

2017

ORDINARY BUSINESS PAPER

CAMPBELLTOWN CITY COUNCIL



27 June

## COMMON ABBREVIATIONS

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



20 June 2017

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 27 June 2017 at 6.30pm.

Lindy Deitz  
General Manager

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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 13 June 2017**

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##### **Officer's Recommendation**

That the Minutes of the Ordinary Meeting of Council held 13 June 2017, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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##### **Report**

That the Minutes of the Ordinary Meeting of Council held 13 June 2017 are presented to Council for confirmation.

##### **Attachments**

1. Minutes of the Ordinary Meeting of Council held 13 June 2017 (contained within this report)

## Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 13 June 2017

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## Minutes of the Ordinary Meeting of the Campbelltown City Council held on 13 June 2017

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**Present**

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

### 1. ACKNOWLEDGEMENT OF LAND

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

### Council Prayer

The Council Prayer was presented by the General Manager.

### 2. APOLOGIES

Nil

### 3. CONFIRMATION OF MINUTES

#### 3.1 Minutes of the Ordinary Meeting of Council held 23 May 2017

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

That the Minutes of the Ordinary Meeting held 23 May 2017 copies of which have been circulated to each Councillor, be taken as read and confirmed with an amendment to the Declarations of Interest to read:

Councillor Gilholme - Item 8.8 - Rezoning of Goodsell Street, Minto - Councillor Gilholme advised that his family reside within the vicinity and that he will leave the Chamber and not take part in debate nor vote on the matter.

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

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#### **4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest at this meeting.

#### **5. MAYORAL MINUTE**

Nil

#### **6. PETITIONS**

Nil

#### **7. CORRESPONDENCE**

Nil

#### **8. REPORTS FROM OFFICERS**

##### **8.1 Campbelltown Koshigaya Sister City Relationship**

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

1. That Council endorse a delegation visit to Koshigaya in August 2017.
2. That Council covers the airfares and accommodation costs of the Mayor and Council's international relations staff person, associated with this visit, in accordance with Council's policy on international travel.

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

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## 8.2 Demolition of existing structures, removal of three trees and construction of attached dwelling at 42 Carinda Street, Ingleburn

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

1. That Council permit the requested variation to Clause 4.1C of Campbelltown Local Environmental Plan 2015 which relates to the minimum allotment size required for a dwelling.
2. That development application 3750/2016/DA-M for the demolition of existing structures, removal of three trees and construction of three attached dwellings at 42 Carinda Street, Ingleburn, be approved, subject to the conditions detailed in attachment 1 of this report.
3. That subject to recommendation 1 and 2, approval of the development application be recorded in Council's quarterly report to the Department of Planning and Environment pursuant to Circular PS 08-003.
4. That a housekeeping amendment to the Campbelltown Local Environmental Plan 2015 be commenced, to provide a savings provision for Clause 4.1C(2) to allow for the development of the existing narrow lots within the R2 Low Density Residential land use zone of Ingleburn as referred to in the map at attachment 10.
5. That an amendment to the Campbelltown Local Environmental Plan 2015 be considered to facilitate the development of existing narrow lots within the R2 land use zone for the purpose of attached dwellings, consistent with previous planning controls that were in place prior to the commencement of the Campbelltown Local Environmental Plan 2015.

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

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, P Lake, B Moroney, W Morrison, B Thompson, G Greiss, R George and T Rowell.

Voting against the Resolution were Nil.

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### 8.3 Pet Adoption Program

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

1. That a discount of 50 per cent of the sale fee to assist rehoming of impounded cats and dogs that have proven difficult to rehome be applied at the discretion of the Animal Control Coordinator.
2. That Council be provided with an update of the number of adoptions at a discounted rate from the Animal Care Facility in line with the preparation of the next budget.

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

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### 8.4 Review of Code of Meeting Practice

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

1. That the Draft Code of Meeting Practice be placed on public exhibition for a period of not less than 28 days.
2. That following the exhibition period a further report be presented to Council.

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

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### 8.5 Alternative Road Names - WSU Campbelltown Residential Project Stage 4

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

1. That Council publish notice of the new road names previously approved by Council at its meeting on 18 April 2017 for use in Stage 4 of the Western Sydney University Campbelltown Residential Project in the NSW Government Gazette, excluding the three proposed road names objected to by the Geographical Names Board of NSW.
2. That Council approve the proposed alternative road names in the attachment to this report for use within Stage 4 of the Western Sydney University Campbelltown Residential Project.
3. That Council publicly exhibit its proposal to use these alternative road names for a period of 28 days by placing advertisements in local newspapers and notifying the authorities prescribed by the Roads Regulation 2008.
4. That should no objections to the proposal to use the exhibited alternative road names be received during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette.

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

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## 8.6 Revised Policy Payment of Expenses and Provisions of Facilities to the Mayor, Deputy Mayor and Councillors

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

1. That the draft Policy on the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors be endorsed in principle.
2. That Council advertise for 28 days a public notice of its intention to adopt the amended Policy on the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors.
3. That a further report be presented to Council at the conclusion of the exhibition period to consider any public submissions received and/or for final adoption of the policy.

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

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## 8.7 Revised Investment Policy

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

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

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

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## 8.8 Quarterly Budget Review Statement as at 31 March 2017

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

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

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

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## 8.9 Minto Renewal Project (One Minto)

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

1. That the information be noted.
2. That Council acknowledges the commitment of NSW Land and Housing Corporation to the ongoing urban renewal of public housing estates within the Campbelltown Local Government Area.

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

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## 8.10 Local Government Remuneration Tribunal Determination 2017

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

1. That Council adopt the councillor and mayoral remuneration increase of 2.5 per cent effective 1 July 2017, as recommended by the Local Government Remuneration Tribunal.
2. That Council fix the remuneration fee for councillors at \$24,550 per annum representing an increase of 2.5 per cent for the 2017-2018 financial year effective 1 July 2017.
3. That Council fix the remuneration fee for the mayor at an additional \$65,230 per annum representing an increase of 2.5 per cent for the 2017-2018 financial year effective 1 July 2017.

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

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## 8.11 Investments and Revenue Report - April 2017

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

That the information be noted.

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

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## 8.12 Structure for Regional Collaboration

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

1. That Council commence discussions with other member Councils of MACROC regarding the future direction for regional collaboration.
2. That Council reaffirm its commitment to continue to seek opportunities for regional collaboration.

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

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## 9. QUESTIONS WITH NOTICE

Nil

## 10. RESCISSION MOTION

Nil

## 11. NOTICE OF MOTION

### 11.1 Appointment of alternate delegate on the MACROC Committee

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

That Council appoint the alternate delegate Councillor Ben Moroney to be Council's representative on the MACROC Committee, replacing Councillor Ted Rowell, who is no longer available.

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

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## 11.2 Fauna Road Safety Measures

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

1. That Council notes the recent death of a female koala by vehicular incident on Appin Road.
2. That, in line with the Koala Plan of Management, Council write to the Minister for Roads and Infrastructure requesting that additional funds be allocated for the immediate installation on Appin Road of fauna overpass crossings with a minimum distance of flexi fencing either side to assist in guiding koalas safely across.
3. That this crossing and associated fencing be installed at sites along Appin Road in known koala crossing corridors, in the same manner as fencing on the Pacific Highway north of Sydney.
4. That Council also write to the Member for Campbelltown, Mr Greg Warren, seeking his support for additional funding be allocated for the immediate installation of such fencing and crossing.
5. That these protections be suitably relocated or extended once the Mount Gilead development or any development on Appin Road commences, in accordance with the motion from the Ordinary Meeting of Council held 18 April 2017.

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

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## 12. URGENT GENERAL BUSINESS

Nil

## 13. PRESENTATIONS BY COUNCILLORS

1. Councillor Thompson thanked City Delivery staff members for the efficiency members for their efficiency in undertaking maintenance work recently near the Railway.
2. Councillor Morrison advised that he represented the Mayor over the weekend at the annual Coonamble Rodeo and Camp Draft. Councillor Morrison noted that he had a wonderful weekend and that it was a fantastic event. Councillor Morrison further noted that Coonamble sincerely thanked Campbelltown for their sponsorship of the event.
3. Councillor Moroney advised that he represented the Mayor at the recent Iftar Dinner held at Al-Faisal College. This dinner celebrates the end of fasting and looking forward to the future. Councillor Moroney further noted the service was lovely, food excellent and community sentiment was wonderful.

4. Councillor Gilholme advised that he recently attended the Annual General Meeting of the Hume District Scouts at the Glenfield Scout Centre.
5. Councillor Chowdhury advised that he recently represented the Mayor at the James Meehan High School Multicultural Day which was a wonderful event.
6. Councillor Chowdhury advised that he recently attended the 40th Anniversary of KU Preschool together with Dr Freeland, Member for Macarthur.
7. Councillor Brticevic advised that he attended the unveiling of the new Anzac Memorial at Milton Park, Macquarie Fields, which commemorates the service of local men and women across many wars.

Councillor Brticevic noted that the significant monument, set amid ambient lighting in Milton Park, would serve as a permanent reminder of the sacrifice of our local heroes.

Councillor Brticevic acknowledged and thanked Council staff and the Ingleburn RSL Sub Branch for their efforts and dedication in establishing this memorial.

Councillor Brticevic also acknowledge the former Federal Member Laurie Ferguson for the memorial.

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## Confidentiality Recommendation

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

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.

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

**The Ordinary Meeting of Council was adjourned at 7.20pm and reconvened as a meeting of the Confidential Committee at 7.21pm.**

## 14. CONFIDENTIAL REPORTS FROM OFFICERS

### 14.1 Directors of Companies

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

That the information be noted.

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

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## 14.2 Suites 4 and 4a Milgate Arcade Queen Street, Campbelltown

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

1. That Council approve to enter into a new lease for Suites 4 and 4a Milgate Arcade Queen Street, Campbelltown to the current lessee based on the terms and conditions outlined in the body of the report.
2. That all documentation associated with the lease be executed under the Common Seal of Council.

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

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## 14.3 Groundsel Avenue, Macquarie Fields

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

1. That the sale of the property known as Groundsel Avenue, Macquarie Fields proceeds on the terms and conditions outlined in this report.
2. That if market or other conditions change before or during the sale process, an updated Council report is provided, recommending any changes to the approved strategy.

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

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## 14.4 Lot 39 DP 29064, 5 Annette Avenue, Ingleburn

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

1. That the property known as 5 Annette Avenue, Ingleburn (Lot 39 DP 29064) is offered to the market for sale, by way of public auction on the terms outlined in this report.
2. That Council complies with its legal advice in respect of the recommended notification periods, fencing and associated actions, as part of the overall sale process.

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

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## Motion

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

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

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

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**At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 7.42pm.**

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## Motion

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

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

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

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There being no further business the meeting closed at 7.44pm.

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**

**6. PETITIONS**



## **7. CORRESPONDENCE**

### **7.1 Federal Member for Werriwa - Anne Stanley MP**

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#### **Officer's Recommendation**

That the letter be received and the information be noted.

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Letter from the Federal Member for Werriwa, Anne Stanley MP in response to Council's letter regarding the freezing of indexation for financial assistance grants.

#### **Attachments**

1. Letter to Council from the Federal Minister for Werriwa, Anne Stanley MP (contained within this report)
2. Letter from Council to the Minister for Werriwa, Anne Stanley MP (contained within this report)



# Anne Stanley MP

FEDERAL MEMBER FOR WERRIWA



10 May 2017

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

MAY15'17 07:58:35 RCVD

Dear Ms Deitz

Thank you for contacting me regarding the freezing of indexation for financial assistance grants provided to local councils. This indexation freeze, which was imposed on local government without any analysis or consultation by the Turnbull Government, saw \$925 million cut from their budgets.

Labor's analysis of this freeze showed that around two-thirds, or \$680 million, is being borne by regional communities who can least afford it. Cuts of this magnitude put a squeeze on the ability of all local councils to provide essential community services and force cuts to infrastructure and maintenance provision. Over time, councils will be forced to impose savings, take on debt or ask ratepayers to contribute more.

With the deficit for local government infrastructure estimated by the Australian Local Government Association (ALGA) already at around \$14.5 billion, the Coalition's indexation freeze is limiting the capacity for local councils to meet the infrastructure needs of their communities, particularly in regional Australia.

Federal Labor understands that local government needs the capacity to plan for the future and make strategic decisions about infrastructure and growing service priorities. That is why Labor will not extend the indexation freeze after 2017-18. Despite the fact that the freeze should never have been imposed in the first place, the Turnbull Government has refused to say whether they will lift it or keep it in place even longer.

Along with my Federal Labor colleagues, I will continue to hold the Turnbull Government to account for cuts to local government services and infrastructure spending caused by the ongoing freeze which will leave local government with a financial headache for years to come.

Thank you again for contacting me regarding this important issue.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

Anne Stanley MP  
Federal Member for Werriwa

**Electorate Office:** S1/L1, 2 Oxford Road, Ingleburn 2565 **Mail:** PO Box 191 Ingleburn 1890  
**Phone:** 02 9829 7477 **Email:** anne.stanley.mp@aph.gov.au



3 May 2017

Ms Anne Stanley MP  
PO Box 191  
INGLEBURN NSW 1891

Dear Ms Stanley

**RE: Financial Assistance Grant Indexation Freeze**

I am writing to ask for your support in opposing any move to continue the freeze to Financial Assistance Grants (FAGs) indexation in the upcoming 2017-18 Federal Budget.

Council, at its meeting of 18 April 2017, adopted a resolution to support the campaign to restore the indexation of Financial Assistance Grants from 2017-2018 and to write to local Federal Members of Parliament to advocate for FAGs to be restored to a level equivalent to 1 per cent of total federal taxation.

I enclose copy of Council's report and Resolution for your information.

We hope you can understand our concerns on this important issue and are seeking your urgent support to protect the essential community services provided by our Council by blocking any move to continue the freeze to the indexation of Financial Assistance Grants in the May Federal budget.

Thank you for your support.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

**Lindy Deitz**  
**General Manager**

Enc

Civic Centre Queen Street Campbelltown PO Box 57 Campbelltown NSW 2560 DX5114  
Telephone 02 4645 4000 Facsimile 02 4645 4111 TTY 02 4645 4615  
Email [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au) Web [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)  
ABN 31 459 914 087

## **7.2 Member for Macquarie Fields, Anoulack Chanthivong MP**

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### **Officer's Recommendation**

That the information be noted.

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Copy of Parliamentary Speech - Tribute to Alfred "Fred" Joseph Borg as read out by the Member for Macquarie Fields, Anoulack Chanthivong.

### **Attachments**

1. Tribute to Alfred Borg by the Member for Macquarie Fields, Anoulack Chanthivong MP (contained within this report)



## **Anoulack Chanthivong MP**

MEMBER FOR MACQUARIE FIELDS

### **TRIBUTE TO ALFRED "FRED" JOSEPH BORG**

**Mr ANOULACK CHANTHIVONG** (Macquarie Fields) (Legislative Assembly Hansard – 07 March 2017 12:34:): Today I speak about my former council colleague and dear friend the late Alfred Joseph Borg, or Fred, as everyone in the Macarthur region called him. I, like many others, was most saddened leading up to Christmas last year to hear that my good mate and neighbour who lived up the street had passed away suddenly from a heart attack and kidney failure. It is actually his birthday today and he would have been 74.

Fred was a man who loved his community and his community loved him very much in return. He was a passionate advocate for our area and he never held back when it came to speaking up for our area, whether it was the major upgrade to Appin Road, the fight against mine subsidence or his strongest legacy, the 24 Hour Fight Against Cancer charity, which has raised millions to improve cancer health services for our area. Fred was there leading from the front. He was and still is, despite his passing, a remarkable community advocate who touched many lives.

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The list of those who have spoken about Fred and his community and professional accomplishments is long—not surprising for a man who had worked so hard for our community over so many decades. Today I want to talk about Fred on a more personal level. To me he was much more than a colleague or a passionate community advocate. He was someone who when he gave his word always kept it and when I spoke in confidence to him gave me his trust. Fred was my friend. Despite his being more than 30 years my senior our age difference meant little in our friendship, which was based on honesty, mutual respect, trust and genuine enjoyment of each other's company. There was not one issue that I could not talk to Fred about, whether it was personal or professional.

Very few things gave me greater joy than to see Fred happy in his life. I clearly remember that when he told me he had met someone special in his life he was like a teenager in love as he spoke very fondly of Maria, whom he married early last year. On his wedding day his smile was worth a million dollars and like many married men he was punching above his weight. I was happy because my friend Fred was happy. In addition to marrying Maria the other thing that made Fred happy was going down to his little camper in South Durras. He told me the story of going to South Durras as a youngster with his family and that he had



been back there each and every year. Every day he would go out to catch bream or morwong and at night he would go prawning on Durras Lakes.

Being in South Durras and being able to fish—out in his little camper and wearing his fishing hat—was Fred's little piece of heaven on earth. I can also attest that the best fish and chips I have ever had was Fred's morning catch that day. It was simply cooked with a bit of lemon and salt in the special batter he carried in his plastic bag. It was pan-fried over a metal plate on his gas cooktop just outside his camper. Undoubtedly, though, what added most to the taste of the meal was the laughter, the conversation and the level of affection and generosity that Fred showed Anna and me on our trip. It was a trip to South Durras that I can never have again, but it is also a trip that I will never forget.

Fred doted on me like a family member despite our different pasts, and I will always treasure the times he gave me a lift home from our council meetings. His Camry was always full of stuff and had paraphernalia all over the floor. We would chew the fat as we drove home together—he lived just up the road from me. I will miss not being able to walk up the street and knock on Fred's door to see how he is doing. I will miss not seeing him in his fishing hat or raising money in his 24 Hour Fight Against Cancer shirt. I will just miss my friend.

## 8. REPORTS FROM OFFICERS

### 8.1 Outcomes of the Public Exhibition of the draft Ingleburn Reserve Plan of Management 2017

#### Reporting Officer

Director City Development  
City Development

#### Community Strategic Plan

Objective	Strategy
1. A Sustainable Environment	1.2 Protection of the natural environment

#### Officer's Recommendation

1. That Council endorse the suggested amendments to the draft Plan of Management as outlined in this report and adopt the Ingleburn Reserve Plan of Management 2017.
2. That Council notify the public of the adoption of the amended Ingleburn Reserve Plan of Management 2017 in accordance with Section 40 of the *Local Government Act 1993*.
3. That copies of the Ingleburn Reserve Plan of Management 2017 be placed in all Council libraries and on Council's website.

#### Purpose

The purpose of this report is to provide information to Council on the outcomes of the public exhibition of the draft Ingleburn Reserve Plan of Management 2017 (draft POM) and to seek Council's adoption of the Plan, as amended.

#### History

An inaugural site specific Plan of Management for Ingleburn Reserve was enacted in September 2003. This has been used to guide management activities within the reserve since this time. However, legislation and policies relating to the reserve have continued to evolve, moreover the focus, community needs and interests and potential recreational options for the reserve have changed, promoting a review of the plan.

A draft POM (attachment 1) was prepared to supersede the 2003 Plan. Council at its meeting held 28 February 2017 considered a report on the draft POM and resolved:



1. That the attached draft Ingleburn Reserve Plan of Management 2017 be placed on public exhibition for a 28 day period.
2. That the draft Ingleburn Reserve Plan of Management 2017 be reported back to Council at the conclusion of the exhibition period.

This report focuses on the outcomes of the exhibition process for the draft POM and suggests amendments to the draft POM in response to staff comments.

## Report

### Background Information

#### (i) Context of Ingleburn Reserve

Ingleburn Reserve (also known as Kings Park or Picnic Park), is located in the suburb of Ingleburn approximately three kilometres east of the Ingleburn Central Business District. The reserve has a total area of 9.35 hectares and provides a key access point to the Georges River within the Campbelltown Local Government Area. Ingleburn Weir, located on the Georges River adjacent to the reserve, is a key feature of the area and is accessed from the reserve. The weir has historical value in terms of its sandstone composition and purpose of construction that is to provide an area for swimming in the river.

#### (ii) Relationship of the draft POM with the 2003 POM

The inaugural site-specific POM for the reserve was enacted in September 2003. The 2003 POM has been revised to reflect amendments to a range of legislation and policies, changes in management issues within the reserve as well as changing community needs and expectations. The draft POM proposes to supersede the 2003 POM.

#### (iii) Land covered by the draft POM

The draft POM applies to all public land (known as 'Community Land') within the cadastral boundary of the reserve. The reserve is comprised of a high number of individual allotments (84), as well as three road reserves which were created prior to the gazettal of the reserve.

This includes 18 lots within the reserve which are owned by the NSW Government. While the existence of these allotments and road reserves does not have any specific implications for the management of the reserve or implementation of this plan, it does result in some ambiguity about the legal application of the draft POM to the whole of the lands identified as Ingleburn Reserve.

This plan does not apply to the Georges River as it is outside the boundary of Ingleburn Reserve and is not classified as 'Community Land'. However, the draft POM includes reference to the river, given its relationship and relevance to aspects of the management of the reserve.

Of note, the acquisition and consolidation of lands within the boundaries of the reserve is a high priority action under the draft POM.

(iv) Structure of the draft POM

The draft POM is structured in accordance with the requirements set in Section 36 of the *Local Government Act 1993*: Preparation of draft plans of management for community land. This sets the requirements which POMs for community lands prepared by a council must address.

In accordance with Section 36, the draft POM describes Ingleburn Reserve, including land ownership, land categorisation, and applicable legislative and planning instruments. It identifies past, current and future intended land use, and it addresses the historical, social and ecological values of the reserve.

The draft POM sets the framework, including future targets and objectives, for the management of the reserve. These are intended to be achieved through a suite of management actions, outlined in the form of an Implementation Action Plan (IAP) within the POM.

### **Details of the Public Exhibition**

The draft POM was exhibited for a period of 28 days from 13 March until 10 April 2017. The draft POM was made available for viewing at the HJ Daley Central Library, Ingleburn Library, Glenquarie Library, Eagle Vale library, the foyer of the Civic Centre and on Council's website. Notification of the exhibition was placed in the public notice section of local newspapers.

Notice of the exhibition and links to the draft POM were also sent to relevant stakeholders including the Department of Planning and Environment, NSW Rural Fire Service, National Parks and Wildlife Service, Department of Defence, Tharawal Local Aboriginal Land Council and adjoining residents.

As the draft POM does not involve a change to the land categorisation of the land, a public meeting was not required.

### **Comments received on the draft Plan of Management**

No comments on the draft POM were received from external stakeholders during the exhibition period.

Council officers conducted an internal review of the draft POM and identified the opportunity to address one of the primary aims of the POM, to; provide strategies to increase the patronage of the reserve through the provision of appropriate passive recreational opportunities, complementary to the land categorisation through the preparation of a masterplan for the reserve. A contemporary masterplan would present a holistic approach to enhancing the visitor experience and recreational value of the reserve and would provide detailed guidance and projected costings for future reserve upgrades and assist in obtaining grant funding.

In addition a minor omission in the labelling of Figure 10 (located on page 48 of attachment 1), was identified.

**Suggested amendments to the POM based on a further detailed review by officers**

The draft POM has been amended in response to the above recommendations to address the management issues of recreational use and community awareness and participation to include an action under the IAP to:

Prepare and implement a masterplan for the reserve to increase community patronage and enhance the recreational value of the reserve.

Figure 10 has also been labelled appropriately.

**Adoption of the Plan of Management**

The proposed amendments to the POM, as outlined above, have been recommended to enhance the ability of the POM to achieve its aims and ensure readability. No further amendments are recommended.

The suggested amendments do not alter the aims or objectives of the draft POM. With the exception of the addition of the one management action, all other actions remain the same.

Therefore, as the exhibited draft POM is not proposed to be altered significantly, Council may adopt the document as presented in attachment 1 as its policy for the management of the reserve, without re-exhibition, in accordance with Section 36 of the *Local Government Act 1993*.

Therefore, this report recommends that Council endorse the draft POM, as attached and adopt the draft POM as a policy document for the management of the reserve under Section 40 the *Local Government Act 1993*. The adoption of the draft POM will provide a framework for the management of the reserve and will also assist Council to secure external funding to carry out activities within the reserve.

Implementation of POM's for Council's bushland reserves is supported by the Community Strategic Plan and is a key action under Council's Delivery Plan.

**Attachments**

1. Draft Ingleburn Reserve Plan of Management 2017 (due to size of document - 66 pages) (distributed under separate cover)

## 8.2 Planning Proposal - Amundsen Street, Leumeah (Amendment No 8)

### Reporting Officer

Director City Development  
City Development

### Community Strategic Plan

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

### Officer's Recommendation

1. That Council endorse the public exhibition of the draft planning proposal and associated technical studies for the Amundsen Street site as per the Gateway Determination conditions.
2. That a copy of the revised draft planning proposal be forwarded to the Department of Planning and Environment.
3. That the owners of the properties immediately adjacent to the site be notified of the public exhibition of the draft planning proposal.
4. That a further report be submitted to Council on the outcome of the public consultation.
5. That Council advise the applicant of Council's decision.

### Purpose

To seek Council's endorsement to place a revised draft planning proposal and associated technical studies on public exhibition, which seeks to facilitate development for low density residential purposes at the subject location.

### History

This draft planning proposal relates to three parcels of land in Leumeah being Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918 and known as 86 and 102 Amundsen Street, Leumeah. The total site area is approximately 4.36 hectares (ha). Attachment 1 of this report shows a location plan for the site.

On 9 January 2015, Michael Brown Planning Strategies on behalf of the owners of the subject site submitted to Council a draft planning proposal request to enable the subject site to be developed for low density residential purposes.

Council officers reviewed the applicant's draft planning proposal request and prepared a draft planning proposal. Council at its meeting held 18 August 2015 considered a report on the draft planning proposal and resolved to forward it to the Department of Planning and Environment (the Department) for a gateway determination.

In December 2015, Council received a gateway determination, a copy of which is shown as attachment 2 to this report. The gateway determination required Council to proceed with the draft planning proposal subject to a number of conditions. Prior to public exhibition, Council was required to undertake consultation with the Commissioner of the NSW Rural Fire Services and prepare broad ranging technical studies.

Recently, the applicant in consultation with Council staff finalised the preparation of the required technical studies and the draft planning proposal was updated accordingly. A copy of the revised draft planning proposal is shown as attachment 3 to this report.

Council consulted the Commissioner of the NSW Rural Fire Services by means of a letter dated 10 May 2017; however, at the time of writing this report, Council has not received a response.

As part of the review of the draft planning proposal, the originally proposed height limit of 6.5 metres for the residential development on the site has been revised to provide a height limit of 8.5 metres. This was so as to ensure consistency with the Campbelltown Local Environmental Plan 2015 (the CLEP) and the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Codes SEPP).

On 16 May 2017, Councillors were briefed on the outcome of the technical studies and the proposed amendment to the draft planning proposal including the proposed variation to building height.

This report seeks Council's endorsement of the revised draft planning proposal for public exhibition.

## Report

Property Description:	Lot 1, DP 795498 and Lot 2, DP 126471, (Known as No 102 Amundsen Street, Leumeah)
Owner:	Mrs Jessie Maude Newham and Mrs Edith Marie Clarke
Property Description:	Lot 1, DP 709918, (known as No 86 Amundsen Street, Leumeah)
Owner:	Mr William Leslie Toole and Mrs Alexandra Toole
Applicant:	Michael Brown Planning Strategies

## The Site

The subject site includes Lot 1, DP 795498 and Lot 2, DP 126471 known as 102 Amundsen Street Leumeah (owned by Mrs J. Newham and Mrs E. Clarke), and Lot 1, DP 709918 known as No. 86 Amundsen Street Leumeah (owned by Mr W. Toole and Mrs A. Toole). The total area of the subject site is 4.36 hectares.

The site is bounded by Leumeah Road to the south, Hansens Road to the east, Amundsen Street to the west and residential development within the suburb of Leumeah to the north as shown in attachment 1.

The land uses that abut the site include: Biehler Reserve on the southern side of Leumeah Road; three large residential lots (ranging in size from 10,400sqm to 20,000sqm) on the eastern side of Hansens Road; 13 rear facing standard residential lots set back approximately 15 metres from Amundsen Street to the west (these premises front Wyangala Crescent) and the Leumeah Baptist Church to the north.

Historically, the site has been predominantly used for agricultural and grazing purposes. The site contains three main dwelling houses, one of which was the original farmhouse and has been the subject of a heritage assessment.

The site is currently vegetated with open grassland with some scattered trees located along the eastern boundary. The terrain is undulating and is dominated by a minor ridgeline along the western side of the site and a 2 to 3.5 metre deep cutting abutting the Leumeah Road boundary.

### **Existing Zoning**

The site is currently subject to the following plans:

1. Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002)
2. The CLEP.

The allotments that are subject to this draft planning proposal are included under the CLEP as a Deferred Matter and as such LEP 2002 is currently the principal planning instrument that applies to these allotments.

The deferred areas under the CLEP are currently zoned 7(d4) - Environmental Protection, 2ha minimum under the provisions of LEP 2002. The existing zoning map under LEP 2002 is shown as attachment 4 to this report.

### **The draft planning proposal**

The draft planning proposal (shown as attachment 3) aims to amend the CLEP 2015 to:

1. rezone part of the site (approximately 2.4 ha) to R2 Low Density Residential (R2 Zone) with a minimum subdivision lot size of 500sqm (approximate yield of 35 lots)
2. rezone the remaining part of the site to R5 Large Lot Residential (R5 Zone) with a minimum lot size of 9,000sqm (two large lots of 9778sqm and 9435sqm).

The proposed zoning map under the CLEP is shown as attachment 5 to this report.

The proposal would result in a net increase of 37 lots with an estimated population of approximately 123 people. An indicative allotment layout is shown under attachment 6 of this report.

## Revised Building Height

The applicant submitted a detailed visual and landscape assessment prepared by HLS Pty Ltd (Landscape Architects) to Council. A copy of the study is included as part of attachment 7 to this report. The assessment proposed a number of recommendations to minimise the adverse impacts of the proposed development on the rural character of the site including additional planting and to align the maximum building heights to Councils current CLEP 2015 by amending the maximum building height of 8.5 metres. The draft planning proposal that was originally submitted to Council on 18 August 2015 and subsequently to the Department proposed a 6.5 metres height limit for the whole site.

Notably, the draft planning proposal was prepared, considered by Council and submitted to the Department prior to the commencement of the CLEP, (the CLEP Commenced on 11 March 2016).

It is recommended that the originally proposed building height of 6.5 metres for this site be revised for the following reasons:

1. The proposed 6.5 metres building height for the site is not consistent with the existing building height limit for all types of residential development under the CLEP. Currently, all areas zoned R2 Zone under the CLEP have a maximum building height of 8.5 metres and areas zoned for environmental management or environmental living, have a height limit of 9 metres.
2. Under the current planning jurisdiction of NSW, state environmental planning policies override local environmental plans. This means that any development that may be undertaken under a SEPP would only need to comply with the development controls/standards under that SEPP, regardless of the local development standards under the local environmental plan that applies to the site. Notably, the Codes SEPP currently permits a two storey residential development with a maximum height of 8.5 metres to occur on any land that is zoned R2, providing certain criteria are met. In this case, once the site is rezoned to the R2 Zone, prospective owners would be able to construct two storey residential buildings under the Codes SEPP, without the need to have any regard to the height limits under the CLEP.
3. Under the provisions of the CLEP, all residential developments within Campbelltown LGA are permitted to be two storeys (Section 4.3A of the CLEP). As such, imposing a maximum height limit of 6.5 metres would potentially result in two storey buildings with flat roofs, which would not be a favourable outcome for this site from a visual point of view.
4. In order to enforce a single storey limit on this site, a site specific clause to this effect would need to be included under the CLEP. However, it would be difficult for Council to justify the need for a special local clause for this site given that it does not present extraordinarily characteristics that warrant a site specific clause.

Considering the above and the recommendations of the site specific visual and landscape analysis, it is recommended that the 6.5 metre building height for the site be amended to 8.5 metres to be in line with the existing maximum building height for residential developments under the CLEP and the Codes SEPP.

**Conditions of Gateway Determination**

On 14 December 2015 the Department issued a gateway determination, a copy of which is shown under attachment 2.

The gateway determination required Council to proceed with the draft planning proposal subject to a number of conditions.

**Condition 1**

Prior to exhibition, Council is to amend the draft planning proposal to:

- a. read as a Council document, rather than the proponents'
- b. include the proposed land zoning, lot size and other applicable maps. The proposal should be prepared as an amendment to both the Draft Campbelltown LEP 2014, (should the proposal proceed ahead of the Draft Campbelltown LEP 2014) and the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones.

**Comments**

The draft planning proposal has been updated and now reads as a Council document. All applicable maps have also been included under the revised draft planning proposal.

The remaining requirement of this condition that relates to LEP 2002 is no longer valid, as the CLEP commenced on 11 March 2016.

**Condition 2**

Prior to public exhibition, Council is to:

- a) prepare further detailed technical studies, as identified on page 2 of the draft planning proposal, including:
  - flora and fauna
  - transport and access
  - indigenous heritage
  - bushfire risk
  - contamination
  - geotechnical studies
  - infrastructure, stormwater and sewer services.
- b) upon completion of the further technical studies, update the draft planning proposal with the outcomes of these studies, if required. Council is to advise the Metropolitan Region (Parramatta) Office if amendments to the draft planning proposal are required as a result of the additional studies.



## Comments

Additional information in regard to the above studies have been prepared by the applicant in consultation with Council staff and submitted to Council. A copy of the technical studies that were prepared by the applicant are included as attachment 7 of this report. A summary of the findings of each study is presented below.

### 1. Flora and Fauna

A flora and fauna assessment for the site, prepared by Eco Logical Australia has been prepared. The flora and fauna assessment is supported by a number of field surveys and an analysis of biodiversity values.

The main findings of the flora and fauna assessment are as follows:

- two native vegetation communities were identified within the subject site, Shale/Sandstone Transition Forest and Cumberland Plain Woodland both of which form part of separate Critically Endangered Ecological Communities listed under the NSW *Threatened Species Conservation Act 1995* (TSC Act)
- no threatened flora species listed under the TSC Act were recorded during the field survey
- one threatened fauna species (*Eastern Bentwing-bat*), was recorded within the study area during the survey
- one potential hollow-bearing tree was identified in the north-eastern corner of the study area
- as *Eucalyptus tereticornis* constitutes over 15 per cent (approximately 80 per cent) of the trees present within the study area and as such the study area represents potential koala habitat as defined under State Environmental Planning Policy No 44 Koala Habitat Protection (SEPP 44). However, no Koalas or evidence of Koalas (scats or scratch marks) were found within the study area during the targeted field survey. Based on the information to date, the study area is not considered to be core koala habitat as defined under SEPP 44.

Contrary to the findings of the Flora and Fauna Assessment that was prepared by the applicant, the subject site was identified as core koala habitat under Council's Draft Koala Plan of Management. The draft Koala Plan of Management is currently under review by the Department of Planning and Environment and the Office of Environment and Heritage. Under Section 13 (Approval of plan of management) of SEPP 44, a plan of management prepared by Council has no effect unless it is approved by the Director-General of National Parks and Wildlife.

Notably, there is no proposal to remove the vegetation on site. Council will consult with the Office of Environment and Heritage on the findings of the flora and fauna assessment, while the draft planning proposal is on public exhibition.

In this regard, once the draft koala plan is finalised, the future development of this site may need to comply with a set of development controls that are proposed to be included under Campbelltown (Sustainable City) Development Control Plan 2015.

## **2. Transport and access**

Positive Traffic Pty Ltd prepared a traffic and access assessment report.

The findings of this report are presented below:

- the traffic impacts of the development would be minimal with future traffic flows on surrounding roads within acceptable limits
- intersections surrounding the development would continue to operate at levels of service to that which currently occurs
- the internal road network has been designed to facilitate a future bus route if deemed viable with all proposed residential lots within 400m of the internal bus route.

The draft indicative allotment layout proposes access to the site via Amundsen Street which is a local road. The section of Amundsen Street which abuts the subject site currently contains a bitumen road without formalised kerb and gutter. The upgrade of this section of Amundsen Street will take place as part of any future subdivision applications of the land should the draft planning proposal progress.

Overall the traffic impacts of the proposal are considered acceptable.

## **3. Bushfire risk**

Eco Logical Australia prepared a bushfire risk assessment for the subject site. The report concluded that:

The study area is capable of accommodating future residential subdivision and associated land use with the appropriate bushfire protection measures and bushfire planning requirements prescribed by s.117 (2) Direction 4.4 – Planning for Bush Fire Protection and PBP.

This bushfire assessment demonstrates that the study area is capable of accommodating future subdivision and land development with the appropriate bushfire protection measures.

Council will be consulting with NSW Rural Fire Services on the findings and recommendations of the above study.

## **4. Contamination**

A Stage 2 Environmental Assessment of the site was undertaken by SNC-Lavalin Inc. The report concluded the following:

In terms of site contamination issues, the site does not represent a significant risk of harm to human health and or the environment in relation to either current land uses and or the proposed residential land use following the re-zoning of the site.

Within the limits of this study the site is suitable for rezoning to R2 Low Density Residential in the western half and R5 Large Lot Residential in the eastern half.

The study recommended a number of environmental management improvement measures to be implemented prior to development of the site including the removal of any asbestos and the decommissioning of the septic tanks.

## **5. Geotechnical studies**

The applicant submitted to Council a preliminary geotechnical investigation carried out by Coffey Geotechnics Pty Ltd (Coffey) for subject site. The assessment in relation to the suitability of the site for residential development concluded:

Based on our site observations, preliminary geotechnical model, and experience on similar projects, the proposed single dwelling development is considered feasible from a geotechnical perspective. Provided appropriate additional site investigation, design assessments, and construction monitoring normally associated with this type of development are carried out, the risks associated with design and construction should be able to be managed.

## **6. Infrastructure, stormwater and sewer services**

### **• Infrastructure Impact**

The draft planning proposal would result in a notional 37 allotments with an estimated population of approximately 123 people. This increase in population is not considered significant and as such would have a minor impact upon existing local services and infrastructure.

Notably, at the subdivision stage, the developer/applicant would need to provide all the required facilities/systems for the servicing of the site including portable water, sewer, telecommunication and any stormwater management system, at no cost to Council.

Relevant off-site impacts, particularly social infrastructure impacts, will need to be addressed typically by way of payment of a relevant development contribution (i.e. Section 94A) or the entering into of a voluntary planning agreement.

### **• Potable Water**

Based on the demand calculations, water mains in close proximity to the site should have sufficient capacity to service the proposed development. Based on the concept design sketches provided, relocation or upgrade works of these water mains would not be required. Council will be consulting with Sydney Water on the technical study.

### **• Electrical Services**

To service the 37 proposed dwellings, a 500KVa substation would be required. The substation would have to be provided by the developer at no cost to Council.

- **Telecommunications**

The site is eligible to receive the National Broadband Network. The developer will be required to provide the necessary telecommunication infrastructure at no cost to Council.

- **Service provision including Stormwater and sewer services**

An Engineering Report prepared by Northrop for the subject site was submitted to Council as part of the required technical studies. The report provided advice in relation to the following:

- a) stormwater management
- b) flooding
- c) potable water
- d) wastewater
- e) electrical Services
- f) telecommunications.

- (a) Stormwater management**

The site forms the upper extent of the Bunburry Curran and Georges River catchments. The majority of the site (3.33 Ha) drains east via a shallow 450mm diameter culvert to Peter Meadows Creek and the Georges River. The western portion of the site (0.87 Ha) drains to a table drain in Amundsen Amundsen Street which flows to Leumeah Road and then joins a tributary of Smiths Creek which ultimately drains to Bow Bowing Creek, Bunburry Curran Creek and the Georges River.

The modeling results prepared by Northrop in consultation with Council's engineers have demonstrated that private treatment devices and OSD are effective at reducing total pollutant loads and peaks flow rates in accordance with Council's requirements.

Detailed analysis and investigations will be undertaken at future stages of detailed design so as to confirm the relevant hydraulic analysis and calculations and the final stormwater management system.

- (b) Flooding**

The site is not affected by flooding. However, Amundsen Street which abuts the site is affected by shallow flooding as a result of overland sheet flow arriving at the site. In this regard, the site can be engineered to be free from this local flooding and managed so-as-to-not increase this impact.

- (c) Wastewater/Sewer Services**

Based on the demand calculations the existing sewer mains in close proximity to the site should have sufficient capacity to service the proposed development.

**Condition 3**

Prior to exhibition, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the draft planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

**Comments**

Council consulted with the Commissioner of the NSW Rural Fire Services (the RFS) via a letter dated 10 May 2017. To date Council has not received a response.

The revised draft planning proposal will not be exhibited until a response from the RFS and where required any relevant strategy adjustments or plan amendments are in place. It is intended to advise Council of any amendments and public comments when the draft planning proposal is reported back to Council following the public exhibition.

**7. Indigenous heritage**

The applicant undertook an Aboriginal archaeological assessment and an Aboriginal Cultural Assessment in consultation with Cubbitch Barta Native Title Claimant Aboriginal Corporation (Cubbitch Barta) and Tharawal Local Aboriginal Land Council (LALC).

A single isolated artefact, a quartz core was identified and recorded at the site visit. The isolated artefact has low integrity sitting on the ground surface, is representative of artefacts present on the Cumberland Plain and as an isolated find, has low scientific significance. This site will be registered on the AHIMS database as Amundsen Street 01 and is afforded protection as an Aboriginal object under the NSW *National Parks and Wildlife Act 1974* (NPW Act).

**Condition 4**

Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:

- a) the draft planning proposal must be made publicly available for a minimum of 28 days
- b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of A Guide to Preparing Local Environmental Plans (Department of Planning and Infrastructure 2013).

**Comments**

In line with the above condition, it is recommended that the draft planning proposal and associated studies be placed on public exhibition for 28 days, when the required preliminary consultation is complete.

**Condition 5**

Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning & Assessment Act 1979* and/or to comply with the requirements of relevant Section 117 Directions:

- NSW Aboriginal Land Council
- Office of Environment and Heritage
- Integral Energy
- Mine Subsidence Board
- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Telstra.

Each public authority is to be provided with a copy of the draft planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

**Comments**

Council will consult with all relevant public agencies listed under the gateway conditions during the public exhibition of the draft planning proposal.

**Condition 6**

A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning & Assessment Act 1979*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

**Comments**

The above condition is noted.

**Condition 7**

The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

**Comments**

In this regard, Council has requested a further six months extension to the timeframe for the completion of the amendment to the CLEP. Council now has until 11 of December to finalise the amendment to the CLEP.

**Conclusion**

The rezoning of the subject site presents an opportunity for the delivery of additional residential land within the Campbelltown LGA, with traditional lot sizes.

In consultation with Council officers the applicant prepared all the technical studies required by the gateway conditions and the draft planning proposal has been updated to reflect the findings of the studies. The technical studies generally conclude the site is capable of accommodating the additional increase in population without having major impacts on the surrounding environment. Notably, vegetation on site is proposed to be retained.

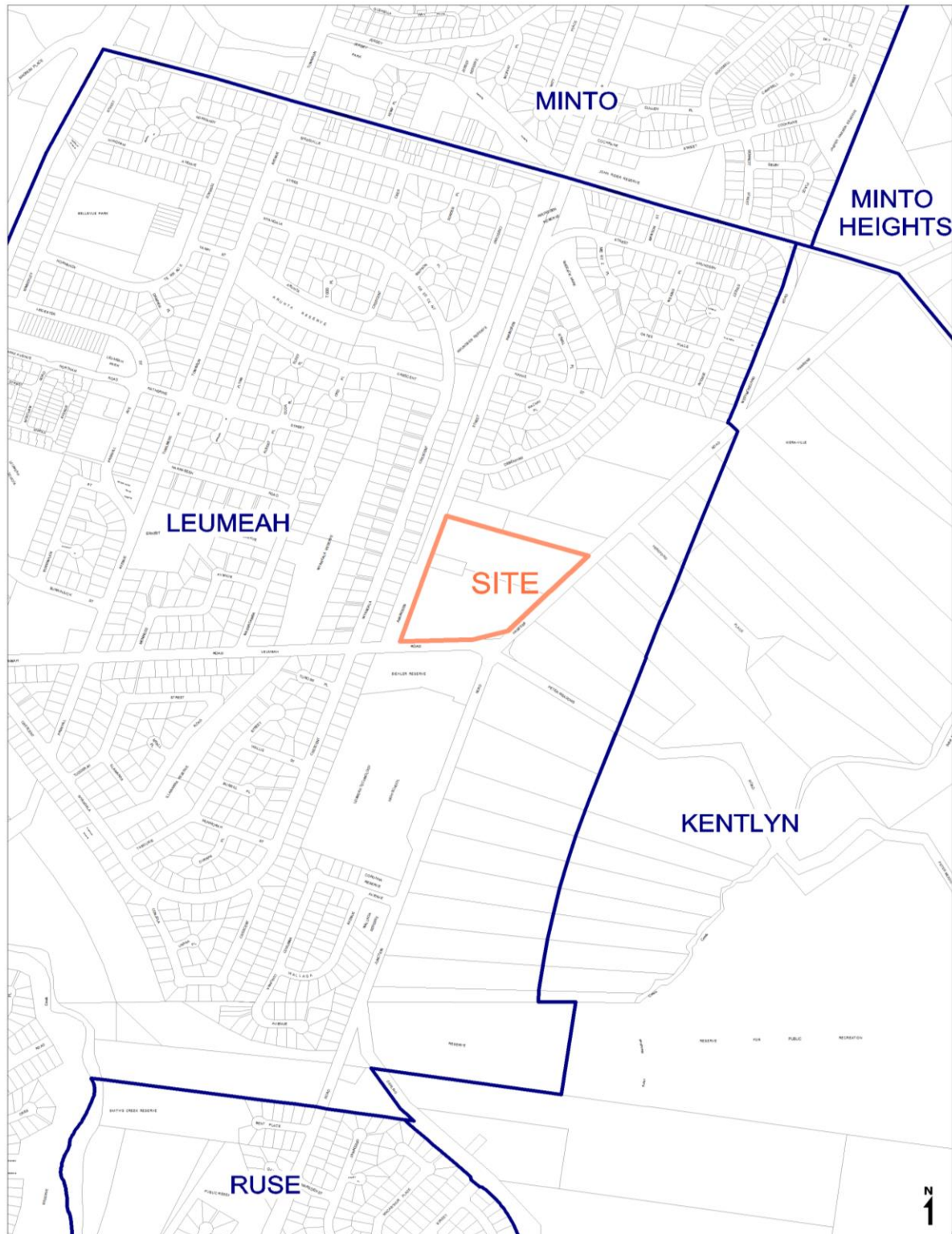
The main proposed change to the revised draft planning proposal is the maximum allowable height of buildings. It was originally proposed to limit the height of buildings to 6.5 metres across the site. However, after considering the existing building height controls under the CLEP, the development standards under the Codes SEPP, the potential outcome of undesirable flat roofs and the findings of the detailed visual analysis, it is recommended that the building height be increased to 8.5 metres for the whole site.

It is recommended that once Council receives advice from the Commissioner of the NSW Rural Fire Services; proceed with the public exhibition of the revised draft planning proposal as per the gateway conditions.

Council will consult with the relevant public authorities during the public exhibition of the revised draft planning proposal. The outcome of the public exhibition will be reported to Council in due course.

### **Attachments**

1. Location Plan (contained within this report)
2. Gateway Determination (contained within this report)
3. Draft Planning Proposal (contained within this report)
4. Existing Zoning Map (contained within this report)
5. Proposed Rezoning Map (contained within this report)
6. Indicative Allotment Layout (contained within this report)
7. Technical Studies - due to size (420 pages) (distributed under separate cover)



## Location Plan

Proposed Rezoning of Land - Amundsen Street LEUMEAH





**Planning &  
Environment**

DEC11'15 07:49:16 RCVD

Our ref: 15/15294

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

Dear Ms Deitz,

**Planning proposal to amend (Draft) Campbelltown Local Environmental Plan  
2015 – 82-102 Amundsen Street, Leumeah – PP\_2015\_CAMPB\_003\_00**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the above planning proposal.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed that any inconsistencies with Section 117 Direction 2.1 Environment Protection Zones, is of minor significance. No further approval is required in relation to these Directions. Please note that consultation with the NSW Rural Fire Service must be undertaken in order to satisfy Section 117 Direction 4.4 Planning for Bushfire Protection.

It is noted that Council intends to undertake a number of further detailed technical studies to inform the planning proposal. Council is to advise the Metropolitan Region (Parramatta) team prior to exhibition if a change is proposed to the planning proposal as a result of these studies.

The Amendments to the Local Environmental Plan are to be finalised within twelve (12) months of the week following the date of the Gateway determination. Council should commence exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the Plan should be made six 6 weeks prior to the projected publication date..

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.



## Planning & Environment

Should you have any queries in regard to this matter, please contact Derryn John of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1505.

Yours sincerely,

SIGNATURE HAS BEEN REMOVED

✓ 4/12/2015

**Rachel Cumming**  
**Director**  
**Metropolitan Region (Parramatta)**  
**Planning Services**



## Planning & Environment

### Gateway Determination

**Planning proposal (Department Ref: PP\_2015\_CAMPB\_03\_00):** to rezone land at 82-102 Amundsen Street, Leumeah, from 7(d4) Environmental Protection to part Low Density Residential R2 (western component) and part Large Lot Residential R5 (eastern component) to permit residential subdivision.

I, the Director, Metropolitan Region (Parramatta) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* that an amendment to (Draft) Campbelltown Local Environmental Plan 2015 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal to:
  - a. read as a Council document, rather than the proponents;
  - b. include the proposed land zoning, lot size and other applicable maps. The proposal should be prepared as an amendment to both the Draft Campbelltown LEP 2014, (should the proposal proceed ahead of the Draft Campbelltown LEP 2014) and the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones;
2. Prior to public exhibition, Council is to:
  - a. prepare further detailed technical studies, as identified on page 2 of the planning proposal, including:
    - i. Flora and fauna
    - ii. Transport and access
    - iii. Indigenous heritage
    - iv. Bushfire risk
    - v. Contamination
    - vi. Geotechnical studies
    - vii. Infrastructure, stormwater and sewer services.
  - b. upon completion of the further technical studies, update the planning proposal with the outcomes of these studies, if required. Council is to advise the Metropolitan Region (Parramatta) Office if amendments to the planning proposal are required as a result of the additional studies.
3. Prior to exhibition, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
4. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A Guide to Preparing Local Environmental Plans* (Department of Planning & Infrastructure 2013).





## Planning & Environment

5. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act 1979 and/or to comply with the requirements of relevant Section 117 Directions:

- NSW Aboriginal Land Council
- Office of Environment and Heritage
- Integral Energy
- Mine Subsidence Board
- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning & Assessment Act 1979. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

SIGNATURE HAS BEEN  
REMOVED

✓ 4/12/2015

**Rachel Cumming**  
**Director,**  
**Metropolitan Region (Parramatta)**  
**Planning Services**  
**Department of Planning and Environment**  
*Delegate of the Minister for Planning*



17/06986

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

MAY29'17 07:56:55 RCUD

Attention: Rana Haddad

Dear Ms Deitz

**Alteration of Gateway determination to amend Campbelltown Local  
Environmental Plan 2015 – 82-102 Amundsen Street, Leumeah  
(PP\_2015\_CAMPB\_003\_00)**

I refer to Council's request to alter the Gateway determination for  
PP\_2015\_CAMPB\_003\_00 (issued on 4 December 2015), to extend the timeframe  
by a period of 6 months.

I have determined, as 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, dated 4 December 2015 (as amended), for the planning  
proposal PP\_2015\_CAMPB\_003\_00, which seeks to amend the Campbelltown Local  
Environmental Plan 2015 to zone land at 82-102 Amundsen Street for residential  
uses.

I enclose the Alteration of Gateway Determination for your attention. I have also  
enclosed the previous alteration for Council's records.

If you have any questions in relation to this matter, please contact Ms Chantelle  
Chow on phone (02) 9860 1548.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

23/05/17

**Catherine Van Laeren**  
**Director, Sydney Region West**  
**Planning Services**

**Delegate of the Greater Sydney Commission**

Encl:  
Alteration to Gateway Determination

Department of Planning and Environment  
Sydney Region West | Level 5, 10 Valentine Avenue, Parramatta | GPO Box 39 Sydney 2001 | [planning.nsw.gov.au](http://planning.nsw.gov.au)



## Planning & Environment

### Alteration of Gateway Determination

***Planning proposal (Department Ref: PP\_2015\_CAMPB\_003\_00): for land at 82-102 Amundsen Street, Leumeah***

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 4 December 2015 (as amended on 8 September 2016) for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Delete:

condition "7"

and replace with:

a new condition 7 "The LEP is to be finalised by 11 December 2017".

Dated 23<sup>rd</sup> of May 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**



**Planning Proposal**

**Amundsen Street Leumeah**

**Campbelltown City Council**

**Contents**

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## **Appendices**

### **Appendix 1: Letters received from the Department of Planning and Environment**

#### **1.1 Gateway Determination**

#### **2.1 Amednemnt to Gateway Determination**

### **Appendix 2 : Techncial Studies**

*Attachment 2.1 – Flora and Fauna Assessment*

*Attachment 2.2 – Bushfire Protection Assessment*

*Attachment 2.3 – Engineering Report*

*Attachment 2.4 – Preliminary Contamination Assessment*

*Attachment 2.5 – Stage 2 Environmental Site Assessment*

*Attachment 2.6 – Traffic Study*

*Attachment 2.7 –Heritage Assessment*

*Attachment 2.8 – Aboriginal Heritage Assessment*

*Attachment 2.9 – Visual Report*

*Attachment 2.10 Preliminary Geotechnical Assessment*

### **Appendix 3: Maps**

*Map 3.1 Location Plan of the Subject Site*

*Map 3.2 Aerial Photo of the Subject Site*

*Map 3.3 Existing Zoning Map under LEP 2002*

*Map 3.4 Existing Zoning Map under the CLEP*

*Map 3.5 Proposed Zoning Map under the CLEP*

*Map 3.6 Existing Lot Size Map under the CLEP*

*Map 3.7 Proposed Lot Size Map under the CLEP*

*Map 3.8 Existing Height Map under the draft CLEP*

*Map 3.9 Proposed Height of Buildings Map under the CLEP*

## History

- This Planning Proposal relates to land in Leumeah known as Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918, Amundsen Street, Leumeah. Figure 1.1 shows a location map for the subject site. A location map is also provided under Appendix 3 as Map 3.1.
- The total site area is approximately 4.36 hectares (ha).
- On 9 January 2015, Michael Brown Planning Strategies on behalf of the owners of the subject site submitted to Council a planning request to enable the subject site to be used for low density residential purposes.
- Council officers reviewed the applicant's planning request and prepared a revised Planning Proposal.
- Council at its ordinary meeting held on 18 August 2015 resolved to forward the draft Planning Proposal to the Department of Planning and Environment (the Department) for a gateway review.
- Council on 1 September 2015 submitted the Planning Proposal to the Department.
- Council received a Gateway Determination (dated 4 December 2015) a copy of which is shown under Appendix 1.
- The Department agreed that the inconsistencies with Section 117 Direction, 2.1 Environment Protection Zones is of minor significance. No further approval is required in relation to these Directions.
- Consultation with the NSW Rural Fire Services must be undertaken in order to satisfy Section 117 Direction 4.4 Planning for Bushfire Protection.
- Consultation with all the relevant public agencies will occur during the public exhibition period, as per the requirements of the Gateway Determination.
- Prior to the public Exhibition, and in line with the conditions of the Gateway Determination the applicant provided additional information in relation to the following:
  - Flora and fauna
  - Transport and access
  - Indigenous heritage
  - Bushfire risk
  - Contamination
  - Geotechnical studies
  - Infrastructure, stormwater and sewer services

All technical studies are provided under Appendix 2 of the Planning Proposal

- The Planning Proposal has been updated to reflect the findings of the above studies.

Error! Not a valid link. **Background**

The land contained within the planning proposal is located at the southern end of the area generally known as 'The East Edge Scenic Protection Lands' which is an area located adjacent to the eastern boundary of the Campbelltown Urban Area, and is separated from an extensive regional open space network (that runs along the Georges River) by a reservation for the Georges River Parkway.

There have been numerous representations to Council in the past about the possibility of rezoning the East Edge Scenic Protection Lands to allow for further subdivision.

On 18 October 2011, Council considered a report on the "Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands" which indicated:

"In some places in the East Edge Scenic Protection Lands, a further increase in the density of development may also be possible providing that the detailed subdivision design and subsequent siting of buildings will not compromise the bushland qualities of the landscape, especially when other issues such as bushfire protection for any dwellings is addressed."

On the 10 April 2012, Council considered a report titled "Supplementary Report on Future Planning Directions for the East Edge Scenic Protection Lands" which specifically discussed the subject site. In this regard the report stated:

"Landscape Unit E-LU5 contains some land (particularly in the north western part of the landscape unit) that is of low conservation value, as the land is largely cleared. A landowner in this area who has land fronting Amundsen Street, Leumeah, and a property developer with an interest in that land, have made regular enquiries about the possible future rezoning of the land for residential use over at least the last five years. This land is mostly clear of vegetation as the land was previously used for farming. The assumption could be made that the land is therefore suitable for urban development, however, this land is located on the ridgeline and it therefore visually prominent. Most parts of the land also drain towards the Georges River. These are some of the reasons why residential zoning, urban development or subdivision to 4000m<sup>2</sup>, is not appropriate in other parts of the Edge Lands.

Accordingly, it could be argued that the part of the land with direct frontage to Amundsen Street (namely part of Lot 1 DP 795498 and part of Lot 2 DP 126471) could potentially be suitable for some increase in development density.

Error! Not a valid link.**The Site**

The subject site includes Lot 1, DP 795498, and Lot 2, DP 126471, (102 Amundsen Street Leumeah), owned by Mrs J. Newham and Mrs E. Clarke, and Lot 1, DP 709918, (No. 86 Amundsen Street Leumeah), owned by Mr W. Toole and Mrs A. Toole. The site is bounded by Leumeah Rd to the south, Hansens Rd to the east, Amundsen Street to the west and residential development within the suburb of Leumeah to the north as shown on Figures 1.1 and Figure 1.2.



**Figure 1.1: Amundsen Street Planning Proposal - locality Map**

The land uses that abut the site include Biehler Reserve on the southern side of Leumeah Road; three large residential lots (ranging in size from 10,400m<sup>2</sup> to 20,000m<sup>2</sup>) on the eastern side of Hansens Road; 13 rear facing standard residential lots set back approximately 15 metres from Amundsen Street to the west (these premises front Wyangala Crescent) and the Leumeah Baptist Church to the north. The total area of the subject site is 4.36 hectares

Historically the site has been predominantly used for agricultural and grazing purposes and more recently for horse agistment. The site contains three main dwelling houses, one of which was the original farmhouse and has been the subject of a heritage assessment

The site is currently vegetated with open grassland with some scattered trees located along the eastern boundary. The terrain is undulating and is dominated by a ridgeline along the western side of the site and a 2m-3.5m deep cutting abutting the Leumeah Road boundary.

Figure 1.2: Amundsen Street Planning Proposal - Site



Parcel Description	Property Address	Property Area (sqm)
Lot 2 DP 126471	102 Amundsen Street, LEUMEAH NSW 2560	24000
Lot 1 DP 795498	102 Amundsen Street, LEUMEAH NSW 2560	18400
Lot 1 DP 709918	86 Amundsen Street, LEUMEAH NSW 2560	1575
Total Area		43975

### **Existing Zoning**

The site is currently subject to the following plans:

1. Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002); and
2. The Campbelltown Local Environmental Plan 2015 (The CLEP)

The allotments that are subject to this planning proposal are included under the CLEP as a 'Deferred Matter' and as such Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002) is currently the principal planning instrument that applies to these allotments.

The deferred areas under the CLEP are currently zoned 7(d4) - Environmental Protection, 2ha minimum under the provisions LEP 2002. The existing zoning maps under LEP 2002 and the CLEP are shown as Map 3.3 and Map 3.4 under Appendix 3

### **Part 1 – Objectives or Intended Outcomes**

The objective of this planning proposal is to amend the CLEP 2015 to enable the subject site (Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918, Amundsen Street, Leumeah) that is currently zoned environmental protection to be developed for low density residential development with an approximate yield of 35 residential allotments.



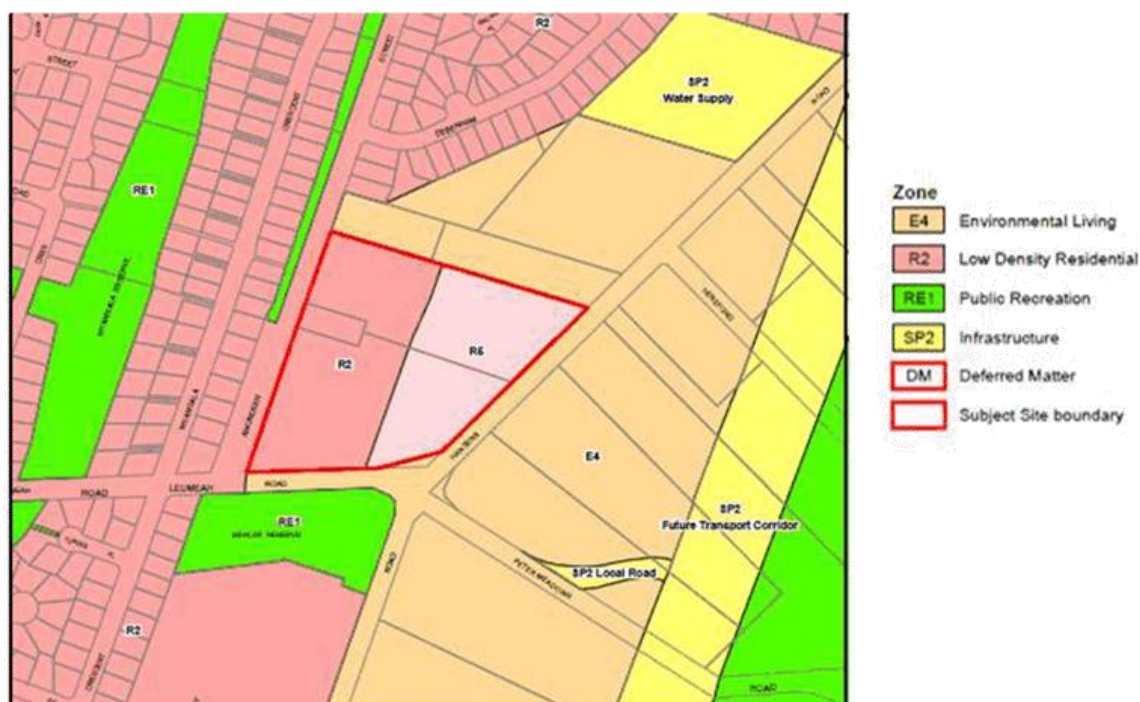
## Part 2: Explanation of provisions

The proposed outcome will be achieved by:

1. Amending the CLEP to rezone Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918, Amundsen Street, Leumeah as follows:
  - part R2 Low Density Residential (R2 Zone); and
  - part R5 Large Lot Residential (R5 Zone).

The proposed zoning map under the CELP is shown as Figure 1.3 below.

**Figure 1.3 Proposed Zoning Map under the CELP**



Amend the CLEP Maps as follows:

**a) Land application map**

It is proposed to amend the Land Application Map to remove the 'deferred matter' status of the site.

**b) Land zoning maps**

It is proposed to amend the zoning map that applies to the site to reflect the intended outcome of the planning proposal as mentioned under point 2.1 above. A copy of the proposed zoning map under the CLEP is shown under Appendix 3 as Proposed Zoning Map under the CLEP (Map 3.5).

**c) Lot size map**

It is proposed to amend the Lot Size Map so that:

- the part of the site that is proposed to be zoned to R2 Low Density Residential be allocated a minimum lot size of 500sqm; and
- the part of the site that is proposed to be zoned to R5 Large Lot Residential be allocated a minimum lot size of 9,000sqm

A copy of the proposed lot size map under the CLEP is shown as Map 3.7 under Appendix 3.

**d) Height of Buildings Map**

It is proposed to amend the building height map to assign a maximum height of 8.5 metres for subject site.

A copy of the proposed height of building map under the CLEP is shown as Map 3.9 under Appendix 3.



## Part 3: Justification for the Planning Proposal

### Section A – Need for the Planning Proposal

#### **Q1. *Is the Planning Proposal a result of any strategic study or report?***

While the planning proposal is not a result of any strategic study or report, it will however deliver on a number of outcomes consistent with both state and Local government planning documents including:

- Conservation and enhancement of the natural landscape
- Utilisation and embellishment of existing physical and human infrastructure
- Contributing housing stock to help meet housing targets provided in the Sydney Metropolitan Strategy
- Promoting housing choice and diversity thereby responding to the needs of Campbelltown's community.

#### **Q2. *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes. The Planning Proposal represents the best means of achieving the objectives or intended outcomes, as the current zoning of the site under LEP 2002 does not allow for a low density residential.

### Section B – Relation to Strategic Planning Framework

#### **Q3. *Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?***

The Planning Proposal is consistent with the objectives and aims of the following Strategic Plans:

- NSW 2021 State Plan
- A Plan for Growing Sydney (December 2014)
- the draft South West District Plan.
- **NSW 2021 State Plan**

The Planning Proposal is consistent with the "Rebuild the Economy" Direction of the NSW 2021 State Plan. The proposal would improve housing availability by facilitating approximately 35 additional houses.

- **A Plan for Growing Sydney**

In December 2014, the NSW Government published A Plan for Growing Sydney. The Plan outlines a vision for Sydney over the next 20 years. It identifies key

challenges facing Sydney including a population increase of 1.6 million by 2034 needing 689,000 new jobs and 664,000 new homes by 2031.

Of relevance to this planning proposal is Goal 2: A city of housing choice, with homes that meet our needs and lifestyles. Under Goal 2 there are four Directions as follows:

Direction 2.1: Accelerate housing supply across Sydney

Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs

Direction 2.3: Improve housing choice to suit different needs and lifestyles

Direction 2.4: Deliver timely and well planned Greenfield precincts and housing

As this planning proposal aims to provide approximately 35 residential allotments on the eastern boundary of the Campbelltown urban area, it is considered that it is consistent with the aims of this strategy.

- **Draft South West District Plan**

The draft South West District Plan (draft SW Plan) identifies a number of metropolitan priorities that would deliver the vision for the South West District. Below is a summary of the relevant priorities identified under the draft SW Plan.

Draft West Central District Plan Directions and Policy Settings	Comments
Relevant priorities for "A Liveable City"	
Liveability Priority 1: Deliver South West District's five-year housing supply target	The Planning Proposal will provide additional opportunities for residential development.
Livability Priority 2: Deliver housing diversity	The proposed zoning of R2 and R5 will facilitate the delivery of a range of housing stock including single houses, detached dwellings, semi attached dwelling and dual occupancies.

**Q4. *Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?***

The planning proposal is not inconsistent with the Campbelltown 2025 Looking Forward long term town planning strategy, nor with the draft Local Planning Strategy, as the planning proposal seeks a rezoning outcome that is consistent with the surrounding land uses. The planning proposal is also not inconsistent with Campbelltown's draft Community Strategic Plan 2012 - 2022, which contains an objective of a strong local economy.

Council's Residential Strategy accompanies a suite of planning documents to support draft CLEP 2014. The Strategy has the following recommendations:

"The Residential Strategy Review and this emergent Strategy indicate that future dwelling targets for 2031 can be achieved with current zonings, their minor rationalisation and the release of identified greenfields and incremental phasing of new centres and transit focused infill growth nodes.

Additionally, the need for diverse housing forms, adaptable housing and more affordable housing should be acknowledged."

It is considered that the proposed development of the land is consistent with the above recommendations as this Planning Proposal seeks to rezone for a range of residential purposes via a minor rationalisation of existing zones using a master planning approach.

**Q5. *Is the Planning Proposal consistent with applicable State Environmental Planning Policies?***

It is considered that the planning proposal is consistent with all applicable State Environmental Planning Policies. See Table 3 and Table 4 below.

**Table 3: Assessment of the Planning Proposal against Relevant State Environmental Planning Policies**

No.	State Environmental Planning Policies (SEPPs)	Consistency	Comments
19	Bushland in Urban Areas	Yes	<p>Clause 10 of SEPP 19 states that:  <i>When preparing draft local environmental plans for any land to which this Policy applies, other than rural land, the council shall:</i></p> <ul style="list-style-type: none"> <li>(a) <i>have regard to the general and specific aims of the Policy, and</i></li> <li>(b) <i>give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.</i></li> </ul> <p>In this regard, the applicant undertook a Flora and Fauna Assessment (prepared by Ecological Australia, 2017) to determine the quality of vegetation on site. Two Critically Endangered Ecological Communities (Shale Sandstone Transition Forest and Cumberland Plain Woodland) were identified on site and assigned a moderate significance. There is no proposal to clear the vegetation on site.</p>
44	Koala Habitat Protection	Yes	<p>Ecological Australia prepared a Flora and Fauna Assessment for the site. The assessment in relation to Koala found that the study area represents 'potential koala habitat' as defined under SEPP 44, because <i>Eucalyptus tereticornis</i> constitutes over 15% (approximately 80%) of the trees present within the</p>

No.	State Environmental Planning Policies (SEPPs)	Consistency	Comments
			study area. However, no Koalas or evidence of Koalas (scats or scratch marks) were found within the study area during the targeted field survey. Based on the information to date, the study area is considered to not be 'Core Koala habitat' as defined under SEPP 44. However Council's draft Kola Plan of Management identifies the site as "Core Koala Habitat". There is no proposal to remove the vegetation on site. Council will consult with OEH in this regard.
55	Remediation of Land	Yes	A Stage 2 environmental assessment of the site was undertaken by SNC-Lavalin Inc. The Report concludes that the site is suitable for residential purposes however a construction management plan should be prepared for the appropriate demolition and disposal of asbestos material and the decommissioning of existing septic tanks.
-	SEPP Exempt and Complying Development Codes 2008	Yes	The Codes SEPP would apply to the land subject of the Planning Proposal.
-	SEPP Affordable Rental Housing 2009	Yes	Affordable Rental Housing would be permissible upon the land subject of the Planning Proposal.
-	SEPP, Building Sustainability Index – BASIX 2004	Yes	The relevant principles of this Policy will inform future building design upon the land.

**Table 4: Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)**

No.	Deemed State Environmental Planning Policies	Consistency	Comments
-	SEPP Housing for Seniors or People with a Disability 2004	Yes	Seniors housing would be permissible upon the land subject of the Planning Proposal.
2	Deemed SEPP No 2 (SREP 2) – Georges River Catchment	Yes	Any further construction works upon the land subject of the Planning Proposal would need to conduct in such a way to prevent impacts upon the Georges River Catchment.  The stormwater management system includes measures to ensure the water is of acceptable quality prior to exiting the site.
20	Greater Metropolitan Regional Environment-al Plan No 2— Georges River Catchment	Yes	The aims of the Georges River deemed SEPP are to manage the natural resources of the Georges River Catchment and specifically to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment.  Any further construction works upon the land subject of the Planning Proposal would need to conducted in such a way to prevent impacts upon the Georges River Catchment.  Council will be consulting with OEH in terms of any necessary additional water quality control measures that may be needed (as part of the amendment to the draft CLEP) to ensure the protection of the Georges River.  In addition, Clause 7.3 Riparian Land and Watercourses [local] under the provisions of the CLEP will ensure that future development will not have adverse impacts on the Georges River.

**Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s 117 directions)??**

The planning proposal is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (s 117 directions). See Table 5 for an assessment of the planning proposal against the relevant Section 117(2) Ministerial Directions.

**Table 5: Assessment of the Planning Proposal against the relevant Section 117(2) Ministerial Directions**

Ministerial Direction	Consistent ?	Assessment
2.1 Environment Protection Zones	Yes	The Planning Proposal is not inconsistent with Direction 2.1 as a large proportion of the subject land will be retained for large lot housing with the intention of conserving and enhancing the existing native vegetation in the current environmental setting. The subject land has been considered for residential purposes for a number of years and as such is not inconsistent with the prevailing Draft South West District Plan.
2.3 Heritage Conservation	Yes	<p>The Direction applies whenever a relevant planning authority prepares a Planning Proposal.</p> <p>This Direction states that:            "A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:</p> <ul style="list-style-type: none"> <li>(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or</li> <li>(b) the provisions of the planning proposal that are inconsistent are of minor significance.</li> </ul> <p><b>Non-Indigenous Heritage</b>            The subject land contains a former farm house which has been assessed by a heritage expert and considered not to have sufficient merit for local heritage listing.</p> <p><b>Indigenous heritage</b>            A single isolated artifact was found on site.            This site will be registered on the AHIMS database as (Amundsen Street 01) and is afforded protection as an Aboriginal object under the National Parks and Wildlife Act.</p>
3.1 Residential Zones	Yes	The Planning Proposal does not seek to reduce the amount of residential land but rather contribute to additional land that may assist in reaching housing targets. The subject land is located adjoining existing residential land and close to services. The Planning Proposal would permit the development of a range of housing types and as such the Planning Proposal is not inconsistent with Direction 3.1.
3.3 Home Occupations		The Planning Proposal does not seek to restrict the availability of home occupations.
3.4 Integrated Land Use and Transport	Yes	<p>This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.            A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> <li>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</li> <li>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</li> </ul>

Ministerial Direction	Consistent ?	Assessment
		- The subject land is located close to existing transport networks. The site is accessible to public bus services (within 400m of a number of bus stops) with direct access to rail services. The Planning Proposal site is well serviced by existing roads. Therefore the Planning Proposal is not inconsistent with Direction No. 3.4.
4.4 Planning for Bushfire Protection	Yes	A small section of the site is included on the Campbelltown Bushfire Prone Lands Map. Council will ensure that any future local development of the site will comply with the current bushfire protection measures specified by the Planning for Bushfire Protection Guidelines 2006.  Council considers the proposed rezoning to be consistent with this direction. Consultation with the Commissioner of the Rural Fire Services has been undertaken by means of a letter dated 18 May 2017. Council received acknowledgement of the letter, however still waiting for an advice on this matter. Once Council receives an advice from RFS, the planning proposal will be updated accordingly, if required.
6.1 Approval and Referral Requirements	Yes	The Planning Proposal does not seek to include further provisions to CLEP in respect to the concurrence, consultation or referral of development applications to a Minister of public authority. The Planning Proposal is therefore not inconsistent with Direction 6.1.
6.3 Site Specific Provisions	Yes	The Planning Proposal does not seek to include any site specific provisions into the CLEP over the subject lands.
7.1 Implementation of A Plan for Growing Sydney	Yes	The Planning Proposal is consistent with this Plan as it provides additional housing supply within existing serviced areas.

### **Section C – Environmental social or economic impact**

#### ***Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The applicant prepared all the studies required by the Gateway Determination. Eco Logical Australia prepared a Floral and Fauna Assessment Report (EA) for the subject site.

The Eco Logical values of the subject site are highly degraded due to extensive clearing, and continuing agricultural activities.

#### **Findings of the Flora and Fauna Study (Attachment 2.1)**

Two threatened native vegetation communities were identified within the study area:

- SSTF – Woodland (0.61 ha) (CEEC under the TSC and EPBC Acts)
- SSTF – Isolated Trees (0.11 ha) (CEEC under the TSC Act)
- CPW – Woodland (0.08 ha) (CEEC under the TSC Act).



The remainder of the study area comprised exotic grasslands and / or exotic plantings (3.57 ha).

No threatened flora species were recorded during the field survey, nor are any species considered likely to occur within the study area.

One threatened fauna species, the Eastern Bentwing-bat, was recorded within the study area. The following species are considered to potentially utilise the study area for foraging purposes, although no breeding habitat was identified:

- Little Lorikeet (TSC Act)
- Little Eagle (TSC Act)
- Swift Parrot (TSC and EPBC Act)
- Powerful Owl (TSC Act)
- Scarlet Robin (TSC Act)
- Koala (TSC and EPBC Act)
- Eastern Freetail-bat (TSC Act)
- Yellow-bellied Sheathtail-bat (TSC Act)
- Greater Broad-nosed Bat (TSC Act).

One potential hollow-bearing tree was identified in the north- eastern corner of the study area, and where possible this tree should be retained. If this tree is proposed to be removed at the development application stage, further investigation of use of this tree by fauna species should be undertaken. As *Eucalyptus tereticornis* constitutes over 15% (approximately 80%) of the trees present within the study area, the study area represents 'potential koala habitat' as defined under SEPP 44. However, no Koalas or evidence of Koalas (scats or scratch marks) were found within the study area during the targeted field survey. Based on the information to date, the study area is considered to not be 'Core Koala habitat' as defined under SEPP 44. Targeted searches for the Cumberland Plain Land Snail identified a lack of suitable habitat within the study area.

Assessment of potential impacts to threatened ecological communities and species from future clearing of habitat within the study area would require Assessment of Significance (AoS) under the EP&A Act for TSC Act listed ecological communities and assessment against Significant Impact Criteria (SIC) for MNES under the EPBC Act. This would be undertaken at the development application stage.

Should future development propose clearing of all or part of the 0.61 ha of SSTF – Woodland listed as a CEEC under the EPBC Act, referral would be required to the Commonwealth DotE for determination of whether the proposal is a controlled action under the EPBC Act. Referral of the proposal should be undertaken as soon as it is determined that impacts to this CEEC are unavoidable (if relevant), in order to understand any requirements that may be imposed by DotE.

Notably, Council will consult with OEH while the planning proposal is on public exhibition.

**Q8. *Are there any other likely environmental effects as a result of the rezoning submission and how are they proposed to be managed?***

The following matters has been identified:



## 1. Bushfire Risk Assessment (Attachment 2.2)

Eco Logical Australia prepared a Bushfire Risk Assessment for the subject site. The report concluded:

‘ that the study area is capable of accommodating future residential subdivision and associated land use with the appropriate bushfire protection measures and bushfire planning requirements prescribed by s.117 (2) Direction 4.4 – ‘Planning for Bush Fire Protection’ and PBP.

This bushfire assessment demonstrates that the study area is capable of accommodating future subdivision and land development with the appropriate bushfire protection measures.’

A number of strategies have been provided in the Bushfire Risk Assessment report such that the risk from bushfire can be mitigated. The main strategies suggested include:

- Ensure adequate setback from bushfire prone vegetation (APZs)
- Integrate non-combustible infrastructure within APZs such as roads, easements and parking areas. The majority of APZs should be contained within perimeter roads and front yard setbacks
- Ensure adequate access and egress from the study area through a well-designed road system
- Consider the adequacy of water supply and the delivery of other services (gas and electricity)
- Provide temporary APZs during any staged development
- Provide for effective and ongoing management of APZs; and
- Consider construction standards (AS 3959) implications for future developments

## 2. Stormwater management and flooding Assessment (Engineering Report - Attachment 2.3)

The site forms the upper extent of the Bunburry Curran and Georges River catchments. The majority of the site (3.33 Ha) drains east via a shallow 450mm diameter culvert to Peter Meadows Creek and the Georges River. The western portion of the site (0.87 Ha) drains to a table drain in Amundsen Street which flows to Leumeah Road and then joins a tributary of Smiths Creek which ultimately drains to Bow Bowing Creek, Bunburry Curran Creek and the Georges River.

The applicant submitted to Council an engineering solution for the management of stormwater for the subject site. The engineering solution shows that in principle, the stormwater can be managed on site. However, more detailed analysis would need to be provided prior to public exhibition. In this regard, Councils’ engineers are currently working with the applicant to finalise the stormwater study.

All stormwater quality devices/systems should be provided ‘on site’ and not within the road reserve.

### 3. Flooding - (Attachments 2.3)

The site is not affected by flooding. However, Amundsen Street which abuts the site is affected by shallow flooding as a result of overland sheet flow arriving at the site. In this regard, the site can be engineered to be free from this local flooding and managed so as to not increase this impact.

### 4. Land contamination and soils (Attachments 2.4 and 2.5)

The applicant undertook a preliminary contamination assessment as shown under (Attachment 2.4). This was followed by a Stage 2 Environmental Assessment of the site which was undertaken by SNC-Lavalin Inc. The report concluded the following:

'In terms of site contamination issues, the site does not represent a significant risk of harm to human health and or the environment in relation to either current land uses and or the proposed residential land use following the re-zoning of the site.

Within the limits of this study the site is suitable for rezoning to R2 Low Density Residential in the western half and R5 Large Lot Residential in the eastern half.

The following aspects should be addressed in the Construction Environmental Management Plan for the residential development project:

- Appropriate protocols for demolition and disposal of asbestos materials from the site (i.e. includes an asbestos management plan as per NSW WHS regulation and associated codes of practice);
- Appropriate protocols for removal of impacted soil volumes (i.e. excavation, waste classification, off-site disposal to a NSW EPA licensed facility and validation of the excavation void); and
- Appropriate protocols for the decommissioning, removal and clean-up of septic tank infrastructure (i.e. as per NSW Department of Health and NSW EPA requirements).

The following site environmental management improvement measures should be enacted prior to development of the site:

- The fragments of bonded asbestos that underlie the lower and upper cottages should be removed from the site to reduce the risk of generating air borne fibers and or contaminating surface soils (i.e. emu picked, double bagged, labeled and disposed to an appropriately NSW EPA licensed landfill);
- Use of an absorbent mat beneath the parked tractor in the lower shed and use of impervious and appropriately sized bunds for rain covered chemical storage within the sheds at the site ; and
- Continued maintenance of grass cover upon upper septic tank water absorption trench and establishment of a similar grass cover upon the lower septic water absorption trench to enhance uptake of nitrogen and minimize particulate run-off.'

## **5. Traffic, transport and access (Engineering Report - Attachment 2.6)**

Positive Traffic Pty Ltd prepared a Traffic and Access Assessment report.

The findings of this report are presented below:

- The traffic impacts of the development would be minimal with future traffic flows on surrounding roads within acceptable limits.
- Intersections surrounding the development would continue to operate at levels of service to that which currently occurs.
- The internal road network has been designed to facilitate a future bus route if deemed viable with all proposed residential lots within 400m of the internal bus route.

Overall the traffic impacts of the proposal are considered acceptable.

## **6. Heritage - Non indigenous (Attachment 2.7)**

102 Amundsen Street is an example of an Inter War house that was built in 1928 by Alfred Harold Longhurst. The house is representative of the later wave of development of the area when large farms were broken into smallholdings and purchased by local workers who continued a semi-rural use with orchards and in this case, for use for cattle grazing, agistment and a horse stud. Alfred Longhurst was a Waterboard worker and the use of the place was a part time occupation. The area around the subject site has been developed for housing.

John Oultram Heritage & Design prepared a Heritage Assessment Report for the subject site and in summary, the report found that:

- The property is not representative of the early development of the area being built in 1928
- The property is representative of the type of Inter War smallholding found in many areas of outer Sydney that were purchased by local workers for hobby farms
- The house is of very limited significance
- The property would not meet the threshold for listing as a heritage item in the LEP
- The house and property have no features of note that would require retention

## **7. Heritage - Indigenous (Attachment 2.8)**

Eco Logical Australia Pty Ltd (ELA) was engaged by Lucas Property Group Pty Limited on behalf of Michael Brown Planning Strategies Pty Ltd to prepare a heritage assessment to facilitate the proposed rezoning of the subject site. The heritage assessment undertook 'Aboriginal archaeological assessment' and an 'Aboriginal cultural assessment'.

The key findings and recommendations of the 'Aboriginal archaeological assessment' are as follows:

- During the site inspection, a single isolated artefact, a quartz core was identified and recorded. The isolated artefact has low integrity sitting on the ground surface, is

representative of artefacts present on the Cumberland Plain and as an isolated find, has low scientific significance. This site will be registered on the AHIMS database as 'Amundsen Street 01' and is afforded protection as an Aboriginal object under the NSW National Parks and Wildlife Act 1974 (NPW Act).

- The proposed rezoning will not impact on the artefact site (Amundsen Street 01), as development is not currently proposed.
- If avoidance of harm to the artefact is not possible as part of future development, the artefact site should be salvaged under an Aboriginal Heritage Impact Permit (AHIP) application to the NSW Office of Environment and Heritage (OEH). This will require full Aboriginal community consultation following the OEH consultation guidelines to determine cultural significance, care and control of the artefact, and the preparation of an Aboriginal Cultural Heritage Assessment Report to support the AHIP application. The OEH require that AHIP applications be accompanied by an approval under Part 4 or Part 5 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act).
- Based on predictive modelling of the landscape, whilst there is potential for additional isolated artefacts or artefact scatters to be present within the study area, the likelihood is low. The study area is considered to have 'low sensitivity' for archaeological deposits and further sites to exist due to the steep slope of much of the study area; distance to waterways; past soil disturbance and erosion from vegetation clearance, agricultural activities and golf course; and construction of houses, sheds, dam and the electricity line. Further archaeological assessment in the form of test excavation is not considered warranted.

The key findings and recommendations of the 'Aboriginal cultural assessment' are as follows:

- Consultation was undertaken with Cubbitch Barta Native Title Claimant Aboriginal Corporation (Cubbitch Barta) and Tharawal Local Aboriginal Land Council (LALC) for this project and both organisations were invited to participate in the site inspection. Cubbitch Barta were able to provide a representative for the site inspection which was undertaken on 16 June 2016.
- Discussions were held on site about the nature of possible disturbance and the likelihood of locating Aboriginal objects. It was noted that almost the entire area has been cleared of trees and is on a steep slope which was unlikely to be a good camping location. After the artefact was identified on site, Ms Glenda Chalker of Cubbitch Barta noted that it was likely to be an isolated artefact and no further test excavations were necessary to understand sub-surface deposits around the location of the artefact

## 7. Visual Impact Assessment (Attachment 2.9)

The site was identified in the draft report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study). The site is part of Unit 5 (E-LU5) in the Visual Study.

As mentioned above Council considered a report on the Visual Study at its meeting on 10 April 2012 and indicated that any such development proposal for that part of the subject land would need to be more fully investigated and achieve a master planned outcome including:

- drainage of stormwater from development to Amundsen Street and away from the Georges River
- connection to mains sewer
- no new dwellings or outbuildings to be located on that part of the land, east of the ridgeline that traverses the site
- that part of the site between the ridgeline and Hansens Road to be re-vegetated with appropriate endemic species reflective of existing endangered ecological communities in the locality, in accordance with a vegetation rehabilitation/management plan, taking appropriate account of the management of bushfire risk
- a limit on the height of any future development to one storey only
- the design, siting and finish (materials and colours) of buildings and structures undertaken in such ways to minimise the visual prominence of development.

With the above criteria in mind the applicant commissioned a detailed visual and landscape assessment of the land by HLS Pty Ltd (Landscape Architects) to conduct a site specific analysis of the site. The assessment recommends that the inclusion of the following design recommendations in the development will ensure that any visual effects will be minimised.

- Ensure Hansens Road is retained as a "Rural Road Construction standard" on the western verge, to maintain trees and reduce adverse visual impacts
- Ensure driveway locations and crossovers to the bushland interface lots are located to minimise vegetation removal. (It should be noted that only one access from Hansens Road is proposed)
- Installation of a rural style (post and rail or similar) fence, max 1200mm high, from the Hansens Road Roundabout splay, along the length of the Hansens Road frontage
- Preparation of a landscape plan for each future rural residential dwelling providing for a bushland setting and planting at the frontage of each dwelling
- Planting of the 8m wide dense native vegetation strip with canopy trees across the site for visual amenity value, plus a 7m wide cleared zone against rear fences. Plant at a density of 1/3m<sup>2</sup> as per section "7.1 Suggested Plant List"

- Retention of a 30m wide vegetation zone along the Hansens Road frontage of the "bushland interface" lots
- Planting of a 15m wide canopy zone with trees at 1/3m<sup>2</sup>, on the roundabout splay to maintain views through trees to larger lot housing beyond, typical of the "bushland interface" within the unit
- Trees to be protected as per AS 4970-2009 Protection of Trees on Development Sites.
- Engage an Arborist to investigate health and determine Tree Protection Zones of two remaining large Eucalypts near the building envelope in larger lots to assist in locating buildings outside TPZs of large healthy trees
- In larger lots, site future dwellings within the nominated building zone, amongst the isolated scattered trees to enable the retention of all trees
- Buildings in larger lots are to be single storey, built in recessive colours to integrate with the bushland, with no high contrast colours or materials
- Planting of a 3m wide native screen planting strip at the top of the earth bank cutting along Leumeah Road to create a permanent screen in this location to replace short-lived wattles. Fence the developed side of the strip with 1800mm high lapped and capped timber fence for safety reasons
- Increase the planting in the 15m wide verge on the western side of Amundsen Street, within an 8m zone, 7m from rear fences, to fill gaps in the scattered tree planting and to create a softer ridgeline. This will also provide some screening between new residential lots and the rear of existing lots on Wyangala Crescent
- Where possible, minimise vegetation clearing for visual reasons. Plant at a density of 1/25m<sup>2</sup> (at 5m intervals) as per section 7.1
- Locate services outside of the existing vegetated western verge of Hansens Road
- Minimise clearing for overhead electricity and telecommunication lines where lines cross the verge
- A maximum built height of 8.5m is recommended for those dwellings on the ridgeline, to ensure their visual impacts are minimised with screening by the proposed 15m high canopy trees.

## 8. Geotechnical studies (Attachment 2.10)

The applicant submitted to Council a preliminary geotechnical investigation carried out by Coffey Geotechnics Pty Ltd (Coffey) for subject site. The assessment in relation to the suitability of the site for residential development concluded:

'Based on our site observations, preliminary geotechnical model, and experience on similar projects, the proposed single dwelling development is considered feasible from a geotechnical perspective. Provided appropriate additional site investigation, design assessments, and construction monitoring normally associated with this type of development are carried out, the risks associated with design and construction should be able to be managed.'

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

The planning proposal aims to provide additional housing within easy access of the regional city centre of Campbelltown/Macarthur. It also aims to provide additional housing adjacent to existing residential areas within easy access to public transport services / routes, and community facilities and amenities. With the limited number of additional lots created it is considered that the additional demand on services could be accommodated within the existing community services/facilities in adjoining suburbs (e.g. schools and playing fields).

## **Section D – State and Commonwealth interests**

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

The technical studies have noted that the site can be serviced with water, sewer, stormwater drainage, electricity and telecommunication facilities. Relevant public authorities will be consulted while the planning proposal is on public exhibition.

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

Condition 3 of the Gateway Determination dated 4 December 2015 required Council, prior to exhibition to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

Council in May 2017 consulted with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection, however to date no submission has been received.

Condition 5 of the Gateway Determination (dated 4 December 2015) required Council to consult with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- NSW Aboriginal Land Council
- Office of Environment and Heritage

- Integral Energy
- Mine Subsidence Board
- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Telstra

Council will be consulting with the above public authorities while the planning proposal is on public exhibition.

#### **Part 4: Mapping**

The Planning Proposal is accompanied by the following relevant maps shown as Appendix 3 to this Planning Proposal:

Map 3.1 Location Plan of the Subject Site

Map 3.2 Aerial Photo of the Subject Site

Map 3.3 Existing Zoning Map under LEP 2002

Map 3.4 Existing Zoning Map under the CLEP

Map 3.5 Proposed Zoning Map under the CLEP

Map 3.6 Existing Lot Size Map under the CLEP

Map 3.7 Proposed Lot Size Map under the CLEP

Map 3.8 Existing Height Map under the draft CLEP

Map 3.9 Proposed Height of Buildings Map under the CLEP

#### **Part 5 - Community Consultation**

Public consultation will take place in accordance with the Gateway Determination dated 4 December 2015.

#### **Part 6 - Project Timeline**

The draft project timeline has been included in Table 6 below. The anticipated timeframes and dates have been assigned to each milestone of the Gateway process.



Table 6: Project Timeline

Milestone	Date
– commencement date (date of Gateway determination)	4 December 2015
– anticipated timeframe for the completion of required technical information	Completed June 2017
– anticipated date for the revised Gateway determination	July 2017
– commencement and completion dates for public exhibition period	August - September 2017
– timeframe for government agency consultation (pre and post exhibition as required by Gateway determination) – Consultation with government agencies is proposed to be undertaken while the proposal is on public exhibition.	August –September 2017 (28Days)
– Rural Fire Services – Pre consultation (May 2017)	
– timeframe for consideration of submissions ( report to Council)	October 2017
– timeframe for the consideration of a proposal post exhibition/report to Council	November 2017
– anticipated date RPA will make the plan (if delegated)	December 2017
– anticipated date RPA will forward to the Department for notification	

## Appendix 1: Letters received from the Department of Planning and Environment



Our ref: 15/15294

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

Dear Ms Deitz,

**Planning proposal to amend (Draft) Campbelltown Local Environmental Plan 2015 – 82-102 Amundsen Street, Leumeah – PP\_2015\_CAMPB\_003\_00**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the above planning proposal.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed that any inconsistencies with Section 117 Direction 2.1 Environment Protection Zones, is of minor significance. No further approval is required in relation to these Directions. Please note that consultation with the NSW Rural Fire Service must be undertaken in order to satisfy Section 117 Direction 4.4 Planning for Bushfire Protection.

It is noted that Council intends to undertake a number of further detailed technical studies to inform the planning proposal. Council is to advise the Metropolitan Region (Parramatta) team prior to exhibition if a change is proposed to the planning proposal as a result of these studies.

The Amendments to the Local Environmental Plan are to be finalised within twelve (12) months of the week following the date of the Gateway determination. Council should commence exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the Plan should be made six 6 weeks prior to the projected publication date..

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.



Should you have any queries in regard to this matter, please contact Derryn John of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1505.

Yours sincerely,

*R Cumming*  
4/12/2015

**Rachel Cumming**  
**Director**  
**Metropolitan Region (Parramatta)**  
**Planning Services**



### Gateway Determination

**Planning proposal (Department Ref: PP\_2015\_CAMPB\_03\_00):** to rezone land at 82-102 Amundsen Street, Leumeah, from 7(d4) Environmental Protection to part Low Density Residential R2 (western component) and part Large Lot Residential R5 (eastern component) to permit residential subdivision.

I, the Director, Metropolitan Region (Parramatta) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* that an amendment to (Draft) Campbelltown Local Environmental Plan 2015 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal to:
  - a. read as a Council document, rather than the proponents;
  - b. include the proposed land zoning, lot size and other applicable maps. The proposal should be prepared as an amendment to both the Draft Campbelltown LEP 2014, (should the proposal proceed ahead of the Draft Campbelltown LEP 2014) and the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones;
2. Prior to public exhibition, Council is to:
  - a. prepare further detailed technical studies, as identified on page 2 of the planning proposal, including:
    - i. Flora and fauna
    - ii. Transport and access
    - iii. Indigenous heritage
    - iv. Bushfire risk
    - v. Contamination
    - vi. Geotechnical studies
    - vii. Infrastructure, stormwater and sewer services.
  - b. upon completion of the further technical studies, update the planning proposal with the outcomes of these studies, if required. Council is to advise the Metropolitan Region (Parramatta) Office if amendments to the planning proposal are required as a result of the additional studies.
3. Prior to exhibition, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
4. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013).



5. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act 1979 and/or to comply with the requirements of relevant Section 117 Directions:

- NSW Aboriginal Land Council
- Office of Environment and Heritage
- Integral Energy
- Mine Subsidence Board
- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning & Assessment Act 1979. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

*R Cumming*  
4/12/2015

**Rachel Cumming**  
Director,  
Metropolitan Region (Parramatta)  
Planning Services  
Department of Planning and Environment  
Delegate of the Minister for Planning



17/06986

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

MAY29'17 07:56:55 RQUD

Attention: Rana Haddad

Dear Ms Deitz

**Alteration of Gateway determination to amend Campbelltown Local  
Environmental Plan 2015 – 82-102 Amundsen Street, Leumeah  
(PP\_2015\_CAMPB\_003\_00)**

I refer to Council's request to alter the Gateway determination for  
PP\_2015\_CAMPB\_003\_00 (issued on 4 December 2015), to extend the timeframe  
by a period of 6 months.

I have determined, as 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, dated 4 December 2015 (as amended), for the planning  
proposal PP\_2015\_CAMPB\_003\_00, which seeks to amend the Campbelltown Local  
Environmental Plan 2015 to zone land at 82-102 Amundsen Street for residential  
uses.

I enclose the Alteration of Gateway Determination for your attention. I have also  
enclosed the previous alteration for Council's records.

If you have any questions in relation to this matter, please contact Ms Chantelle  
Chow on phone (02) 9860 1548.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

23/05/17

**Catherine Van Laeren**  
Director, Sydney Region West  
Planning Services

**Delegate of the Greater Sydney Commission**

Enc:  
Alteration to Gateway Determination

Department of Planning and Environment  
Sydney Region West | Level 5, 10 Valentine Avenue, Parramatta | GPO Box 39 Sydney 2001 | [planning.nsw.gov.au](http://planning.nsw.gov.au)



### Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2015\_CAMPB\_003\_00): for land at 82-102 Amundsen Street, Leumeah*

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 4 December 2015 (as amended on 8 September 2016) for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Delete:  
condition "7"  
and replace with:  
a new condition 7 "The LEP is to be finalised by 11 December 2017".

Dated 23<sup>rd</sup> of May 2017.

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

Catherine Van Laeren  
Director, Sydney Region West  
Planning Services  
Department of Planning and Environment  
Delegate of the Greater Sydney Commission

CAMPBELLTOWN PP\_2015\_CAMPB\_003\_00 (17/06986)



### Map 3.1 Location Plan of the Subject Site





**Aerial Photograph**

SUBJECT SITE

DP 795496  
DP 126471  
DP 1107943  
DP 6311500  
DP 6311502

LEUMEAH ROAD  
DERRINHAM AVENUE  
PETER MEADOWS ST  
WILSON ROAD  
CRESCENT  
STREET  
ANGALA ST  
MURDOCH ST  
BIEHLER RESERVE  
PETER MEADOWS ST

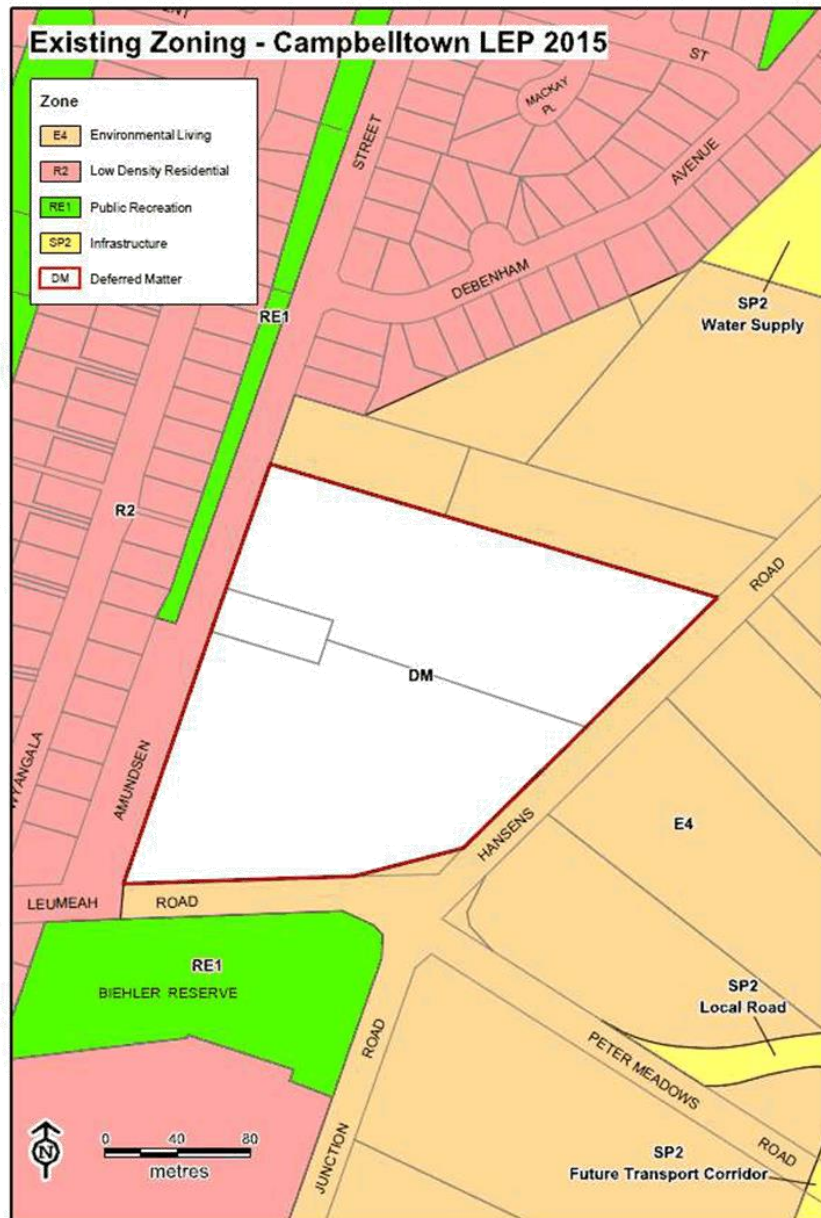
0 40 80 metres

Aerial photography supplied by AAM Pty Ltd, 2017

Map 3.3 Existing Zoning Map under LEP 2002

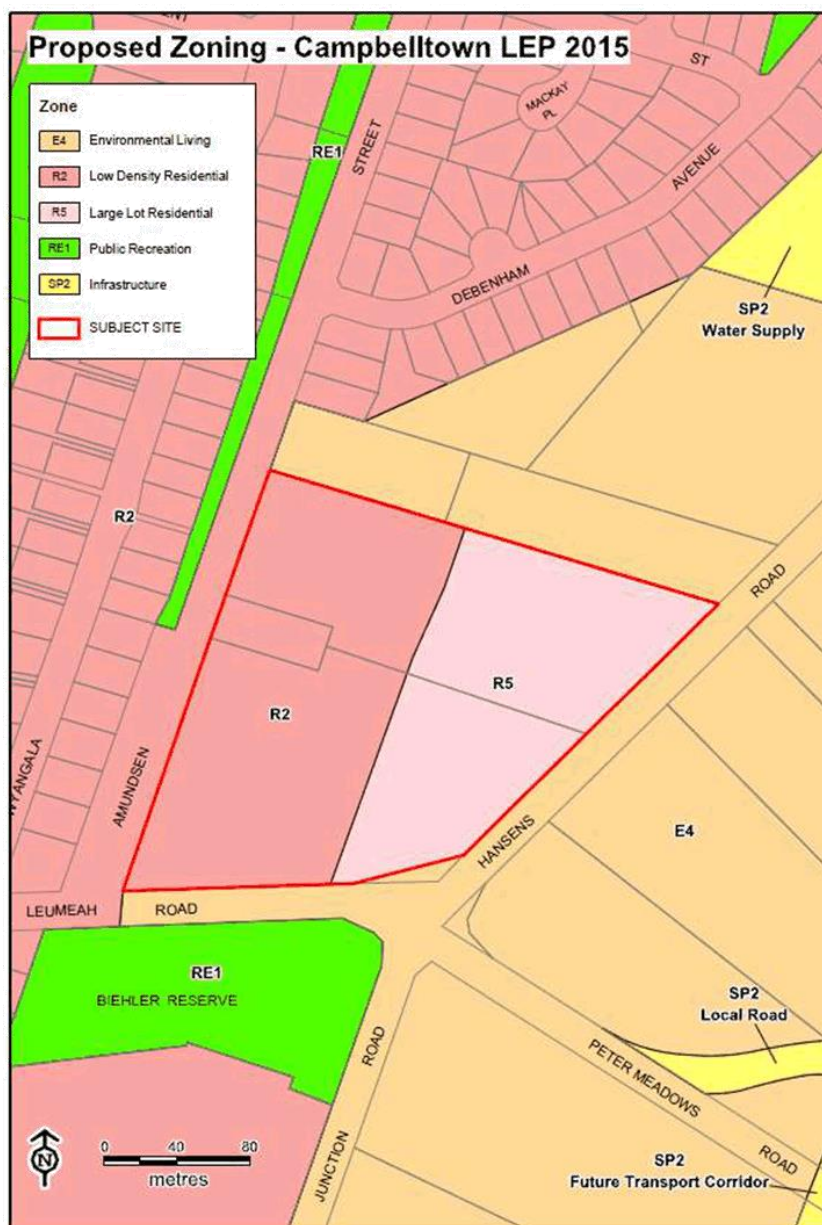


Map 3.4 Existing Zoning Map under the CLEP





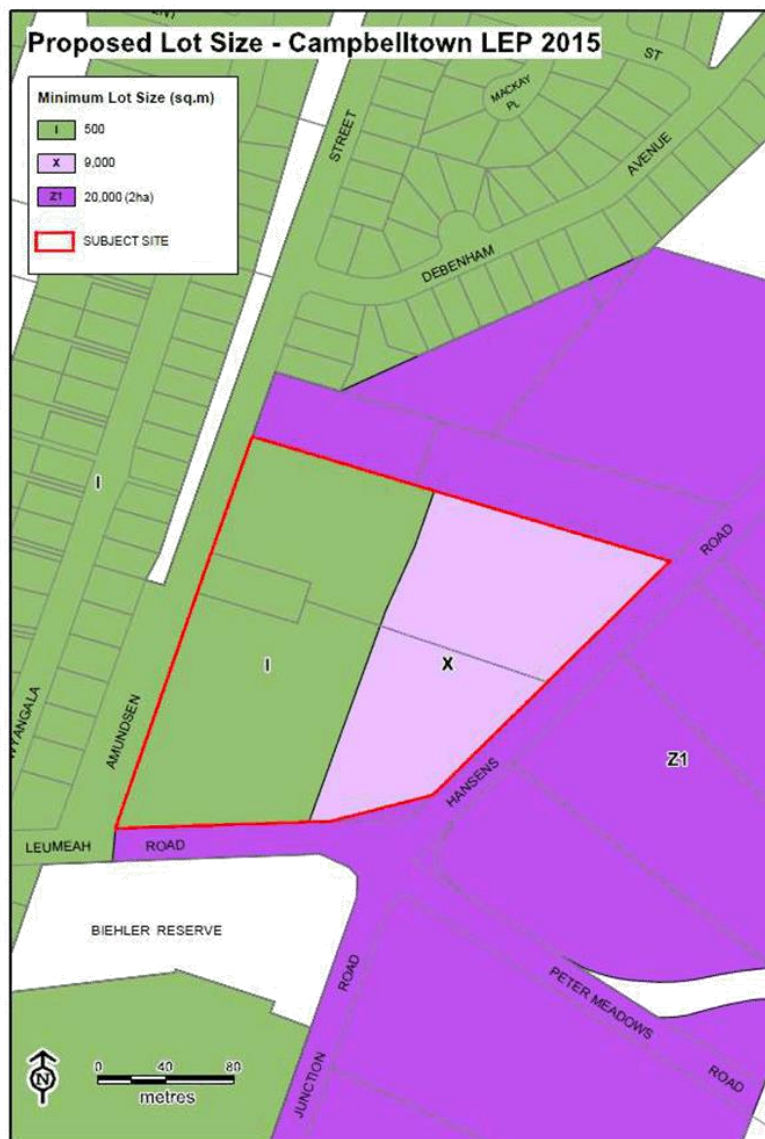
Map 3.5 Proposed Zoning Map under the CLEP



**Map 3.6 Existing Lot Size Map under the CLEP**



**Map 3.7 Proposed Lot Size Map under the CLEP**



**Map 3.8 Existing Height Map under the draft CLEP**

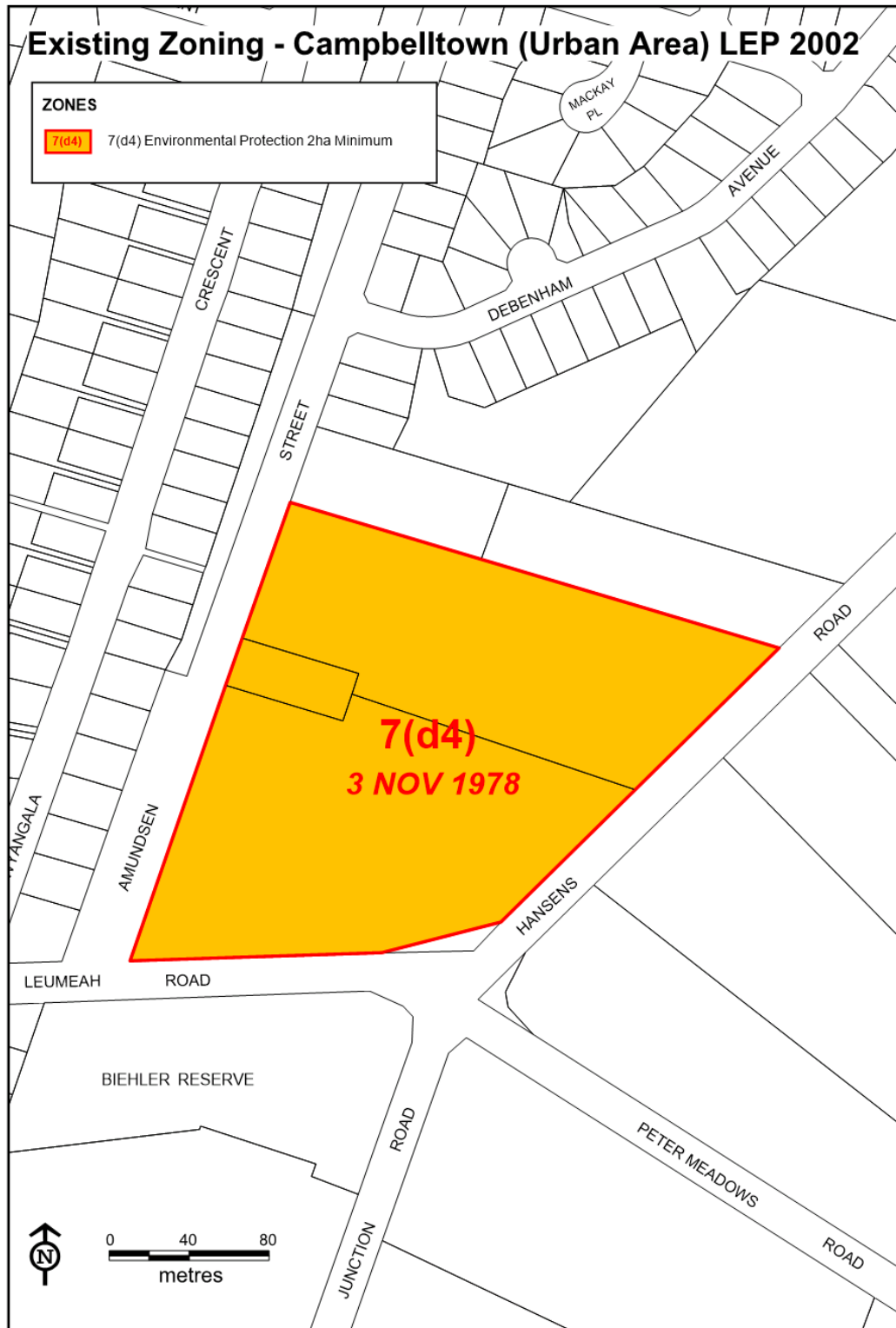


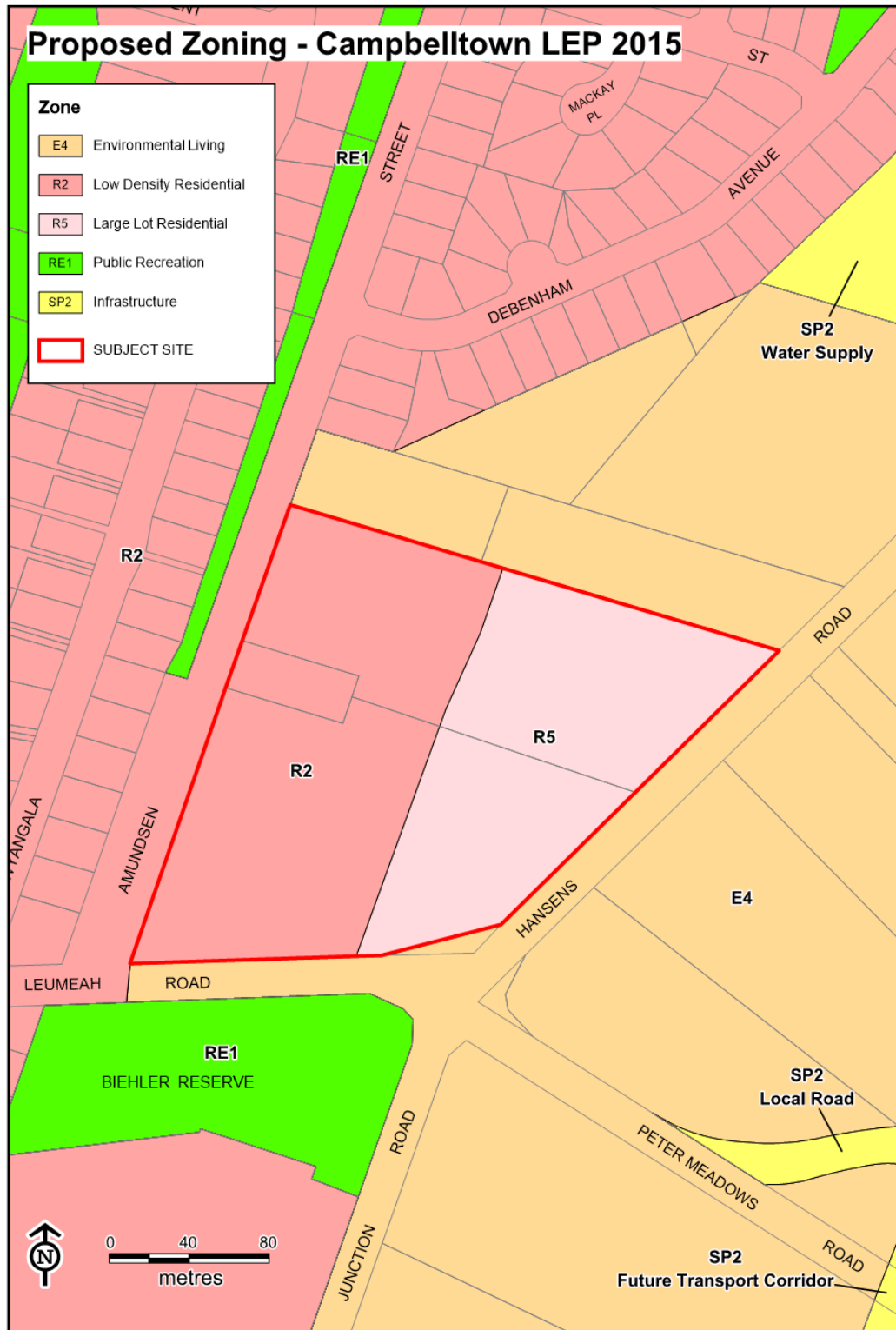


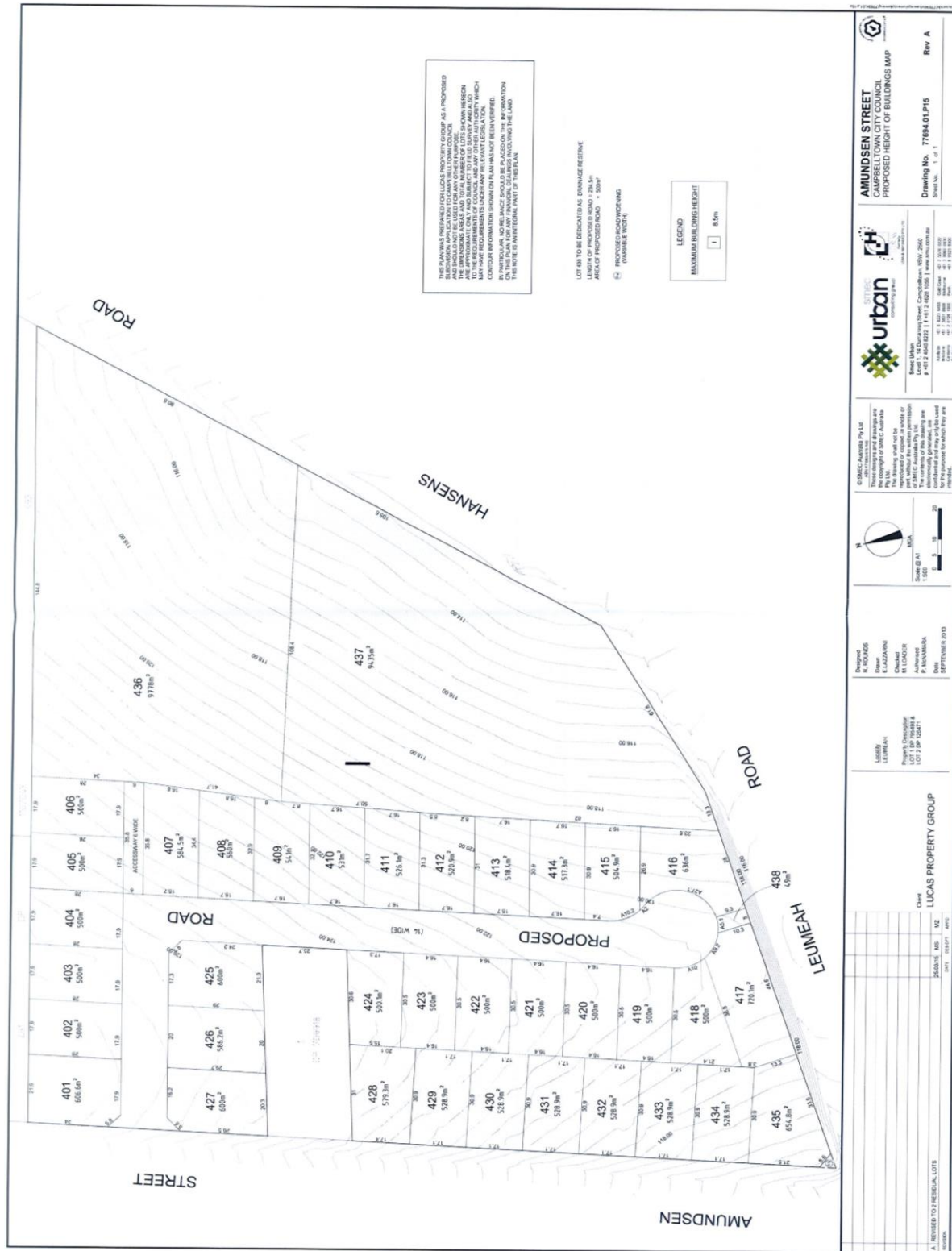
**Map 3.9 Proposed Height of Buildings Map under the CLEP**











### **8.3 Demolition of existing dwelling and ancillary structures, construction of four dwellings and subdivision into four Torrens Title allotments - No. 8 Figtree Crescent, Glen Alpine**

#### **Reporting Officer**

Director City Development  
City Development

#### **Community Strategic Plan**

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

#### **Officer's Recommendation**

That development application 943/2016/DA-RS for the demolition of an existing dwelling and ancillary structures, removal of 24 trees, construction of four dwellings and subdivision into four Torrens Title allotments at No. 8 Figtree Crescent, Glen Alpine, be approved, subject to the conditions detailed in attachment 1 of this report.

#### **Purpose**

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

This development application is being reported to Council due to the receipt of five submissions of objection, including a petition containing 64 signatures of objection from occupants of nearby properties in response to the public notification of the proposed development.

<b>Property Description</b>	Lot 913 DP 791145, No. 8 Figtree Crescent, Glen Alpine
<b>Application No</b>	943/2016/DA-RS
<b>Applicant</b>	ES Engineering & Drafting
<b>Owner</b>	Mrs Ivanka Grgic
<b>Provisions</b>	Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
<b>Non-Statutory</b>	Campbelltown 2025 - Looking Forward
<b>Date Received</b>	8 April 2016

## History

The original plans received with the subject development application resulted in extensive overshadowing within the development to the private open space of each proposed dwelling and the proposal failed to satisfy Council's solar access requirements.

The overshadowing was caused by the massing and siting of the proposed dwellings with lack of regard to the northerly orientation of the site and the consequential shadows.

The applicant has amended the proposed development to respond to the orientation of the site so as to allow compliant solar access to be received to the private open space areas of each proposed dwelling.

In particular, the applicant has reduced the size of dwellings B, C and D from four bedrooms to three bedrooms and enlarged the width and depth of the side courtyards.

Revised shadow diagrams have been provided illustrating the areas of receivable solar access at half hourly intervals which includes shadows cast by internal boundary fencing.

The issue concerning solar access is considered to have been adequately resolved.

## The Site

The site is located in a low density residential zone and has an area of 1,504sqm.

The site is on a ninety degree bend and essentially has two street frontages to Figtree Crescent.

The site currently contains a dwelling, swimming pool, outbuilding, paved areas and landscaping.

The site has fall of approximately 5.8 metres from the north western corner of the lot to the south eastern corner of the lot.

The site is orientated with a north western aspect.

Nearby development predominantly comprises of large detached dwellings up to three storeys in height.

The intersection of Gunyah Place is located diagonally opposite the site which services nine dwellings.

## The Proposal

The proposed dwellings are detached from each other and comprise of three four bedroom dwellings and one three bedroom dwelling.

A total of nine off-street car parking spaces would be provided including five garage spaces and four hard stand spaces in the driveway.

The eastern most dwelling has been articulated to address both frontages to Figtree Crescent, which bends around the site.

Stormwater is proposed to be discharged to the kerb and gutter.

A total of 24 exotic trees are proposed for removal, consisting of ornamental, conifer and palm varieties.

Landscape planting is proposed including a variety of native shrubs and trees.

The proposed allotment sizes range between 361.34 – 401.11sqm.

The development is valued at approximately \$1.5m.

## **Report**

### **1. Vision**

#### **1.1 Campbelltown 2025 – Looking Forward**

Campbelltown 2025 Looking Forward is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- responds to what Council understands people want the City of Campbelltown to look, feel and function like
- recognises likely future government policies and social and economic trends
- sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes.

The strategic directions relevant to this application are:

- growing the Regional City
- creating education, employment and entrepreneurial opportunities.

The application is consistent with the above strategic directions as the proposal would provide well-located higher density housing that would enable the Regional City to grow as well as providing employment opportunities within the construction industry.

Some of the relevant desired outcomes of the strategic directions included in Campbelltown 2025 include:

- urban environments that are safe, healthy, exhibit a high standard of design, and are environmentally sustainable
- development and land use that matches environmental capacity and capability.

The development is considered to be not inconsistent with the desired outcomes of Campbelltown 2025 specifically in relation to providing a development that is functional and of a high quality design, and one that matches the environmental capacity and capability of the site in accordance with the relevant controls.

## **2. Planning Provisions**

The development has been assessed in accordance with the heads of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for consideration.

### **2.1 Campbelltown Local Environmental Plan 2015**

The subject site is zoned R2 Low Density Residential under the provisions of Campbelltown Local Environmental Plan 2015 (LEP 2015). The proposed development is defined as multi dwelling housing, which is a permissible form of development within the R2 zone.

Multi dwelling housing is defined as 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development is considered to be consistent with the following objectives of the R2 zone:

- to provide for the housing needs of the community within a low density residential environment.
- to minimise overshadowing and ensure a desired level of solar access to all properties.

The proposed development would provide for the housing needs of the community within a low density residential environment and maintains an adequate level of solar access to adjoining properties. The proposed development satisfies the applicable objectives of the R2 zone.

#### **Building height**

Under Clause 4.3(2) of the LEP 2015, the maximum building height applying to the subject site is 8.5 metres. The proposed development would have a maximum height of 8.5 metres and complies with this development standard.

#### **Floor space ratio**

Under Clause 4.4(2A) of the LEP 2015, the maximum floor space ratio that applies to multi dwelling housing in Zone R2 Low Density Residential is 0.45:1. The proposed development would have a maximum floor space ratio of 0.4:1 and complies with this development standard.

**Minimum qualifying site area and lot size for certain residential**

Under Clause 4.1C(2) of the LEP 2015, development consent may be granted for multi dwelling housing within Zone R2 Low Density Residential if the area of the lot is equal to or greater than 1,000sqm. The lot has an area of 1,504sqm and complies with this development standard.

Under Clause 4.1C(3) of the LEP 2015, development consent may be granted for the subdivision of land for the purpose of multi dwelling housing if the area of the lot to be created is equal to or greater than 300sqm. The proposed lots have an area ranging between 361.34 – 401.11sqm and comply with this development standard.

**Height restrictions for certain residential development**

Under Clause 4.3A(2) of the LEP 2015 the height of a dwelling that forms part of multi-dwelling housing must not be higher than two storeys. The proposed dwellings are not higher than two storeys and comply with this development standard.

**2.2 Campbelltown (Sustainable City) Development Control Plan 2015**

The proposed development has been assessed against the relevant development controls of the Campbelltown (Sustainable City) Development Control Plan 2015 (DCP 2015).

**Part 2 - Requirements Applying to All Types of Development**

Part 2 of the DCP 2015 contains controls that apply to all types of development. Compliance with the relevant controls is discussed below:

**Views and Vistas** - The proposed development would not obstruct views of any of Campbelltown's important views and vistas.

**Sustainable Building Design** - BASIX Certificates have been submitted for the proposed development demonstrating the relevant water, energy and thermal comfort targets will be met.

**Landscaping** - A landscape plan has been provided incorporating native species. The proportion of landscaped area for the site is considered appropriate. Planting would be provided within front setbacks to contribute to streetscape character and soften the bulk of the development. Planting at the rear of the development reduces impacts of the development on neighbouring properties. Landscaping enhances amenity by providing planting around driveways, pedestrian paths, boundary fences and dwelling entries.

**Cut, Fill and Floor Levels** – The proposal involves minor levels of cut and fill. The extent of earthworks has been minimised through the stepping down of separate building pads which keep the floor levels as close as possible to the natural land form and setting.



**Retaining Walls** – The proposal does not involve cut and associated retaining walls within 450mm of neighbouring property boundaries. The proposal involves the provision of a new retaining wall setback from the secondary street boundary, to be designed in accordance with engineering specifications. Concerning the proposed zero setback retaining walls located on boundaries within the development, to enable future land owners to maintain the structural integrity of the retaining walls, a condition has been included within the recommended conditions in attachment 1 requiring easements for access and repair.

**Stormwater** - The proposal involves the drainage of storm water to the kerb and gutter under gravity. The application was referred to Council's Development Engineer for comment.

The proposed method of storm water management and disposal was considered to be satisfactory subject to the recommended conditions of consent provided.

**Security** - The proposed development is considered to be satisfactory with regard to security. Appropriate delineation between public and private space would be provided and casual surveillance opportunities have been incorporated into the design. Habitable room windows and street front balconies provide passive surveillance opportunities to the public domain.

**Waste Management** - A Waste Management Plan has been provided for the demolition and construction phases of the development and is considered satisfactory. Adequate space would be available at the kerbside for the presentation of general waste and recycling bins for collection by Council's waste collection vehicles.

**Risk Management** - The subject site is mapped as being located within a mine subsidence district which requires approval from the Mine Subsidence Board. The applicant has submitted plans that have been stamped by the Mine Subsidence Board, providing the Board's approval.

### **Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures**

Part 3 of the DCP 2015 contains controls that apply to multi dwelling housing and subdivision. Compliance with the relevant controls is outlined in the table below:

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.4.1.1 (a) Streetscape	Building design (including façade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	Building design, setbacks and landscaping is considered not incompatible with the desired future character of the area.	Yes
3.4.1.1 (b) Streetscape	Development on corner sites shall incorporate facade treatments that address both street frontages and achieve	The building located on the corner incorporates articulated facades that contain a variety of	Yes

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Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
3.4.1.2 (a)  Building Height	The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places.	The shadow diagrams indicate No. 6 Figtree Crescent will be most impacted on by shadows at 9am which will pass as daytime progresses. No. 10 Figtree Crescent will be most impacted on by shadows after noon, peaking at 3.00pm.  It is considered that both properties will continue to maintain adequate solar access and amenity.	Yes          Yes
3.4.2 (a)  Car Parking and Access	The minimum dimensions of any required parking space shall be 2.5 metres x 5.5 metres. If the car parking space adjoins a vertical edge which is 100mm or higher, the minimum width of the car parking space shall be 2.7 metres.	All driveway parking spaces are at least 2.5m x 5.5m.	Yes
3.4.2 (b)  Car Parking and Access	The minimum internal dimension of an enclosed garage shall be 3 metres x 6 metres.	All garages exceed 3m x 6m.	Yes
3.4.2 (c)  Car Parking and Access	Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.	Transitional grades comply with AS 2890.1.	Yes
3.4.2 (d)  Car Parking and Access	The maximum garage floor levels (above or below) for a garage setback 6 metres from the front property boundary shall be in accordance with the requirements contained under Council's Engineering Guide for Development, (Appendix K - Standard Drawings No. SD-R08 and SDR09)	Garage floor levels comply with Council's standards.	Yes
3.4.2 (e)  Car Parking and Access	Driveways greater than 30 metres in length as viewed from the street shall be avoided.	All driveways are less than 30m in length.	Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.4.2 (f) Car Parking and Access	Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 3.4.2.1).	The driveway of the corner lot is setback 6m from the tangent.	Yes
3.4.2 (g) Car Parking and Access	The minimum width of the driveway at the street kerb shall be:  i) 2.5 metres where the driveway provides access for one (1) dwelling	All driveways are at least 2.5m wide at the street kerb.	Yes
3.4.2 (i) Car Parking and Access	Driveways shall be designed and located perpendicular to the road (Figure 3.4.2.2).	All driveways are perpendicular to the road.	Yes
3.4.2 (j) Car Parking and Access	Plain concrete driveways including crossover and layback shall not be permitted. Details of driveway colours and patterns shall be submitted with the development application.	Dark grey concrete.	Yes
3.4.3.1 (c) Acoustic Privacy	On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary.	Air conditioning units not shown on plans. Recommended condition of consent proposed to ensure compliance.	Yes
3.4.3.2 (a) Visual Privacy	No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened (refer to Figure 3.4.3.1).	No habitable room windows or balconies would directly face a neighbouring habitable room window, balcony or private open space within 6 metres.	Yes
3.4.3.2 (b) Visual	Notwithstanding Clause 3.4.3.2a) any window of a living room located on an	No upper level living rooms.	N/A

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
Privacy	<p>upper level shall:</p> <p>i) be offset by 2 metres to limit views between windows and balconies; or</p> <p>ii) have a sill height 1.7 metres above the floor level; or</p> <p>iii) be splayed to avoid direct views between windows; or</p> <p>iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.</p>		
3.4.3.2 (c) Visual Privacy	Notwithstanding 3.4.3.2a), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.	All balconies are oriented to the street and do not overlook private open space.	Yes
3.4.3.2 (d) Visual Privacy	No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.	No walls built to side boundaries.	N/A
3.4.4 (a) Solar Access	Living areas shall generally have a northerly orientation.	Living, lounge and dining rooms have satisfactory northerly orientation.	Yes
3.4.4 (b) Solar Access	A minimum 20sqm fixed area of the required private open space shall receive three hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.	At least 20sqm of the required private open space of each dwelling will receive three hours of solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level. While the term fixed area could imply an immovable area, understandingly this would be difficult to achieve for the vast majority of developments having regard to the constant movement of the sun.	Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
		For the purposes of this assessment the term fixed area is better interpreted as meaning unfragmented area being an area that is not broken and unjoined.	
3.4.4 (c) Solar Access	Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development.	Adjoining properties would continue to receive adequate solar access to private open space, living areas and clothes drying areas.	Yes
3.4.4 (d) Solar Access	Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures.	Consideration has been given to factors that affect solar access.	Yes
3.5.1 (a) Fencing	Bonded sheet metal fencing shall not be constructed at any location other than along side and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.	No sheet metal fencing fronting the primary or secondary street boundary.	Yes
3.5.1 b) Fencing	Residential fencing along the rear and side boundaries shall be:  i) located behind the primary street building line;  ii) a maximum 2.1 metres in height (excluding retaining walls); and  iii) a maximum 1.8 metres in height, if adjoining a secondary street.	Located behind primary building line.  1.8m high.  Recommended conditions of consent to ensure compliance.	Yes  Yes  Yes
3.5.1 (c) Fencing	Front residential fencing shall be a maximum of 1.2 metres in height and complement the design of the development.	No proposed front fencing.	N/A

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.5.1 (d) Fencing	Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.	Corner lot fencing is setback behind rear building alignment and does not obstruct sight distances of traffic.	Yes
3.5.1 (e) Fencing	Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.	No apparent obstructions to fencing.	Yes
3.6.6 (b) Multi dwelling housing - general	Multi dwelling housing shall not be erected on an existing battle-axe allotment.	Not an existing battle-axe lot.	N/A
3.6.6 (c) Multi dwelling housing - general	Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within a multi dwelling housing development shall not exceed:  i) 2 dwellings for the first 700sqm of land area; and  ii) 1 dwelling for each 300sqm of land area thereafter.	Four dwellings on 1,504sqm of land area.	Yes
3.6.6 (e) Multi dwelling housing - general	Multi dwelling housing shall only be permitted on a site:  i) having a minimum width of 22.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary;  ii) having a minimum width of 10 metres measured between the extended property side boundaries, or in the case of a corner allotment, the secondary street boundaries where they intersect with the kerb line; and  iii) where no part of the allotment is within 50 metres of the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained (refer to Figure 3.6.6.3).	Primary frontage width: 54m.  Secondary frontage width: 23m.  Vehicle access to site is not obtained from cul-de-sac.	Yes  Yes  Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.6.6.2 (a) Multi dwelling housing - setbacks	A multi dwelling housing development shall be set back a minimum of:  i) 5.5 metres from the primary street boundary;  ii) 3 metres from the secondary street boundary;  iii) 0.9 metres from any side boundary for the ground level;  iv) 1.5 metres from any side boundary for all levels above the ground level;  v) 5 metres from the rear boundary for the ground level; and  vi) 10 metres from the rear boundary for all levels above ground level.	All front setbacks are at least 5.5m.  The secondary street setback exceeds 3m.  All ground level setbacks are at least 0.9m.  All upper level side setbacks are 1.5m.  All rear boundary ground level setbacks exceed 5m.  All rear boundary upper level setbacks exceed 10m.	Yes  Yes  Yes  Yes  Yes
3.6.6.2 (b) Multi dwelling housing - setbacks	Notwithstanding 3.6.6.2.a) i) & ii), any garage shall be setback a minimum of 6 metres from any street boundary.	All garages are setback greater than 6m from the primary street boundary.	Yes
3.6.6.3 (a) Multi dwelling housing - living areas	The indoor living areas (i.e family room and lounges) within a dwelling (that forms part of a multi dwelling housing development) shall have a minimum of one unfragmented area that is not less than:  ii) (3.5x4)sqm in case of a dwelling with 2 or 3 bedrooms;  iii) (4x5)sqm in case of a dwelling with 4 or more bedrooms.	The living area of the one three bedroom dwelling exceeds 3.5m x 4m.  The living area of the three four bedroom dwellings exceeds 4m x 5m.	Yes  Yes
3.6.6.5 (a) Multi dwelling housing - parking	Each multi dwelling housing unit shall be provided with a minimum of one (1) single garage.	Each dwelling contains a minimum of one single garage.	Yes



<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.6.6.5 (b) Multi dwelling housing - parking	One (1) external additional visitor car parking space shall be provided for every two (2) units (or part thereof), unless all dwellings within the development have direct frontage to a public street.	All dwellings have direct frontage to street.	N/A
3.6.6.6 (a) Multi dwelling housing – private open space	Each multi dwelling housing unit shall be provided with an area or areas of private open space that:  i) are not located within the primary street setback;  ii) have a minimum area of 60 sqm,  iii) have a minimum width of 3 metres;  iv) include a minimum levelled area of (5x5)sqm;  v) have an internal living room directly accessible to outdoor the private open space areas; and  vi) satisfy solar access requirements contained in section 3.4.4.	Not located within primary street setback of 5.5m  Area exceeds 60sqm.  Width exceeds 3m.  Includes levelled area of 5m x 5m.  Internal living room directly accessible to private open space areas.  The rear private open space of dwelling A and side courtyards of dwellings B, C and D receive solar access that satisfies section 3.4.4.	Yes  Yes  Yes  Yes  Yes
3.6.6.6 (b) Multi dwelling housing - private open space	No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.	No outdoor living areas within primary or secondary street setbacks.	Yes
3.6.6.7 (a) Multi dwelling housing – presentation to street	Multi dwelling housing shall satisfy the following additional provisions relating to streetscape:  i) architectural features (such as balconies, openings, columns, porches, colours, materials etc) and articulation in walls are to be incorporated into the front	Facades incorporate articulation, balconies, porches, columns, openings, differing colours and materials.	Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
	<p>facade of each dwelling;</p> <p>ii) no more than 30 per cent of the area forward of any building line shall be surfaced with impervious materials.</p>	<p>Area forward of building lines approximately 271.3sqm. Area of impervious areas approximately 79.9sqm. Total impervious areas forward of building line 29.5 per cent.</p>	Yes
3.6.6.7 (b) Multi dwelling housing - presentation to street	<p>Multi dwelling housing shall satisfy the following architectural requirements:</p> <p>i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;</p> <p>ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;</p> <p>iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and</p> <p>iv) provision of windows and active spaces in the building ends, to provide additional security and visual interest.</p>	<p>All dwellings exhibit a high quality design with a range of building elements which would harmonise with surrounding development.</p> <p>Variations in roof heights and distinct breaks in the first floor component break up ridge lines.</p> <p>Each dwelling has architectural differences when viewed from the street.</p> <p>The proposed dwellings have a sufficient amount of windows to create visual interest and passive surveillance.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
3.6.6.7 (c) Multi dwelling housing - presentation to street	Multi dwelling housing shall not incorporate vehicular access that utilises any gate structure/mechanism other than access to basement car parking.	No gates proposed.	Yes
3.6.6.7 (d) Multi dwelling housing - presentation to street	Unless Council can be satisfied that an existing dwelling located on the site makes a positive contribution to the character of the streetscape, that dwelling	Existing dwelling to be demolished.	Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
	shall be demolished.		
3.6.6.8 (a) Multi dwelling housing - landscaping and deep soil planting	Multi dwelling housing shall satisfy the following requirements relating to landscaping:  i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application;  iii) a minimum of 20 per cent of the total site area shall be available for deep soil planting.	Detailed landscape plan provided incorporating native species.  Deep soil planting exceeds 20 per cent of site area.	Yes  Yes
3.6.6.9 (a) Multi dwelling housing - waste management	Multi dwelling housing development shall make provision for individual waste storage for each dwelling, allocated behind the primary and secondary building lines and out of public view, for the following:  i) 1 x 140 litre bin; and  ii) 2 x 240 litre bins.	Sufficient space to accommodate three bins per dwelling provided.	Yes
3.6.6.9 (d) Multi dwelling housing - waste management	All waste storage areas shall be appropriately screened from public view.	Waste bins capable of being stored out of public view.	Yes
3.6.6.9 (e) Multi dwelling housing - waste management	The bin storage waste/recycling facility shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point.	Side access available for wheeling bins.	Yes
3.6.6.10 (a) Multi dwelling housing - site services	The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council.	Conditions of consent to comply.	Yes
3.6.6.10 (b) Multi dwelling housing - site services	Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	Recommended conditions of consent to ensure compliance.	Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.6.6.10 (c) Multi dwelling housing - site services	All site services shall be placed underground.	Recommended conditions of consent to ensure compliance.	Yes
3.6.6.10 (d) Multi dwelling housing - site services	All communication dishes, antennae and the like shall be located to minimize visual prominence.	No communication dishes or antennas proposed.	N/A
3.8 (a) Residential subdivision	Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.	Subdivision pattern has satisfactory regard to orientation, slope, aspect and solar access.	Yes
3.8 (b) Residential subdivision	Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development.	Complies with Council's engineering requirements.	Yes
3.8 (f) Residential subdivision	All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with Council's Engineering Design Guide for Development to ensure adequate sight distances and maintain footpath widths.	Existing splay provided for corner lot.	Yes
3.8 (g) Residential subdivision	Residential subdivision shall be designed to address the public domain.	All lots contain dwellings that address the street.	Yes
3.8 (h) Residential subdivision	Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.	No rear boundaries adjoin public domain.	Yes
3.8.7 (a) Subdivision of multi dwelling housing	For the purposes of the subdivision of multi dwelling housing, all allotments to be created shall be part of a Strata Title Scheme.	Proposed Torrens title subdivision.	N/A
3.8.7 (b) Subdivision	Despite 3.8.7 a) Council will consider a development application for Torrens Title		

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
of multi dwelling housing	subdivision of multi dwelling housing, if each allotment satisfies the following standards:		
	i) a minimum depth of 25 metres;	Depth: 27 - 29m	Yes
	ii) all allotments/dwellings within the development have direct frontage to a public street;	All lots have direct frontage to Figtree Crescent.	Yes
	iii) no common property is created;	No common property.	Yes
	iv) a minimum width of 7.5 metres measured between the extended property side boundaries where they intersect with the kerb line; and	Width: 13 – 15m.	Yes
	v) no battle axe allotments are created.	No battle axe lots.	Yes
3.8.9 (a)  Subdivision and waste management	Subdivision shall be designed and constructed so that upon completion:		
	i) kerbside waste collection vehicles are able to access bins from the kerbside at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin;	Collection vehicles capable of accessing bins.	Yes
	ii) adequate space behind the kerb is provided for the occupant of each premises to present 1 x 140 litre bin and 1 x 240 litre bin side-by-side, a minimum 300mm apart;	Adequate space available for presentation of bins to kerb.	Yes
	iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection;	Collection points in front of each lot.	N/A
	iv) the location for kerbside	Adequate overhead	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	<p>presentation provides a minimum 4 metres overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines overhanging the bins).</p> <p>v) waste collection vehicles are not required to make a reverse movement to service bins.</p>	<p>clearance space for collection vehicle.</p> <p>Reserve movement not required.</p>	Yes

The table above demonstrates the proposed development is consistent with the design controls of Council's Development Control Plan.

### 3. Planning Assessment

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires the Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

#### 3.1 Natural Environment

It is considered the impacts of the development on the natural environment would be minimal.

#### Tree Removal

The proposed development involves the removal of 24 trees, consisting of:

- six Bangalow Palm
- three Cocos Palm
- three Overtop Palm
- three Himalayan Cypress
- three Mexican Fan Palm
- three Chinese Windmill Palm
- two Canary Island Date Palm
- one Hong Kong Orchid Tree

The application was accompanied by an Arboricultural Assessment and Impact Report prepared by Scott Freeman of Horticultural Management Services to justify the proposed tree removal.

The report is detailed and identifies the trees within the development site, provides information on their individual current health and condition, determines their remaining life expectancy and significance in the landscape and assesses their suitability for retention/preservation.

This assessment takes into consideration the ecological qualities of all trees and vegetation on the site and its biotic, ecological, historical and visual significance.

The report describes the trees as minor ornamental, conifers and palm trees.

The report states the site does not contain any significant trees or trees with heritage significance.

The report affirms the removal of the trees from this site will not have an adverse effect on the environment or Section 5A significant effects on threatened species, populations or ecological communities, or their habitats as defined under the *Environmental Planning and Assessment Act 1979*.

The report recommends the removal of all trees as per the proposed plans and development scope of works.

It is therefore considered not unreasonable to remove the trees in this instance, especially having regard to the proposed landscaping plan, which includes the introduction of a number of native species as replacements.

### **3.2 Built Environment**

It is considered the impacts of the development on the built environment would not cause a significant adverse impact on the built environment.

#### **Character/streetscape**

The streetscape contains a variety of building forms. Existing dwellings are one, two and three storeys in height and of varying width, with pitched, hipped, gable and skillion roofs. Facades are predominantly finished in brick or render. Roofs are predominately constructed of tiles, but metal has also been used. External building colours are diverse but are generally neutral and earthy in tone.

Allotments range in size from 602.8sqm – 2,008sqm (nos. 3 Gunyah Place and 9 Figtree Crescent, respectively) and are generally irregular in shape. Battle axe lots are prevalent. The local area is exclusively residential, containing detached dwellings that represent a low density residential environment. The form of development is varied and reflects the undulating topography. Some garages are located beneath living areas forming three storey buildings resulting in increased height and bulk. Some dwellings in Figtree Crescent and Gunyah Place have three or four garage doors. One dwelling in Gunyah Place has a width of 12.5m which is not overly different to which is being proposed.

Side and rear building setbacks are varied, but are generally spacious due to additional allotment area. There is no consistent theme of fencing at the street boundary or consistent landscaping within the front setback area, although most properties provide some form of landscape embellishment within the front setback area.

Submissions noted that Glen Alpine was originally developed with the premise that housing allotments would be larger than elsewhere and therefore be able to contain larger dwellings. Submissions detailed the imposition of a developer covenant on properties within the estate that did not allow for the construction of multi dwelling housing. Further, the objections state that a multi dwelling development would be 'out of character' in the locality.

The local area contains several large two and three storey dwellings that are considerably larger in appearance than the buildings proposed in this application. The immediate area of Figtree Crescent and Gunyah Place is dominated by single dwelling houses on lot sizes varying from approximately 600sqm through to lot sizes in the order of 1400sqm. The proposed development will appear, when viewed from the street, as four x two storey dwellings.

The proposed development has been considered against the context of the character of the local area, which is predominantly a low density residential in form. Although it is evident that the size of the proposed dwellings and configuration of the development is of a higher density form than what exists locally, without controls that specifically restrict development of the type proposed within the suburb of Glen Alpine or otherwise specifically separates the suburb from other parts of the Campbelltown LGA, the proposal is of a type that can be approved.

Although visually, the character of the proposed development may not be viewed as similar to that of the existing character of the area (in terms of bulk and scale), the proposal is not inconsistent with the overarching objectives, controls and forms of development contemplated and allowed under the R2 residential zone prescribed within the Campbelltown Local Environmental Plan 2015, and therefore the future desired character of diversified housing forms/options across the LGA.

Notwithstanding the above, it is considered that the proposed building heights, setbacks, landscaping, architectural style and materials are compatible with the built forms and materials used within the area. It is further considered that despite the altered density, the proposed buildings and the use thereof, could exist within the streetscape without any significant adverse impact on the local neighbourhood.

Equally, the form of the development is not inconsistent with the relevant controls found within the Sustainable City DCP, and it is considered that the proposal will provide diversity in the form and equity in the availability of housing available to the market, and assists with the provision of affordable housing across the wider LGA.

### **3.2 Social and Economic Impacts**

It is considered the social and economic impacts of the proposed development will be positive.

Socially, the proposal would contribute to the increase in supply of affordable housing choices within the Glen Alpine area providing for a diversified and equitable housing outcome across the wider LGA.

Economically, it is considered the proposal is beneficial to the local economy overall with workers being employed during the construction phase of the development and future residents spending in the local economy once the buildings are complete.

### **3.3 Site Suitability**

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to assess the suitability of the site for the proposed development.



The principal matters for attention are discussed in considering the LEP 2015 and DCP 2015.

It is considered the site is suitable for the development of multi dwelling housing having regard to the zoning of the land, and the proposed design and scale of the buildings. The proposal exhibits a high level of compliance with Council's controls.

#### 4. Public Participation

Section 79C(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider submissions made to the proposal.

The application was notified between 20 April 2016 and 4 May 2016 to nearby and surrounding properties.

Council received five submissions, including a petition containing 64 signatures, objecting to the development. The issues of objection are summarised and discussed below.

Theme	Detail	Response
<b>Covenant</b>	The development is inconsistent with a covenant imposed on Glen Alpine by the original developer of the land.	<p>The subject site contains a restriction on the title of the land which states that "not more than one main building shall be erected or permitted to remain on any lot".</p> <p>As mentioned previously, pursuant to Clause 1.9A(1) of LEP 2015, for the purpose of enabling development in the zone to be carried out in accordance with the Plan, any covenant that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>The covenant is a privately imposed covenant placed on title by the original developers of the land, and the covenant holds no effective legal weight in terms preventing the approval of the development proposal.</p>
<b>Character</b>	<p>The proposal is out of character with the area in terms of topography, streetscape, setbacks landscaping, building height, traffic, car parking and private open space.</p> <p>The proposed designs are not in keeping within the character of surrounding properties, especially the flat roofs and the townhouse design of four linked properties.</p>	<p>The proposal has been considered against the character of the area and is considered to be not incompatible with the character of the area.</p> <p>Existing building design in Figtree Crescent, nearby Wylarah Close and the like is diverse and there is no consistent theme of roof design. The four dwellings are separated by a minimum of 1.8m at ground level and 3m at the upper level which provides</p>

Theme	Detail	Response
		visual and spatial relief.
<b>Density</b>	Glen Alpine is a prestigious location. The medium density development is inappropriate within a low density, privately owned, exclusive enclave.	The proposed multi dwelling housing is a permissible land use within the zone. The proposal complies with the density requirements including minimum qualifying site area, minimum lot size and maximum floor space ratio.
<b>Families</b>	The development is not in-keeping with the established family area.	The proposal provides for diversified dwelling options that would enable new families to reside in the area and contribute to the neighbourhood.
<b>Traffic</b>	The proposed development will increase traffic along Figtree Crescent and Heritage Way.	It is acknowledged the development will increase traffic within the area, due to the site being intensified from one dwelling to four dwellings. It is considered the increase in traffic is residential in nature and the surrounding road network has the environmental capacity to cater for any increases in vehicular traffic caused by this development.
<b>Traffic safety</b>	Four properties on one block will impact on already dangerous traffic conditions experienced on the corner of the site, including the intersection of Gunyah Place. Residents exiting and entering the new dwellings will have no visibility of the incoming traffic. Residents are faced daily with near misses on the renowned blind corner. Vehicles often exceed the speed limit and cross into the opposite side of the road.	<p>The proposal is considered to improve and address the issue of visibility of vehicles and pedestrians approaching the corner. The site distance provided with this proposal is an improvement on the current sight distance.</p> <p>The site currently contains a retaining wall abutting the secondary street boundary, encroaching within the corner splay and therefore reducing site distance through the corner. Several palm trees and a retaining wall are located adjacent to the corner that reduce the visibility through the bend.</p> <p>As a response to this matter, the proposal involves the removal of the existing retaining wall and palm trees and the provision of a new retaining wall and landscape planting.</p> <p>The proposed retaining wall would be setback from the corner splay and the proposed landscape planting comprises of more suitable low lying shrubs that do not impede clear view through the land.</p> <p>Further to this, it is recommended in order to improve safety at the bend in</p>

Theme	Detail	Response
		the road, that the 90deg bend be treated similar to an intersection and with that, permanent parking restrictions through the bend be installed as part of the development, so as to ensure clear, safe sight lines are maintained through the bend at all times.
<b>Car Parking</b>	There will be three additional households, families and driveways worth of vehicles permanently residing in an already busy street. The proposal would provide insufficient off street car parking and residents will park in the street leading to congestion. Residents within the street already have multiple car ownership and have difficulty in parking their cars in a safe manner. The proposal will only exacerbate parking problems.	The proposal provides sufficient on-site car parking in accordance with Council's controls. Each dwelling would be provided with one garage and associated driveway space which satisfies the DCP requirement of one garage space per dwelling.
<b>Footpaths</b>	There are no footpaths within the street and pedestrians use the road. The proposal will increase traffic and risk to pedestrians.	The street does not contain any sealed footpaths. To avoid conflict with vehicles, pedestrians should use the road reserve. Previous developments within the street were not required to provide footpaths fronting their property.
<b>Solar access</b>	Concern is raised about the reduction in natural light and shadows cast to adjoining properties.	The shadow diagrams show that neighbouring properties would continue to receive adequate daylight to private open space.
<b>Tree removal</b>	The removal of 24 trees is not an insignificant threat to the wildlife of the area. The area is a bird sanctuary. The tree removal will disrupt local fauna and contradicts bush care projects that a prevalent within Glen Alpine.	The trees are not identified as having significant ecological value and are not worthy of retention. The trees would be replaced by new trees/shrubs, including native species.
<b>Construction</b>	The construction phase will be a lengthy process to the detriment of existing residents. Concern is raised about traffic management and noise pollution impacts during the construction process.	It is acknowledged that construction activity will generate additional vehicles and noise impacts; however these impacts from construction traffic to be temporary. Appropriate recommended conditions of consent have been included in Attachment 1 to reduce potential negative impacts on nearby and adjoining residences.
<b>Notification</b>	Residents were horrified they only had 14 days to prepare a response	In accordance with Council's public notification policy, the application was

Theme	Detail	Response
	to Council's notification letter.	notified for a 14 day period.
<b>Precedent</b>	The development will set precedent for the area and ruin the suburb. It will lead the way for more speculators to change the unique character of Glen Alpine from a well organised and desirable place to live to a planning chaos.	The proposal complies with the relevant planning controls and is a permissible form of development within the area and as such, does not set a precedent. The proposed residential development is considered to assist in the provision of affordable housing opportunities and equity in housing diversity across the LGA.
<b>Profiteering</b>	The development is all about profit for the developer with no consideration of the environment or neighbours.	The proposal complies with the statutory planning provisions and this type of development is permitted with consent in the zone and on the land.
<b>Property values</b>	The development will reduce the value of properties within the vicinity. The development is an eyesore.	While nearby property values may decline or rise over time, this is not a matter for consideration under the Act.

## 5. Conclusion

A development application has been lodged seeking Council consent for the demolition of an existing dwelling and ancillary structures, removal of 24 trees, construction of four x two storey dwellings and subdivision into four Torrens title allotments.

The application has been assessed under Section 79C of the *Environmental Planning and Assessment Act 1979* and the relevant matters for consideration have been discussed within this report.

The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015. The proposal is defined as multi dwelling housing which is permissible with consent in the zone.

The proposal is considered compliant with the Campbelltown (Sustainable City) Development Control Plan 2015 with respect to specific controls for multi dwelling housing and subdivision.

The likely impacts of the development have been considered, including environmental impacts on both the natural and built environments, as well as social and economic impacts in the locality.

The proposal involves the removal of 24 exotic trees of minimal ecological or visual significance.

The design of the development is considered to be not incompatible with the character of the area and not incapable of existing within the streetscape in harmony. The proposal provides for a level of equity and diversity in housing stock and assists with the provision of affordable housing opportunities across the Campbelltown area.

The applicant has obtained approval for the proposal from the Mine Subsidence Board. The development is deemed not unsuitable for the site.

Five submissions and a petition objecting to the proposal were received. The matters raised have been discussed within this report.

The development application is recommended for approval subject to the recommended conditions of consent in attachment 1.

### **Attachments**

1. Recommended conditions of consent (contained within this report)
2. Locality plan (contained within this report)
3. Site plan (contained within this report)
4. A,B,C and D Elevations (contained within this report)
5. Schedule of external materials (contained within this report)
6. Streetscape analysis plan (contained within this report)
7. Shadow diagrams (contained within this report)
8. Landscape plan (contained within this report)
9. Floor plans - confidential for privacy reasons (distributed under separate cover)
10. Notification plan - confidential for privacy reasons (distributed under separate cover)

## Recommended Conditions of Consent

### GENERAL CONDITIONS

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

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

#### 1. Approved Development

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

Drawing Number	Issue	Author	Dated
15232-02	H	ES Engineering & Design	02.05.17
15232-03	H	ES Engineering & Design	02.05.17
15232-04	H	ES Engineering & Design	02.05.17
15232-05	H	ES Engineering & Design	02.05.17
15232-06	H	ES Engineering & Design	02.05.17
15232-07	H	ES Engineering & Design	02.05.17
15232-08	H	ES Engineering & Design	02.05.17
15232-09	H	ES Engineering & Design	02.05.17
15232-10	H	ES Engineering & Design	02.05.17
15232-11	H	ES Engineering & Design	02.05.17
15232-12	H	ES Engineering & Design	02.05.17
15232-13	H	ES Engineering & Design	02.05.17
15232-14	H	ES Engineering & Design	02.05.17
15232-15	H	ES Engineering & Design	02.05.17
15232-16	H	ES Engineering & Design	02.05.17
15232-17	H	ES Engineering & Design	02.05.17
15232-18	H	ES Engineering & Design	02.05.17
15232-19	H	ES Engineering & Design	02.05.17
15232-20	H	ES Engineering & Design	02.05.17
15232-21	H	ES Engineering & Design	02.05.17
15232-22	H	ES Engineering & Design	02.05.17
15232-22d	F	ES Engineering & Design	22.02.17
15232-22e	F	ES Engineering & Design	22.02.17
15232-22f	F	ES Engineering & Design	22.02.17
15232-22g	F	ES Engineering & Design	22.02.17
15232-22h	F	ES Engineering & Design	22.02.17
15232-22i	F	ES Engineering & Design	22.02.17
15232-22j	F	ES Engineering & Design	22.02.17
15232-22k	F	ES Engineering & Design	22.02.17
15232-22l	F	ES Engineering & Design	22.02.17
L01	E	Online Landscaping	06/05/17
888 – S1/2	D	TAA Consulting Engineers	09.05.2017
888 – S2/2	D	TAA Consulting Engineers	09.05.2017

## **2. Building Code of Australia**

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

## **3. Contract of Insurance (residential building work)**

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
- b. To the erection of a temporary building.

## **4. Notification of Home Building Act 1989 Requirements**

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor, and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

## **5. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

Species selected for planting along the Figtree Crescent side boundary frontage (along the retaining wall adjacent to Lot A) shall be of a mature height and spread that screens the fence along the boundary.

## **6. External Finishes**

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

## **7. Fencing**

In accordance with the approved plans, a 1.8 metre high fence shall be erected on the site's side and rear boundaries behind the front building alignment at the sole cost of the developer. The secondary street boundary fencing must be constructed of masonry pillars with infill panels with a higher not exceeding 1.8 metres. 'Colorbond' style metal fences that face a public space are not permitted.

## **8. Switchboards/Utilities/Air Conditioning Units**

Switchboards, air conditioning units, garbage bin storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

## **9. Driveway**

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2 (as amended).

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

## **10. Unreasonable Noise, Dust and Vibration**

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

## **11. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the Campbelltown City Engineering Design Guide for Development (as amended).



## **12. Shoring and Adequacy of Adjoining Property**

As the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

## **13. Rain Water Tank(s)**

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

## **14. Construction Certificate**

Prior to the commencement of any works that require a construction certificate:

- a. the applicant shall obtain a construction certificate for the particular works;
- b. the applicant shall appoint a principal certifying authority; and
- c. the private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works.

## **15. Air-conditioning Units**

All air-conditioning units associated with the development shall:

- a. not be located on the wall or roof of a building that faces the primary or secondary road, or forward of the building line to the primary or secondary road,
- b. be located at least 450mm from lot boundaries,
- c. not be higher than 1.8m above ground level (existing), and
- d. be appropriately screened to mitigate acoustic emissions.

## **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

## **16. Amended Plans**

Amended architectural and engineering plans must be submitted addressing the following issues:

- a) That part of Dwelling D retaining uphill lands must be non-habitable. Walls enclosing habitable areas of the dwelling must not be used as retaining walls.
- b) Plans must be provided showing specific design solutions demonstrating that Dwelling D will not be affected by water, including sub-soil water, surface runoff, and condensation, as a consequence of using a part of the external wall to retain uphill lands.
- c) That part of Dwelling D that will be affected by retaining uphill lands must be designed by a suitably qualified structural engineer.

The amended plans must be provided to the Principal Certifying Authority prior to the issue of a construction certificate.

## **17. Traffic Committee**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for the provision of a formalised 'No Stopping' area around the bend of the site.

## **18. Utility Servicing Provisions**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

## **19. Geotechnical Report**

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

## **20. Soil and Water Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

## **21. Stormwater Management Plan (Development)**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. The plan must include resolution of the following specific issues:

- a) The design must be generally in accordance with the stormwater drainage concept plan on Drawing No 888 - S1/2 Issue B prepared by TAA Consulting Engineers and dated 4/11/2016.
- b) Charged or pump-out drainage systems are not permitted. Stormwater drainage must be wholly achieved by gravity.
- c) Stormwater runoff from all areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of Figtree Crescent.
- d) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.
- e) Overland flowpaths must be provided so that trapped low points are eliminated. The rear landscaped areas must be graded so that bypass flows from the site drainage system are directed to overland flowpaths within the site that discharge to the Figtree Crescent frontage.
- f) A minimum 150mm step up must be provided between all external finished surfaces and adjacent internal habitable floor areas, except where a reduced step is permitted under Section 3.1.2.3 (b) of Volume 2 of the National Construction Code for Class 1 buildings.
- g) Cleaning eyes/inspection points must be provided in accordance with Clause 7.4 of AS/NZS 3500.3: 2015.
- h) Sub-soil drainage lines must be provided to all retaining walls and must be shown on the stormwater drainage concept plan.
- i) Roof gutter systems must be designed to a 100 year ARI standard in accordance with Clause 3.3.4 of AS/NZS 3500.3: 2015. Consequently the stormwater system must be designed to the 100 year ARI standard with the boundary stormwater pits designed as surcharge pits.
- j) All plumbing within the site must be carried out in accordance with Australian Standard AS/NZS 3500.3-2015 Plumbing and Drainage – Stormwater Drainage, the drainage requirements of the National Construction Code, and Campbelltown Councils Engineering Guide for Development (as amended).
- k) Stormwater pits incorporating a silt arrestor and being designed to surcharge must be installed inside the property of each proposed lot, adjacent to the boundary, for all stormwater outlets.
- l) All redundant pipelines within footpath area must be removed and footpath area reinstated.
- m) New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a section height of 100mm.

The stormwater plans and calculations must be certified by a qualified practicing civil engineer and be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

## **22. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicants expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

## **23. Section 94A Developer Contribution - Community Facilities and Services**

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the Campbelltown City Council Section 94A Development Contributions Plan.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

## **24. Telecommunications Infrastructure**

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority

prior to the issue of a construction certificate or any works commencing, whichever occurs first; and

- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

## **25. Sydney Water**

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to Council or an accredited certifier issuing a construction certificate.

The Sydney Water Tap In service can be accessed at [www.sydneywater.com.au](http://www.sydneywater.com.au).

### **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

## **26. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

## **27. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

## **28. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

## **29. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

## **30. Vehicular Access during Construction**

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

## **31. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

## **32. Demolition Works**

Demolition works shall be carried out in accordance with the following:

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by the principal certifying authority and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW WorkCover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be

handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW WorkCover requirements.

- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and WorkCover NSW prior to the commencement of any works.

### **33. Hoarding/Fence**

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with WorkCover requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

### **34. Demolition of Existing Dwelling**

Prior to the commencement of any other works, the existing dwelling and all other improvements on the land shall be demolished in accordance with the conditions of this consent.

## **DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

### **35. Construction Work Hours**

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

### **36. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

### **37. Work Zones**

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a Work Zone external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable Traffic/Pedestrian Management and Control Plan for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.

### **38. Excavation and Backfilling**

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

### **39. Fill Compaction Requirements**

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m<sup>2</sup> (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.



**40. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004) (Bluebook). Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

**41. Certification of Location of Buildings during Construction**

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the buildings.

**42. Certification of Levels of Buildings during Construction**

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

**43. Excess Material**

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

**44. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.

**45. Compliance with Council Specification**

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Campbelltown City Engineering Design Guide for Development (as amended);
- c. 'Soils and Construction (2004) (Bluebook); and
- d. Relevant Australian standards and State Government publications.

**46. Footpath**

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

**47. Residential Driveway and Layback Crossing**

The applicant shall provide a reinforced concrete driveways and layback crossing to Council's Residential Vehicle Crossing Specification to each dwelling.

A separate application(s) for this work, which will be subject to a crossing inspection fee(s), fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

**48. Associated Works**

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

**PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: Under this subheading, for the purpose of issuing an occupation certificate, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

**49. Section 73 Certificate**

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

**50. Restoration of Public Roads**

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

**51. Public Utilities**

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

**52. Work-As-Executed Plans**

Prior to the issue of an occupation certificate, the Principal Certifying Authority must ensure that the stormwater drainage system has been constructed in accordance with this Consent, the design submitted with the construction certificate, and relevant Australian Standards.

A plan showing pipe locations, invert levels, and diameters of the stormwater drainage system, together with certification by a qualified practicing Civil Engineer that the drainage system has been constructed in accordance with this Consent, the design submitted with the construction certificate, and relevant Australian Standards, must be provided to the Principle Certifying Authority prior to the issue of an occupation certificate.

**53. BASIX**

Prior to the principal certifying authority issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

**54. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

**PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

**55. Subdivision Certificate**

Prior to the principal certifying authority issuing a subdivision certificate, a final occupation certificate is required to be issued for all buildings on the land.

**56. Easements for Access and Repair**

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create easements for access and repairs over all affected allotments to enable the repair of retaining walls that are located within 450mm of property boundaries.

**57. Service Authorities**

Prior to the principal certifying authority issuing a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from Sydney Water, Integral Energy and where applicable the relevant gas company, shall be submitted, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of the road pavement. All construction work shall conform to the relevant authorities specification/s.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

#### **58. Maintenance Security Bond**

Prior to the principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5 per cent of the contract value of works in the public area or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the Office of State Revenue.

#### **59. House Numbers**

Prior to the principal certifying authority issuing an subdivision certificate all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using approved pavement marking grade paint.

For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.

### **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979*, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

#### **Advice 1. Environmental Planning and Assessment Act 1979 Requirements**

The *Environmental Planning and Assessment Act 1979* requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

**Advice 2. Provision of Equitable Access**

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

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

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

**Advice 3. Smoke Alarms**

All NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786.

**Advice 4. Inspections – Civil Works**

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
  - i. Direction/confirmation of required measures.
  - ii. After installation and prior to commencement of earthworks.
  - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

**Advice 5. Inspection within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

**Advice 6. Adjustment to Public Utilities**

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

**Advice 7. Linen Plan and Copies**

An original linen plan, administration sheet and if required 88B Instrument together with thirteen copies, including all service certificates shall be submitted to Council prior to the release of the subdivision certificate.

Note the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) SSI Regulation 2012.

**Advice 8. Linen Plan Checking Fee**

Where Council is the principal certifying authority a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans for each lot of the subdivision including any residue lots.

**Advice 9. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).

**Advice 10. Rain Water Tank**

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

**Advice 11. Dial before you Dig**

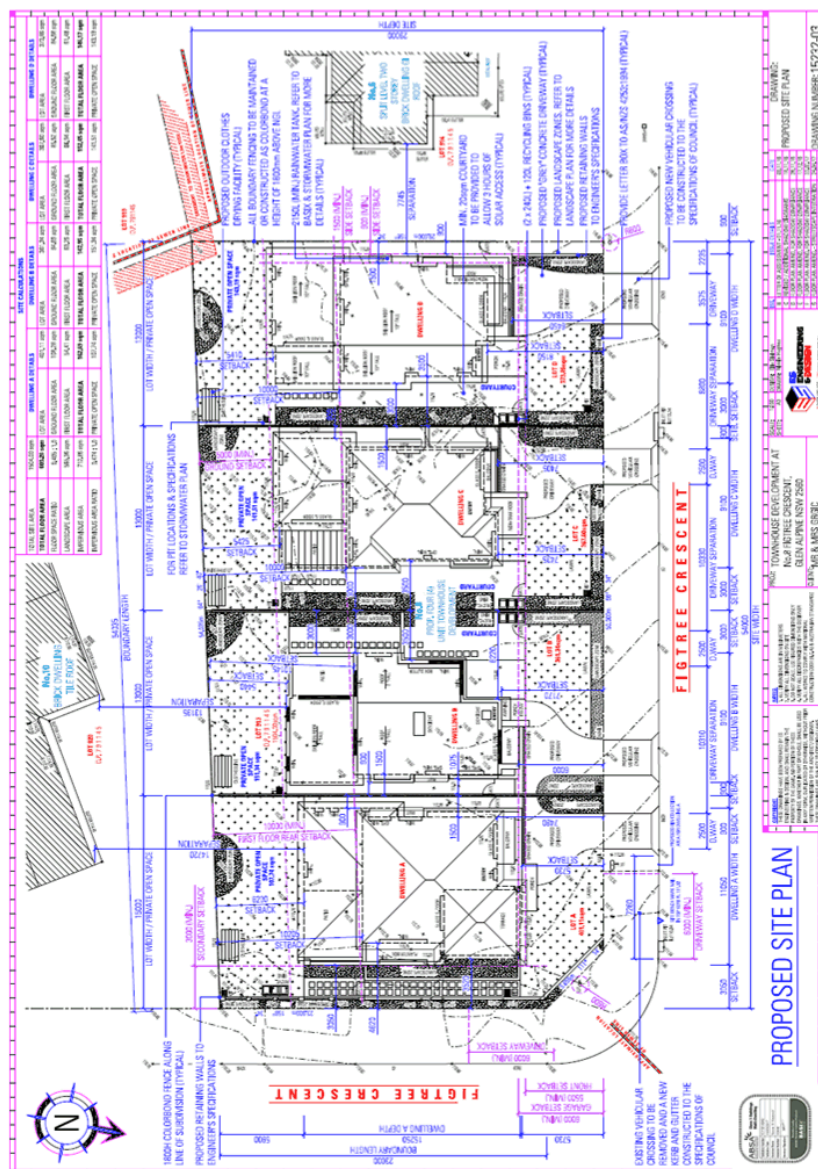
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

**Advice 12.    *Telecommunications Act 1997 (Commonwealth)***

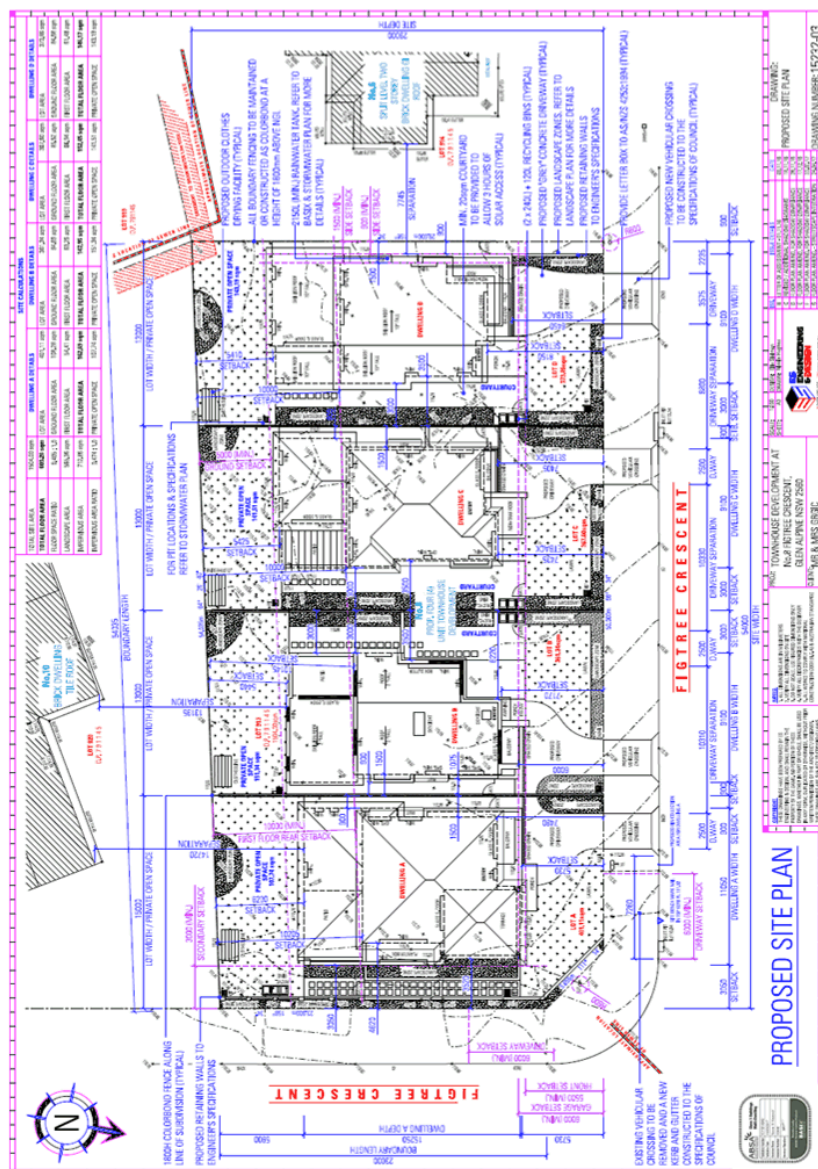
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995* (Cth) and is liable for prosecution.

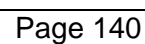
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

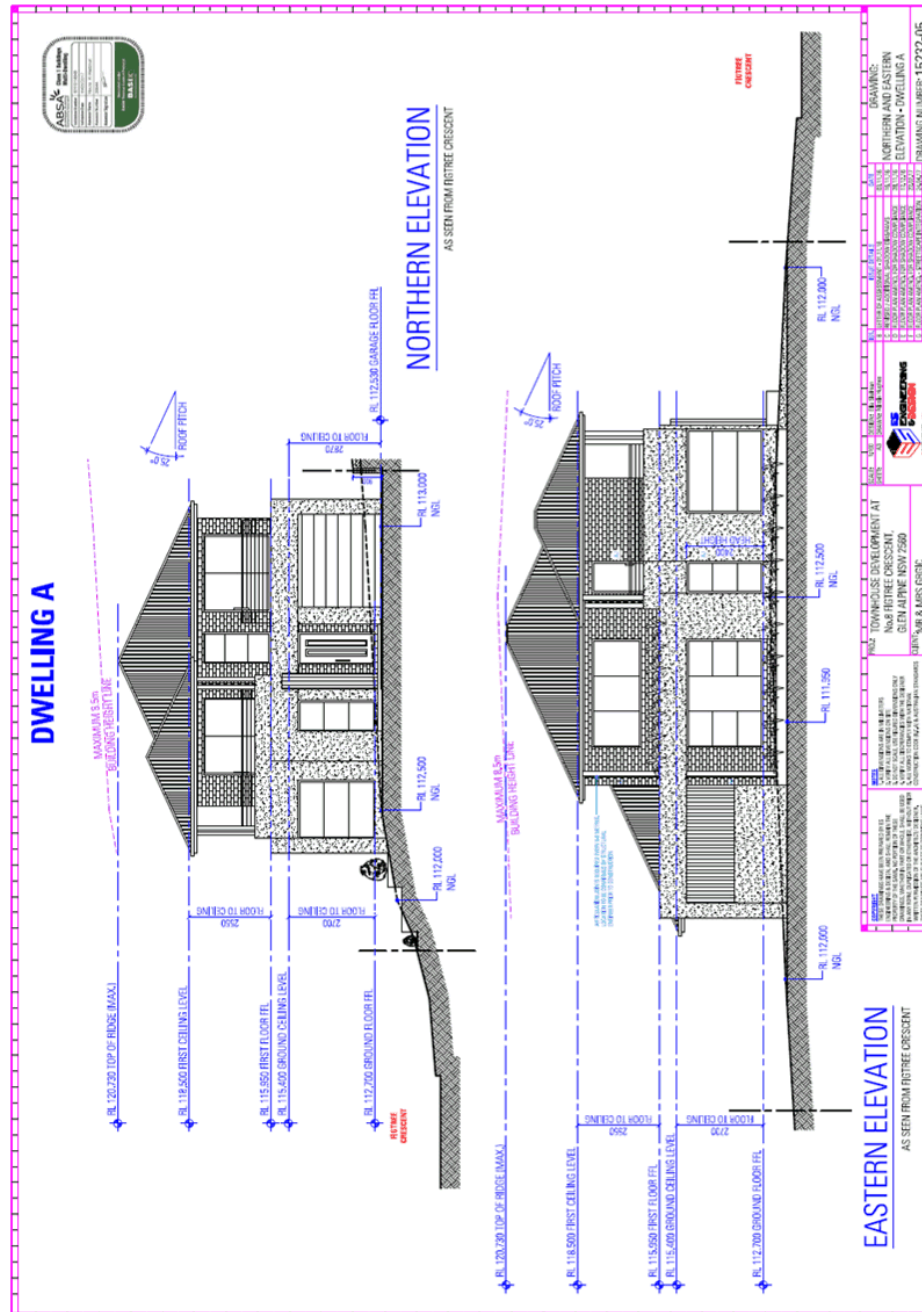
**END OF CONDITIONS**



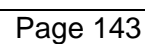




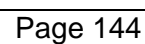


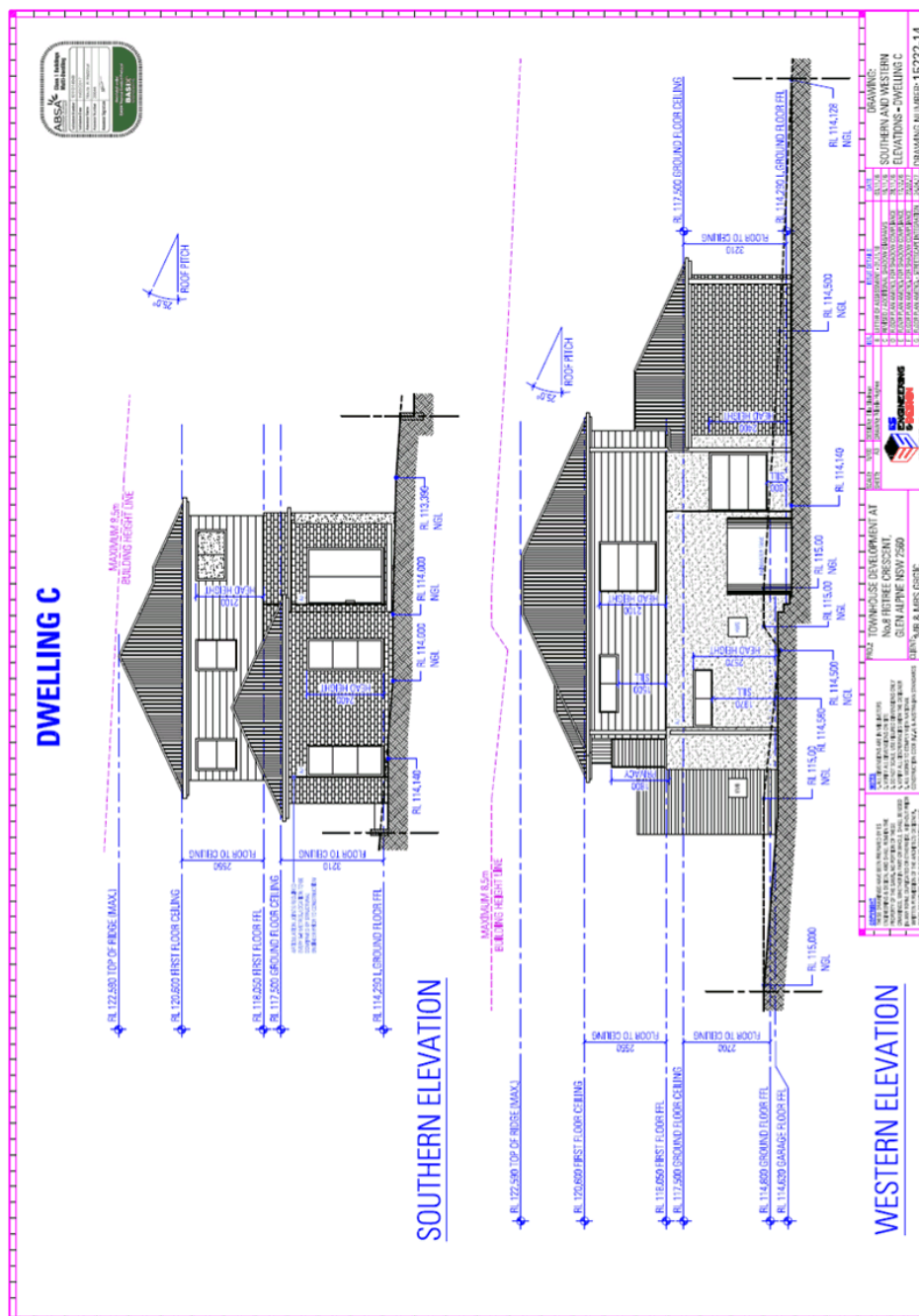


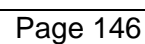




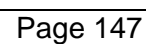




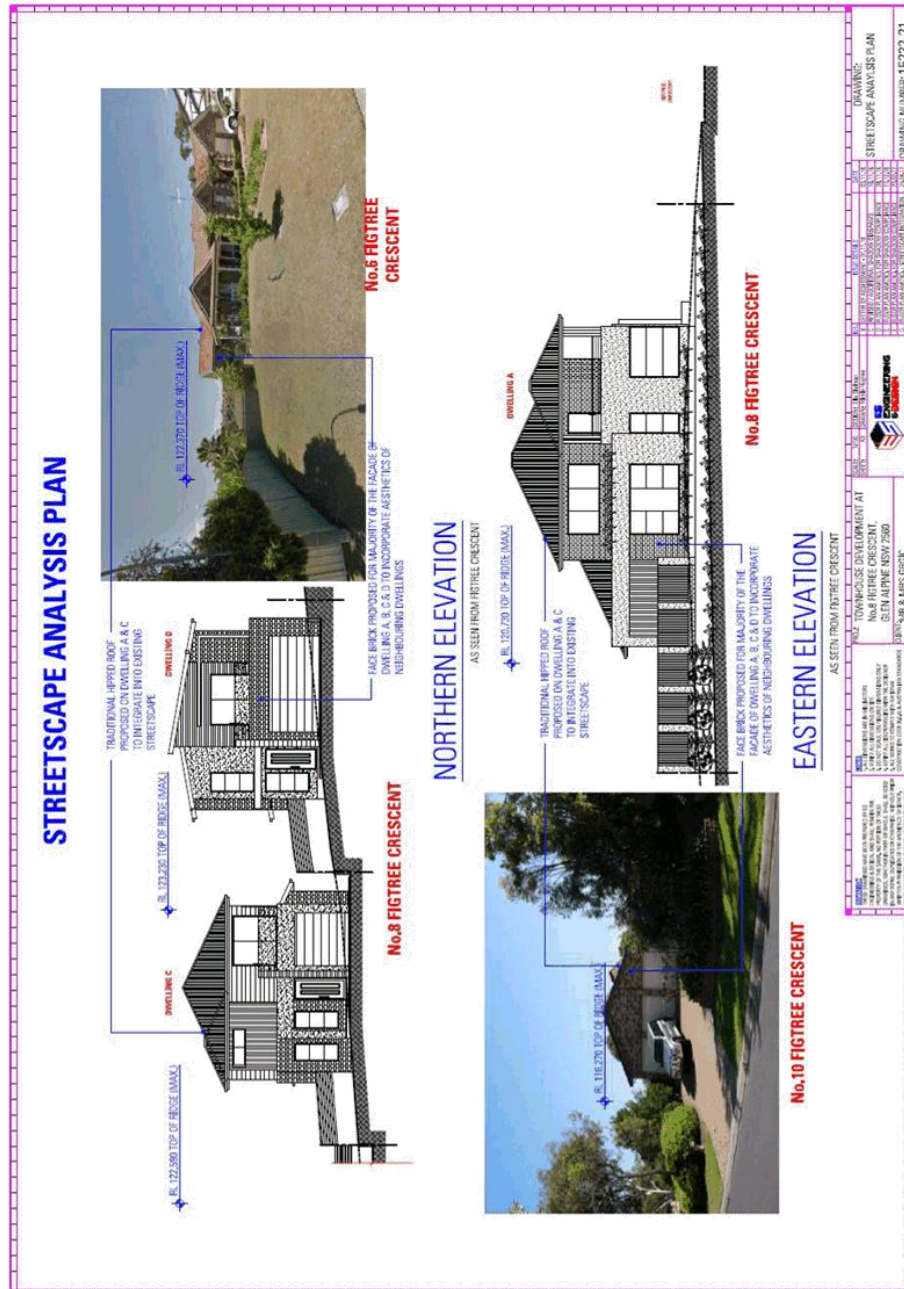


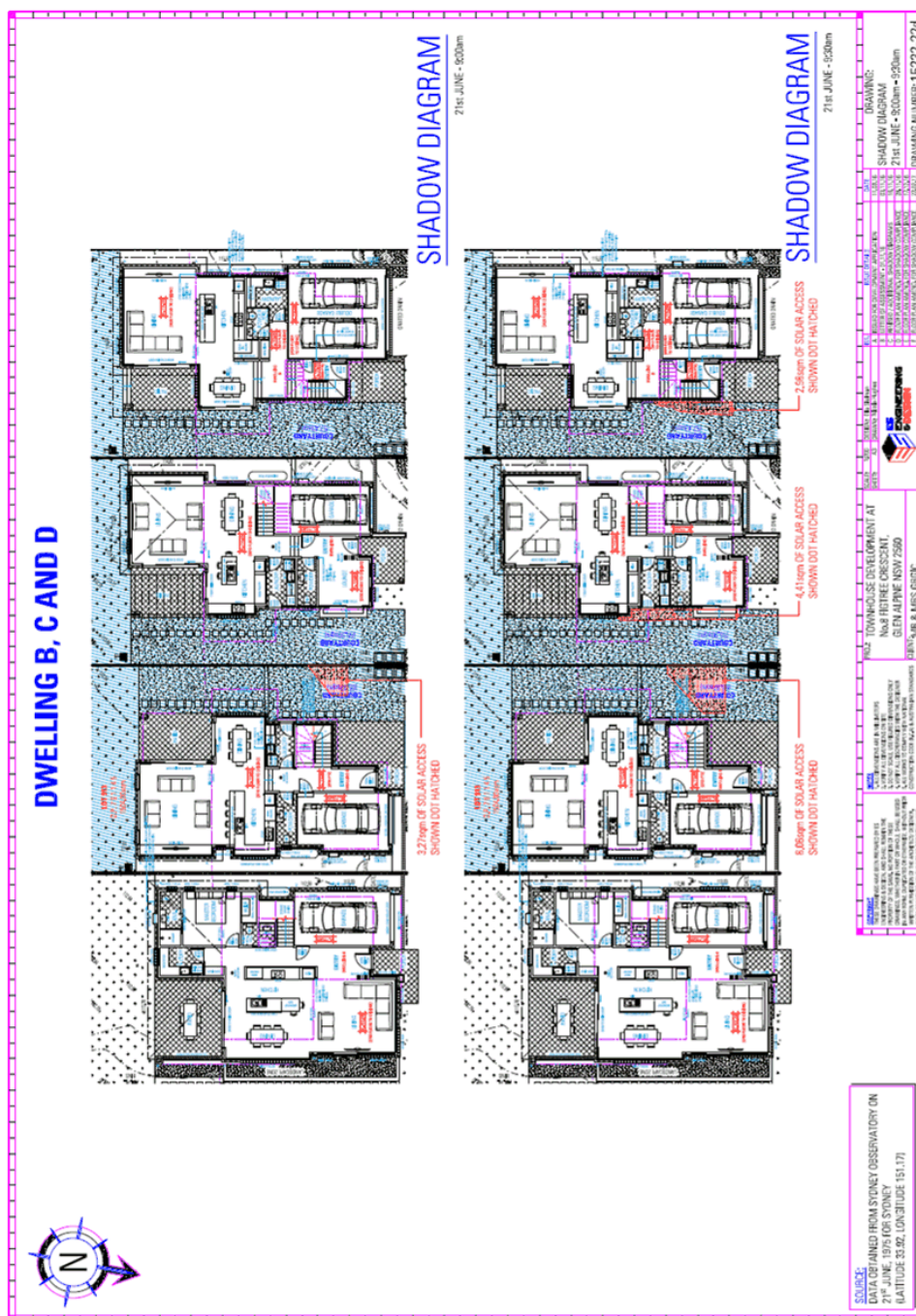




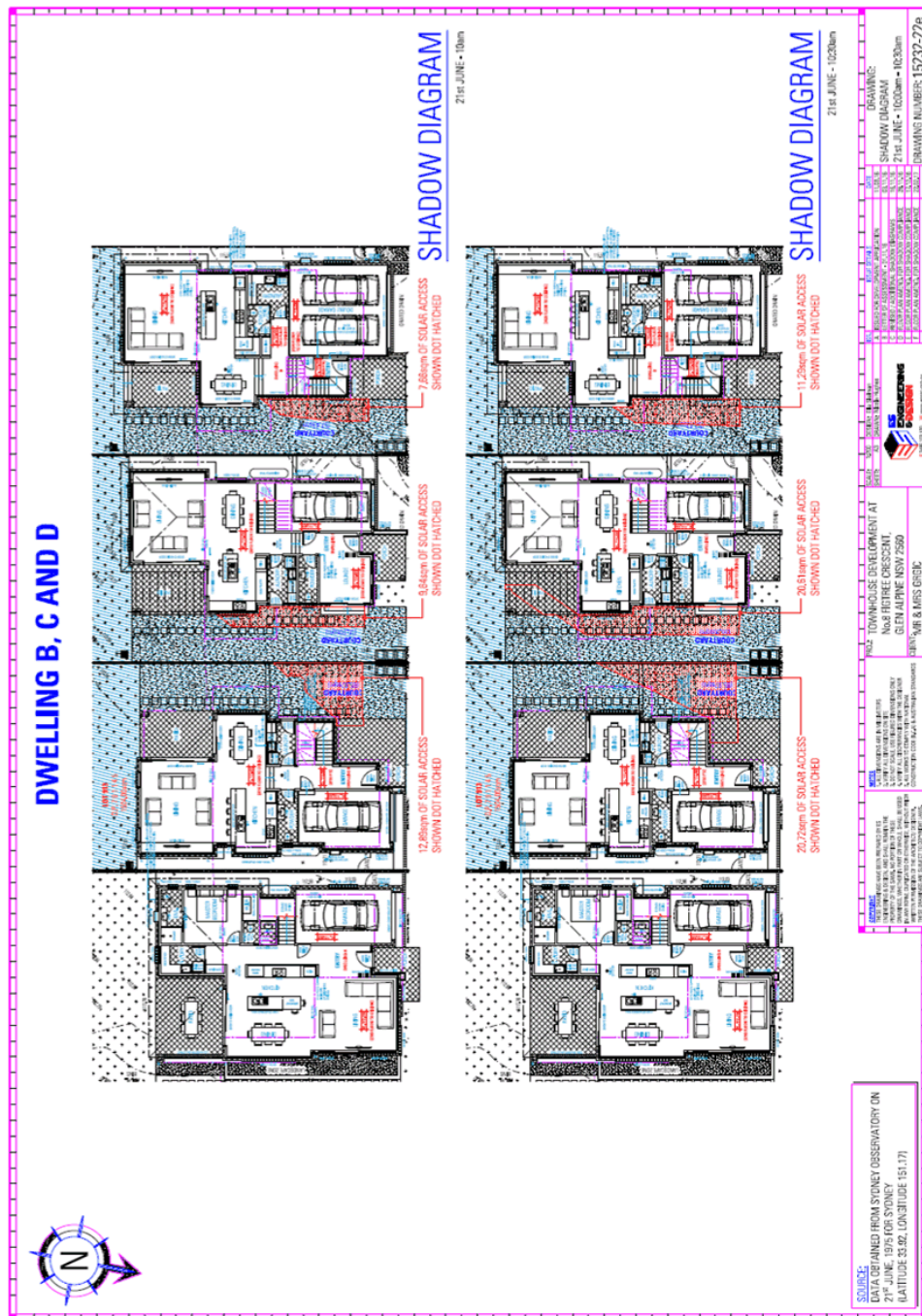


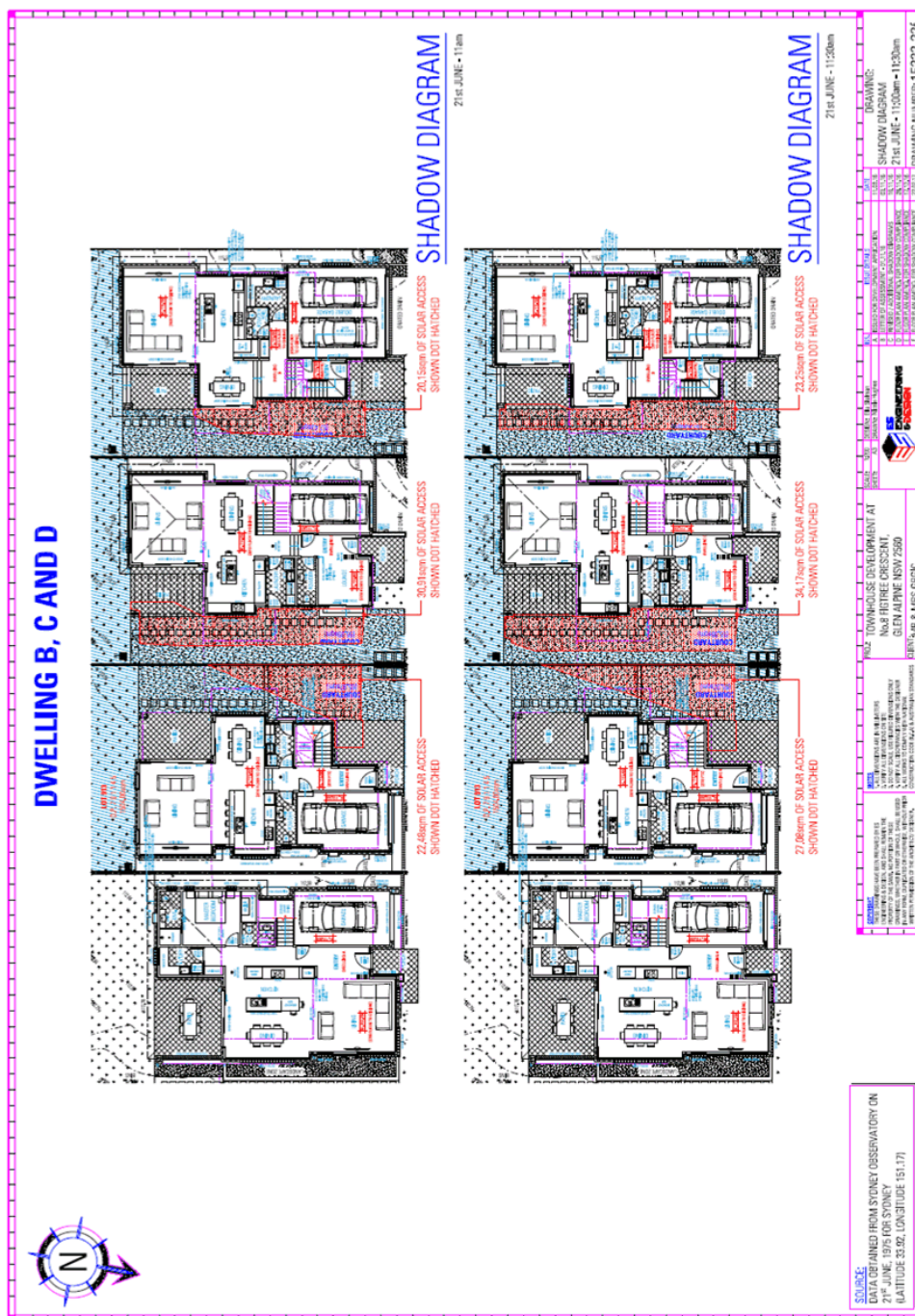


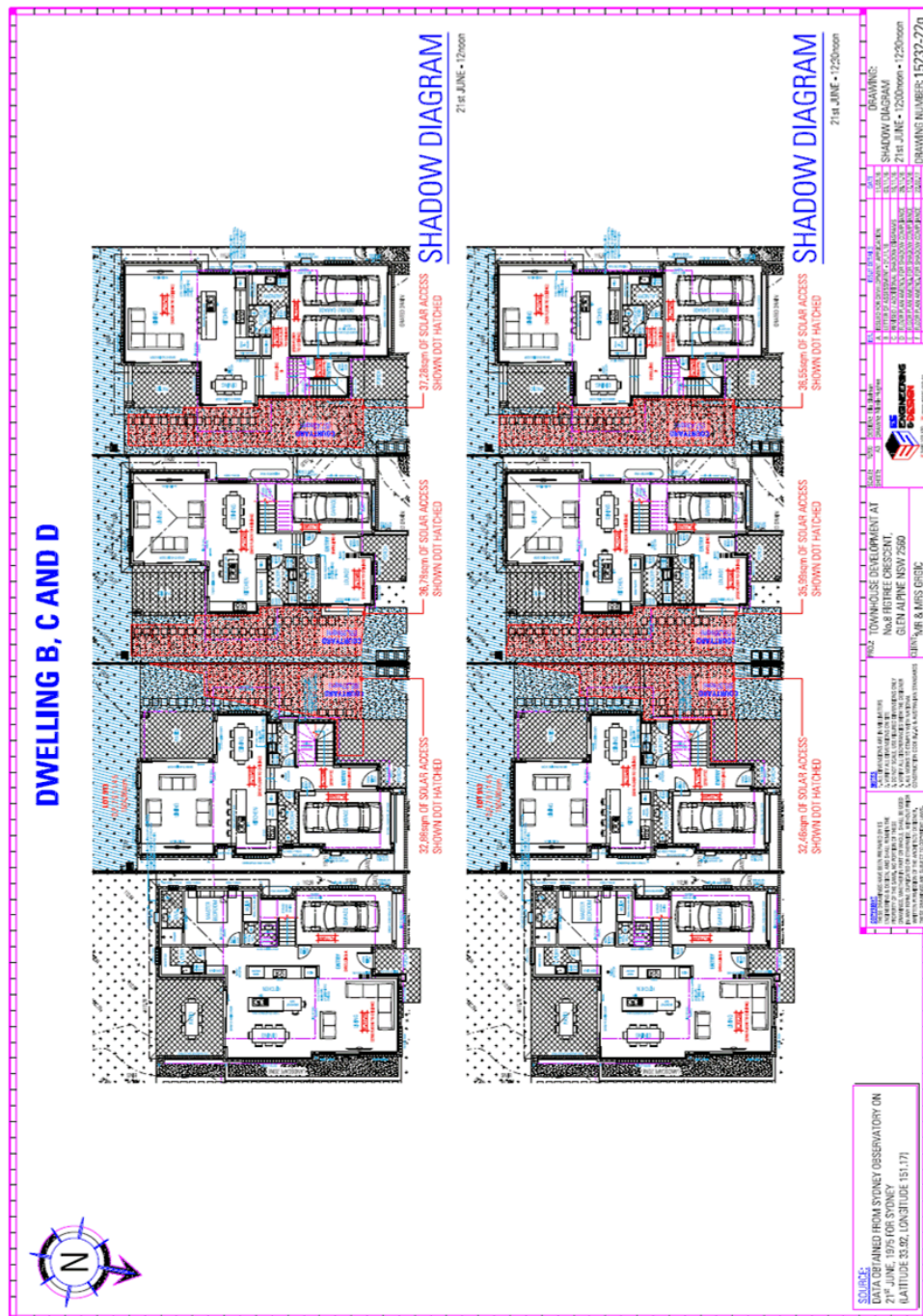




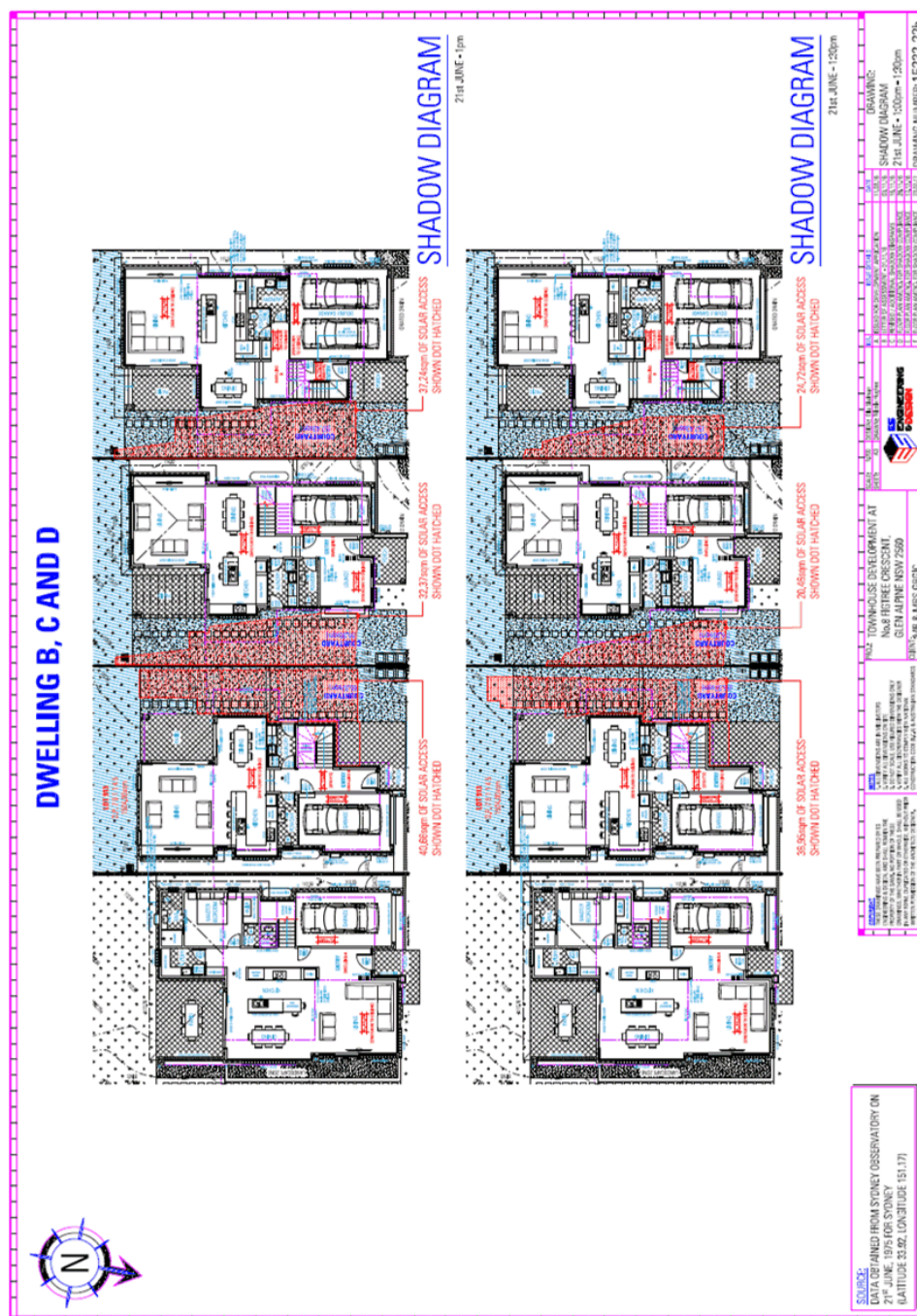




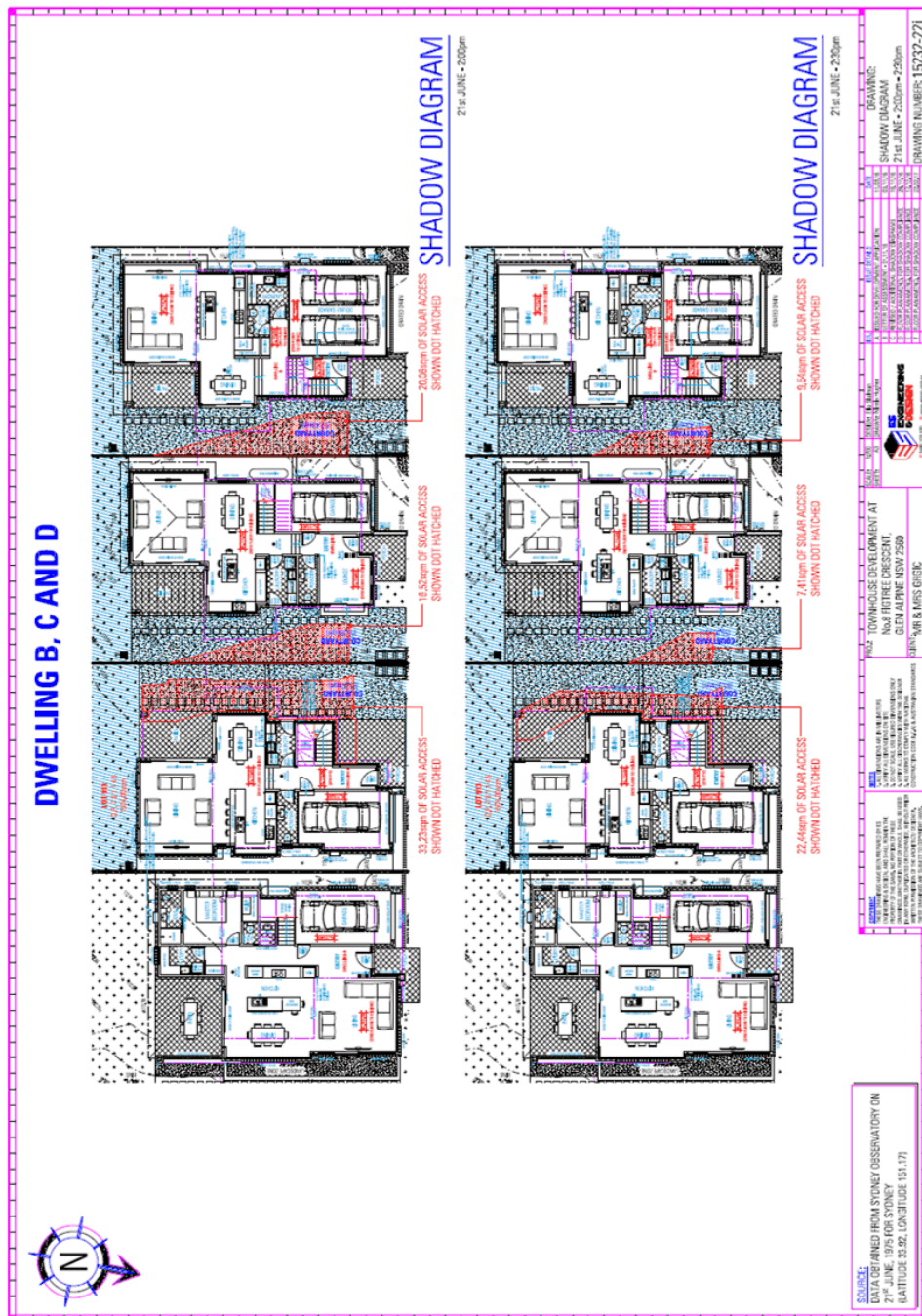


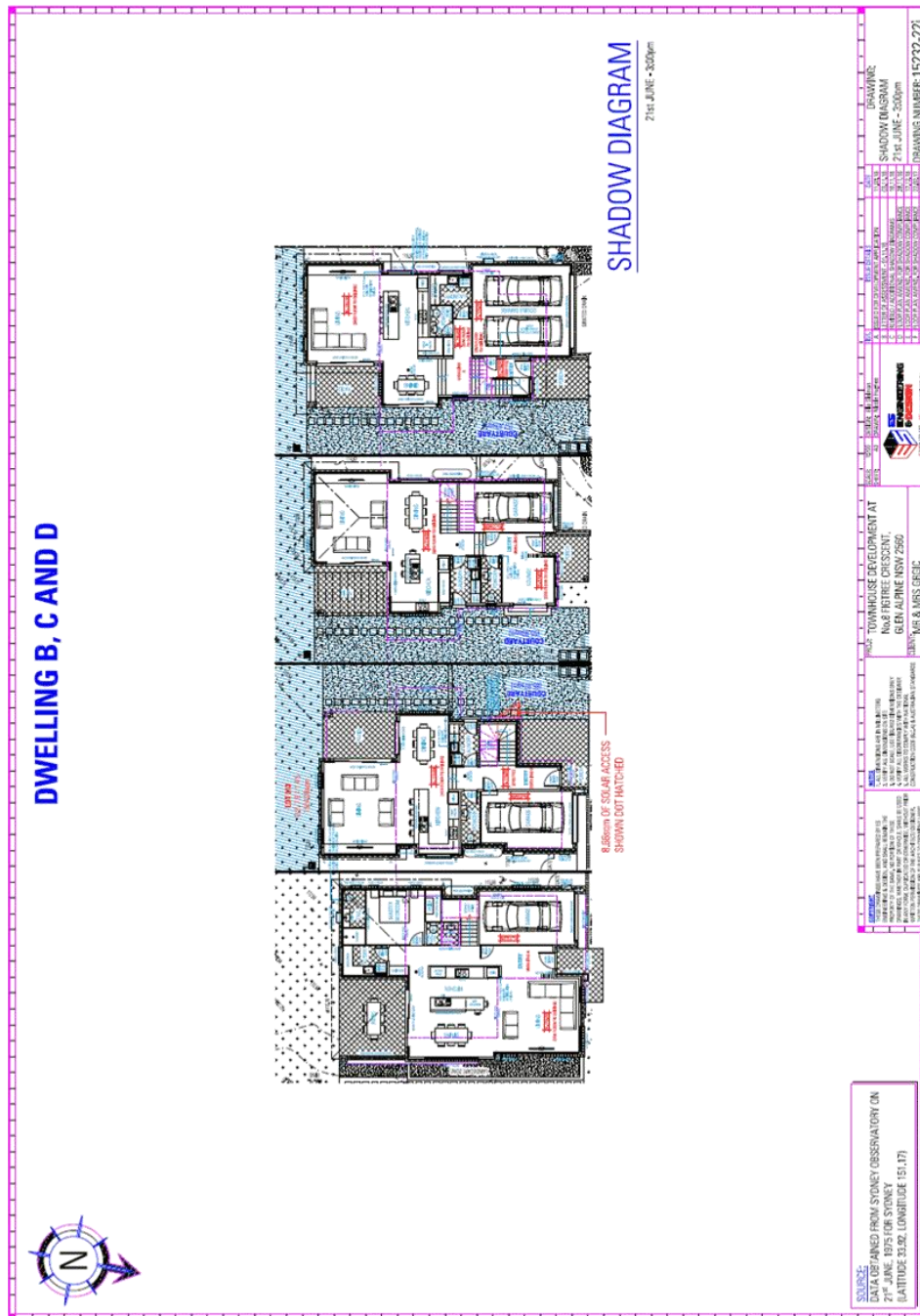


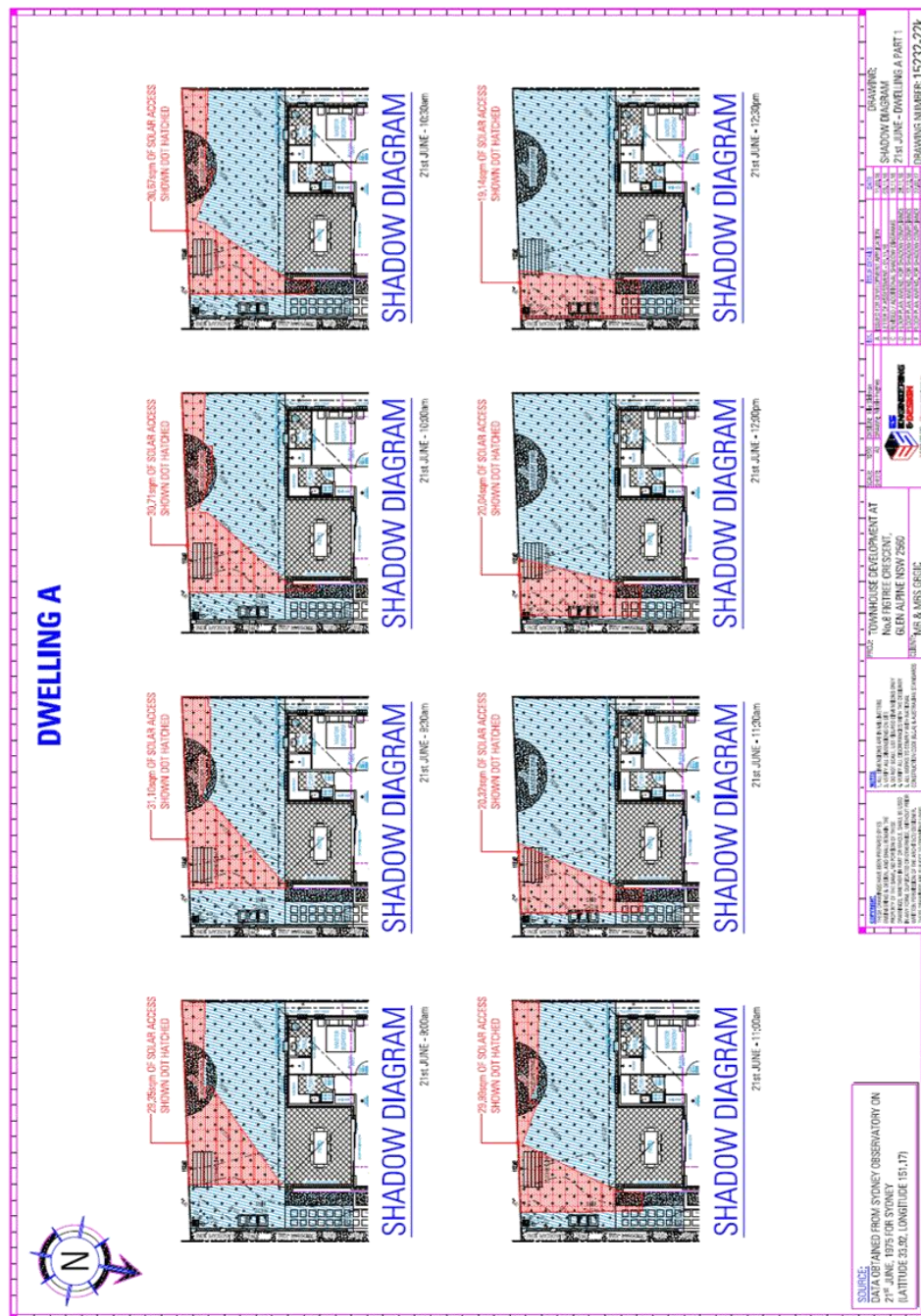




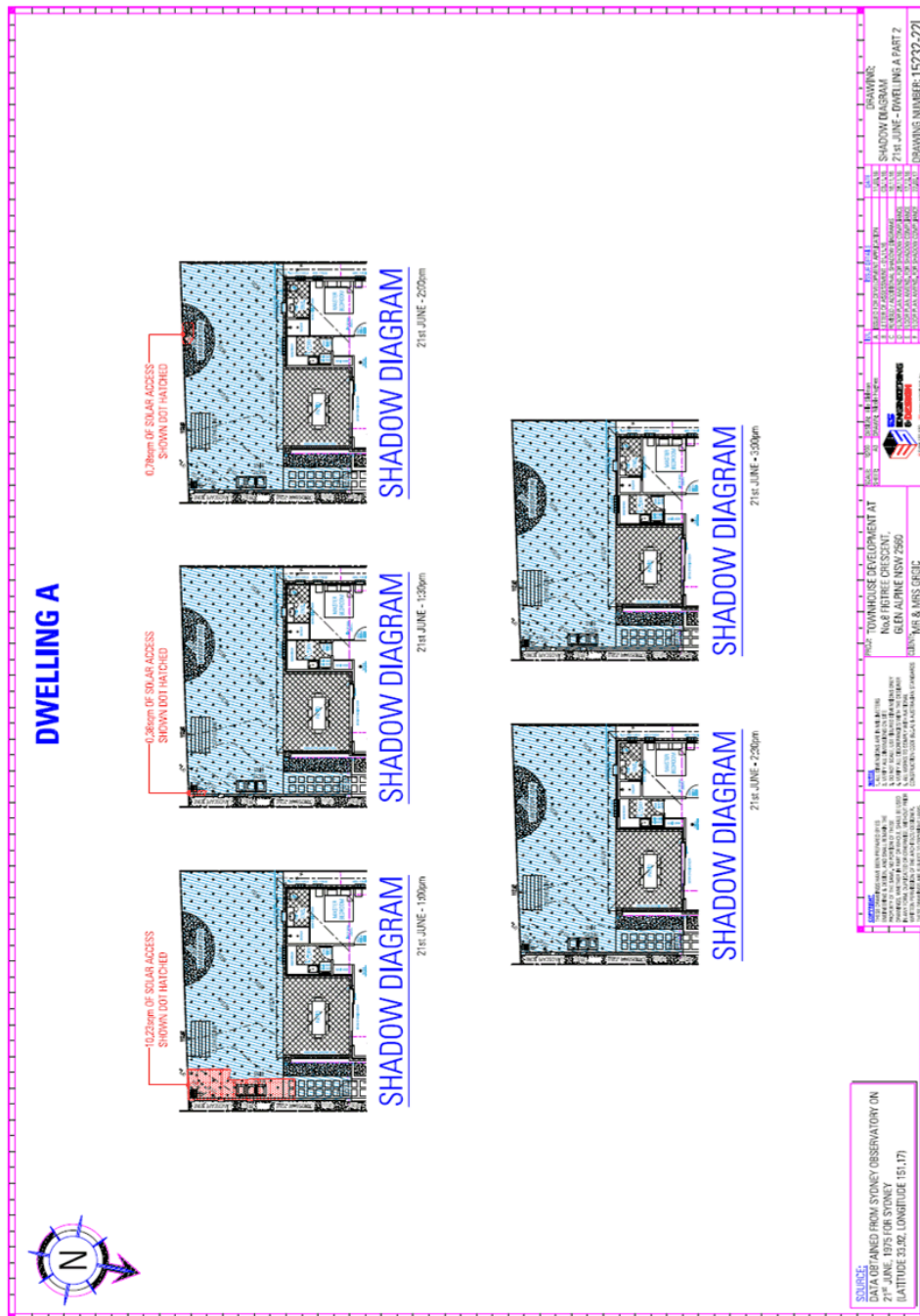


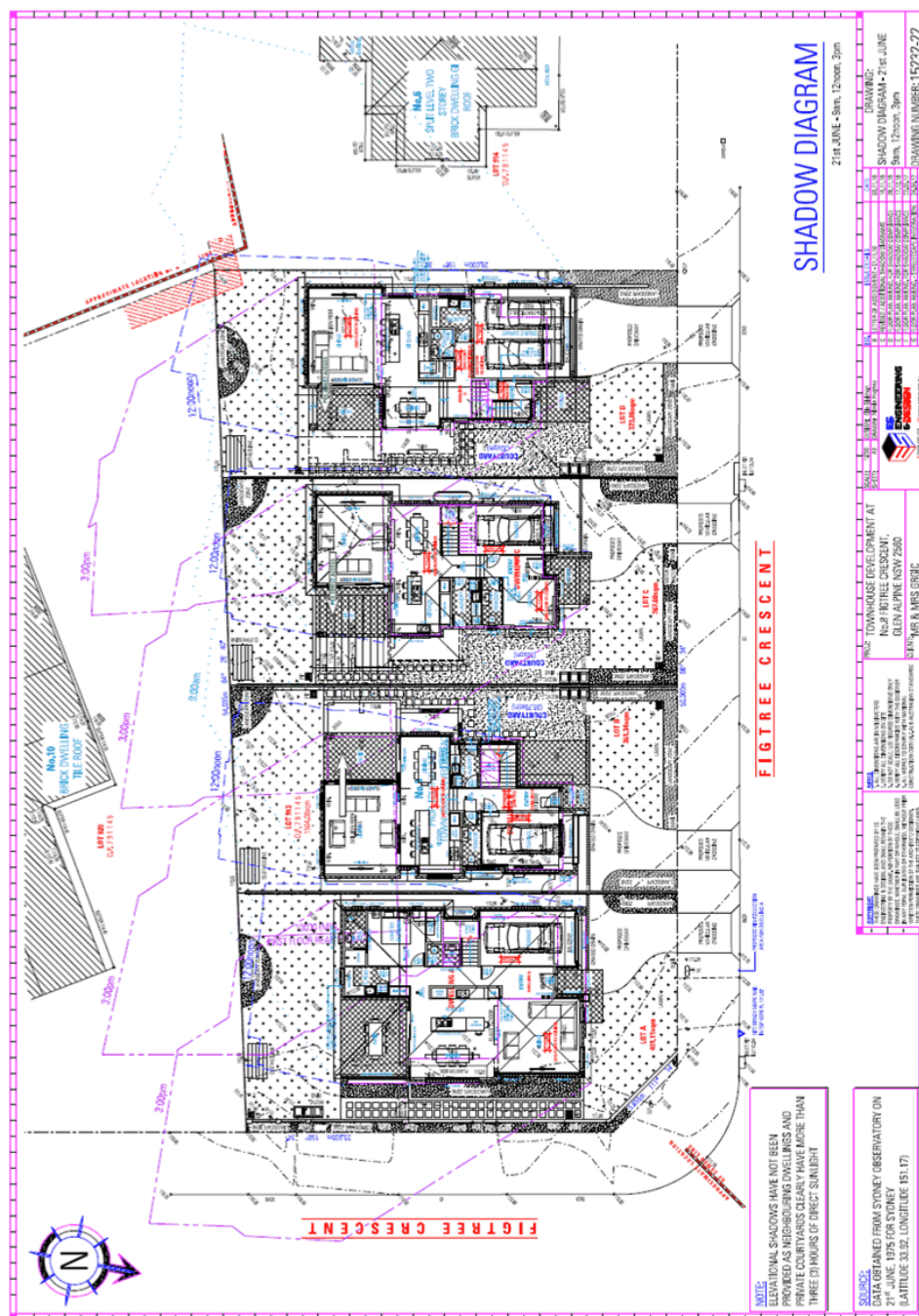


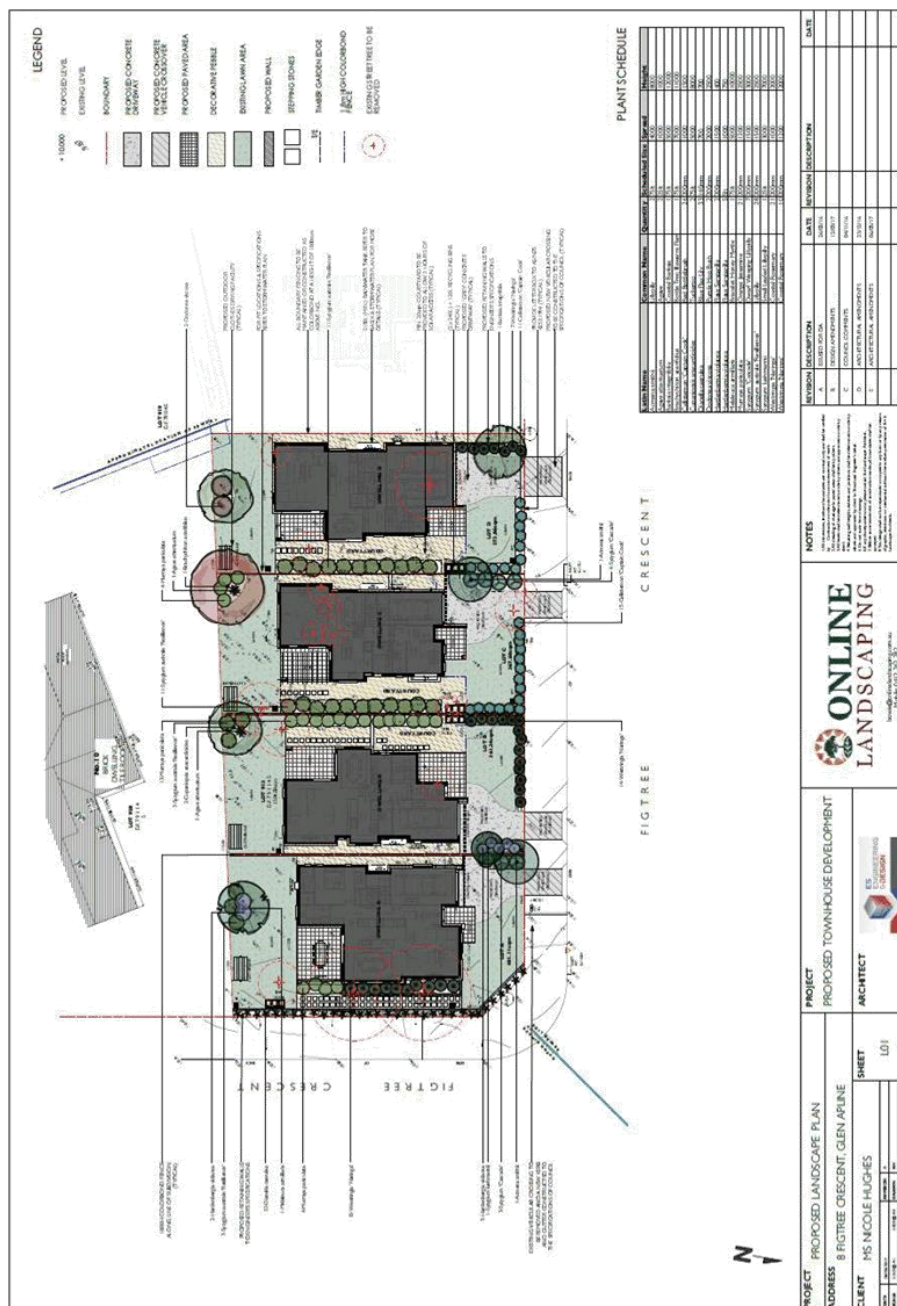












## 8.4 Ingleburn Traffic Study

### Reporting Officer

Executive Manager Infrastructure  
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 adopts the Ingleburn Traffic and Parking Study for the purpose of placing on it on public exhibition for a period of 28 days.
2. That following the public exhibition period, a further report be provided to Council for consideration and final adoption of the Ingleburn Traffic and Parking Transport Study 2016 with any changes required.

### Purpose

To advise Council of the outcomes of the Ingleburn Traffic and Parking Study that was undertaken for the CBD of Ingleburn. This report is to inform further investigations into the delivery of traffic and parking infrastructure and development requirements in the greater Ingleburn area to accommodate future growth.

### History

This study was commissioned to determine the current and future road and parking needs that can ensure development and growth can occur in a sustainable manner in the Ingleburn CBD. A map of the study area is provided under separate cover as attachment 1. Council was advised of the findings of the Ingleburn Traffic and Parking Study at a Briefing evening held 2 May 2017.

The study took into consideration the growth predictions reported in the draft Ingleburn Structure Plan. However, it is suggested that the traffic and parking requirements of the Ingleburn CBD may need to be revisited when the Glenfield to Macarthur Urban Renewal Corridor Strategy is finalised and released by the NSW State Government. Assumptions made in the Ingleburn CBD study will be tested against the growth predictions from the Corridor Strategy. This study will also be supported by the Regional Traffic Model that Council is currently finalising.

## Report

The Ingleburn Traffic and Parking Study was prepared by Calibre Consulting. The study is provided as attachment 2. As part of the project brief the consultant was requested to undertake the following works:

- undertake a review of current studies, plans and proposals that affect the Ingleburn CBD
- collection of detailed traffic counts identifying existing traffic conditions at key intersections and along selected corridors within the study area
- modelling of the road network and major intersections under both existing and future growth conditions
- identification, assessment and recommendation of appropriate and viable road treatments/enhancements
- review the feasibility of road and intersection upgrades.

Following the collating of the traffic counts it was determined that the morning peak for the CBD occurred between 7.00am and 9.00am whilst the afternoon peak occurred between 4.30pm and 6.30pm. These peak times are within the expected results for the study area and are reflective of similar business district areas. Using this data, it was determined that 93 per cent of the vehicles using the road network were cars whilst 6 per cent were trucks and 1 per cent were buses. As a large industrial area is part of the study area these figures are also as expected.

Using this information, the consultant was able to build a traffic model that represented the current traffic conditions. The model was verified, through some manual traffic counts, as being reflective of what actually happens each day in the area. Following the calibration, the model was run for a number of future year scenarios, 2026 and 2036.

The models indicated that the road network in and around the study area was capable of supporting the predicted growth with no substantial upgrades being required. From a vehicle perspective the roundabouts along Henderson Road performed at a satisfactory level. For safer pedestrian accessibility the intersections would need to be upgraded to traffic signals. It was identified that the volume of vehicles along these roads did not permit adequate gaps in the traffic to allow for the safe movement of pedestrians across the roads.

As part of the study, the consultant was also asked to model the benefits of providing an additional rail overbridge to the south of the CBD with Chester Road being identified as a possible location. This option was not considered feasible due to the limited amount of room available to construct the bridge with the necessary clearance over the railway and then land it back onto the existing road network. It was identified that a significant amount of additional land would be required outside the existing road corridor and this would have an adverse impact on the adjoining local streets. The modelling also detected that the local streets would experience an increase in traffic volumes from motorists accessing the bridge. Finally, it was determined that from a benefit to cost ratio (BCR) perspective, the construction of a bridge in this location could not be supported at this stage due to the high cost, with minimal traffic flow benefits.

The bridge in this location was seen as not providing any activation of the western side of the railway and would provide no incentive to better distribute the vehicular traffic and buses to both sides of the railway line. It was determined that a better distribution of the traffic both east and west of the rail would better alleviate traffic congestion on the eastern side of the railway line, within the existing CBD precinct.

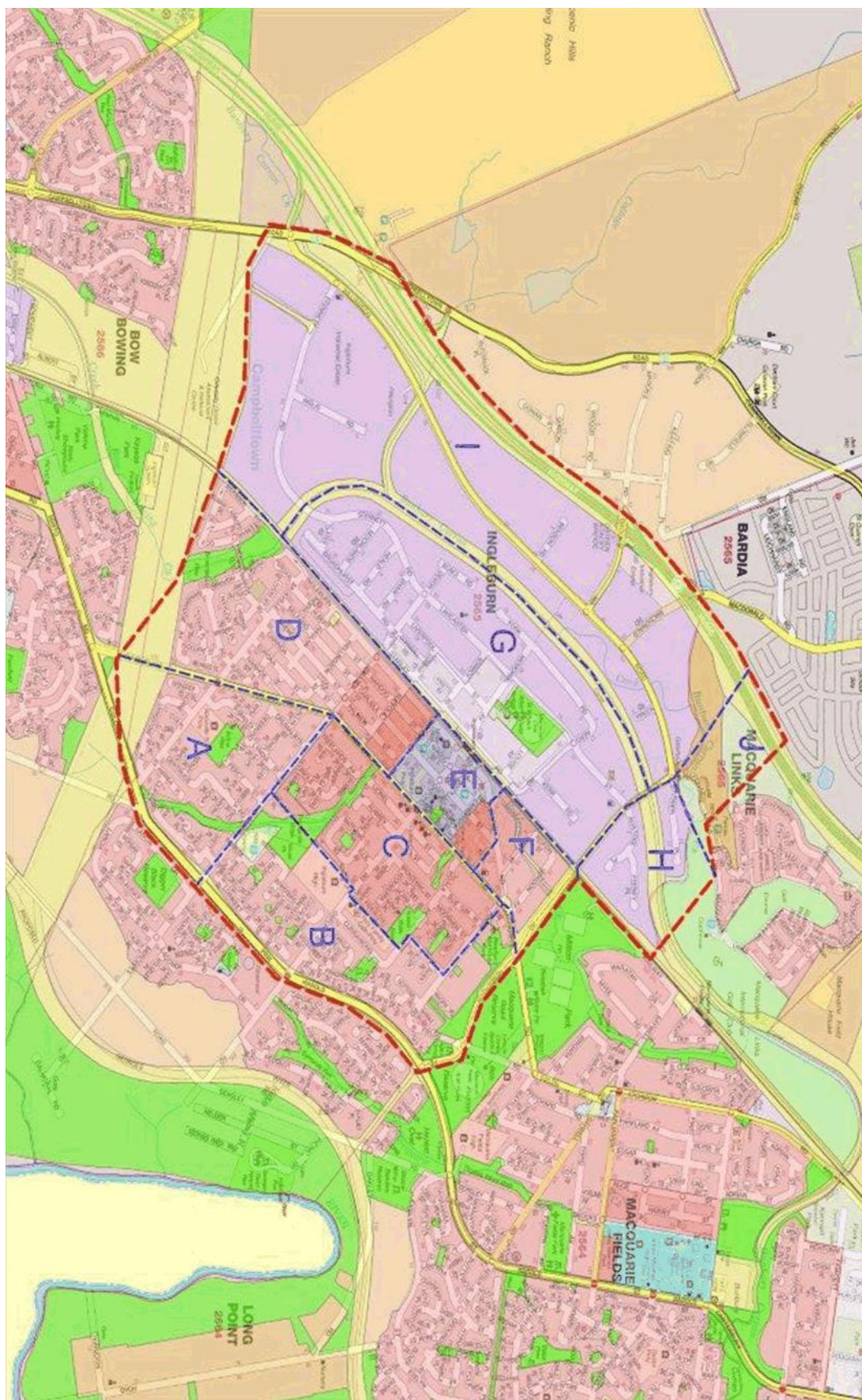


However, the study did identify that a pedestrian access corridor over the rail corridor, near to Ingleburn Station would provide greater economic activation to both sides of the railway and therefore provide more benefit to progress the development of the Ingleburn CBD. Good pedestrian access over the rail corridor would allow people to either arrive by car and park in the western commuter car parks or arrive by public transport on the western side of the line and easily access the CBD on the eastern side.

As previously stated, this study will be revised sometime shortly after the release of the State Governments Glenfield to Macarthur Urban Renewal Corridor Study and the completion of the Councils Regional Traffic Model to ensure it aligns closely with the actual activity anticipated to occur within the precinct with the growth predicted in those studies.

### **Attachments**

1. Ingleburn Study Area and Zoning and Region Map (contained within this report)
2. Ingleburn Traffic Study Report - due to the size of the document - (distributed under separate cover)



## 8.5 Revised Policy - Asset Management

### Reporting Officer

Director City Delivery  
City Delivery

### Community Strategic Plan

Objective	Strategy
4. A Safe, Healthy and Connected Community	4.1 The provision of a balanced range of services to the community

### Officer's Recommendation

1. That the revised Asset Management Policy as attached be adopted.
2. That the Policy review date be set at 30 September 2019.

### Purpose

To seek Council's endorsement on the revised Asset Management Policy.

### History

The above mentioned policy was adopted by Council on 19 June 2012, and was due for review by 30 December 2016 in accordance with the Records and Document Management Policy.

### Report

The abovementioned policy was reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.


The Assets Management Policy has been reviewed and changes have been identified to align the Council's policy and strategic direction to the Community Strategic Plan.

The policy has been reviewed with minor amendments which are highlighted in the attachment.

It is recommended that the policy be adopted and a new review date set.

### Attachments

1. Asset Management Policy (contained within this report)

		<b>POLICY</b>
Policy Title	Asset Management Policy	
Related Documentation	Councils Asset Management Plans, Asset Management Strategy, Community Strategic Plan, Delivery Plan, Asset Management Strategy	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i> Local Government (General) Regulation 2005, <i>Local Government Amendment (Planning &amp; Reporting) Act 2009</i> <i>Civil Liability Act 2000, AASB116, AASB13</i>	
Responsible Officer	Manager Assets	

**Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.**

### Objectives

To provide clear direction on the management of Council controlled asset responsibilities and to ensure Council is able to deal with changes to meet community needs in accordance with relevant legislation. Together with Council's Community Strategic Plan and Resourcing Strategy, this policy details specific asset management objectives to ensure Council's asset stewardship is met by"-

1. The development and continual update of an Asset Management Strategy (minimum 10 year period) as the primary framework to maintain asset services for current and future generations.
2. The Management of assets through the development of Asset Management Plans in accordance with relevant legislation, community expectations and recognised best practice for each major asset class.
3. The provision of funding that are identified, agreed upon, and then allocated. This will assist assets in meeting their defined levels of service as detailed in the Community Strategic Plan.
4. Assets are been recorded in accordance with the requirements of the appropriate asset accounting standards and financial reporting requirements. This includes development of an asset management information system containing comprehensive knowledge of all physical assets.
5. Asset management awareness been promoted throughout the council and supported at an organisational level. It provides the framework, which together with the community strategic plan supports an asset management strategy with specific asset management objectives, targets and plans.

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Works <b>Section:</b> Assets & Supply Services <b>DocSet:</b> 3234704	<b>Adopted Date:</b> 19/06/2012 <b>Revised Date:</b> 19/06/2012 <b>Minute Number:</b> 107 <b>Review Date:</b> 30/12/2016	<b>Page:</b> 1 of 3

## Campbelltown City Council

**Policy Statement**

The management of Council's assets is a key function of Council. The provision of assets maintained to meet community needs and expectations is fundamental to Council's overall service delivery.

This policy demonstrates Council's commitment to the responsible management of Council's assets. This policy addresses relevant legislative requirements and will be revised in accordance with any future changes.

**Scope**

All physical assets under Council's control that have a life exceeding 12 months and replacement value greater than Council's minimum asset limits are recorded. This policy applies to all assets under Council's control, regardless of their source of acquisition.

Physical assets include, but are not limited to, roads, footpaths, cycle ways, kerbs and gutters, car parks, street furniture, significant trees, signage, bridges, land, parks, open space, buildings and facilities, structures, drainage, plant and equipment, vehicles and information technology as detailed in the Asset Management Strategy and Plans.

**Definitions**

Lifecycle Cost:	The life cycle cost (LCC) is the average cost to provide a service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.
Asset Management:	The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.
Risk management:	The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.
Asset	An asset is a resource controlled by Council which has a value and purpose as a result of past events and from which future economic benefits are expected to flow to Council

This policy is requirement under the Integrated Planning and Reporting Guidelines issued by the Division of Local Government in line with Section 406 of the *Local Government Act 1993*.

**Principles**

This policy sets the broad framework for undertaking asset management in a structured and coordinated way. Asset management improvements directly relate to accountability, risk management and service efficiency. The principles can be summarised as follows:

- A consistent Asset Management Strategy will be maintained that incorporates appropriate best practice systems and procedures for Council
- All relevant legislative requirements together with political, social and economic requirements will be taken into account in Asset Management Planning and subsequent Operational activity
- Asset Management Planning will assist in the preparation of Section Business Plans and Budgets which will be considered in the annual Operation Plan
- Asset renewals required to meet agreed service levels and adopted in the long term financial plans will be considered for funding in the annual budget estimates
- Asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service

DATA AND DOCUMENT CONTROL		
DocSet: 3234704	Page: 2 of 3	

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**Campbelltown City Council**

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- An inspection process will be used as part of asset management procedures to check that service levels are maintained and that asset renewal priorities are been established
- Systematic and cyclic reviews will be applied to all asset classes to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards
- Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets
- Asset provision will incorporates sustainability elements in their delivery and functional capability.

**Responsibility**

- Council's Elected Representatives
- Council's General Manager and Directors

Responsibilities of the above groups allow cross functional council staff to address particular aspects of asset management operations and planning. Working groups may address a specific range of assets or management issues that require:

- The ongoing management of Council's asset management strategy.
- Development of asset management plans for various asset classes
- Development of revised position descriptions to include asset management accountabilities
- Periodical review of Council's asset policy
- Annual review of Council's customer levels of service.
- Inclusion of asset management planning in the procurement process

**Policy Review**

This policy will be reviewed every four years by the Council's Asset Management Working Group and endorsed within the first 12 months of the new Council term.

**END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
DocSet: 3234704	Page: 3 of 3	



## 8.6 Raby Precinct Traffic Study

### Reporting Officer

Executive Manager Infrastructure  
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 adopt the Raby Precinct Traffic and Transport Study for the purpose of placing it on public exhibition for a period of 28 days.
2. That following the public exhibition a further report be provided to Council for consideration and final adoption of the Raby Precinct Traffic and Transport Study 2016 with any changes required.

### Purpose

To advise Council of the outcomes of the Raby Precinct Traffic and Transport Study (the study) that was undertaken for the areas surrounding Raby Road. The report will provide information to support the design of road improvement in the study area.

### History

The Study was commissioned in December 2016 to determine the traffic impacts on Raby Road and adjoining east west connector roads by the current and anticipated growth in the Campbelltown and Camden Local Government Areas (LGA). With the increased traffic volumes associated with the South West Growth Centre heading towards the Hume Motorway and other Macarthur to East Hills Railway Stations, it has been identified that major intersections along Raby Road will be significantly impacted from an accessibility perspective.

The study was commissioned to investigate and then recommend short, medium and long term improvements required to ensure that Campbelltown remains an accessible regional city. This study was funded under round two of the Federal Governments Western Sydney Infrastructure Program (WSIP). This study will provide the support information required to enable Council to apply for future funding under Round Three of the WSIP to construct some of the recommended improvement works.

In addition to the WSIP work, Council in partnership with Camden Council is seeking a grant from the State Government (through the SIC funding for the South West Growth Centre) to undertake a major upgrade design of Raby Road, between Thunderbolt Drive and the recently completed section of Raby Road within the Camden area.

## Report

The Raby Precinct Traffic and Transport Study was prepared by Cardno (NSW/ACT) Pty Ltd and outlines an options analysis and implementation strategy to address the deficiencies in the road network to minimise the impacts of the anticipated future traffic growth in the Raby Precinct as a result of the significant development occurring in the Campbelltown LGA and South West Growth Centre. As part of the brief, the consultant was required to undertake the following works:

- undertake a review of current studies, plans and proposals that affect the Raby Precinct
- collect detailed traffic counts on the existing traffic conditions at key intersections and along selected corridors within the study area
- model the road network and major intersections under both existing and future growth conditions
- identify, assess and recommend appropriate viable road and intersection treatments/enhancements
- review the feasibility of road and intersection upgrades.

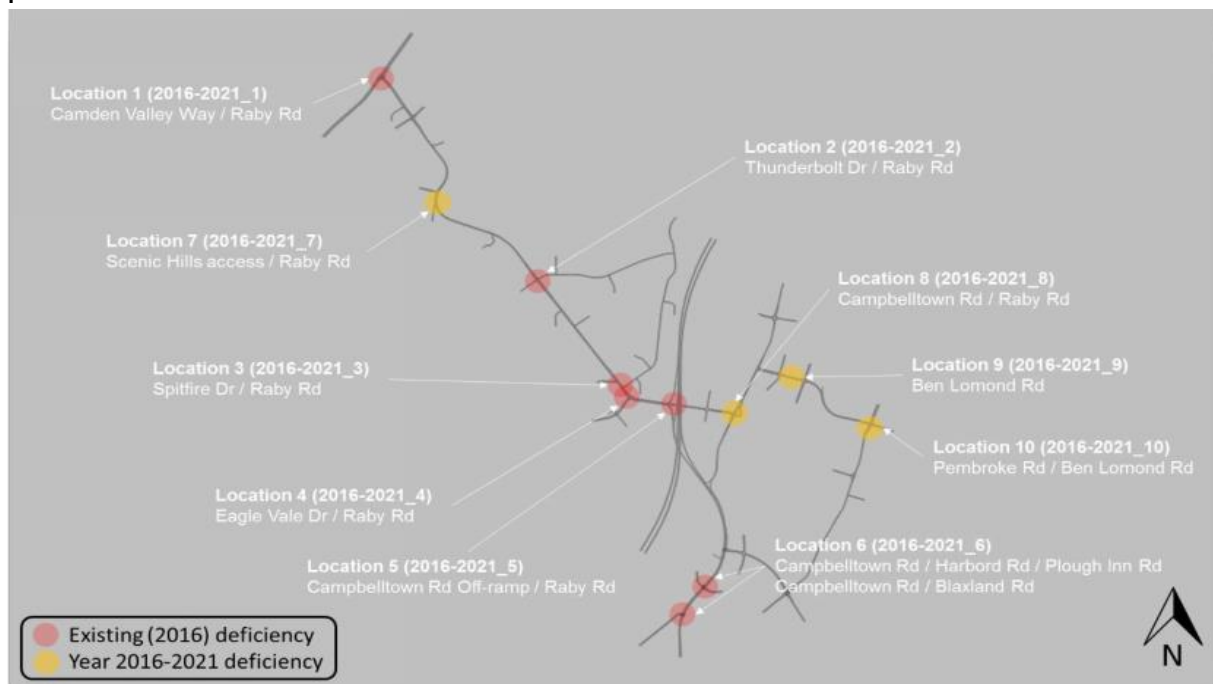
Following traffic counts, a base model was established to represent the current traffic scenario. As part of the information gathering, video cameras were installed at various locations, and the model was checked and calibrated against the actual traffic conditions being experienced by the motorist. The model was run for three scenarios, being short term (2021), medium term (2026) and long term (2036).

The model identified critical deficiencies in the network and proposed upgrades to be implemented at:

1. 10 locations in the short term (by 2021)
2. 5 locations in the medium term (between 2021 and 2026)
3. 8 locations in the long term (between 2026 and 2036).

A copy of the full list of improvements has been included in the attachments and the figure below highlights the location of the required short term improvements.





The critical locations in the short term involving Council managed roads are (in bracket is a brief description of works required):

1. Eagle Vale Drive/Raby Road/Spitfire intersection (signalisation)
2. Thunderbolt Drive/Raby Road (additional lane on Raby Road approaching roundabout from the west)
3. Campbelltown Road ramp onto Raby Road (signalisation)
4. Ben Lomond Bridge over the channel (duplication of the existing bridge)
5. Pembroke Road/Ben Lomond Road (signalisation)
6. Campbelltown Road/Raby Road (permitting dual right turn onto Raby Road) through the roundabout
7. Campbelltown Road/Harbord Road/Plough Inn Road (Campbelltown Road upgraded to three northbound lanes)

Based on these findings, Council's design staff are now undertaking the intersection and signal design upgrades for the Eagle Vale Drive/Raby Road/Spitfire Drive intersection, as this was identified as the most critical work identified in the study. The above list short-term works will be used to support a grant application under the Round Three of the Federal Governments Western Sydney Infrastructure Program.

Further analysis of the precinct will be undertaken following the implementation of the short-term works to determine the relevance and priority of the remaining medium and long term works proposed in the study as a result of what growth is predicted five years from now (it is assumed that growth will likely project upwards from current predictions).

**Attachments**

1. Implementation Strategy - due to the size of the document (distributed under separate cover)
2. Summary of Medium Term and Long Term Assessments - due to the size of the document (distributed under separate cover)
3. Proposed upgrades - due to the size of the document (distributed under separate cover)
4. Raby Precinct Traffic and Transport Study - due to the size of the document (distributed under separate cover)

## 8.7 Revised Policy - Library Fees and Charges

### Reporting Officer

Executive Manager Cultural & Community Services  
City Lifestyles

### Community Strategic Plan

Objective	Strategy
4. A Safe, Healthy and Connected Community	4.1 The provision of a balanced range of services to the community

### Officer's Recommendation

1. That the revised Library Fees and Charges Policy as attached to this report be adopted.
2. That the Library Fees and Charges Policy review date be set at 30 June 2020.

### Purpose

To seek Council's endorsement on the Library Fees and Charges Policy.

### History

The above mentioned policy was adopted by Council on 15 April 1986, was last reviewed on 3 June 2014 and is now due for review in accordance with the Records and Document Management Policy.


### Report

The above mentioned policy has been reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

Minor edits were made to the responsible officer and also to reflect the resolution of Council's meeting held on 11 November 2014, that the Library Service discontinue the use of fines for overdue items..

### Attachments

1. Revised Policy - Library Fees and Charges (contained within this report)

 <b>campbelltown</b> city council		<b>POLICY</b>
Policy Title	Library Fees and Charges	
Relevant Legislation/ Corporate Plan	Library Regulations 2010	
Responsible Officer	Executive Manager Community and Cultural Services	

**Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.**

## Objectives

To identify and specify which Library services and facilities shall be subject to a fee or charge.

## Policy Statement

- ~~Overdue charges shall apply to all items borrowed from the library and not returned within the specified period.~~
- Requests for inter library loans shall be subject to a processing fee.
- Lost patron cards shall be subject to a replacement charge.
- Lost or damaged books and other library materials shall be subject to either a replacement or repair cost. Patrons may assume ownership of any item for which the full replacement cost has been paid.
- Copying/reproduction/**printing** shall be subject to a charge.
- Requests by mail for local or family history information shall be subject to a charge to cover basic research, photocopying and postage fees.
- Copies of photographs from the Local Studies Collection may be purchased subject to a fee based on the proposed use of the photograph.
- Library fees and charges shall be determined by Council in accordance with Library Regulations 2010 and other relevant legislation.
- Fees and charges shall be reviewed annually.

## END OF POLICY STATEMENT

## 8.8 Outcome of the Public Exhibition of the draft Disability Inclusion Action Plan

### Reporting Officer

Executive Manager Community Life  
City Lifestyles

### Community Strategic Plan

Objective	Strategy
4. A Safe, Healthy and Connected Community	4.1 The provision of a balanced range of services to the community

### Officer's Recommendation

That Council adopt the draft Disability Inclusion Action Plan as attached to this report.

### Purpose

To seek Council's endorsement of the revised draft Disability Inclusion Action Plan (DIAP) 2017-2021 and the delivery of the strategic actions to achieve Council's vision of an accessible and inclusive community.

### History

Council at its meeting held 9 May 2017 resolved:

That the draft Disability Inclusion Action Plan 2017-2021 be placed on public exhibition for a period 28 days and a further report be presented to Council at the conclusion of this public exhibition of period.

Campbelltown City Council as a Local Government authority is required by the *NSW Disability Inclusion Act 2014* to undertake disability inclusion action planning by 1 July 2017. The 2017-2021 DIAP's structure and content is aligned to the NSW Disability Action Planning Guidelines for local government.

The DIAP will guide a whole of Council strategic approach to inclusion with the following four focus areas:

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

## Report

The draft DIAP was on public exhibition for a period of 28 days which closed on Tuesday 6 June 2017. Promotion of the Plan during the exhibition period was via Council's website and Facebook page, the Disability Network Group and copies of the plan were available for inspection at the Civic Centre, H.J Daley Central Library, Eagle Vale Central Library, Glenquarie Library, Ingleburn Library and on Council's website.

The DIAP page on Council's website recorded 225 views during the exhibition period.

Two consultation sessions were held, one with the Seniors and Disability Advisory Group and the other was a combination of community members, government and non-government providers, and a cross section of Council staff. In total over 50 people attended the session.

There were no submissions received on the draft DIAP. Feedback received from the consultation sessions has been incorporated throughout the body of the document. In addition, Council officers have made some wording changes to amend grammatical errors. It should be noted that none of the amendments have changed the context or purpose of the document. The action plan has also been improved to ensure consistency of actions and better defining performance targets to assist with measurement, reporting and accountability to the community for the implementation of the plan.

A summary table of community feedback received has been included as an attachment to this report.

Once adopted the final plan will be distributed through disability service networks as well as via Councils communication channels. It is also proposed to launch the final strategy, inviting local service panels, providers and other key stake holders who have participated in the development of the plan.

## Conclusion

The DIAP will guide Council over the next four years, to ensure a systematic approach to improving access and inclusion, not only for people with disability but also to the general community.

The plan will be integrated into the Integrated Planning and Reporting Framework through the Delivery Program and annual Operating Plan and Budget.

## Attachments

1. Summary of Amendments to the Draft DIAP (contained within this report)

### Disability Inclusion Action Plan (DIAP) Submission Summary

Feedback / Comment	Supported		Rationale
	Yes	No	
<b>Pg 9</b> Under factors please include: Increase in the number of people identifying as Aboriginal and/ or Torres Strait Islander	X		Included in cultural statement
<b>Pg 13</b> Under positive attitudes include: Culturally appropriate opportunities for Aboriginal and/ or Torres Strait Islander and Culturally and Linguistically Diverse people with disability	X		Included in cultural statement
<b>Pg 14</b> Under improving access 5 <sup>th</sup> dot point change to: Include information about access in Council's promotional material. This will include culturally appropriate information for Aboriginal and/ or Torres Strait Islander and Culturally and Linguistically Diverse people	X		Included in cultural statement
<b>Pg 14</b> instead of % could a benchmark/number be stated	X		% have been removed from various pages
<b>Pg 14</b> (point 1) Increase awareness of staff and support for people with disabilities – why do we need this information? – encourage PWD to apply for higher ranking positions.		X	Noted
<b>Pg 15</b> Under attitudes and behaviours include: Provides culturally appropriate service to Aboriginal and/ or Torres Strait Islander and Culturally and Linguistically Diverse residents.	X		Included in cultural statement
<b>Pg 18</b> In the 2 <sup>nd</sup> paragraph add the word "cultures" after "people of all ages"	X		Included in cultural statement

<b>Pg 19</b> Under 2: Liveable communities dot point 6 add the words "from a range of cultural backgrounds" after "Campbelltown Arts Centre for artists"	X		Included in cultural statement
<b>Pg 24</b> Under what we already do – 2 <sup>nd</sup> dot point include "that includes people from Aboriginal and/ or Torres Strait Islander and Culturally and Linguistically Diverse background" after the words "Disability Action Group"	X		Included in cultural statement
Add dot points: <ul style="list-style-type: none"> <li>• Macabillity Award at Campbelltown Arts Centre</li> <li>• Consultation designer to create a positive image in Council's design team (this was a suggestion)</li> <li>• Improve our image by using signs around the LGA stating "Council is trying to ....."</li> </ul>		X X X	Awards are currently in place Noted passed to design team Noted passed to relevant section
<b>Pg 25</b> Consider more than 2 training sessions per year		X	Noted, need for extra sessions will be reviewed during annual reporting of the Plan
<b>Pg 25</b> Guidelines for Events – Consider have people with a microphone describing activities for people with vision impairment	X		Noted and to be included in the development of meeting guidelines Action 4.4
<b>Pg 25</b> Include Customer Service training with regular staff training	X		Covered in Action 1.2
<b>Pg 25</b> 1 <sup>st</sup> Action Community Advisory group should include representation from community that represent Aboriginal and/or Torres Strait Islander and Culturally and Linguistically Diverse people with disability. Suggestion we also include Young People and LGBTI people with disability as well.	X		Included in cultural statement
3 <sup>rd</sup> Action – guidelines should be included in Council application forms/ processes for events/ risk management	X		Wording added to 1.3
<b>Pg 26</b> 1 <sup>st</sup> Action add "from all backgrounds" after "people with disability"	X		Included in cultural statement
2 <sup>nd</sup> Action add "from all backgrounds" after "people with disability"			
3 <sup>rd</sup> Action add "and backgrounds" after "and abilities"			



<b>Pg 26</b> Promote opportunities for People with Disability to be involved in groups/projects via telephone automatic hotline - call for event info		x	Noted and to be investigated
<b>Pg 27 1<sup>st</sup> Action</b> include "MAGIC" Consider including employment, volunteering, training, internships and working with DES in the guide. Consider developing specific resources for businesses to support employing PWD. Consider an annual conference/ expo in partnership with the Business Chamber around employing PWD Consider including connecting people with DES/ services with a targeted Careers Expo as a way of creating links 2 <sup>nd</sup> Action "collaborate with" Add Community Services, DES's and other Councils in the resources column`	x		In 3.5  Noted  Noted  Noted
<b>Pg 31 PAMP</b> – does this include TSIs? Explain what WayFinding signage – large print, braille, contrast?		x	PAMP includes TSI WayFinding is various types of signage
<b>Pg 32 2<sup>nd</sup></b> performance measure. There should be more than 1 recharge point. The number should reflect the growing population of PWD, older people and people in chronic care. Comment - Council buildings should have these points already The location recharge points should be included in toilet maps.	x		2.12 states pilot project followed by at least one per year
<b>Pg 34</b> Action 5 add the words "for people of all cultural backgrounds with disability" after "including information"	x	x	Noted Noted
<b>Pg 36</b> "What we do already..." add the words "including those from Aboriginal and/or Torres Strait Islander and Culturally and Linguistically Diverse backgrounds" at the end of the 1 <sup>st</sup> dot point	x		Included in cultural statement

<p><b>Pg 37 1<sup>st</sup> Action</b> - These comments were made:          Build into job descriptions that PWD are encouraged to apply          Develop a statement of commitment          There were concerns about the 1<sup>st</sup> performance measure – here are the comments:          For what reason should people self-identify – it's personal          Would prefer to see increased awareness and support for PWD – this would create a space for people who want to self-identify with follow-on benefits.          Would prefer to see an internal network for PWD          3<sup>rd</sup> Action – Hold an event on "Local Government Day" for PWD to attend and each section can talk about what they do and HR could provide a talk about Council careers.          Incorporate into a careers day that includes TAFE and Uni etc          Incorporate into IDPWD          Random Comment – rather than putting Aboriginal and/or Torres Strait Islander and Culturally and Linguistically Diverse backgrounds throughout the document could there be a statement at the beginnings to include these groups and capture stats in the performance measures.</p>	X			3.1 has been reworded
<p><b>Pg 38 1<sup>st</sup> Action</b> See previous comments regarding expos.  <b>Pg 39 2<sup>nd</sup> Action</b> –Comments – Is this for community services or Council? Include in access forums.          In resources add partnerships with other services to assist.</p>		X	X	Forum is included later in 3.5 Training is for internal not external staff
<p><b>Pg 40 Comments</b> – Council's website is not user friendly – there is difficulty finding "Community" and "Disability". There is not enough info on the website. This should be a priority. The website is not inclusive. Information about accessible toilets and parks should be on the website.</p>			X	Suggestions forwarded to website manager

<b>Pg 41</b> 1 <sup>st</sup> Action add the words "culturally appropriate" after "communication accessible"	X		Included in cultural statement
<b>Pg 42</b> 1 <sup>st</sup> measure Comment – Council should have these already	X		In 4.3
2 <sup>nd</sup> measure – should have a timeframe (eg by when?)	X		In 4.4
3 <sup>rd</sup> Action add "including Aboriginal and/or Torres Strait Islander and Culturally and Linguistically Diverse backgrounds with disability" at the end of the action.	X		Included in cultural statement
3 <sup>rd</sup> measure – use a sliding measure (eg at the beginning of implementation, halfway through and at the end of the plan period)	X		In 4.4
<b>Pg 43</b> 4 <sup>th</sup> Action add "from all backgrounds" after the words "inclusive of people"	X		Included in cultural statement
<b>General feedback / comments below</b>			
Council to provide MLAK key for those who require it for free.	X		In 2.5
Promote the MLAK key.			
Install more than 1 mobility charging point per year. Liaise with shopping centres to install charging points.	X		2.11 – 13 identifies this point
Suggest audible lifts, tactile surface indicators and contrasted signage lifts with braille markings.		X	Suggestion noted
In the green bubble "services where possible" is discriminatory and promoted exclusion		X	Noted but it is impossible to eliminate all barriers to access
Promote disability traineeships at schools for school leavers.	X		In 3.4
Include people with a disability at the induction sessions to make disability training more relevant – interaction sessions.		X	Noted and to be investigated
Best format for vision impaired persons is a word document not a PDF		X	Certain documents must be distributed in PDF
Offer information in a variety of formats such as standard print, large print and audio.	X		In 4.11
Education surrounding interaction with people who use a guide dog eg do not pet dog while it is on duty, interaction with the dog etc.		X	Noted
Education surrounding right of entry for a guide dog.		X	Noted for future forum
Educate architects/planners on disability access such as TSIs, contrast etc.		X	Noted forwarded to relevant section

Council buildings and meeting rooms to have hearing loops and TSIs	x		In 4.1
Please put acknowledgement of Country before thank you to Aboriginal community and workers	x		Change made at beginning of Plan
Consider special areas/ seating for persons in a wheelchair at sports grounds and stadiums.		x	Suggestion not included as program is in place for upgrades of facilities to be inclusive for wheelchairs users
There was a question about existing bus shelters include a dot point – locating signs around the LGA stating "Council is trying to ...." with updates on what we doing in the disability space.		x	Noted, current program is inclusive of all bus shelters
3 <sup>rd</sup> Action "progressively upgrade...." Include this in the audit. There were questions if this includes Leisure Centres.		x	Noted
There was a comment that the toilets should be located especially where we hold our main events and we should name the events/ venues.		x	Noted and passed to relevant sections
Another action suggested was: to develop a disability audit tool that could be used for new developments and refurbishments.	x		Audit included 2.1
There needs to be representation of Aboriginal People, Young People and LGBTQI+ people.	x		Included in cultural statement
Include standard requirements for disabled access in risk management documentation.		x	Forwarded to Risk Management for review
Promote opportunities to access council groups of all backgrounds e.g. ATSI or youth.		x	Noted, to be considered
Gardens at Arts Centre need to be redesigned to be more accessible.		x	Forwarded to Arts Centre for consideration
Work with local businesses to create employment + volunteering + internships + opportunities for people with a disability.		x	Noted
Work with DES to create employment access/opportunity in business district (annual expo with business coc)	x		In 3.3
Facilitate a career expo that connects PWD and employment services/agencies (Govt)		x	Noted and may be included in an Open Access Forum
Consider other level of Government boundaries when looking at access.		x	Noted

Employ someone in the council design team identified with a disability to show positive image.		x	Council employment policy is inclusive
Improve and promote community strategy / awareness on disability access being done in the area.		x	Noted and passed to Communications
Include an explanation on why some actions from previous plans have not come to fruition (eg lack of governance, more time allocation etc)		x	Given the nature of actions, some are ongoing and others were not completed due to time constraints. All will be completed in the DIAP
Important to promote advisory group through networks such as MDN and service providers and place an additional advert in the paper.		x	Noted and passed to Communications
Basic sign language training to Council staff. Consultation on what subgroups want to see included in the training. Include number of staff that go through disability awareness.	x		In 1.2
Promote opportunities for PWD to be involved in advisory groups. Tap into established networks and support groups.	x		In 1.1
Promote support groups in the area through HSNET		x	Noted and to be investigated
Captions on technology is important.		x	Noted and to be investigated
Promote funding for workplace opportunities and have accessible business awards.		x	Noted and to be discuss with MAGIC
Education campaign by Council on Companion Card.	x		In 1.11
Swimming lessons are too expensive for a lot of people.		x	Noted
Public transport not accessible.		x	Noted
Name the public toilet access and change facilities audit.		x	Noted
Develop and disability audit tool – a mandatory redesign and development of infrastructure.		x	Audit tool has been developed and implemented
Fast track and prioritise DA for home improvement to allow rapid access to home and service centres/properties and email from civic disability services.		x	DA process must comply with set guidelines
Monitor pathway and walkways that may limit access to PWD		x	PAMP program prioritises access needs for footpath upgrades
Change recharge point number to reflect the increase in demand and use of mobility wheelchairs/scooters.	x		2.11 – 13 identifies this point

Across all key areas should be more quantitative – number and target numbers rather than just %	x		Changes made to Action Plan
Advocate for all stations in Macarthur to be fully accessible.		x	Noted, Council advocates for fully accessible stations
Access audits for council facilities and quantify the outcomes.	x		In 2.1
Cleaning of public toilets to increase and multiple methods of reporting considered e.g SMS reporting for deaf or hard of hearing		x	Noted and passed onto relevant section
Review of MLAK key for liberty swing – should be a direct action to promote inclusion.	x		In 2.6
Statement at the beginning of document to address the inclusion of CALD, ATSI and LGBTQI+ - Include markers in performance measures	x		Included in cultural statement
Companion card should be automatically accepted and should be promoted with businesses.	x	x	Promotion in 1.11 Businesses are not obligated to accept Companion Cards
What is the social procurement policy? Point needs to be worded better.	x		2.2 has been re-worded
Organise an expo/event to collaborate with employment providers/services to inform school leavers on employment opportunities within Council.	x		In 3.5
Disability awareness training by working with the community organisations.		x	Noted
Disability traineeships are currently only available in administration and hospitality – consider increasing these opportunities across Council.		x	Noted and passed to relevant section
Change word "proportion" to "number" again make it quantifiable measures against all actions.		x	Noted
Disability awareness training across several community services and employers.		x	Noted training is only for Council staff
Public transport – council to advocate for earlier transport start times for those commencing work at early hours of the morning in industrial areas.		x	Noted and passed to Transport Committee
Website needs to be much more comprehensive and user friendly.		x	Noted and passed to Website Manager

Website should be a priority as it is the face of Council and the forefront for local information access.		x	Noted and passed to Website Manager
No acronyms eg W/CAG – a lot of people do not know what this is.	x		Changes made to 4.1
Captions for media content e.g. videos and audio recordings.		x	Noted and passed to relevant sections
Communicating with Council – promote a variety of ways to provide feedback/complaints. Complaints procedure needs to be accessible to everyone.	x		In 4.6
SMS service alongside call service e.g. deaf person SMS to report damaged / dirty toilet		x	Noted and suggestion to be investigated
International Day of People with Disability – be more inclusive for adults and have more variety of events.		x	Noted and to be investigated
Major events have an AUSLAN Interpreter for those who require it	x		In 2.19 to be included in the Guidelines

## 8.9 Investments and Revenue Report - May 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 May 2017.

### Report

#### Investment Portfolio

Council's Investment Portfolio as at 31 May 2017 stood at approximately \$199m funds 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.

During the month Standard and Poors downgraded the long term credit ratings of 23 financial institutions operating in Australia, citing economic imbalances such as growing private sector debt and residential house prices.

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 A2 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 and Charges**

Rates and Charges levied for the period ending 31 May 2017 totalled \$102,000,729 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of May totalled \$94,758,079. In percentage terms 91.9 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 91.2 per cent.

Debt recovery action during the month involved the issue of 19 Statements of Claim to ratepayers with two or more instalments outstanding and a combined balance exceeding \$500. Further recovery on accounts with previous action resulted in 51 Judgments and 29 Writs being served on defaulters that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule.

Council staff continue to provide assistance to ratepayers experiencing difficulty in settling their accounts. This includes the monitoring of 288 ratepayers with a total arrears balance of \$358,016, who have made suitable payment arrangements.

Ratepayers who purchased property since the May instalment notices are issued with a Notice to new owner letter. During the month, 27 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 May 2017 are \$1,730,904 reflecting an increase of \$202,051 since April 2017. During the month, 2,393 invoices were raised totalling \$1,154,178. 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. Debts exceeding 90 days of age totalled \$221,984 as at 31 May 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 judgment and continue through the *Civil Procedures Act 2001* process.

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

During the month, 15 accounts were issued a Letter of Demand on Council's letterhead, advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent.

Council's agents were instructed to issue four letters of demand, a Statement of Liquidated Claim was issued for one account relating to unpaid health licence inspection fees, Judgment was obtained on one account for unpaid hall hire and the same account also escalated to Writ within the month.

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

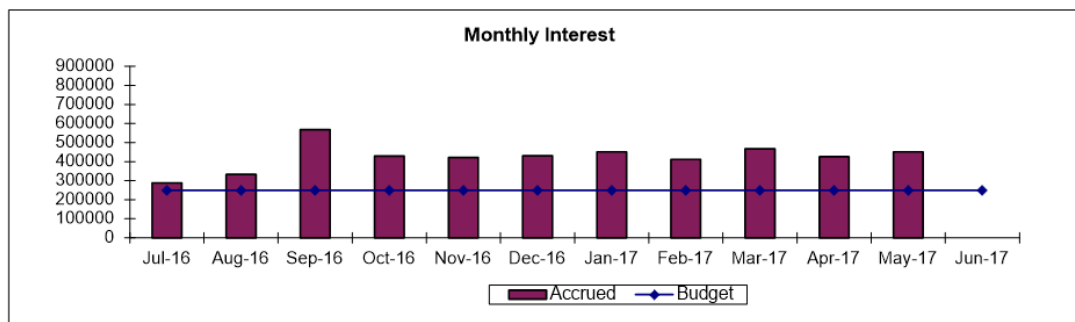
### **Attachments**

1. Investment portfolio performance May 2017 (contained within this report)
2. Monthly Summary and Statistics - May 2017 (contained within this report)
3. Debtors Summary and Ageing Report May2017 (contained within this report)

**CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO****May 2017**

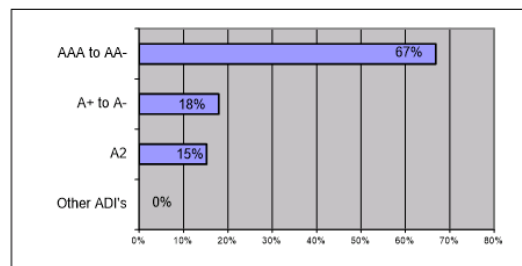
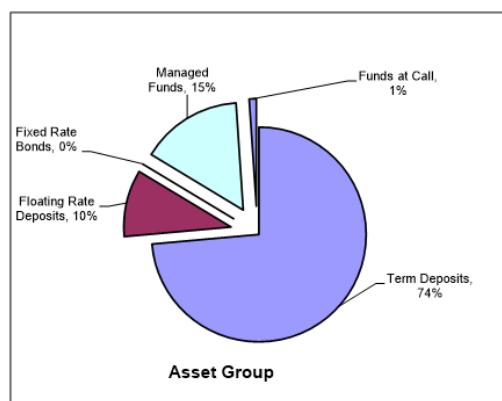
Benchmark AusBond Bank Bill Index  
 Portfolio Balance \$199,161,272.71

Monthly Performance	Return (mth)	Return (pa)
AusBond Bank Bill Index	0.15%	1.78%
Portfolio - Direct Investments	0.24%	2.77%
<i>Performance to Benchmark</i>	<i>+</i> 0.08%	<i>+</i> 0.99%
Short Term Call Accounts	0.17%	1.95%
Managed Funds	0.20%	2.32%

**Year to Date Performance****Credit Exposure (S&P Long Term Rating)**

*Rolling 12 Month Period*  
 2.84% Council Managed Funds  
 1.82% Benchmark

*Interest Budget to Actual*  
 Avg Original Budget to Period \$2,736,067  
 Actual Accrued to Period \$4,676,023

**Portfolio Diversity**

			%
Funds at Call	\$ 2,149,633.09	AA-	1%
NSW Treasury	\$ 33,280,721.57	AA+	17%
National Australia Bank	\$ 40,116,468.74	AA-	20%
Westpac Bank	\$ 26,091,574.41	AA-	13%
Commonwealth Bank	\$ 25,075,359.25	AA-	13%
Bank Western Australia	\$ 6,416,099.38	AA-	3%
AMP Bank	\$ 5,000,000.00	A+	3%
Suncorp Metway	\$ 25,712,754.92	A+	13%
ING Bank	\$ 5,000,000.00	A	3%
Members Equity Bank	\$ 5,000,000.00	A	3%
Rural Bank	\$ 4,026,369.86	A-	2%
Bank of Queensland	\$ 12,115,876.69	A-	6%
MyState Bank	\$ 5,068,722.74	A2	3%
Credit Union Aust	\$ 4,107,692.06	A2	2%
	<b>\$ 199,161,272.71</b>		<b>100%</b>

## 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	57,681,396.30	1,433,814.23	776,176.03	59,194,750.75	53,551,124.13	5,643,626.62	310,761.98	5,954,388.23
BUSINESS	257,345.68	17,996,959.23		63,245.16	18,317,550.07	16,832,168.10	1,485,381.97		1,485,381.97
BUSINESS - IND	0.00	0.00		0.00	0.00		0.00		0.00
FARMLAND	0.00	569,012.08	783.42	2,100.72	570,329.38	568,725.57	1,603.81	175,221.87	176,825.68
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		651.42	68,722.85	6,232.16	60,490.69	18,380.36	0.00
SR - INFRASTRUCTURE	202,204.59	5,782,734.51		8,429.72	5,993,368.82	5,429,562.79	563,806.03	29,405.88	672,082.96
<b>TOTAL</b>	<b>\$2,698,498.91</b>	<b>\$82,054,404.52</b>	<b>\$1,434,597.65</b>	<b>\$850,603.05</b>	<b>\$84,168,908.83</b>	<b>\$76,413,999.71</b>	<b>\$7,754,909.12</b>	<b>\$533,770.09</b>	<b>\$8,288,678.84</b>
GARBAGE	658,148.44	18,958,366.31	834,645.50	33,223.84	18,815,093.09	17,110,974.59	1,704,118.50		1,704,118.50
STORMWATER	45,533.08	1,325,408.98		378.99	1,371,321.05	1,233,104.34	138,216.71		138,216.71
<b>GRAND TOTAL</b>	<b>\$3,402,180.43</b>	<b>\$102,338,179.81</b>	<b>\$2,269,243.15</b>	<b>\$884,205.88</b>	<b>\$104,355,322.97</b>	<b>\$94,758,078.64</b>	<b>\$9,597,244.33</b>	<b>\$533,770.09</b>	<b>\$10,131,014.05</b>

Total from Rates Financial Transaction Summary	8,982,314.81
Overpayments	-1,148,699.24
Difference	0.00

## ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	473,703.52
Rate accounts greater than 12 months less than 18 months in arrears	70,344.07
Rate accounts greater than 18 months in arrears	46,663.57
<b>TOTAL rates and charges under instruction with Council's agents</b>	<b>\$590,711.16</b>

## RATES STATISTICS

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	May-16
Rate Notices	50,590	456		1,005			276						
Electronic - DoH	5,282												
Instalment Notices				43,817			44,122			43,923			
Electronic - DoH				5,517			5,436			5,317			
Missed Instalment Notices			7,341			6,692			6,475				
- Pensioners > \$15.00			650			592			628				
Notice to new owner	167	75	32	25	33	52	49	22	32	49	27		31
7-day Letters - Council issued			1,796			2,172			1,924				
- Pensioners > \$500.00			163			244			243				
7-day Letters - Agent issued			495				587						
Statement of Claim	198	27	16	205	20	9	242	14	31	208	19		22
Judgments	13	22	17	15	59	5	13	44	11	22	51		65
Writs	14	17	15	6	9	13	9	6	39	27	29		39
eRates	1,801	1,809	1,814	1,838	1,841	1,867	1,895	1,910	1,945	1,953	1,977		1,759
BPAYView	49	197	398	503	589	803	866	928	1,028	1,080	1,106		
Arrangements	320	281	401	422	443	461	397	313	405	444	288		306

**DEBTORS SUMMARY 1 May 2017 to 31 May 2017**

DEBTOR TYPE/DESCRIPTION	ARREARS AT 30/04/2017	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/05/2017	% DEBT RATIO
Corporate Administration	169,729	312,425	34,640	447,514	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	10,901	163,912	11,803	163,010	5.46%
Government and other Grants	641,324	71,401	230,861	481,863	12.87%
Public Hall Hire	163,339	64,067	64,069	163,337	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	84,180	132,132	174,440	41,872	5.63%
Healthy Lifestyles	19,415	64,074	79,234	4,254	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	57,458	20,295	30,638	47,115	1.85%
Pool Hire	10,313	2,749	6,867	6,195	0.39%
Private Works	17,487	0	0	17,487	0.52%
Road and Footpath Restoration	23,928	110,421	54,987	79,362	28.17%
Shop and Office Rentals	38,335	35,933	48,024	26,245	2.17%
Various Sundry Items	293,392	137,981	198,719	232,654	6.42%
Waste Collection Services	27,514	38,789	27,844	38,459	6.17%
	<b>1,528,853</b>	<b>1,154,178</b>	<b>962,127</b>	<b>1,730,904</b>	<b>100%</b>

**AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 May 2017**

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	313,402	1,676	125,710	6,725	447,514	15,615
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	152,477	0	0	10,533	163,010	12,541
Government and other Grants	31,850	450,013	0	0	481,863	0
Public Hall Hire	72,148	25,649	22,763	42,777	163,337	36,695
Health Services	0	0	0	350	350	350
Land and Building Rentals	41,872	0	0	0	41,872	0
Healthy Lifestyles	2,835	520	267	633	4,254	1,383
Licence Fees	15,108	5,597	844	25,566	47,115	28,706
Pool Hire	2,734	160	1,670	1,631	6,195	1,301
Private Works	0	0	1,189	16,298	17,487	1,423
Road and Footpath Restoration	64,219	2,231	0	12,913	79,362	17,913
Shop and Office Rentals	17,445	2,200	2,200	4,400	26,245	2,200
Various Sundry Items	124,724	7,276	1,563	99,091	232,654	103,492
Waste Collection Services	38,459	0	0	0	38,459	0
	<b>857,393</b>	<b>495,322</b>	<b>156,206</b>	<b>221,984</b>	<b>1,730,904</b>	<b>222,685</b>

## 8.10 Stocktake of Stores and Materials

### 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

1. That the information be noted.
2. That the necessary adjustments be made in Council's Financial Management Systems.

### Purpose

To advise Council of the results of the stores and materials stocktake held at Council's Works Depot General Store on 30 May 2017.

### Report

The Local Government (General) Regulation 2005 requires Council to take all reasonable measures to ensure that the assets of, or under the control of, the Council are properly accounted for.

To assist in the control of Council's stores and material assets, stocktakes are held at least annually and six monthly where timeframes and resources allow. Spot checks are also carried out intermittently throughout the year.

The process involves physical counts of all stock items by Store staff under the supervision of staff from Financial Services. The results of the count are then compared to the stock item balances contained in Council's financial management information system. A recount of variances is then carried out to confirm the original count. Once all counts are finalised a discrepancy report is produced which details the recommended write off or write on of stock.

Council's total value of stock on hand is approximately \$203,000 and the stocktake carried out on 30 May 2017 resulted in a net write off of \$144.06. This is an excellent result and is largely representative of the manner in which the store is maintained together with the processes around the procurement and issue of inventory items.

### Attachments

1. Stocktake Variance Listing 2017 (contained within this report)



**STOCKTAKE OF STORES AND MATERIALS AT CENTRAL STORE 30 May 2017**  
**LIST OF ADJUSTMENTS**

Product Number or Group	Description	Storage units	Book on Hand Quantity	Quantity Counted	Difference	Adjustment Amount
100439	CAP BAR SAFETY REINFORCING	EACH	490.0000	524.0000	34.0000	7.25
101292	SPONGE/CLOTH - 300X270 10/Pkt WETTEX	CTN	28.0000	29.0000	1.0000	13.57
100544	KNIFE STANLEY / TRIMMING RETRACTABLE	EACH	3.0000	2.0000	-1.0000	-11.06
103395	SOAP REFRESH CLEAR FOAM WASH	EACH	18.0000	20.0000	2.0000	27.11
103362	DISPOSABLE COVERALL	PAIR	50.0000	48.0000	-2.0000	-11.52
103172	GLASSES SAFETY CLEAR AS/NZ S1337: 2010	EACH	116.0000	117.0000	1.0000	2.00
100964	SAFETY HELMET / HARD HAT VENTED.	EACH	7.0000	5.0000	-2.0000	-18.92
100962	SAFETY EAR MUFFS 29db CLASS 5	PAIR	17.0000	18.0000	1.0000	9.00
101725	OVERBOOT COVER / SOCK SAVER	EACH	23.0000	24.0000	1.0000	4.00
101295	METHYLATED SPIRITS 5 LITRE.	DRUM	4.0000	5.0000	1.0000	11.46
101249	ENVELOPE PLAINFACE DL 110x220 (500)	BOX	3.0000	5.0000	2.0000	30.88
101903	FILTER FUEL - EF-1112 23390-78221P50253	EACH	2.0000	1.0000	-1.0000	-12.25
101904	FILTER OIL - C-1328 / S15607-2391	EACH	2.0000	1.0000	-1.0000	-10.35
100952	RING PIN. BARECO B6	EACH	21.0000	20.0000	-1.0000	-0.38
102475	CABLE TIE 4.8X200mm,BLACK (100)	BOX	3.0000	1.0000	-2.0000	-8.50
102476	CABLE TIE 4.8 X 370mm BLACK (100)	BOX	4.0000	6.0000	2.0000	18.32
102368	FILTER AIR - A-1177 / FA3388 / P849069	EACH	1.0000	0.0000	-1.0000	-41.84
100986	SCREW F/ SCALP WHEEL - JDP19M8006	EACH	7.0000	6.0000	-1.0000	-5.78
101839	FILTER INLINE FUEL X520 - FS-7911	EACH	4.0000	3.0000	-1.0000	-6.75
103367	FILTER HYDRAULIC FOR MANTAY ROLLERS	EACH	2.0000	1.0000	-1.0000	-12.89
103230	FILTER HYDRAULIC OIL NEW HOLLAND T5.95	EACH	2.0000	3.0000	1.0000	126.82
101778	FILTER AIR INNER FOR 703,704,708	EACH	2.0000	0.0000	-2.0000	-180.14
101779	FILTER CAB FOR 703,704,708	EACH	4.0000	3.0000	-1.0000	-53.88
101780	FILTER CAB AIR FOAM FOR 703,704,708	EACH	4.0000	1.0000	-3.0000	-32.63
103390	FILTER AIR RAV 4 GX AWD 4 cylinder.	EACH	3.0000	2.0000	-1.0000	-25.09
103335	FILTER OIL Captiva Unleaded Petrol	EACH	4.0000	3.0000	-1.0000	-12.95
103338	FILTER AIR Camry 4 cylinder Sedan	EACH	4.0000	5.0000	1.0000	23.43
103345	FILTER AIR Golf 110TDI Highline 6 spd Wa	EACH	4.0000	5.0000	1.0000	42.94
103347	FILTER OIL Golf 110TDI Highline 6 Speed	EACH	2.0000	1.0000	-1.0000	-15.93
					Gain/(Loss)	-144.06



## 8.11 Reports and Letters Requested

### Reporting Officer

Director City Governance  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

That the information be noted.

### Report

Attached for the information of Councillors is a status list of reports and letters requested of Council as at 23 May 2017.

### Attachments

1. Reports and Letters Requested (contained within this report)

## Reports Requested as at 23 May 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
<b>City Lifestyles</b>			
29.7.14 PL 3934158	CG3.3 - Report identifying alternative methods for managing the hire of Council's sporting fields. <b>Comment:</b> To be considered following the adoption of the Sport and Recreation Strategy	CL	Sept 2017
16.08.16 GB 4976615	NM17.3 - That Council prepare a feasibility report into a possible Vivid Lighting Event or similar event during the Fishers Ghost Festival, with a ghost theme, to assist in promoting a night time economy/entertainment for Campbelltown. <b>Comment:</b> To be considered in 2017 upon the appointment of the Executive Manager Community Life to ensure that the investigation of all options is undertaken prior to presenting to Council for consideration.	CL	Nov 2017
16.08.16 RK 4962373	PE5.2 - That Council be provided with a report outlining how the 200th anniversary of Campbelltown's founding in 1820 will be celebrated.	CL (CG)	Nov 2017
08.11.16 M Chivers 5095789	ORD - 11.4 That Council officers investigate and report on how to provide a program that could be trialled through Library Services that caters for children on the autism spectrum, which includes but is not limited to:  a. considering timing options for the program (eg opening a library one hour earlier on a Saturday to run the trial program) as well as how best to promote such a program to targeted audiences  b. obtaining advice from experts in programming for children on the autism spectrum on how this can be best delivered (including programs involving therapy dogs and shadow puppet shows) and  c. providing a collection of resources for parents and carers of children on the autism spectrum (if Council does not already have same) to supplement such a program.	CL	July 2017
22.11.16 GB 5116854	ORD - 11.1 - That Council seeks a report on the feasibility of creating a BMX track at the St Helens Park skate park and other sites, taking into consideration using the soil from the civil works creating the car park at that location.	CL	June 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
22.11.16 PL 5116854	<p>ORD - 11.2</p> <p>That a report be presented to Council investigating financial incentives to encourage sporting teams and other events to utilise Campbelltown Sports Stadium and with the funds to be included in future budgets. The report should address how to build the Region's competitive advantage to host major events at Campbelltown Sports Stadium (CSS) and how this would boost the reputation of the City and its' economy. It should also include and not be limited to:</p> <ul style="list-style-type: none"> <li>i) ways which funds could be used to attract major events</li> <li>ii) benefits to the residents of Campbelltown and the region</li> <li>iii) employment benefits</li> <li>iv) benefits to the local business community</li> <li>v) potential sponsorship with private partners</li> <li>vi) the potential for value capture and revenue generation.</li> </ul>	CL	June 2017
14.02.14	3. That a further report be provided to council when the outcomes of the Asian cup applications are known for further consideration and confirmation of council's contribution	CL	August 2017
14.03.17	2. That a further report be provided to Council once advice is received from the NSW Department of Education in relation to the Start Strong program outlining impacts on Council's services.	CL	August 2017
14.03.17 MO	NM11.3 - That a report be presented investigating the feasibility and funding options to commission a suitably qualified muralist artist to create portraits of local Aboriginal and colonial residents on the historic silos located on Appin Road.	CL	August 2017
14.03.17 MO	NM11.4 - That a report be presented investigating the feasibility of operating night food markets in Mawson Park, or on the Council forecourt, or the Arts Centre forecourt or any other location considered suitable by Council staff.	CL	June 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
<b>City Delivery</b>			
21.06.16 FB 4851108	CW1.3 - 3. - That following completion of the Floodplain Risk Management Study and Plan, a further report be tabled for Council's consideration.	CD	August 2018
08.11.16 MO 5095792	ORD - NM - 11.1 1. That a report be presented to Council investigating the potential to establish a Georges River Bush Cycle Track from Glenfield to Wedderburn.  2. That this report include: <ul style="list-style-type: none"> <li>possible route and various access points</li> <li>potential and existing sources of funding - Local, State, Federal and Non-Governmental Organisation</li> <li>estimated initial construction costs and ongoing maintenance costs</li> <li>suggested time frame and schedule</li> <li>potential impediments to the development</li> <li>an assessment of environmental issues.</li> </ul>	CD	October 2017
18.04.17 GB 5311171	ORD - NM - 11.1 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.	CD	October 2017
18.04.17 KH 5311169	ORD - NM - 11.3 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.	CD	October 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
18.04.17 RM 5311168	ORD - NM - 11.4  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.	CD	Sept 2017
18.04.17 RM 5311167	ORD - NM - 11.5 - That a report be presented on the feasibility of providing a footpath along St Andrews Road from Ballantrae Drive to Midlothian Road, St Andrews.	CD	Sept 2017
18.04.17 GB 5311166	ORD - NM - 11.6 - That Council seek a report establishing a request line/email for use by residents who wish to have an appropriate tree planted by Council on their immediate nature strip.	CD	August 2017
18.04.17 GB 5311165	ORD - NM - 11.7 - That Council seek to create further avenues of trees in significant locations such as Emerald Drive, Eaglevale Drive, Eagle Vale and Campbelltown Road, Woodbine. That a report be provided on the costs and benefits of Council's annual tree planting program.	CD	October 2017
23.05.17 M.Chivers	NM11.2 That a report be presented to Council outlining the feasibility of including wheelchair accessible picnic tables in any newly constructed parks and any parks undergoing refurbishment.	CD	July 2017
23.05.17 MO	NM11.3 That a report be presented outlining the feasibility and costs involved in formalising the unused roadside space in Pembroke Road, opposite the Leumeah Hotel, to provide angled commuter car parking places.	CD	July 2017
23.05.17 GB	NM11.4 1. That a report be presented to Council outlining the feasibility of trialling Steora Smart Benches or any similar type product in our recreation areas such as skate parks and dog parks.  2. That Council encourages any Councillor who has the opportunity to investigate and interact with the technology (or any other that can be used for the benefits of our community) to do so at their own cost and responsibilities and report back to Council on their findings.  <b>Comment:</b> A Steora bench is being installed on 9 June as part of the night markets in Mawson Park a report will be presented to Council.	CD	August 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
<b>City Governance</b>			
14.10.14 RK 4033794	CG2.3 - 4. That a further report will be submitted to Council once a draft VPA/Infrastructure Services Delivery Plan (ISDP) have been finalised which will deal with the compulsory acquisition/land transfer issues concerning the whole of the Claymore Urban Renewal Project. <b>Comment:</b> Still in the process of finalising the VPA/ISDP with Urban Growth.	CG	July 2017
28.03.17 BM	That a report be presented to Council outlining the costs and benefits/disadvantages of incorporating gender-inclusive language options (for example: Male, Female, Neither, Other) as choices in all future surveys, community consultation documents, records and data collection and incorporation of gender-neutral language options into existing records and systems as they are updated.	CG	August 2017
23.05.17 BM	NM11.1 1. That a report be presented to Council detailing a procedure for Councillors to request that a delegated decision be called up to a meeting of Council.  2. That a report be presented to Council detailing the procedures for:  a. Councillors right and responsibility regarding access to administrative information.  b. Councillors right and responsibilities regarding the ability to communicate with staff.  c. Councillors right and responsibility to review decisions undertaken under delegated authority and the process to call the decisions to be reviewed.	CG	August 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
<b>City Development</b>			
19.04.16 MO 4770730	<p>CS8.1- Old Clinton's development site That a report be presented outlining any action taken by Council with regards to the dead trees on the old Clinton's development site - Queen Street, Campbelltown.</p> <p><b>Comment:</b> Meeting held with development representatives to discuss financial contribution for street tree damage. Estimate of financial contribution prepared for further consideration and consultation.</p>	CDVP (CS)	August 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
08.11.16 GG 5095788	<p>ORD - 11.5</p> <p>1. That a report and a briefing be presented to Council detailing the cost associated with establishing and running a Design Excellence Panel (DEP) to encourage high quality urban design within the Campbelltown Local Government Area (LGA) including any honorariums, and the feasibility of any other options to ensure the best practice function of the panel.</p> <p>2. That the report consider establishing a panel to provide an independent and transparent specialist peer review of major urban development and high density dwellings within the Local Government Area based on the following criteria:</p> <p>a. The Design Excellence Panel be comprised of five members consisting of, four professionals and one community representative, with membership open to:</p> <ul style="list-style-type: none"> <li>o well-known and respected professionals who are involved in the design of major projects and have extensive expertise in areas of architecture, urban design and/or landscape architecture; and</li> <li>o a community representative with a demonstrated understanding and experience in architecture, urban design, landscape architecture or a related field.</li> <li>o to ensure the panel's independence, a panel member cannot be a Councillor or council employee.</li> </ul> <p>b. Expert members must not live or do business in the council area in a related field. Community representatives must live in the area, but not do business in the Campbelltown area in a related field.</p> <p>c. That the panel members' tenure should be limited to two years with an optional extension for another two years.</p> <p>d. That a selection committee be established to undertake the selection of panellists. The selection committee should include the Mayor or his/her Councillor, representative and one other Councillor. Two senior staff members and two distinguished independent people with knowledge of the development assessment system. All members of the selection committee to be approved by a council resolution.</p> <p>e. That the appropriate Policy and Procedure and Code of Conduct be developed in line with ICAC recommendations to ensure the panel demonstrate the highest ethical standards in the exercise of their duties and responsibilities, maintain the integrity of the panel and to provide for fair and transparent dealings in making decisions.</p> <p><b>Comment:</b> Information currently being compiled.</p>	CDVP	July 2017



*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
08.11.16 GG 5095787	<p>ORD - 11.6</p> <ol style="list-style-type: none"> <li>1. That a report and briefing be presented to Council detailing the cost associated with the establishing and running an Independent Hearing and Assessment Panel (IHAP) including any honorariums, and the feasibility of any other options to ensure the best practice function of the panel.</li> <li>2. That based on the following points, the report also consider the establishing of a IHAP to provide an independent and transparent specialist peer review of the officers' assessment and recommendations to the Council/Councillors on development applications within the Local Government Area that are significant in size or complexity or have unresolved objections. <ol style="list-style-type: none"> <li>a. A IHAP consisting of five members including the chair of the design panel, two professional members and one community member.</li> <li>b. The chairperson should be a renowned expert in one of the specialist fields or with experience in the Land and Environment Court</li> <li>c. A pool of panel members of at least ten independent experts and four community members should be established to enable random selection</li> <li>d. The pool should include experts in the fields of planning, design, law and environmental science, traffic/engineering, heritage, land economics and social planning</li> <li>e. To ensure the panel's independence and transparency, a panel member cannot be a Councillor or council employee</li> <li>f. That an expert members must not live or do business in the council area in a related field. Community representatives must live in the area, but not do business in the Campbelltown area in a related field</li> <li>g. That the panel members' tenure should be limited to two years with an optional extension for another two years</li> <li>h. That a selection committee be established to undertake the selection of panellists. The selection committee should include the Mayor or his/her Councillor representative, and one other Councillor, two senior staff members and two distinguished independent people with knowledge of the development assessment system. All members of the selection committee to be approved by a council resolution</li> <li>i. That the appropriate Policy and Procedure and Code of Conduct be developed in line with ICAC recommendations to ensure the panel demonstrate the highest ethical standards in the exercise of their duties and responsibilities, maintain the integrity and transparency of the panel and to provide for fair dealings in making decisions.</li> </ol> </li> </ol> <p><b>Comment:</b> Information currently being compiled.</p>	CDVP	July 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
13.12.16 MO 5146315	ORD 8.5 - That a report be provided investigating the use of a drone with heat detecting cameras to track and monitor Koala movement in the Local Government Area. <b>Comment:</b> Item is being presented to Executive Group prior to report on the use of drones in the Local Government Area.	CDVP	July 2017
18.04.17 KH 5311170	ORD - NM - 11.2 - 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.	CDVP	July 2017
*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
<b>City Growth and Economy</b>			
14.02.17 PL	ORD 11.1 1. That Council request a report on options for implementing a revised structure for regional collaboration given the State Government's framework in being Fit for the Future and the implementation of joint organisations for regional New South Wales.  2. That the report to explore a more cost effective option in dealing with regional issues.	CGE	August 2017

## Withdrawn Reports as at 23 May 2017

In accordance with the Council resolution of the last meeting, the following reports have been withdrawn:

*Date of Decision *Mover *DocSet	Item/Comments	Reason for Removal
<b>City Lifestyles</b>		
03.06.14 BT 3859092	CS3.5 - That a report be provided examining the feasibility of establishing an artist walk as part of the new street scape in Queen Street, Campbelltown. <b>Comment:</b> To be considered in 2017 upon the appointment of the Executive Manager Community Life.	To be considered in the Cultural Plan
21.06.16 MO 4874926	CS8.1 - That a report be presented investigating opportunities to create arts and cultural activities in the northern part of the Local Government Area. <b>Comment:</b> To be considered in 2017 upon the appointment of the Executive Manager Community Life.	To be considered in the Cultural Plan
<b>City Governance</b>		
18.6.13 PL 3450946	CG3.1 - Further report following expressions of interest on the ground lease in Blaxland road. <b>Comment:</b> Currently addressing Sydney Water regarding Section 73 requirements.	This will form part of the tender process for Blaxland Road
16.08.16 RK 4971886	NM17.2 - That Council be presented with a report with regard to rezoning a large tract of land at Glen Alpine, used as the Campbelltown Golf Course, from R2 (low density residential) to one that reflects Council's long term intentions to preserve the land as open space. <b>Comment:</b> This development of this report is dependent on the briefing and associated report addressing a Property Strategy.	This needs to form a briefing to Council following presentations from the current Lessee
14.03.17 MChivers	NM11.1 1. That Council request a report on the recording of council meetings.  2. That the report to highlight costs and benefits in the recording of council meetings, given that Council is in the process of reviewing the code of meeting practice, covering the social justice values of inclusiveness.	Presentation to Briefing Night 30 May. Further Council report no longer required.

City Development		
16.7.13 RK 3483315	<p>PE4.1 - Further report to review implementation of the draft Swimming Pool Barrier Inspection Program including the cost and resourcing implications after 12 months of the programs implementation.</p> <p><b>Comment:</b> Additional time required to assess impact of the implementation of the provisions of the <i>Swimming Pools Act 1992</i> requiring pool owners to obtain a Certificate of Compliance before selling or leasing their property commencing on 29 April 2016. Report to be completed 12 months from this date so a full 12 month period can be assessed.</p>	Structure had been put in place however due to legislation not being enacted, report was not relevant given the circumstances.
27.10.15 GG 4526199	<p>PE5.2 - That Council's Public Notification Policy, in respect to Development Applications, be reviewed and a report provided back to Council recommending options for a more comprehensive community notification process.</p> <p><b>Comment:</b> Review of notification requirements being incorporated into further review Amendment No.3 of SCDCP.</p>	Incorporated in the DCP
19.7.16 RK 4937879	<p>PE5.3 - That a report be presented on ways through which Council can encourage or mandate developers of residential apartment buildings in the CBD's to design roof space and/or green walls as either private, open or green space for the occupants or for some other beneficial purpose.</p> <p><b>Comment:</b> Matter to be incorporated into Amendment No 3 of SCDCP 2015.</p>	Incorporated in the DCP
City Growth and Economy		
29.7.14 PL 3934241	<p>CW5.1 - detailed report on the Leumeah Sports Precinct by the Strategic Planner for a new 40,000 seat sporting/entertainment complex with parking facilities to include both the eastern and western side of the railway line.</p> <p><b>Comment:</b> Options are still being investigated.</p>	Subject to further negotiations
24.04.15 GG 4275787	<p>PE2.6 - The Council receive a further report on a proposal to establish a Business Advisory Board following further consultation with the Campbelltown and Ingleburn Chambers of Commerce.</p> <p><b>Comment:</b> To be known as the Small Business Reference Group.</p>	Initial working group established. Other models being investigated.
16.08.16 RK 4971886	<p>PE5.3 - That Council be provided a report outlining what Campbelltown City Council, independently or in partnership with State and/or Federal Government, can/should do to provide incentives for businesses to establish in our City and create local employment opportunities for our residents.</p> <p><b>Comment:</b> To be dealt with as part of the preparation of the Campbelltown Economic Development Strategy.</p>	A report will be presented to Council on the development of an Economic Development Strategy

## Letters Requested as at 23 May 2017

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Lifestyles			

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Delivery			

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Governance			

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Development			

*Date of Decision *Mover *DocSet	Item/Comments	Div. Resp	Comp Date
City Growth and Economy			

## 8.12 2017-2027 Community Strategic Plan, 2017-2021 Delivery Program, 2017-2018 Operational Plan (including the budget, fees and charges) and Resourcing Strategy

### Reporting Officer

Executive Manager Corporate Services and Governance and Business Planning Officer  
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

That Council adopt the following corporate documents:

1. The 2017-2027 Community Strategic Plan.
2. The 2017-2021 Delivery Program.
3. The 2017-2018 Operational Plan incorporating the Budget and Revenue Pricing Policy including the amendment of the interest payable on overdue rates and charges to be 7.5 per cent and reflecting the rating structure outlined below:

#### Ordinary Rate

- a. That the Ordinary Rate of 0.329 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as RESIDENTIAL in accordance with Section 516 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **RESIDENTIAL**.

- b. That the Ordinary Rate of 0.2648 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as FARMLAND in accordance with Section 515 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **FARMLAND**.

- c. That the Ordinary Rate of 0.8269 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as BUSINESS in accordance with Section 518 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **BUSINESS**.

- d. That the Ordinary Rate of 0.9879 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as MINING in accordance with Section 517 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **MINING**.

#### **Special Rates**

That the Special Rate of 0.0299 cents in the dollar with a minimum of \$2 in accordance with Section 548(3)(b) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown in accordance with Section 495 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(2) of the *Local Government Act 1993* this rate be named **SPECIAL RATE - INFRASTRUCTURE**.

#### **4. Domestic Waste Management Service**

- a. That the Domestic Waste Management Charge be made for the provision of Domestic Waste Management Services for each parcel of occupied land for which the service is available in the amount of \$350.20 per annum representing a weekly amount of \$6.73 in accordance with Section 496 of the *Local Government Act 1993* for the year 2017-2018.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **DOMESTIC WASTE MANAGEMENT CHARGE**.

- b. That the Domestic Waste Management Availability Charge be made for the availability of the service to vacant land in the amount of \$38.10 per annum representing a weekly amount of \$0.73 in accordance with Section 496 of the *Local Government Act 1993* for the year 2017-2018.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **DOMESTIC WASTE MANAGEMENT AVAILABILITY CHARGE**.

- c. That all other Domestic and Commercial Waste Management Charges be adopted in accordance with the 2017-2018 Fees and Charges.

## 5. Stormwater Management Service

That in accordance with Section 496A of the *Local Government Act 1993*, Council make an annual charge for stormwater management services for each parcel of urban land within the City of Campbelltown and categorised for rating purposes as Residential or Business excluding vacant land, land owned by the Crown (this includes Housing NSW).

For the 2017-2018 year, the following charges be made in respect of land to which the charge applies:

- \$25 per urban Residential rateable parcel
- \$12.50 per Residential (strata) rateable unit
- \$25 per 700sqm or part thereof for non-vacant Business land, capped to a maximum of \$1000
- \$25 per 700sqm or part thereof of surface land area for strata Business unit (proportioned to each lot based on unit entitlement) not less than \$5 or greater than \$1000.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **STORMWATER MANAGEMENT CHARGE**.

6. The 2017-2018 Fees and Charges incorporating the amendment of the Certificate Under Section 603 Standard to be \$80.
7. The 2017-2021 Workforce Management Plan.
8. The 2017-2027 Long Term Financial Plan.
9. The 2017-2027 Asset Management Strategy.
10. The 2017-2027 Asset Management Plans.

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## Purpose

To seek Council's endorsement of the new suite of Integrated Planning and Reporting documents to be implemented as of 1 July 2017.

To inform Council of any submissions received during the public exhibition period of the draft 2017-2027 Community Strategic Plan, draft 2017-2021 Delivery Program and the draft 2017-2018 Operational Plan (including the budget, fees and charges) and any edits to these documents resulting from these submissions.

## History

Council at its meeting held 9 May 2017, approved the public exhibition of the draft 2017-2027 Community Strategic Plan, draft 2017-2021 Delivery Program and draft 2017-2018 Operational Plan (including the budget, fees and charges).



The Integrated Planning and Reporting Framework for NSW requires councils to prepare a resourcing strategy to support these documents, consisting of a Workforce Management Plan, Long Term Financial Plan, Asset Management Strategy and Asset Management Plans.

Council is required to adopt the Community Strategic Plan by 30 June in the year following an ordinary election. Council is also required to adopt the annual Operational Plan incorporating the Budget, Fees and Charges and Revenue Pricing Policy prior to 30 June each year. At the same time the Delivery Program must also be reviewed. This requirement is in accordance with the *Local Government Act 1993*.

## Report

Council at its meeting held 9 May 2017, resolved to place the 2017-2018 Draft Operational Plan incorporating the 2017-2018 Draft Fees and Charges and Revenue Pricing Policy, the 2017-2021 revised Delivery Program and 2017-2027 Community Strategic Plan on public exhibition in accordance with the *Local Government Act 1993*.

The documents were placed on public exhibition from 10 May to 9 June 2017 for the required period which exceeded the minimum 28 days. Advertisements for the public exhibition period were placed on Council's website as well as in the Macarthur Chronicle and Macarthur Advertiser. All documents were made available to the community via soft copies on Council's website and hard copies at Council's administration building and branch libraries.

A summary of submissions received and any resulting edits are detailed within this report.

### **Draft 2017-2027 Community Strategic Plan**

Council received five external submissions regarding the draft 2017-2027 Community Strategic Plan. As a result of these submissions, no edits have been made, however council has forwarded an appropriate response to each of these submissions. The submissions and responses are attached to this report.

Council has received one internal submission regarding the draft 2017-2027 Community Strategic Plan. Subsequent edits made to the document as a result of this submission are outlined in attachment 1.

### **Draft 2017-2021 Delivery Program**

Council received one external submission regarding the draft 2017-2021 Delivery Program. As a result of this submissions, no edits have been made, however council has forwarded an appropriate response to each of these submissions. The submissions and responses are attached to this report.

Council received a number of internal submissions regarding the draft 2017-2021 Delivery Program. These submissions have been reviewed and accommodated as outlined in attachment 1.

### **Draft 2017-2018 Operational Plan (including the budget, fees and charges)**

Council received three external submissions regarding the draft 2017-2018 Operational Plan. This has resulted in some recommended edits which are detailed in attachment 1.

Council did not receive any internal submissions regarding the draft 2017-2018 Operational Plan, including the budget, fees and charges.

The Draft Operational Plan and Draft Fees and Charges have been compiled based on productivity factors, efficiency savings, the influence of the Independent Pricing and Regulatory Tribunal (IPART) Local Government Cost Index (LGCI) and limit on increases to land rates.

In November 2016, IPART announced the percentage variation for land rates would be 1.5 per cent. IPART have determined this amount based on a change in the LGCI and a productivity factor adjustment. The LGCI is designed to measure the average change in prices of a fixed basket of goods and services that are on average purchased by councils, relative to the prices of the same basket in a base period. The index has 26 cost components, such as employee benefits and on-costs, and building materials for roads, bridges and footpaths typical to a council's activities.

The LGCI for 2017-2018 is 1.47 per cent. According to IPART, this increase reflects the continuing low inflationary environment and modest rate of public sector wages growth in recent years. No adjustment for a productivity factor was made. The resulting rate was rounded up to arrive at a 1.5 per cent rate peg.

In calculating the 2017-2018 fees and charges, references are made to the LGCI as they affect the service level and costs in providing services to the community.

#### **Rating structure (Revenue Pricing Policy)**

In adopting the Operational Plan, the *Local Government Act 1993* requires Council to formally make, by resolution, the rates and charges for the period 1 July 2017 to 30 June 2018. This requirement exists to give legal form to the rating structure, rates and annual charges in addition to the summary information provided in the Operational Plan.

The Campbelltown Local Government Area is traditionally re-valued by the Office of the Valuer General every three years with the valuations used in the calculation and distribution of annual rate levies. However as a once only update all land values have once again been updated to accommodate the NSW Government Fire and Emergency Services Levy. The values have been determined as at 1 July 2016 and form the basis for the proposed 2017-2018 financial year rating structure. It should be further noted that the NSW Government announced on the 30 May 2017 the indefinite deferral of the Fire and Emergency Services Levy introduction.

#### **Ordinary Rate**

- a. That the Ordinary Rate of 0.329 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as RESIDENTIAL in accordance with Section 516 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **RESIDENTIAL**.

- b. That the Ordinary Rate of 0.2648 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as FARMLAND in accordance with Section 515 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **FARMLAND**.

- c. That the Ordinary Rate of 0.8269 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as BUSINESS in accordance with Section 518 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **BUSINESS**.

- d. That the Ordinary Rate of 0.9879 cents in the dollar with a minimum of \$689.11 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as MINING in accordance with Section 517 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **MINING**.

### Special Rates

That the Special Rate of 0.0299 cents in the dollar with a minimum of \$2 in accordance with Section 548(3)(b) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown in accordance with Section 495 of the *Local Government Act 1993* be made for the year 2017-2018.

In accordance with Section 543(2) of the *Local Government Act 1993* this rate be named **SPECIAL RATE - INFRASTRUCTURE**.

Council's General Income Variation has increased by 1.5 per cent as approved by the IPART under delegation by the Minister for Local Government. The Operational Plan incorporating the budget has been prepared on the basis of a 1.5 per cent increase in the general rate income for 2017-2018 providing a total rate yield of \$84,014,195.

The table and details below show the rating structure based on the rateable properties applicable to the 2017-2018 year.

Rate Type	Category	Ad Valorem Amount (¢ in \$)	Minimum Rate \$	Rate Yield \$
Ordinary	Residential	0.3290	689.11	59,068,477
Ordinary	Farmland	0.2648	689.11	634,514
Ordinary	Business	0.8269	689.11	18,382,545
Ordinary	Mining	0.9879	689.11	26,081
Special	Infrastructure	0.0299	2.00	5,902,578
			<b>Total</b>	<b>84,014,195</b>

In accordance with Section 514 of the *Local Government Act 1993*, each parcel of land within the City of Campbelltown has been categorised for rating purposes with owners notified via the annual rate notice.

### Domestic Waste Management Service

Council provides a Domestic Waste Management (DWM) Charge for the provisions of the Domestic Waste Management Service for the period 1 July 2017 to 30 June 2018 as follows:

Waste Management Service	Annual Charge	Weekly
Domestic Waste Management Charge	\$350.20	\$6.73
Domestic Waste Management Charge-Business	\$397.00	\$7.63
DWM Availability Charge <sup>#</sup>	\$38.10	\$0.73

<sup>#</sup> vacant land

It is recommended that all other domestic and commercial/business waste charges be adopted in accordance with the 2017-2018 Fees and Charges document.

### Stormwater Management Service Charge

In accordance with Section 496A of the *Local Government Act 1993*, Council makes an annual charge for Stormwater Management Services for each parcel of urban land within the City of Campbelltown and categorised for rating purposes as Residential or Business excluding vacant land and land owned by the Crown (this includes Housing NSW). It is recommended for the period 1 July 2017 to 30 June 2018 that the following charges be made in respect of land to which the charge applies:

- \$25 per urban Residential rateable parcel
- \$12.50 per Residential (strata) rateable unit
- \$25 per 700sqm or part thereof for non-vacant Business land, capped to a maximum of \$1000
- \$25 per 700sqm or part thereof of surface land area for strata Business unit (proportioned to each lot based on unit entitlement) not less than \$5 or greater than \$1000.

### Stormwater Management Service Program of Works

Activity	Description	Amount
Water Quality Testing Program	Ongoing	\$80,000
Stormwater Infrastructure Improvement Program	Rolling program	\$100,000
Drainage System Improvement Program	Rolling program	\$150,000
Water quality devices	Rolling Program	\$70,000
Townsend Avenue drainage works	Local drainage improvements	\$800,000
Local stormwater pit improvements	Local drainage improvements	\$132,332
<b>TOTAL</b>		<b>\$1,332,332</b>

### Accrual of Interest on Overdue Rates and Charges

In accordance with Section 566(3) of the *Local Government Act 1993*, the Minister for Local Government has determined that the maximum rate of interest payable on overdue rates and charges for the 2017-2018 rating year will be 7.5 per cent.

**Resourcing Strategy**

The resourcing strategy underpins the Community Strategic Plan and consists of three main components: Workforce Management Plan, Asset Management Policy, Strategy and Plans and the Long Term Financial Plan. These documents focus on how council will utilise its resources to deliver the outcomes and strategies of the Community Strategic Plan. The documents both inform and are informed by the Delivery Program, which outlines the activities that Council will undertake to deliver these outcomes. Each of these individual documents should be viewed as integral elements of an overall strategy and will be under continuous review.

**Workforce Management Plan** – The Workforce Management Plan addresses the human resourcing requirements of the Delivery Program and the Operational Plan. The plan is a proactive approach to monitoring and developing our workforce to meet the community's and Council's future needs.

**Long Term Financial Plan** – The Long Term Financial Plan focuses on Council's long term goal of financial sustainability and delivering quality services and outcomes for the community. It is a decision making tool that addresses areas of impact on Council's ability to fund services and capital works, while living within its means and ensuring financial viability over the next ten year period. The plan is subject to continual review to ensure that changing community expectations are considered.

**Asset Management Strategy and Plans** – It is a requirement under the Integrated Planning and Reporting Guidelines that a Council adopted Asset Management Policy forms part of the Asset Management Strategy. This policy has been provided to Council under a separate report by the City Delivery division. The policy outlines council's commitment to and direction on the management of Council controlled asset responsibilities.

The Asset Management Strategy and Plans provide a ten year forecast, detailing Council's approach to the management of community assets in line with appropriate standards and also contribute to the outcomes of the Community Strategic Plan. These documents have been written in line with the International Infrastructure Management Manual and address the areas of levels of service, demand forecast, operations and maintenance, renewals, new works and disposals. The Asset Management Strategy and Plans integrate with the ten year financial forecasts for the management of assets in the Long Term Financial Plan.

Campbelltown City Council Asset Management Plans are broken up into four separate plans:

1. Buildings and Facilities Asset Management Plan
2. Road Network Asset Management Plan
3. Public Spaces Asset Management Plan
4. Stormwater and Drainage Asset Management Plan

**Note:** All of the listed attachments are available via the below weblink.

<http://www.campbelltown.nsw.gov.au/RCC/CouncilandCouncillors/CouncilDocumentsPoliciesStrategiesPlansPublicationsandProcesses/IntegratedPlanningandReporting>

**Attachments**

1. Feedback received during public exhibition period (contained within this report)
2. 2017-2027 Community Strategic Plan (available via the above weblink)
3. 2017-2021 Delivery Program (available via the above weblink)
4. 2017-2018 Operational Plan (available via the above weblink)
5. 2017-2018 Fees and Charges (available via the above weblink)
6. 2017-2021 Asset Management Strategy (available via the above weblink)
7. 2017-2021 Buildings and Facilities Asset Management Plan (available via the above weblink)
8. 2017-2021 Public Spaces Asset Management Plan (available via the above weblink)
9. 2017-2021 Road Network Asset Management Plan (available via the above weblink)
10. 2017-2021 Stormwater Asset Management Plan (available via the above weblink)
11. Workforce Management Plan (available via the above weblink)
12. Long Term Financial Plan (available via the above weblink)

**Attachment 1 – Feedback received during the public exhibition period of the draft 2017-2027 Community Strategic Plan, draft 2017-2021 Delivery Program, 2017-2018 Operational Plan including the budget and fees and charges.**

**Internal Submissions**

During the public exhibition period, a number of suggested changes were made regarding the description of various council activities throughout the draft 2017-2021 Delivery Program. All of these edits have been made and are reflected in the revised documents associated with this report and distributed under separate cover. None of these edits changed the nature of the activities performed; they simply gave a more accurate description of the activity. Where these edits were made to the draft 2017-2021 Delivery Program, the same edits were made within the draft 2017-2018 Operational Plan.

There were no internal submissions made with regards to the draft 2017-2018 Operational Plan including the budget, fees and charges.

**External Submissions**

During the exhibition period, there was one external submission made regarding the draft 2017-2021 Delivery Program, and three regarding the draft 2017-2018 Operational Plan including the budget, fees and charges.

There were five external submissions received regarding the draft 2017-2027 Community Strategic Plan. The table below outlines the submissions received, responses supplied (where applicable) and any edits made to the draft documents as a result of the feedback.

Submission	Response	Resulting Edits
<p><b>Submission 1</b> <b>11 May 2017</b></p> <p>There is no mention of Campbelltown LEP 2015 in delivering the outcomes envisaged in the CSP?? Surely the CLEP is the principal planning instrument to be used to deliver these outcomes? I would feel a whole lot more comfortable if the CSP acknowledged and demonstrated an understanding of the importance of the CLEP in delivering the CSP vision.</p>	<p>Dear Resident, Thank you for taking the time to give us your feedback regarding the draft 2017-2027 Community Strategic Plan.</p> <p>In response to your query, the Community Strategic Plan is designed to understand the aspirations of the community across a broad range of topics. Based on the feedback that is received, Council then uses this information to develop other high order</p>	<p>No edits required.</p>

<p><b>Submission 2</b> <b>16 May 2017</b></p> <p><b>Overview</b> Overall, the CSP is a well-structured, defined, detailed and well-constructed visionary document. As an organisational strategic plan it sets out the vision for the community and has developed aspirational outcomes that are achievable. It is easy to read, is a good source document and provides an "easy to</p>	<p>strategic documents that provide further research on these topics. The CLEP is one of these strategic documents and relates to strategy 4.3 of the CSP, "Responsibly manage growth and development, with respect for the environment, heritage and character of our city".</p> <p>The Delivery program outlines the specific activities that council will undertake to achieve the strategies outlined in the CSP, and under strategy 4.3.1- Land Use Planning; the use of the LEP is specifically referenced as an activity to be implemented to achieve this strategy.</p> <p>Ultimately the CLEP is an important strategic document that supports the achievement of the CSP.</p> <p>We appreciate you taking the time to provide your feedback and welcome any further questions you may have.</p> <p>Thank you</p> <p>This submission was followed up with a telephone call to the resident, who was thanked for their feedback. The community member did not require a written response to the submission and was assured that the feedback supplied would be considered by the City Growth and Economy division.</p>	<p>No edits required</p>
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understand" framework to guide both Council and the community.

**Observations**

I provide the following observations:

The document states that extensive community consultation was conducted to develop the strategy. On page 10 the following is detailed:

What came out of this consultation, were a number of aspirations and challenges that the community we should focus on over the next 10 years. The top priority areas identified are:

**Focus Areas**

Focus Area	Percentage
Road infrastructure and maintenance	20%
Infrastructure to meet demands of increasing population	17%
Public transport	15%
Traffic congestion	14%
Housing affordability and availability	10%
Medical facilities/services, especially the hospital	9%

Percentage of survey participants

This table highlights that the community has provided input that their areas of focus are as detailed. At the same time on page 14 the following is detailed:

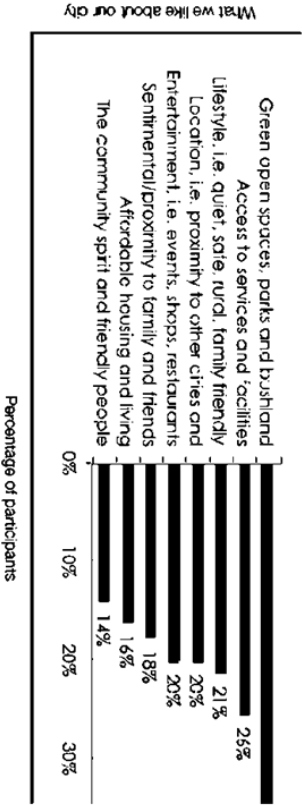
During the research and community engagement process used to develop the CSP, the Campbell community listed the following aspects of our City as being those they liked the most:

'I love that I can drive 10 minutes from my house and be on large grass fields with horses'

'Everything we need is close by and easy to access'

'Family and friends nearby, and ability to afford a nice home'

**the new shopping housing open-space affordable community**



There appears to be a disconnect between what the community wants Council to focus on and what they value in Campbelltown. As a particular point there is no reference to urban spaces the environment or the activities

<p><b>Submission 3</b> <b>18 May 2017</b></p> <p>Interest on Overdue Rates and Charges</p> <p>Council received a circular from the Office of Local Government outlining it has been determined that the maximum rate of interest payable on overdue rates and charges for the 2017-2018 rating year will be 7.5%. This rate is lower than that specified for the 2016-2017 financial year which was 8%.</p>	No response required.	It is recommended the statutory limit for penalty interest charges on unpaid land rates and charges be amended to reflect 7.5% within the Revenue Pricing Policy (contained within the Operational Plan).
<p><b>Submission 4</b> <b>18 May 2017</b></p> <p>Section 603 Certificate Fee</p> <p>Council received a circular from the Office of Local Government outlining the statutory fee in 2017-2018 for the issuing of a certificate for the matters specified under Section 603 of the <i>Local Government Act 1993</i> is determined to be \$80.</p>	No response required.	It is recommended the 'Certificate Under Section 603 Standard' within the Draft Fees and Charges 2017-2018 document be amended to be \$80.
<p><b>Submission 5</b> <b>23 May 2017</b></p> <p>Request is Re Milton Park, Macquarie Rd Ingleburn, Dog leash free areas .</p>	<p>Dear Resident,</p> <p>Thank you for your submission regarding the draft 2017-2027 Community Strategic Plan.</p> <p>Your request has been forwarded to the</p>	No edits required

<p>Would like to request for one (1), more seat, to be installed in each area, as one seems insufficient in each area. Otherwise the park is very good. Thanks C Grimes 3 Orchard place, Ingleburn.</p>	<p>relevant staff within the organisation for consideration and a follow up response will soon be supplied. Once again thank you for your feedback, it is greatly appreciated.</p>	
<p><b>Submission 6</b> <b>25 May 2017</b></p> <p>Just wondering if you could consider relocating the Campbelltown Library into a new modern one in the Macarthur Square complex. This would make it more accessible for most of us.</p>	<p>Dear Resident, Council is currently undertaking the development of a Library Strategic Plan that will drive the direction for our Libraries for the next 10 years. This process has entailed the development of a community advisory group and an extensive community consultation and engagement process that has now closed, however your feedback has been passed on to the Community and Cultural Services team for their consideration and inclusion in the community feedback provided.</p> <p>It is anticipated that the Library Strategy will look at what our libraries Look Like, feel Like and will Be Like moving forward and consideration will be given to the areas of customer service, technology, spaces, programs and collections as well as looking at the changing community profile and our facilities to determine where the community will need library services located and operated moving forward.</p> <p>Thank you for your feedback.</p>	<p>No edits required</p>
<p><b>Submission 7</b> <b>7 June 2017</b></p> <p>Increasing cultural diversity and a wider distribution of population - This</p>	<p>Dear Resident, Thank you for your submission regarding council's draft 2017-2027 Community Strategic Plan. Your feedback has been</p>	<p>No edits required</p>

<p>worries me in some ways, as some cultures just do not assimilate well into a Christian based country. And should not the people immigrating/moving to here take on our culture first, whilst keep their own.</p> <p>I am concerned about the infrastructure as we are already bottlenecked on so many roads, due to an over the top increase in eave to eave housing, and the beginning of the hi-rise era in Macarthur. Then you look at the width of the streets, I was heading through Minto for the train station to get to work and got trapped behind the garbage truck with nowhere to turn off and missed my train. What if it had been an emergency service vehicle in a rush to help someone? There is nowhere for visitors to park, so even if you have a harmless (Tupperware) party there is nowhere for your guests to park in these new areas - not even in your front yard as there is none. Campbelltown council has joined the game of greed by squeezing in as many houses into one parcel of land as they can, the Australian way of life is being destroyed and making way for sardines. Why not just build all the houses joined together and squash more in. Children no longer have yards to play in, streets where you can get the bat and ball out and have a game of cricket or skipping or chasings etc. Then studies are done on how children are getting fat, well the cause is not only their diets but lack of space to exercise/play at home.</p> <p>I realise we are on a road that will lead to the new airport and will grow and become more expensive in the near future, but you really have to think of the people that are ageing, disabled, and yet to start families. Macarthur is going to be priced out of reach of many. Do you want another Bankstown/Liverpool/Parramatta as none of these suburbs are somewhere I would ever want to live</p> <p>I do welcome progress but it has to be done to accommodate families of the future, not the short sightedness that is happening now.</p>	<p>forwarded to our City Growth and Strategy division for consideration. Thank you for taking the time to share your thoughts.</p>	
<p><b>Submission 8</b> <b>9 June 2017</b></p> <p>Please find below a submission from the Macarthur Greens on the Campbelltown City Council Community Strategic Plan, Delivery Program and Operational Plan.</p>	<p>Good Afternoon,</p> <p>Thank you for submitting your feedback regarding Campbelltown City Council's draft Community Strategic Plan, draft Delivery Program, draft Operational Plan including the budget and fees and charges. We are</p>	<p>3.8.3 of the Operational Plan has been changed to remove the activity "Hold</p>

<p><b>Comments on the Campbelltown City Council Draft Community Strategic Plan, Draft 2017-2021 Delivery Program, Draft 2017-2018 Operational Plan</b></p>	<p>currently in the process of considering all of the feedback submitted and this will be reported to Council at its meeting to be held on 27 June 2017.</p>	<p>Local Government elections". 3.8.2 – 3.8.7 are now included in the Delivery Program, as listed in the Operational Plan.</p>
<p><b>Community Strategic Plan</b></p> <p><b>General Comments</b></p> <ul style="list-style-type: none"> <li>The process for developing the CSP could be vastly improved if the community was provided with background information to ensure that they can provide informed contributions (see the Integrated Planning and Reporting Manual pages 30 -36)</li> <li>There would be great benefit (for Councillors, staff and the community) in Council producing a one page summary of the CSP which included Council's core business strategy</li> <li>Pages 8, 11, 12 and 15 should be combined to produce a single section on the challenges and opportunities facing Campbelltown</li> <li>The Community Strategic Plan should include items for the community and other stakeholders, as well as Council (see the Integrated Planning and Reporting Manual pages 17-18)</li> </ul>	<p>With regards to the feedback you have submitted, Council's City Growth and Strategy team would like the opportunity to further discuss the points you have raised to ensure we have captured the full intent. This will enable us to make to make some informed decisions about any potential edits to these documents before they are adopted by Council. For this reason we would like to invite you to meet with us at a time convenient to you, however in order to ensure we are able to have this discussion with sufficient time prior to the adoption of these documents, our preference would be to meet this week. We would like to invite you to contact our office to arrange this meeting as soon as possible. If you could please contact me on 4645 4334 during business hours that would be greatly appreciated.</p>	<p>An invitation to meet and discuss other edits has been sent to the Macarthur Greens.</p>
<p><b>Outcome Three A thriving, attractive city</b></p> <ul style="list-style-type: none"> <li>Resilient Sydney should be moved from the introduction of the Community Strategic Plan to the Delivery Program and Operational Plan, under Strategy 3.3 "Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced" to ensure integration of planning processes</li> </ul>	<p>Once again thank you for your feedback and we look forward to meeting with you soon.</p>	
<p><b>Delivery Program</b></p>		
<p><b>Outcome Three A thriving, attractive city</b></p>		
<ul style="list-style-type: none"> <li>Resilient Sydney should be moved from the introduction of the</li> </ul>		

<p>Community Strategic Plan to the Delivery Program, under Strategy 3.3          "Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced" to ensure integration of planning processes</p>		
<p>Outcome Four A successful city</p> <ul style="list-style-type: none"> <li>Under 3.8.1 include an item about developing an Integrated Management System that brings together such things as Risk Management, the Audit Committee, WHS, and improve corporate business systems under one management manual and unified system of decision making, similar to the approach taken by ISO accredited organisations</li> <li>Items 3.8.2 - 3.8.7 need to be included in the Delivery Program (they are listed in the Operational Plan)</li> </ul>		
<p><b>Operational Plan</b></p> <p>Outcome Three A thriving, attractive city</p> <ul style="list-style-type: none"> <li>Resilient Sydney should be moved from the introduction of the Community Strategic Plan to the Operational Plan, under Strategy 3.3          "Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced" to ensure integration of planning processes</li> <li>Under 3.8.1 include annual actions about developing an Integrated Management System that brings together such things as Risk Management, the Audit Committee, WHS, and improve corporate business systems under one management manual and unified system of decision making, similar to the approach taken by ISO accredited organisations</li> <li>"Hold Local Government Elections" is listed under 3.8.3 in the Operational Plan 2017-2018, this should be in the 2020-2021 Operational Plan</li> </ul>		

**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 Directors of Companies**

#### **Reason for Confidentiality**

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

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

### **14.2 Campbelltown Sports Stadium**

#### **Reason for Confidentiality**

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

information that would, if disclosed, confer a commercial advantage on a competitor of the council.

### **14.3 Lease Macquarie Fields Neighbourhood Store, 11 Evelyn Street, Macquarie Fields**

#### **Reason for Confidentiality**

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

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

### **14.4 Bio Banking**

#### **Reason for Confidentiality**

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

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