proposal.

Hydrology

Stormwater runoff from future development is proposed to be discharged to the existing watercourses via appropriate pollution control measures. In this respect, the main dam in the south-eastern portion of the site will continue to have a dual purpose as a wet detention basin and a signature landscape element which is proposed to form part of the future business precinct site.

A Flood Impact Assessment was commissioned by the proponent in consultation with Council in late 2014 to determine the impact on hydrology flows from the planning proposal and finalised in August 2015.

The hydrological assessment has determined that there is sufficient capacity for the main front dam to carry any potential increased stormwater loads from the full development realisation of the draft planning proposal. Additionally, the development of the site as indicated in the planning proposal is considered to be generally consistent with the principles of the Floodplain Development Manual 2005 and will not result in flood prone land being utilised for seniors living, business park or residential development.

Future development applications would be required to undertake hydrological assessments in greater detail, including water quality treatment, detailed design of road crossings, and the stability of existing dam structures.

Ecology

Council has considered additional information provided by the proponent to address a number of matters raised by Council, and a summary of the assessment and recommendations is provided as follows:

- The majority of the study area comprising cleared land, paddocks, buildings and associated plantings, driveways and tracks was considered to have minimal ecological value
- Areas of highest ecological value upon this site are preserved within the corridor of lands proposed as Private Recreation Zoning
- The site exhibits a number of hollow bearing trees, which if removed would need to be considered as part of the Assessment of Significance process under the *Threatened Species Conservation Act 1995*
- The proponent has agreed to undertake further field surveys towards the end of this year for the Green and Golden Bell Frog to determine the likelihood of this species occurring on the site.

Having regard to the above outcomes, there are considered to be no ecological impediments to the planning proposal being further considered and proceeding to public exhibition.

Indigenous Heritage

The applicant has submitted an Aboriginal Heritage and Due Diligence Assessment conducted by Specialist Environment and Heritage Consultants.

The due diligence assessment involved a consideration of background and contextual information and a visual inspection of the subject area with representatives from Cubbitch Barta Native Title Claimants Aboriginal Corporation.

The findings of the assessment identified that the land adjacent to the unnamed creekline has high potential to contain Aboriginal sites and/or objects. This land is less disturbed and in proximity to a water source.

An inspection of the subject area located one Aboriginal heritage site, Maryfields AS1, which contained a broken ground-edge axe. The site inspection also located an area of Potential Archaeological Deposits (PAD), Maryfields PAD1, adjacent to Maryfields AS1.

Maryfields PAD1 has been identified in an area proposed as a future business precinct.

If future ground disturbance to either Maryfields PAD or AS1 cannot be avoided, further investigations and an Aboriginal Heritage Impact Permit would be required. These issues could be effectively managed in consultation with Office of Environmental and Heritage (OEH) and would not preclude the rezoning process proceeding at this stage.

Bushfire

The applicant has provided a Bushfire Constraints Assessment Report for the proposed rezoning of the land, prepared by Australian Bushfire Protection Planners Pty Limited.

A section of the eastern portion of the land within the proposed residential precinct of the site is identified as containing the buffer zone to bushfire prone vegetation located within the adjoining John Kidd Reserve.

This Bushfire Constraints Assessment undertakes an assessment of the bushfire protection measures required to address the bushfire risk to the proposed residential precinct, seniors living precinct and business park precinct, consistent with the deemed-to satisfy provisions of Planning for Bushfire Protection 2006.

The report considers the characteristics of the site, together with the fire protection measures recommended, and concludes that the rezoning and subsequent subdivision of the land for residential, seniors living and commercial development is suitable in terms of bushfire risk. It is considered therefore that the issue of bushfire risk could be effectively managed through the rezoning process and subsequent development assessment.

Servicing

Reports provided by the applicant indicate that there are no servicing issues that would preclude the rezoning of the site, and are summarised as follows:

Sewerage - gravity drainage of all ground floor areas can be achieved by utilising the 3 existing Sewer Drainage connections. A meeting was held on 4 December 2013 with Sydney Water's Growth Strategy Team. It was concluded that the proposed systems work from a gravity point of view. Additional studies would need to be carried out to assess the impact on the existing Infrastructure beyond the property boundaries and confirm servicing capability.

Water Supply - it was concluded that water can be supplied to the proposed site. However, additional studies would need to be carried out to assess the impact on the existing Infrastructure beyond the Property Boundaries.

Natural Gas - gas can be supplied to the proposed site. Additional studies would need to be carried out to assess the impact on the existing Infrastructure beyond the property boundaries and confirm service capability.

Conclusion

The subject draft planning proposal presents a unique opportunity to promote housing and employment opportunities on a strategically important site within the Campbelltown LGA. The site is strategically well placed as it has strong connections to road and rail infrastructure, and is in close proximity to the Campbelltown/Macarthur central business areas, and would contribute towards the centre's status and viability as a Regional City Centre.

The business park concept reflects the synergies of the site with existing surrounding development and infrastructure, namely the regionally significant public and private hospitals and tertiary educational facilities.

The proposed rezoning of the land is consistent with Council's recent endorsement of the site for inclusion under the Urban Activation Precinct Program, which endorsed the site for housing and employment growth in conjunction with the adjacent Western Sydney University and Campbelltown TAFE sites and underutilised industrial land in Blaxland Road.

The preparation of all the planning documentation for the rezoning of the Maryfields site has been completed. This documentation includes the final draft Maryfields Planning Proposal and associated technical studies.

If this draft planning proposal is supported by Council, the draft planning proposal will be referred to NSW Planning and Environment as required by the Gateway Determination, to confirm that all conditions have been satisfied prior to placing the draft Planning Proposal on public exhibition.

While this confirmation takes place, Council staff will continue to prepare a site specific DCP and subsequent report to Council for the public exhibition of the draft DCP.

This approach will enable the draft planning proposal and draft DCP to be exhibited concurrently.

Officer's Recommendation

1. That Council endorse the draft Maryfields Planning Proposal and associated documentation for public exhibition in accordance with the determination of the Gateway Panel.
2. That Council refer the draft planning proposal to NSW Planning and Environment for confirmation that all required conditions of the Gateway Determination have been met to allow public exhibition.
3. That Council continue the preparation of an accompanying site specific Development Control Plan for the Maryfields site for consideration and approval by Council prior to the public exhibition of the draft Maryfields Planning Proposal.

Committee's Recommendation: (Rowell/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 27 October 2015 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 187

That the Officer's Recommendation be adopted.



16/09286

Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

15/08/2016

Dear Ms Deitz

**Planning Proposal PP_2014_CAMPB_001_00 Alteration of Gateway
Determination**

I refer to Council's request dated 28 June 2016, and discussions with Council seeking an amendment to Condition 5 and an extension of time to complete the above planning proposal.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for PP_2014_CAMPB_001_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Michelle Dellagiacoma to assist you. Ms Dellagiacoma can be contacted on (02) 9860 1527.

Yours sincerely

SIGNATURE HAS BEEN
REMOVED

Stephen Murray
Executive Director, Regions
Planning Services

15 August 2016



Planning &
Environment

Alteration of Gateway Determination

Planning proposal (Department Ref: PP 2014 CAMPB 001 00)

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 8 December 2014 for the proposed amendment to the *Campbelltown Local Environmental Plan 2015* as follows:

1. Delete:

condition 12

and replace with:

a new condition 12 "The timeframe for completing the LEP is by 15 June 2017"

2. Delete:

condition 5

and replace with:

new condition 5 "Council is to ensure that the internal network improves connectivity within the site and between the site and the University of Western Sydney. Connectivity is to be improved between the site and the residential neighbourhood of Blair Athol for cyclists, pedestrians and, if required, for buses".

Dated 15th day of August 2016

SIGNATURE HAS BEEN
REMOVED

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission



Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
Campbelltown 2560

Dear Ms Deitz

**Planning Proposal PP_2014_CAMPB_001_00 Alteration of Gateway
Determination to amend Campbelltown Local Environmental Plan 2015**

I refer to Council's previous requests and discussions seeking an amendment to Condition 3 of the Gateway determination issued for planning proposal PP_2014_CAMPB_001_00, which seeks to rezone a 44 hectare site, known as "Maryfields", located at 168 – 192 Narellan Road, Campbelltown.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for PP_2014_CAMPB_001_00. The Alteration of the Gateway Determination is enclosed.

Council should note that should infrastructure requirements involve substantial changes to the proposal, Council may need to consider re-exhibition of the proposal.

If you have any questions in relation to this matter, I have arranged for Ms Michelle Dellagiacoma of this Office to assist you. Ms Dellagiacoma can be contacted on (02) 9860 1527.

SIGNATURE HAS
BEEN REMOVED

SIGNATURE HAS BEEN
REMOVED

03/03/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services



Planning &
Environment

Alteration of Gateway Determination

Planning proposal (Department Ref: PP 2014 CAMPB 001 00)

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 8 December 2014 (as amended on 15 August 2016) for the proposed amendment to the *Campbelltown Local Environmental Plan 2015* as follows:

1. Delete:

'condition 3'
and replace with:

a new condition 3:

'Council is to consult with infrastructure agencies to determine site requirements for the purposes of state and regional infrastructure provision. The land needs to be identified as an Urban Release Area; this enables satisfactory arrangements provisions to apply to this proposal. The satisfactory arrangements can take the form of a Voluntary Planning Agreement between the proponent and other relevant agencies and should ensure that any development of the land occurs at no cost to government. The draft voluntary planning agreement would need to be in place before any development approval is granted.'

Date 3rd day of March 2017

SIGNATURE HAS BEEN REMOVED

Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

8.3 Second Access to Wedderburn

Reporting Officer

Director City Delivery
City Delivery

Community Strategic Plan

Objective	Strategy
3. An Accessible City	3.1 The development and implementation of infrastructure plans to support efficient movement around the city

Officer's Recommendation

1. That Council liaise with the Roads and Maritime Service of NSW as to whether they will provide the necessary State Government support and the funding for the extension of Lysaght Road through to Appin Road, Wedderburn.
2. That a further report come back to Council following discussions with the Roads and Maritime Service of NSW.

Purpose

To update Council on the current status on the request for provision of a second access point to Wedderburn.

History

Council at its meeting held 16 August 2016, Planning and Environment Item 5.3 resolved:

That Council be provided a report to identify the best practical means of securing a second point of access to and from Wedderburn. The report to specially explore the viability, with in principle support of Wollondilly Shire Council, of securing State Government agreement to the re-opening of the fire trail, informally and formerly known as Lysaght Road, as an unsealed local road.

Lysaght Fire Trail ceased to operate as an open access fire trail in 2001, although this route did provide an alternate access to and through Wedderburn it was never a public road. The Lysaght Fire Trail passes through three separate properties owned or occupied by the Sports Aircraft Club, Tharawal Aboriginal Land Council and West Cliff Colliery. The section through the colliery leasehold was constructed by the mine and the lease agreement allows them to restrict access to its personnel and emergency services only.

Council may recall that it has in the past considered a second access from Wedderburn by extending Blackburn Road through to Appin Road. After a detailed review of this option by staff it was identified that there were significant environmental issues that would need to be addressed if a road corridor was to be constructed in this area. That road corridor did not extend beyond the river and therefore land would need to be purchased and a road reserve created. The cost to construct the bridge over the river and upgrade/extend Blackburn Road

to Appin Road was estimated to cost in the order of \$9m. As such, Council resolved not to proceed with this option.

However, at that time Council also determined that staff should complete a detailed design for the construction of a high level bridge across the Georges River and adjacent to the existing Wedderburn Causeway to provide better and a more secured access for Wedderburn residents.

From the detailed design, a quantity surveyor estimated the cost of a bridge in this location to be in the order of \$2.88m. Council has already allocated \$2m of the required funding into our infrastructure reserve, with the balance being sought from the Federal Government through their Bridge Renewal Program. Council's application to the Federal Government through last year's Bridge Renewal Program Round Two was unsuccessful. Subsequently, Council Officers are currently preparing a submission for Round Three of the same grant program that closes in mid May 2017.

Report

Council Officers met with officers from Wollondilly Shire Council and subsequently forwarded a letter requesting Wollondilly Shire Council support opening the Lysaght Fire Trail as a public road. Wollondilly Shire Council considered the matter and resolved as follows:

Wollondilly Shire Council Reference Number - ORD IN1 - Request for In-Principle Support to Review Status of Lysaght Road, Wedderburn.

1. That Council extend in-principle support to Campbelltown City Council in investigating and reporting on the best practical means of securing a second point of access to and from Wedderburn.
2. That any investigations, findings or resulting actions occur at no cost to Wollondilly Shire Council which should be detailed in a Memorandum of Understanding between the two Councils.

Wollondilly Shire Council has provided in principle support for the investigation and reporting on the best practical means of securing a second point of access under the condition that Wollondilly Shire Council incurs no costs. It should be noted that the Lysaght Fire Trail (Lysaght Road) is almost entirely within the Wollondilly Local Government Area (LGA).

In order for the Lysaght Fire Trail to be gazetted as a public road, the Councils would need to secure support from the State Government and all current owners or lease holders over the land that the Lysaght Fire Trail currently occupies. Further agreement would need to be reached with NSW Rural Fire Service (RFS) and Roads and Maritime Services over the safety aspects regarding the operation of the road. Council would be aware that the Lysaght Fire Trail currently cuts through a significant bush land area and is vulnerable to impact by bushfires. In its current state RFS have not supported public access during fires due to the high risk to public safety.

The construction of a public road along the current Lysaght Fire Trail route would result in significant impact on the surrounding bushland as adequate fire protection zones were established. Provision within the road construction would also need to be provided to allow the road to be closed quickly in the case of bushfire.

The current structural integrity of the Lysaght Fire Trail is unknown. It is envisaged it would require substantial works to bring it up to the standard of an all-weather public road. The

standard of road construction required will depend on the volume and size of vehicles that would be utilising this road and could only be determined after both traffic modelling and geotechnical investigation have been completed.

Prior to the Lysaght Fire Trail closure concerns regarding traffic volumes due its use as an alternate route to Appin Road were raised. The opening of Lysaght Fire Trail as a public road with the potential construction of the high level bridge adjacent to the existing Wedderburn Causeway makes this alternative route an even more attractive option then it was in the past. This increased usage (higher traffic volumes) would require potential upgrades to main roads through Wedderburn. These improvements would include both pavement strengthening and road widening. The increase in traffic may also bring about safety issues at a number of intersections and residential concerns as to the impacts of this increased traffic on their local community.

With the potential upgrade of the Wedderburn Causeway to a high level bridge the only potential emergency impact due to isolation of the Wedderburn community is bush fire, and that would be bushfire that impacts the northern end of the precinct. Bush fire impact in the Wedderburn area has rarely resulted in the closure of Wedderburn Road and any immediate closure with no advance warning is considered even less likely to occur.

The distance from the fire trail gate on Lysaght Road at the Wedderburn end to Appin Road is approximately 9.5kms. Based on standard road construction estimating rates the cost for this road has been estimated at approximately \$33.5m. This figure does not include any bushland works that may be required to improve road safety, nor does it consider any environmental measures that may be required for the protection of the surrounding bushland (i.e. water runoff, scouring, etc). An upgrade to the intersection at Appin Road would also be required. The level of upgrade could only be determined once traffic modelling is undertaken and discussions held with RMS. Again, using standard road construction costs, any upgrades to the roads through Wedderburn are anticipated to be in the order of \$7m. Finally, based on the extensive road works required, design costs would also be quite extensive and are anticipated to be in the order of \$4m. As such, extending Lysaght Road through to Appin Road could cost in the order of \$45m.

Noting that Wollondilly has already signalled that they are unwilling to contribute to the cost of the road, and that Campbelltown City Council has committed at least \$2m to the upgrade of the Wedderburn Road bridge, staff recommend that unless the RMS provide the necessary State Government support and the funding for the extension of Lysaght Road through to Appin Road, Wedderburn that Council discontinue investigations into this matter.

However, prior to discontinuing the investigations, staff will liaise with the RMS to ascertain their support and commitment to providing funding for the extension of Lysaght Road through to Appin Road, Wedderburn. Staff will report back to Council on the outcome of these discussions.

Attachments

Nil

8.4 M31 - South bound on ramps - Jackson Park, Woodbine

Reporting Officer

Director City Delivery
City Delivery

Community Strategic Plan

Objective	Strategy
3. An Accessible City	3.1 The development and implementation of infrastructure plans to support efficient movement around the city

Officer's Recommendation

1. That Council write to the Minister for Roads, extolling the need for the south bound on and off ramps to be constructed as part of the essential Spring Farm Parkway Interchange road works.
2. That Council continue to review the regional benefit of providing south bound on ramps on Campbelltown Road near Jackson Park, and also Badgally Road as part of the regional transport modelling that is currently being undertaken.

Purpose

To update Council on the potential to provide south bound on ramps onto the M31 near Jackson Park, Woodbine.

History

Council at its meeting held 19 July 2016, Planning and Environment Committee - Item 5.4 requested that a report be presented to update them on the potential to provide a south bound on-ramp for the M31, skirting around the edges of Jackson Park, Woodbine.

Currently there are three south bound on ramps to the M31 that service the Campbelltown Local Government Area. These are:

- Campbelltown Road, Glenfield
- Intersection of Campbelltown Road and Williamson Road, Ingleburn
- Narellan Road, Campbelltown.

Generally the Roads and Maritime Service (RMS) would only approve a new ramp onto a motorway if a regional benefit could be demonstrated and would be reluctant if the ramp provided only a local benefit. The amount of traffic utilising the on ramp would also be crucial in this determination. Council is mindful of the regional benefit but wishes to make traffic movements for the community as convenient as possible. Another important network consideration is what route the vehicles will have to use in order to access the ramp. It is important that any access route does not create other local traffic congestion issues.

Report

Council Officers have considered a number of options for the south bound access ramp onto the M31 motorway at Jackson Park, Woodbine (see attached plan). These options would provide an additional south bound on ramp onto the M31 that is 4kms from the Ingleburn ramp and 6kms from the Narellan Road ramp. It is important to note that none of the options presented below will have a land impact on the sports fields at Jackson Park.

Option one - Slip lane off the north bound side of Campbelltown Road

This option provides for a single slip lane off the northbound lane of Campbelltown Road adjacent to Jackson Park, Woodbine. This option has been estimated to cost \$7.5m but may have other traffic impacts that could add significant cost to the project. The lane would not impact on the current playing fields but would require earthworks and a possible noise barrier (sound wall).

This option has a major disadvantage that it will result in an increase to traffic volumes on Campbelltown Road between Harbord Road and the M31. This section of road is already congested and attracting any further traffic to this section of road may significantly increase this congestion. This will be analysed as part of the traffic modelling.

To provide this option may also require some upgrade of Campbelltown Road in the vicinity of Rose Payten Drive in order to maintain a satisfactory level of service on the surrounding network and this cost is not included in the estimate above.

Option two - Access from northerly direction via a set of traffic lights

This option utilises the section of Campbelltown Road coming down from Raby Road (see attached plan). In order to get the traffic across to the Jackson Park side of Campbelltown Road a set of traffic signals would likely be required. It is estimated that this option would likely cost around \$9.5m.

This option will require extensive traffic modelling to ensure the signals do not cause a backup of traffic onto the south bound off ramp from the M31. The signals may also cause increased delays to the north bound lanes of Campbelltown Road which again will impact on the section of Campbelltown Road as described in Option one above. The additional works required to maintain a satisfactory level of service on the surrounding network will likely be more extensive than those required for Option one and again these costs have not been included in the estimate for this option.

Option three - Access from northerly direction via an underpass or flyover

This option again utilises the northern section of Campbelltown Road coming down from Raby Road (refer to the attached plan). The option calls for a flyover or an underpass in order to get to the Jackson Park side of Campbelltown Road then directly onto the M31. The estimated cost of this option is \$10.5m.

In this option the north bound traffic on Campbelltown Road (coming from Rose Payten Drive intersection) will not be able to access the on ramp. The advantage of this approach is that traffic coming from the east of the M31 will need to use Ben Lomond Road then onto Campbelltown Road coming down from Raby Road. This will place the traffic on a less congested part of the network and is considered overall to be potentially the cheapest option

as other network improvements may not be required as well as the long term best outcome for the overall network. This option also provides improved accessibility for vehicles coming from the western side of the M31.

As discussed, all of the above options will require further, more detailed traffic analysis to ascertain their impacts on the local traffic network. Council has recently engaged a suitably qualified company to build a regional transport model. Once completed (in the next six months), the consultant will be able to test these various options for Council to determine which will provide the most efficient traffic network outcomes. The model will also be able to test if there are any worthwhile network benefits for the Campbelltown community in providing a ramp at this location.

Alternate ramp considerations

Further to the consideration for a south bound on-ramp on Campbelltown Road, Council will also examine the benefits of a number of alternate locations for southbound on-ramps that could benefit Campbelltown and adjoining communities.

One such location is Badgally Road, Campbelltown. Councillors would be aware that within the next few months, Dart West will complete the extension of Gregory Hills Drive through to Eagle Vale Drive. This will result in direct connection between the Campbelltown CBD and Gregory Hills/Oran Park (plus numerous other Camden LGA suburbs). The connection of Badgally Road to the M31, particularly for southbound ramps will be traffic modelled. The advantages and disadvantages of this option will be tested within the regional transport model. It is considered that this option would provide for an easier access to the M31 for those communities living west of the M31 (i.e. the Camden LGA) and also the Campbelltown CBD, particularly once the Broughton Street/Badgally Road rail overbridge is constructed. However, similar to Options 1 and 2 for Campbelltown Road, it is considered that construction of ramps at this location would attract more traffic from surrounding areas into a very busy part of the network.

Due to the severe traffic congestion that the current upgrade works on Narellan Road are causing, additional south bound on ramps at Jackson Park or Badgally Road would provide welcome relief to the Campbelltown CBD.

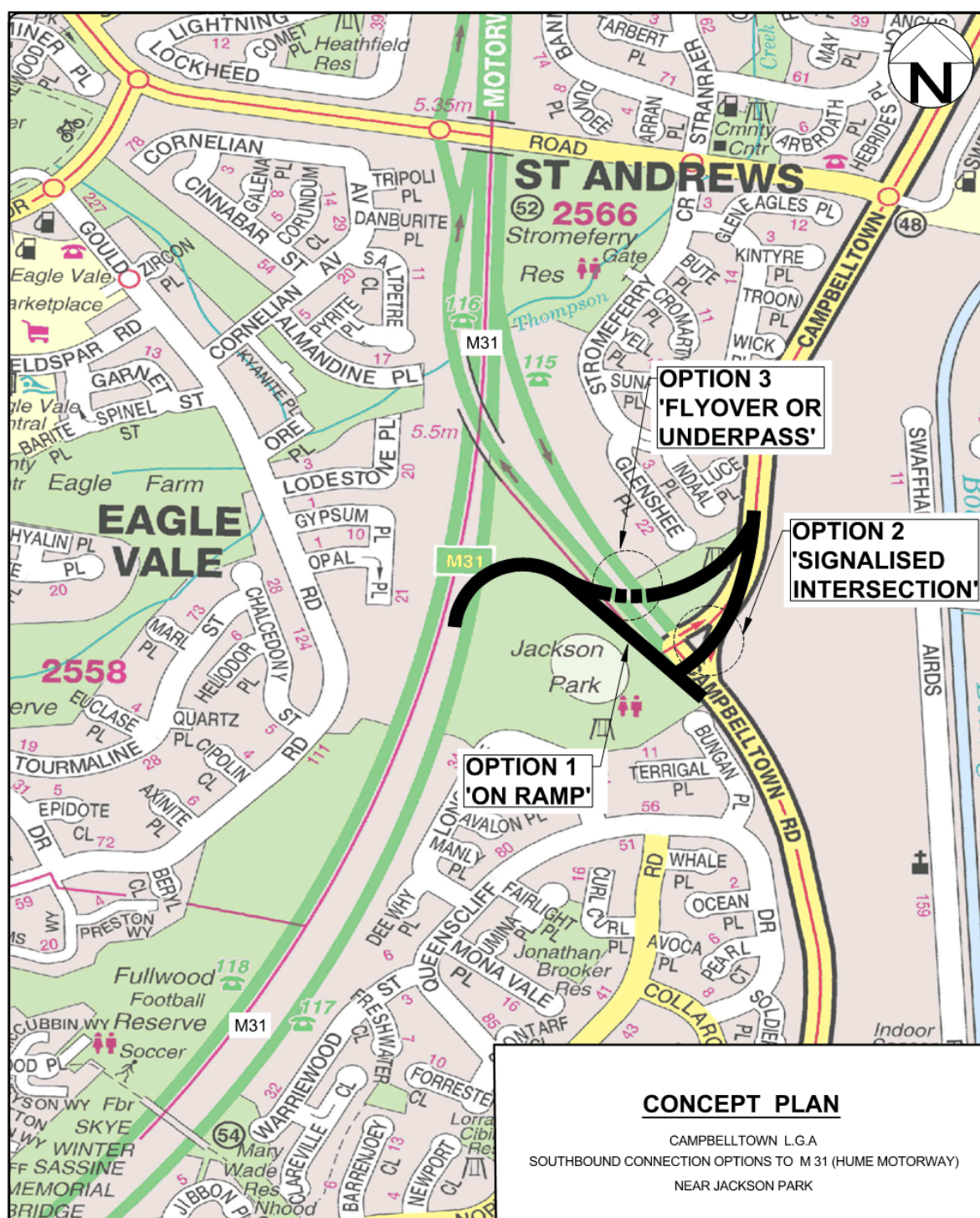
Another consideration which would provide a more even distribution of traffic across the whole Campbelltown road network would be to construct the southbound on-ramps to the M31 at the Spring Farm Parkway interchange. This location will provide a ramp that does not need to be accessed through an already congested part of the road network. It is anticipated that ramps at this location would likely draw regional traffic from existing congested parts of the road network, thus not only providing benefits for the new suburbs of Menangle Park and Mt Gilead, but also assisting provide improved traffic flows in other parts of the road network to the north. Once the Spring Farm Parkway is extended through to Appin Road and the proposed connection to Englorie Park Drive is provided the traffic flow benefits will be even further enhanced as the City grows.

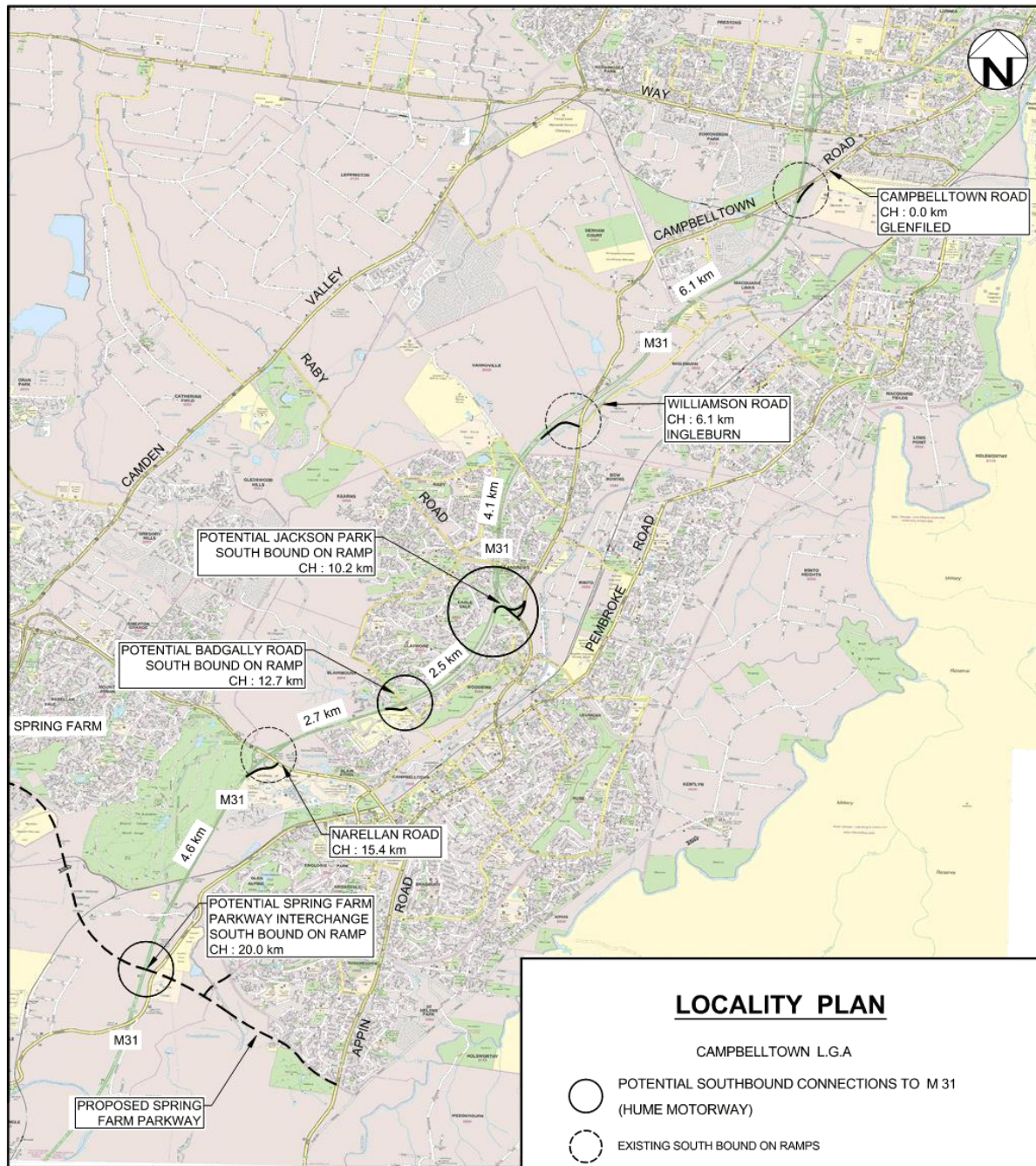
These ramps would also provide an alternate route for access to the future Western Sydney Airport for traffic from the south (i.e. Goulburn, Southern Highlands, Canberra, etc) and add to the current sole ramp access provision for northbound traffic being Narellan Road. These ramps would also provide regional access and connectivity should Narellan Road be closed due to an incident.

After these ramps are in place it is considered that there would be a good spread of south facing ramps for the whole Campbelltown LGA. It is further considered that this would provide the most efficient regional traffic benefits. Any additional south facing ramps onto and off the M31 could be examined once the Spring Farm Parkway ramps are in place. This analysis would be undertaken for both north and south facing ramps.

Attachments

1. Concept Plan (contained within this report)
2. Locality Plan (contained within this report)





8.5 Draft Campbelltown City Disability Inclusion Action Plan 2017-2021

Reporting Officer

Director City Lifestyles
City Lifestyles

Community Strategic Plan

Objective	Strategy
3. An Accessible City	3.1 The development and implementation of infrastructure plans to support efficient movement around the city

Officer's Recommendation

1. That the draft Campbelltown City Disability Inclusion Action Plan 2017-2021 be endorsed and placed on public exhibition for a period of 28 days to seek community feedback.
2. That following the exhibition period a further report be presented to Council for consideration prior to adoption and submission to the Disability Council NSW before 1 July 2017.

Purpose

To seek Council's endorsement of the Draft Campbelltown City Disability Inclusion Action Plan (DIAP) 2017-2021 for public exhibition.

History

The *Disability Inclusion Act 2014* (the Act) and the Disability Inclusion Regulation 2014 (the Regulation) commenced on 3 December 2014, with the Act replacing the *Disability Services Act 1993*. With the commencement of the Act, all councils in NSW are required to have a DIAP in place before 1 July 2017.

The DIAP must be consistent with the State Disability Inclusion Plan and include strategies to increase access and participation for people with disability.

The NSW Disability Inclusion Plan identifies four key focus areas, nominated by people with disability, as being of primary importance in creating an inclusive community. These are:

- developing positive community attitudes and behaviours
- creating liveable communities
- supporting access to meaningful employment
- improving access to services through better systems and processes.

The draft Campbelltown City DIAP has been focussed around these four key areas.

Report

Changes in Legislation

The Disability Inclusion Regulation 2014, includes acknowledging people with disability have the same human rights as other members of the community, promotes the independence and social and economic inclusion of people with disability. The regulation is aimed at enabling people with disability to exercise choice and control in the pursuit of their goals and provides safeguards in relation to the delivery of support and services.

The new definition of disability in the Act, states that a disability includes those who have long-term physical, mental, intellectual or sensory impairments which in interaction with various barriers may hinder their full and effective participation in society on an equal basis with others.

The Act states that all NSW Government departments and local councils are required to have a Disability Inclusion Action Plan (DIAP) that describes:

- how people with disability have been consulted in developing the plan
- how the principles will be implemented
- how the inclusion of people with disability will be supported including:
 - making information accessible
 - making buildings and facilities physically accessible
 - responding to the needs of people with disability as customers
 - making employment opportunities available
 - encouraging and creating opportunities for access to the full range of services and activities available in the community.

Local Government NSW has provided guidelines to assist councils in the preparation of the DIAP. These guidelines have been used in the preparation of Council's DIAP as set out below:

1. Research: Background research, demographic analysis, and review of the Disability Action Plan 2009-2014
2. Consultation: Which included a survey of people with disability and their families and carers, feedback from service providers, community based consultations from early 2015 through to 2017, with more than 350 responses received both face to face and via surveys; conduct of Open Access Forums, including a Regional Forum, to provide comment on the DIAP's four key focus areas and share views on local barriers to access and inclusion
3. Analysis and development of strategies based on research and outcomes from the consultations
4. Development of a draft DIAP for community consultation.

Councils are also required under Section 12 of the Act to provide a copy of the DIAP to the Disability Council NSW. Whilst not mandatory, councils are also encouraged to lodge their Disability Inclusion Action Plans with the Australian Human Rights Commission, as the Commission list and provide links to all plans which are registered on their website. The intention of this is to create a community resource that councils will be able to access to inform future planning.

Consultations

Core to the development of the DIAP were a number of community based consultations and processes from early 2015 through to 2017 with over 350 responses from either face to face interviews, workshops or via written surveys.

Members of the community as well as service providers attended Council's Open Access Forums, including a Regional Forum held on 17 November 2016, to provide comment and seek community views in relation to barriers to access and inclusion. Disability groups and service providers including the seniors and disability advisory groups were consulted. Responses from these consultations and surveys have been used to form the DIAP draft action plan.

The four key focus areas within the NSW Disability Inclusion Plan guided Council's community consultation. Provided below is a summary of feedback received from the community:

Attitudes and Behaviours

- use Council's website and local media to promote positive stories on people with disability and their achievements
- provide Council staff to be provided with additional training on inclusiveness and understanding disability
- implement different means of communication to reach people with disability.

Liveable Communities

- there is inadequate availability of public transport, especially to and from areas outside the CBD
- there is too great a focus on sport and not enough focus on artistic and creative pursuits, for example dance, gardening, and creative arts and crafts
- some community events are not accessible for people with disability.

Employment

- to provide more information and assistance in relation to the employment of people with a disability
- people with disability don't have many options for employment and have limited transport options to and from work
- businesses need to be flexible and have policies on employment for people with disability
- government incentives for traineeships for people with disability should be utilised.

Systems and Processes

- not all people are able to attend workshops/forums or have access to the internet for email correspondence
- there is a need to ensure Council's website is accessible for people with disability.

Draft Disability Inclusion Action Plan

The draft DIAP build on the previous Campbelltown City Disability Action Plan (DAP) 2009-2014 research and demographic analysis as well as outcomes from a range of consultations undertaken over a two year period.

The draft DIAP aims to ensure that access and inclusion is central to Council's activities and is embedded within Council's Integrated Planning and Reporting documents to ensure the consideration of inclusion for people with disability.

The draft DIAP also recognises that Council plays a key role in promoting and supporting access and inclusion. This is achieved through a variety of means including:

- advocating for people with disability to other spheres of government
- working in partnership with government and non-government agencies and charitable organisations such as the Touched by Olivia Foundation
- managing growth and development to ensure that the built environment is inclusive
- supporting employment opportunities and promoting positive attitudes and behaviours toward people with disability
- promoting an inclusive community through a range of services and programs that Council directly provides
- demonstrating responsible leadership so that others may learn from this example and follow.

The draft DIAP also recognises the importance of working collaboratively with the community and empowering members of the community to support each other. The draft DIAP is focussed around improving outcomes in the following four key focus areas:

1. developing positive community attitudes and behaviours
2. creating liveable communities
3. supporting access to meaningful employment
4. improving access to services through better systems and processes.

This is underpinned by an action plan that lists the priorities for Council over the next four year period and aligns to Council's current Draft Community Strategic Plan outcomes of promoting a vibrant and liveable city, a thriving, attractive city, a natural environment that is respected and protected and a successful city.

Once the draft DIAP is adopted, the actions will be incorporated into Council's Delivery Program and Operational Plan to ensure accountability and responsibility for the delivery of these actions. An annual review will occur to assess whether these actions are still priorities. The actions may change in response to the changing needs of the community and other factors.

The action plan contained within the draft DIAP is structured around the four key focus areas and includes:

- what Council already does
- what Council will do
- what you can do.

Public Exhibition

The draft DIAP is available in three formats:

- Disability Inclusion Action Plan
- Disability Inclusion Action Plan (e-reader version)
- Disability Inclusion Action Plan (easy read version).

It is proposed that the draft DIAP be placed on public exhibition for a period of 28 days to seek community feedback prior to adoption. During this time the opportunity to provide feedback will be promoted through the following mediums:

- compass
- e-newsletter and website
- facebook
- media releases.

In addition, the following specific consultations will take place to raise awareness of the draft DIAP and to seek community feedback:

- Combined community services consultation with the following groups on 11 May 2017:
 - Macarthur Disability Network
 - Deaf Café
 - Yarning Circle
 - Macarthur Ageing and Disability Forum
 - Autism Support Group.

Conclusion

The Draft Disability Inclusion Action Plan 2017-2021 is a whole of Council response by Campbelltown City Council and builds on the previous Campbelltown Disability Action Plan 2009-2014.

Attachments

1. Draft Disability Inclusion Action Plan (distributed under separate cover)

8.6 Investments and Revenue Report - March 2017

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
5. Responsible Leadership	5.4 The sound management of public assets and funds

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of March 2017.

Report

Investment Portfolio

Council's Investment Portfolio as at 31 March 2017 stood at approximately \$200m. Funds are currently being managed both by Council staff and Fund Managers and are in accordance with the *Local Government Act 1993*, *Local Government (General) Regulation 2005* and Council's Investment Policy.

All investments are placed with approved deposit taking institutions and no funds are placed with any unrated institutions. Any funds placed with institutions that have a BBB long term rating have maturity lengths in the short term of up to 12 months, effectively A-2 rated, in accordance with Council's investment policy.

The return on Council's investments is tracking above budget expectations with the supplemental income being received from the sale of Council land and continues to outperform the benchmark of the AusBond bank bill index.

The official cash rate has remained steady, with no movement since August 2016 at its present level of 1.50 per cent.

Regular liaison with Council's external financial advisor in assessing any new investment products offered assists in monitoring all of the risk factors to maximise Council's return on the investment portfolio.

Rates

Rates and Charges levied for the period ending 31 March 2017 totalled \$101,805,623 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of March totalled \$79,762,840. In percentage terms 77.3 per cent of all rates and charges due to be paid have been collected, representing an increase to the amount collected in the same period last year of 76.9 per cent.

Debt recovery action during the month involved the issue of 2167 seven day letters to ratepayers with two or more instalments outstanding and a combined balance exceeding \$500. Also missed instalment notices were issued to remind 7103 ratepayers that they had overlooked payment by the 28 February 2017 instalment due date.

Council staff continue to provide assistance to ratepayers experiencing difficulty in settling their accounts. This includes the monitoring of 405 ratepayers with a total arrears balance of \$548,775, who have made suitable payment arrangements.

Ratepayers who purchased property since the February instalment notices are issued with a notice to new owner letter. During the month, 32 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges

Sundry Debtors

Debts outstanding to Council as at 31 March 2017 are \$820,951 reflecting a decrease of \$122,456 since February 2017. During the month, 1574 invoices were raised totalling \$890,607. The majority of these are paid within a 30 day period. Those that are not paid within the 30 day period are reflected in the ageing report in attachment 3. Debts exceeding 90 days of age totalled \$288,321 as at 31 March 2017.

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

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

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a letter of demand (or letter of intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will

automatically proceed to judgement and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor and staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

During the month, 18 accounts were issued a letter of demand on Council's letterhead, advising that if the account is not settled or an appropriate arrangement is not made, the account will escalate to formal legal action through Council's agent.

Council's agents were not instructed to issue any letters of demand and a warrant was obtained for one account for unpaid hall hire fees.

Council officers continue to provide assistance to debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear their outstanding debts through regular payments where possible, to avoid any further recovery action.

Attachments

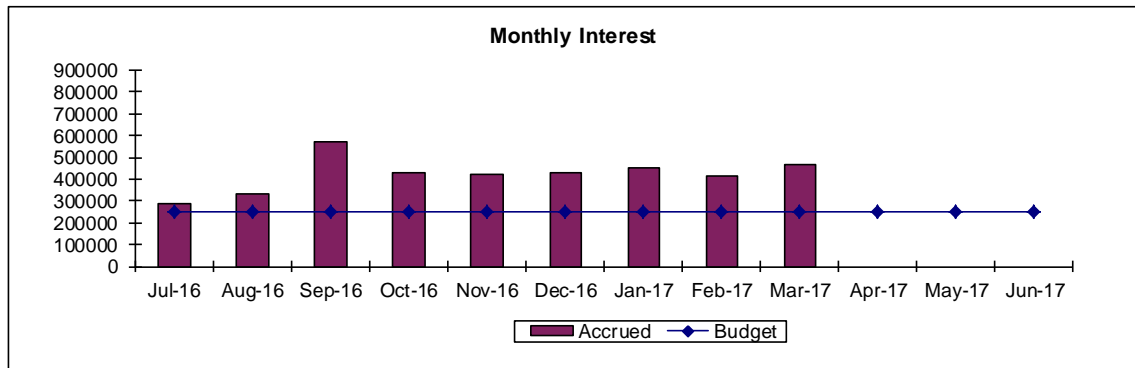
1. Investment portfolio performance for the month of March 2017 (contained within this report)
2. Monthly Rates Summary and Rates Statistics (contained within this report)
3. Debtors Summary and Ageing of Sundry Debts to 31 March 2017 (contained within this report)

CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO

March 2017

Benchmark AusBond Bank Bill Index
Portfolio Balance \$200,192,901.64

Monthly Performance	Return (mth)	Return (pa)
AusBond Bank Bill Index	0.15%	1.80%
Portfolio - Direct Investments	0.23%	2.76%
<i>Performance to Benchmark</i>	+ 0.08%	+ 0.96%
Short Term Call Accounts	0.17%	1.95%
Managed Funds	0.23%	2.67%

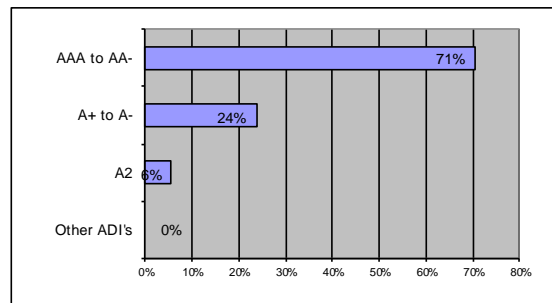


Year to Date Performance

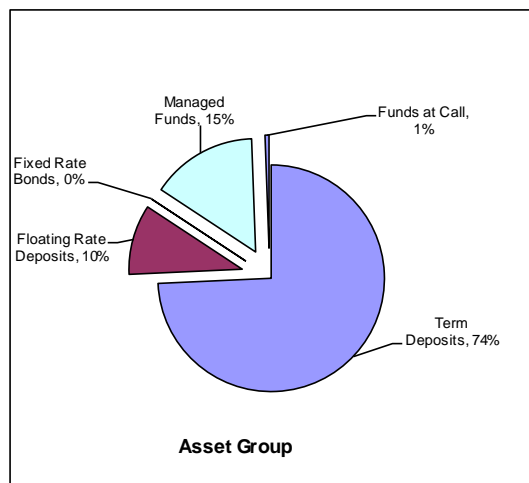
Credit Exposure (S&P Long Term Rating)

Rolling 12 Month Period
2.91% Council Managed Funds
1.92% Benchmark

Interest Budget to Actual
Avg Original Budget to Period \$2,238,600
Actual Accrued to Period \$3,799,104



Portfolio Diversity



			%
Funds at Call	\$ 1,143,887.44	AA-	1%
NSW Treasury	\$ 33,169,419.07	AA+	17%
National Australia Bank	\$ 47,378,300.88	AA-	24%
Westpac Bank	\$ 26,091,574.41	AA-	13%
Commonwealth Bank	\$ 25,000,000.00	AA-	12%
Bank Western Australia	\$ 8,468,037.00	AA-	4%
AMP Bank	\$ 5,000,000.00	A+	2%
Suncorp Metway	\$ 25,648,700.94	A+	13%
ING Bank	\$ 3,000,000.00	A	1%
Rural Bank	\$ 2,038,663.01	A-	1%
Bank of Queensland	\$ 12,077,904.09	A-	6%
MyState Bank	\$ 5,068,722.74	A2	3%
Credit Union Aust	\$ 4,107,692.06	A2	2%
Heritage Bank	\$ -	A2	0%
ME Bank	\$ 2,000,000.00	A2	1%
Total	\$ 200,192,901.64		100%

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2016	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,170,990.65	57,694,528.61	1,422,798.59	601,305.87	59,044,026.54	44,861,901.30	14,182,125.24	307,050.72	14,489,175.59
BUSINESS	257,345.68	17,990,062.99		57,042.54	18,304,451.21	14,481,954.07	3,822,497.14		3,822,497.14
FARMLAND	0.00	569,012.08	783.42	2,088.31	570,316.97	493,329.11	76,987.86	173,058.87	250,046.73
MINING	0.00	24,186.96		0.00	24,186.96	24,186.96	0.00		0.00
SR - LOAN	67,957.99	113.44		570.97	68,642.40	7,690.27	60,952.13	18,178.62	79,130.75
SR - INFRASTRUCTURE	202,204.59	5,783,276.99		7,266.47	5,992,748.05	4,566,848.56	1,425,899.49	29,027.80	1,454,927.29
TOTAL	\$2,698,498.91	\$82,061,181.07	\$1,423,582.01	\$668,274.16	\$84,004,372.13	\$64,435,910.27	\$19,568,461.86	\$527,316.01	\$20,095,777.50
GARBAGE	658,148.44	18,936,830.03	831,385.03	28,537.80	18,792,131.24	14,282,424.45	4,509,706.79		4,509,706.79
STORMWATER	45,533.08	1,324,386.68		336.94	1,370,256.70	1,044,505.63	325,751.07		325,751.07
GRAND TOTAL	\$3,402,180.43	\$102,322,397.78	\$2,254,967.04	\$697,148.90	\$104,166,760.07	\$79,762,840.35	\$24,403,919.72	\$527,316.01	\$24,931,235.36

Total from Rates Financial Transaction Summary	24,188,702.88
Overpayments	-742,532.48
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	884,074.02
Rate accounts greater than 12 months less than 18 months in arrears	85,810.51
Rate accounts greater than 18 months in arrears	15,803.92
TOTAL rates and charges under instruction with Council's agents	\$985,688.45

RATES STATISTICS

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Mar-16
Rate Notices	50,590	456		1,005			276						
Electronic - DoH	5,282												
Instalment Notices				43,817			44,122						
Electronic - DoH				5,517			5,436						
Missed Instalment Notices			7,341			6,692			6,475				7,401
- Pensioners > \$15.00			650			592			628				498
Notice to new owner	167	75	32	25	33	52	49	22	32				26
7-day Letters - Council issued			1,796			2,172			1,924				2,060
- Pensioners > \$500.00			163			244			243				129
7-day Letters - Agent Issued			495				587						621
Statement of Claim	198	27	16	205	20	9	242	14	31				22
Judgments	13	22	17	15	59	5	13	44	11				39
Writs	14	17	15	6	9	13	9	6	39				47
eRates	1,801	1,809	1,814	1,838	1,841	1,867	1,895	1,910	1,945				1,701
BPAView	49	197	398	503	589	803	866	928	1,028				
Arrangements	320	281	401	422	443	461	397	313	405				401

DEBTORS SUMMARY 1 March 2017 to 31 March 2017

DEBTOR TYPE/DESCRIPTION	ARREARS AT 28/02/2017	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/03/2017	% DEBT RATIO
Corporate Administration	145,293	65,281	28,982	181,591	29.49%
Abandoned Items	1,068	0	0	1,068	0.35%
Education and Care Services	18,710	0	0	18,710	0.98%
Community Bus	89	0	0	89	0.01%
Sportsground and Field Hire	36,555	70,856	69,800	37,610	5.46%
Government and other Grants	18,383	171,950	137,783	52,550	12.87%
Public Hall Hire	139,329	97,237	78,392	158,173	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	185,323	251,574	390,928	45,969	5.63%
Healthy Lifestyles	14,255	50,989	48,767	16,477	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	63,791	13,438	25,949	51,281	1.85%
Pool Hire	16,347	21,883	16,800	21,430	0.39%
Private Works	20,582	0	3,095	17,487	0.52%
Road and Footpath Restoration	99,010	3,288	40,982	61,316	28.17%
Shop and Office Rentals	24,008	35,933	31,321	28,621	2.17%
Various Sundry Items	160,635	108,178	113,808	155,005	6.42%
Waste Collection Services	38,358	0	26,456	11,902	6.17%
	943,407	890,607	1,013,063	820,951	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 March 2017

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	151,838	2,934	1,457	25,362	181,591	21,897
Abandoned Items	0	0	0	1,068	1,068	1,068
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	23,098	0	1,100	13,413	37,610	21,989
Government and other Grants	37,550	0	0	15,000	52,550	0
Public Hall Hire	77,417	37,911	24,256	18,590	158,173	18,536
Health Services	0	0	0	350	350	350
Land and Building Rentals	45,969	0	0	0	45,969	530
Healthy Lifestyles	13,426	1,342	775	934	16,477	990
Licence Fees	8,731	6,746	1,750	34,054	51,281	37,074
Pool Hire	18,897	931	0	1,602	21,430	1,659
Private Works	1,189	14,875	0	1,423	17,487	1,423
Road and Footpath Restoration	3,288	0	0	58,028	61,316	51,140
Shop and Office Rentals	22,943	3,478	2,200	0	28,621	0
Various Sundry Items	29,230	5,594	1,683	118,498	155,005	120,550
Waste Collection Services	-330	12,232	0	0	11,902	0
	413,367	86,042	33,221	288,321	820,951	277,206

8.7 Campbelltown CBD Car Parking

Reporting Officer

Executive Manager City Growth & Strategy
City Growth and Economy

Community Strategic Plan

Objective	Strategy
3. An Accessible City	3.1 The development and implementation of infrastructure plans to support efficient movement around the city

Officer's Recommendation

That the information be noted.

Purpose

The purpose of this report is to inform Council about progress that has been made in regards to assessing and addressing the future car parking requirements for the Campbelltown CBD.

History

On 17 February 2015, as part of the consideration of a development application for a commercial building within the Campbelltown CBD, Council resolved in part:

That a future report be presented to the Council which investigates options and identifies practical limits for a core Campbelltown CBD precinct, for the purposes of permanently varying the commercial parking rates within that precinct.

In early June 2015, a request for quotations to explore parking demand and associated issues within the Campbelltown CBD was sent to a select panel of consultants. Cardno were engaged and commenced work in October 2015 to undertake preliminary work to develop a long term parking strategy for the Campbelltown City Centre.

Report

Campbelltown CBD Car Parking Strategy Report

On 28 March 2017 Council received the final draft Campbelltown CBD Car Parking Strategy Report from Cardno. Production of the report was delayed due to the need to revise demand estimates based on the release of a range of NSW Government initiatives that will directly impact parking requirements in the Campbelltown CBD and for commuters utilising Campbelltown Railway Station:

- Draft Glenfield to Macarthur Urban Renewal Corridor Strategy – July 2015
- Draft Greater Macarthur Urban Release Investigation Area – September 2015

- Greater Macarthur Priority Growth Area – July 2016
- Draft South West District Plan – November 2016.

The Cardno Strategy Report provides a useful overview of expected future demand for car parking in and around the Campbelltown CBD and a solid basis for further work to be undertaken in conjunction with more detailed place-focussed precinct based master planning. It considers forecast land use and population changes over the next 20 years and estimates future parking demands, presenting options via which optimum parking provision can be achieved for the city centre.

Cardno's report acknowledges that the Campbelltown-Macarthur Strategic Centre is forecast to experience significant growth over the next 20 years via both new development and redevelopment. The growth will result in change to demand for, and supply of, parking in the Campbelltown CBD in line with changes in land uses and associated travel patterns. It also acknowledges that urban growth in the surrounding Macarthur region is expected to contribute to changes in demand for both CBD and commuter parking.

Cardno used its own technical parking demand model to anticipate future car parking requirements within the CBD. The model takes into account the spatial distribution of public and private parking stock, reciprocal and shared parking provision and the temporal (time-based) profile of parking demand for different land uses.

The report makes the following findings and recommendations in relation to the next 20 years:

- a. it predicts that an estimated 1400-2800 additional private parking bays will be required to meet parking demand. The estimate is based on projected land use growth and the impact that the inter-relationships between the land uses will have on parking demand. The estimate also assumes that the number of existing public parking spaces will need to be provided for
- b. it acknowledges that there are alternative means that could be examined in providing additional parking bays to meet demand. However, Council officers note that further work is required to ensure optimisation of the provision for the CBD
- c. it suggests specific car parking rates for different land use types to achieve the anticipated additional private parking demand. Council officers note that Cardno's suggested provision rates are based largely on a demand and supply analysis and these would need to be further refined in light of other strategic considerations
- d. it predicts that under the current public transport arrangements approximately 430 additional park and ride vehicles (commuters) would be attracted to Campbelltown Railway Station, and parking for these users could be achieved via a range of supply options. Council officers note that the most appropriate location(s) for commuter parking will need to be further considered as part of the overall CBD Master Plan and include consideration of the potential for remote (from centre) satellite commuter parking
- e. it acknowledges that loading zones, including on-street facilities, are required to support economic activity in the CBD and an important consideration to ensure the ongoing viability of small businesses and commercial activity.

It is considered appropriate at this stage to establish an internal working group of relevant professionals to translate Cardno's future demand estimates and recommended supply options into a comprehensive car parking strategy. The terms of reference for the group would be to:

- consider and review Cardno's demand analysis
- develop and put forward a range of options for appropriate and optimal car parking provisions.

When devising appropriate options, the group would need to take account of, and balance, a range of considerations including, but not limited to:

- the CBD's role as part of a strategic centre for SW Sydney
- the SW District Plan's identification of the Campbelltown-Macarthur Strategic Centre as an emerging Health and Medical University City
- CBD master planning
- overall traffic management
- CBD accessibility and connectivity
- economic advantage and competitiveness
- attractiveness of the CBD to business investors
- the role of Council's property assets in CBD structure, function and parking provision
- the potential to introduce new parking management arrangements in the CBD (including consideration of paid parking options)
- the needs of a wide-range of user groups.

Given the range of issues that need to be addressed in a comprehensive parking strategy for the Campbelltown CBD, the internal working group will include representatives from:

- City Delivery – for transport and traffic advice and input
- City Development – for planning and land use related matters, development contributions advice, and compliance related matters
- City Governance – for financial and property related matters
- City Growth and Economy – for economic and high-level strategic planning and CBD master planning
- City Lifestyles - for community facility and social planning.

The internal working group is currently being established and will report back to Council.

Attachments

Nil

8.8 Draft Community Strategic Plan, Draft 2017-2021 Delivery Program, Draft 2017-2018 Operational Plan including the Draft Budget, Fees and Charges

Reporting Officer

Executive Manager City Growth & Strategy and Executive Manager Corporate Services and Governance
City Growth and Economy

Community Strategic Plan

Objective	Strategy
5. Responsible Leadership	5.3 The transparent provision of information to the community to encourage participation in decision making

Officer's Recommendation

1. That the Draft Community Strategic Plan, Draft 2017-2021 Delivery Program, Draft Operational Plan including the Draft Budget and Fees and Charges be placed on public exhibition for a period not less than 28 days between 10 May 2017 and 9 June 2017.
2. That a further report be submitted to Council on the exhibition of the draft documents prior to consideration of the formal adoption of these documents.

Purpose

To seek Council's endorsement to a public exhibition period of 28 days for the Draft Community Strategic Plan, Draft 2017-2021 Delivery Program, Draft 2017-2018 Operational Plan and including the Draft Budget and Fees and Charges.

History

In 2013, Council adopted its first Community Strategic Plan (CSP) under the Integrated Planning and Reporting Framework. The CSP articulates the aspirations of the community, providing a ten year forecast. It provides a vision statement and also outlines the strategic objectives that council will work towards in order to achieve the community's aspirations for the City of Campbelltown.

The CSP is Council's highest order strategic planning document. It is supported by the Delivery Program which outlines Council's intended programs of work/activities that support the achievement of the objectives contained in the CSP. The Operational Plan focusses on the specific activities planned for the forthcoming year and must be prepared and adopted prior to the commencement of the financial year. The Operational Plan must be accompanied by the Council's proposed budget, fees and charges.

The Office of Local Government requires all NSW Councils to review the CSP by 30 June in the year following an ordinary election. At the same time the Delivery Program and Operational Plan are to be reviewed and the suite of documents must be placed on public exhibition for a period of 28 days prior to their final adoption.

Report

In October 2016, Council commenced a comprehensive community engagement process to support the review of the CSP. The results of this process include more than 570 online survey responses, more than 600 telephone survey responses and input from more than 40 community workshop participants. A well-attended local business owner's workshop was also conducted. Social media and Council's website were used to drive the engagement campaign, and council officers were present at council events to discuss the future of Campbelltown City with the community. This extensive and robust process has ensured that the sentiment provided by the community has been well captured within the CSP.

Campbelltown 2027, Council's new Draft CSP has derived from community feedback and a collaborative internal body of work undertaken by a working party with representation from across the organisation. Campbelltown 2027 provides four new aspirational outcomes for Campbelltown City:

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

Campbelltown 2027 gives consideration to State Government plans and addresses social, economic, environmental and civic leadership issues. While Council is the custodian of this document, and has responsibility for its preparation and maintenance, it is not wholly responsible for its implementation. Other partners such as state agencies and community groups may also be engaged to deliver the outcomes of the plan.

The Draft 2017-2021 Delivery Program has been developed to align with the Draft CSP. This is the point where the community's strategic goals are translated into specific actions to be undertaken by the Council within its available resources. The Draft Delivery Program outlines the projected expenditure allocated to each objective within the Draft CSP across the Council's term of office and allocates responsibility for those actions within the organisation.

Supporting the Delivery Program is the annual Operational Plan. This document features the individual services, functions, programs and activities that will be undertaken in the 2017-2018 year to achieve the commitments made in the Delivery Program.

Major Highlights of the Draft 2017-2018 Operational Plan

Sport and Recreation will see a major investment in the 2017-2018 budget to create more opportunities for Campbelltown residents to become involved in sport and active recreation at quality facilities. The 2017-2018 sport and recreation allocation highlights include:

- undertaking initial planning and design for the Campbelltown Sport and Health Centre of Excellence
- partnering with Stockland and the Touched by Olivia Foundation to deliver an all abilities play space at Willowdale (East Leppington)
- partnering with the Touched by Olivia Foundation to deliver an all abilities regional play space at Milton Park

- major refurbishment at Eagle Vale Leisure Centre
- the demolition and rebuild of the major plant room and filtration system at The Gordon Fetterplace Aquatic Centre
- renewal of nine play spaces
- upgrades at six sporting field projects at Bensley Reserve, Waminda Oval, Victoria Park, Coronation Park, Wood Park and Koorunga reserve facilitated through the Community Development Program
- installation of 51 new floodlights at sporting fields
- 15 new irrigation projects
- eight new drainage projects
- the demolition and rebuild of Eschol Park Little Athletics amenities.

The 2017-2018 financial year will reflect a change in Council's organisational structure to increase resourcing in the Growth and Economy and City Development Divisions. The new structure focuses upon a more strategic role for Council in advocacy to encourage improved positioning for Campbelltown in terms of metropolitan planning, infrastructure investment, economic development and job creation. Council will be working more closely with business, government and institutions such as universities and research and development groups to facilitate policy, confidence and greater certainty in order to encourage new investment. This strategic positioning work must be able to be backed up by the planning resource which will be the enabler for new development. This area of Council's work will undergo significant demands to accommodate new urban growth and investment, and will need to achieve accelerated application turnaround times, high quality development outcomes and meet community expectations, as Campbelltown transforms into a true metropolitan scale regional city.

Additional funding applied to strategic master plans will deliver on a structured and clear framework for the future land use and built forms of our key city precincts.

There has been an increase in allocation of resources that relate to the strategic direction of the city through the implementation of a structure that reflects Council's enthusiasm in promoting our city to an array of businesses and communities outside of the Local Government Area (LGA). Funds have been allocated to Council's Destination Management Plan to increase tourism and visitor opportunities, creating a boost to the economy for local businesses.

Council's financial framework focuses on continuing to ensure that the financial parameters, principles and objectives applied in developing the budget achieve a balance between financial stability, asset maintenance, construction and the provision of services to the community. The Special Rate Variation (SRV) received in the 2014-2015 financial year has strengthened Council's overall financial position and provides a means to renew and revitalise the city's assets to ultimately address Council's asset maintenance and renewal backlog.

The current economic and financial environment presents challenges for Council, all levels of government, businesses and the community as a whole. On 30 March 2017 the NSW Government passed legislation that requires Councils in NSW to collect a Fire and Emergency Services Levy. The Emergency Services Levy (ESL) currently paid on privately held insurance policies will be replaced with the Fire and Emergency Services Levy (FESL), which will be paid alongside council rates. This change will see all properties, not just insured properties, directly contribute to the cost of supporting the work of Fire and Rescue NSW, the NSW Rural Fire Service and the NSW State Emergency Service in helping to protect the community from fire, flood, storms and other natural disasters.

Property owners will be notified in July 2017 of their FESL contribution as part of their council rates notice, or a separate notice for non-rateable properties. As with council rates, the FESL may be paid annually or quarterly and the amount to be paid will, in part, depend on a property's classification as residential, farmland, industrial, commercial or public benefit and whether or not the land is vacant.

Notification of land classifications will be distributed to all property owners across Campbelltown City during early April. The land value used for rates will be one of the factors used to calculate the FESL component of each rates notice. Council is required, under the new legislation, to pass on the full amount of the FESL paid by ratepayers to the Office of State Revenue on a quarterly basis.

The recent review conducted by the NSW Government on the future of Local Government resulted in a number of commitments by Council in remaining financially sustainable into the future. As a part of the reporting framework, financial performance indicators were identified by State Treasury as leading indicators that Councils need to perform consistently against in order to remain sustainable. These indicators will be monitored regularly and reported to Council to establish an ongoing commitment to financial sustainability into the future. Council has incorporated a complete section within the Operational Plan to track the progress against the Fit for the Future Action Plan and financial performance indicators.

Initiatives that were highlighted in Council's submission to the Fit for the Future process related to productivity savings in the delivery of Council services. In meeting this criterion, a business excellence team is being formed as part of the Corporate Services and Governance team to promote the efficient use of resources that will maximise benefits to our community.

Council also made a commitment to diversify its income stream with a view to providing additional revenue where appropriate, in the delivery of Council services. It will be both important and strategic for Council to activate the potential of its property portfolio in a transparent and ethical manner. Council has adopted a principles-based property strategy informing Council of the criteria required to be considered in the potential review of the development capacity of each parcel of land. The advancement of Council's property portfolio will be delivered with a view to maximising community benefit.

For the 2017-2018 budget, Council has applied the rate peg limit of 1.5 per cent as set by the Independent Pricing and Regulatory Tribunal (IPART). Invariably, rate pegging increases are less than the actual increases in costs faced by Council. The continual escalation of non-discretionary costs that have a direct impact on Council services include: the increases in public utilities; domestic waste landfill levy and agency charges, coupled with downward pressure on revenue streams. Council will continue to maintain its current level of investment in core public and community services and provide a value for money operation, as well as address the declining condition of existing infrastructure assets and reduce the infrastructure backlog. The review of services will continue to be undertaken to ensure sustainability and cost effective outcomes to be achieved while improving service delivery to the community.

As reported in previous years, the financial objective has been to budget an organisational surplus to improve Council's liquidity ratio. The liquidity ratio has improved significantly over the last few years and has reached a satisfactory level. As such, a balanced budget is proposed for the 2017-2018 financial year.

The proposed Capital Expenditure Program for the 2017-2018 year amounts to \$35.95m. This year's program contains a number of major projects including the detailed planning for the Campbelltown Sports and Health Centre of Excellence, play space renewals, all abilities regional play space, cycleway construction, sport and recreation projects, building renewal as well as roads, bridge and footpath construction/reconstruction.

In this budget, there has been continued emphasis placed on the funding of asset maintenance and renewal in an attempt to continue to upgrade Council's infrastructure. The additional revenue provided by the previous SRV and the Local Infrastructure Renewal Scheme (LIRS) will address the shortfall in the funding required to maintain all Council assets at an appropriate level in accordance with the Office of Local Government's Asset Condition Benchmarking Standard. This budget focuses on improving safety, quality and a range of infrastructure, community facilities and open space and is reflected in the Capital Works and Asset Maintenance Programs.

It is proposed in this budget to continue with a recurrent borrowing allocation of \$2.5m, however to be sourced from internal reserves rather than external sources. It is further proposed to internally resource an additional \$5m per year for three years to fund the Campbelltown Sports and Health Centre of Excellence. This strategy will reduce Council's Loan Liability, maintain a low Debt Service Ratio, Operating Performance Ratio and more importantly, free up resources in the medium term to provide capacity for borrowings from external sources for major future infrastructure requirements.

The draft 2017-2018 Operational Plan is commended to Council and the Campbelltown community for their support and will provide a platform for our city to facilitate future growth while meeting the needs of our community.

Domestic Waste Management

The Domestic Waste Management Service Charge is subject to many factors, and is mostly impacted by collection and disposal costs. The processing and disposal charges of domestic waste include the compulsory Waste Levy (section 88) which the processing contractor must pay to the State Government. These factors have resulted in Council being able to deliver the service for the proposed annual Domestic Waste Management Service Charge of \$350.20, noting that there cannot be any cross-subsidisation between the Domestic Waste Management Service and the General Fund. This is an increase of \$20.80 from the 2016-2017 fee. The proposed Domestic Waste Management Availability Charge for vacant land will reduce slightly to \$38.10 per annum. It is expected that Council's waste management charges will remain among the lowest in the Sydney metropolitan area.

Rating Structure

The increase allowed for under the rate pegging limit as determined by IPART under delegation by the Minister for Local Government was 1.5 per cent. In November 2016 IPART announced the percentage variation in the Local Government Cost Index to be 1.47 per cent. There was no adjustment for a productivity factor with the final determination rounded up to 1.5 per cent.

Stormwater Management Charge

The Stormwater Management Charge assists Council to undertake works that will provide improved quality of stormwater being discharged into waterways. The charge is estimated to yield Council approximately \$1.33m towards new stormwater initiatives. The proposed charge and associated works are clearly defined within Council's Revenue Pricing Policy, Appendix One of the Operational Plan. The Stormwater Management Charge will be \$25 per residential property (per annum) and \$12.50 per residential strata property (per annum).

Council has recently completed a detailed flood study for the Bow Bowling Bunbury Curran Creek system where a number of improvements have been identified to reduce the impacts of flooding within the LGA. Significant funding is now required to facilitate these improvement works including Council's income from the stormwater management charge and applications for funding assistance from the State Government.

Attachments

1. Draft Community Strategic Plan - due to size (distributed under separate cover)
2. Draft 2017-2021 Delivery Program - due to size (distributed under separate cover)
3. Draft 2017-2018 Operational Plan - due to size (distributed under separate cover)
4. Draft Fees and Charges - due to size (distributed under separate cover)

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Audit Committee Update

Reason for Confidentiality

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

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

14.2 Amendment to BP Lease

Reason for Confidentiality

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

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