



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

10 SEPTEMBER 2019

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of 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
PP	Planning Proposal
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
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	– A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



03 September 2019

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 10 September 2019 at 6.30pm.

Lindy Deitz
General Manager

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1. ACKNOWLEDGEMENT OF LAND

I acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land.

I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here tonight.

2. APOLOGIES / LEAVE OF ABSENCE

2.1 Request for Leave of Absence - Councillor Lake

Officer's Recommendation

That Councillor Paul Lake be granted a leave of absence from the Council meetings on Tuesday 8th October 2019 and 12th November 2019.

Councillor Paul Lake has requested a leave of absence.

Councillor Lake will be absent from Council for a period of one month, incorporating the Council meetings on Tuesday 8th October 2019 and 12th November 2019.

Under Section 234 of the *Local Government Act 1993* and clause 235A of the Local Government Regulations 2005, leave of absence can be granted to a Councillor with Council approval.

Attachments

Nil

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 6 August 2019

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 6 August 2019, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 6 August 2019 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 6 August 2019 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 6 August 2019.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 6 August 2019

Present The Mayor, Councillor G Brticevic
 Councillor M Chivers
 Councillor M Chowdhury
 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 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.

Note: Councillor R George and Councillor T Rowell have been granted a leave of absence from Council incorporating all meetings until further notice.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 9 July 2019

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

That the Minutes of the Ordinary Council Meeting held 9 July 2019, copies of which have been circulated to each Councillor, be taken as read and confirmed with an amendment to Item 8.6 Result of Pre-Gateway Review – 194 Campbelltown Road, Denham Court to be recorded as:

1. That Council note the decision of the Sydney Western City Planning Panel to support the submission of a draft Planning Proposal for a Gateway determination to enable long vehicles to access an approved service station at 194 Campbelltown Road Denham Court to the Gateway.
2. That Council notify the Department of Planning and Environment that it declines the offer of undertaking the role of the Planning Proposal Authority in this instance.

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

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Councillor Greiss – Item 8.1 East London Study Tour. Councillor Greiss advised that some of the tour guides are known to him and as such he will leave the chamber.

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

Meeting note: Having declared an interest in Item 8.1 Councillor Greiss left the Chamber at 6:40pm and did not take part in the discussion or vote on the matter.

8.1 East London Study Tour

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

1. That the General Manager or nominee, the Director City Growth be authorised to attend the 2019 East London Study Tour in September 2019.
2. That a briefing and a report be provided to Councillors and key staff on the insights and benefits obtained through the study tour.

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

Meeting note: At the conclusion of the discussion regarding Item 8.1 Councillor Greiss returned to the Chamber at 6:55pm.

8.2 Development Application Status

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

That the information be noted.

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

8.3 Mount Gilead Stage 2 - Biodiversity Certification Application

Meeting note: Ms Katrina Hobhouse, Ms Susan Gay, Ms Patricia Durman and Mr Matthew Cooper addressed the meeting.

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

1. That Council support the submission of a Biodiversity Certification application that includes the attached draft Biodiversity Certification Assessment Report and Biodiversity Certification Strategy in order to satisfy the requirements for making of an application for biodiversity certification under the provisions of the repealed *Threatened Species Conservation Act 1995* (as saved by the Minister for the Environment's order under clause 37(2) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017).
2. That Council delegate authority to the General Manager to sign the application form for submission to the Minister for Energy and Environment for the biodiversity certification of the Mt Gilead Stage 2 Urban Release Area.
3. That Council delegate authority to the General Manager to prepare and execute a funding agreement with the owner of the lands subject of the application to secure the cost of Council resources throughout the Biodiversity Certification Process.
4. That Council note:
 - a. The Department of Planning Infrastructure and Environment is yet to make a decision in relation to a request to commence a Precinct Acceleration Protocol process for Mt Gilead Stage 2 and that the making of a Biodiversity Certification Application is not intended to fetter the Department's decision making role.
 - b. Upon commencement of a future precinct planning process as envisaged by the draft Greater Macarthur 2040 Plan, the Biodiversity Certification Assessment Report and Biodiversity Certification Strategy would be further amended to align with specialised studies and feedback from relevant Federal and State agencies, including not limited to, addressing opportunities to limit impacts on red flag entities and the habitat of key threatened species and corridor widths.
5. That public exhibition of the draft Biodiversity Certification Assessment Report and Biodiversity Certification Strategy not occur until relevant planning making requirements have been satisfied to enable concurrent exhibition with a draft Precinct Plan.

An **Amendment** was **Moved** Councillor Morrison, **Seconded** Councillor Moroney:

That consideration of this matter be deferred and that Council officers meet with Ms Patricia Durman addressing her concerns and a further report be provided to Council on the outcome.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors B Moroney, W Morrison and B Thompson.

Voting against the Resolution were Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, P Lake and G Greiss.

The Amendment of being Put was **LOST**.

A Division was recorded in regard to the Resolution for Item 8.3 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 Thompson and G Greiss.

Voting against the Resolution were Councillors B Moroney and W Morrison.

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

8.4 Draft Community Participation Plan

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

1. That Council publicly exhibits the draft Campbelltown City Council Community Participation Plan for a period of 42 days.
2. That a future report be presented to the Council outlining the results of the public exhibition.

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

8.5 Avenue of Native Trees - Appin Road, Rosemeadow

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

1. That Council further develop key locations along Appin Road where clusters of tree plantings could be provided as part of a developed landscape theme providing a series of prominent entry style statements along Appin Road.
2. That Council continue to develop other opportunities for the provision of tree plantings throughout the local government area.

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

8.6 Water Safety Education for Children with Autism Spectrum Disorder

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

1. That Council seek a formalised relationship with the Rainbow Club Australia via a Memorandum of Understanding.
2. That up to five Council Learn to Swim Instructors become accredited in the required specialised industry certification specific to children with Autism Spectrum Disorder.
3. That Council tailor the Term Four 2019 Water Safety Week program to manage the instructional approach and provide education to families specific to water safety for children with Autism Spectrum Disorder.
4. That Council develop and deliver a pilot water safety course that is specific and tailored to children with Autism Spectrum Disorder in Term One, 2020.

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

8.7 Update on Pop Culture Event

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

1. That Council notes the outcome of the feasibility investigation into a Pop Culture Convention event to be held in Campbelltown.
2. That Council notes the planned delivery of "Nerd-Con" as part of the 2019 Festival of Fisher's Ghost.
3. That an evaluation be reported to Council following this pilot event with a view to delivery of future events by a commercial operator.

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

8.8 Improvements to Minto Indoor Sports Centre

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

1. That Council notes the completed improvements to Minto Indoor Sports Centre.
 2. That appropriate street frontage signage is constructed to highlight the main entry
-

following the City Rebranding.

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

8.9 Reports and Letters Requested

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

That the information be noted.

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

8.10 Investments and Revenue Report - June 2019

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

That the information be noted.

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

8.11 Dredges Cottage - 303 Queen Street, Campbelltown

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

1. That Council approves the removal of the Veterans Recreation Centre Incorporated as a Licencee, from the existing Licence Agreement for 303 Queen Street, Campbelltown.
2. That all documentation associated with a new or amended Licence Agreement be executed under the Common Seal of Council, if required.

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

8.12 Referral to Audit

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

1. That the 2018-2019 General Purpose and Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign the statements by Councillors and Management as required by Section 413(2) of the *Local Government Act 1993* after completion of the audit.
3. That the audited results of the financial year be presented to Council at the Annual General Meeting on 8 October 2019.

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

8.13 City Identity and Branding Strategy

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

That the city identity video be played for the Council meeting and released to the public at the launch on 21 August 2019.

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

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

That Council endorse the city identity for Campbelltown and the timing of the public launch.

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

8.14 Minutes of the Campbelltown Arts Centre Strategic Committee Report

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

That the minutes of the Campbelltown Arts Centre Strategic Committee held 26 June 2019 be noted.

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Meg Oates on 3 August attended the 30th anniversary celebrations for the Campbelltown District Family History Society at HJ Daley Library. Councillor Oates thanked the Campbelltown District Family History Society for sharing their passion and enthusiasm and the ongoing provision of a free community service to assist residents to research their family background and history. Councillor Oates thanked the library staff for working with the Campbelltown District Family History Society to provide a great resource to the community.
2. Councillor Masood Chowdhury on 14 July celebrated the 40th anniversary of Kiribati Independence Day at Wedderburn Christian Hall, Wedderburn. The celebrations marked the independence of the Republic of Kiribati from the United Kingdom on 12 July 1979. Councillor Chowdhury shared that a small population live in Campbelltown, however Australia is helping Kiribati to build a skilled workforce by providing professional development and training.
3. Councillor Masood Chowdhury on 4 August attended a Pacific Islander community church service. In attendance were also a number of high officials.
4. Councillor Karen Hunt on 12 July attended the launch of the West Tigers Macarthur Junior Sports Program. Councillor Hunt spoke of the wonderful people she met who were heavily involved and huge supporters of the program. NSW State of Origin players were in attendance and brought the State of Origin trophy to the launch.

5. Councillor Karen Hunt on 1 August attended the Local Government Awards. Councillor Hunt attended with the Executive Manager Creative Life, Michael Dagostino and Curator, Adam Porter. Unfortunately, Campbelltown's entry titled 10 Faces of Campbelltown didn't win this year. Councillor Hunt noted the high standard of entries and congratulated all involved in the artwork.
6. Councillor Karen Hunt passed on her thanks to City Lifestyles for the Winterland event. Councillor Hunt commented on how the event had grown in size from last year transforming Koshigaya Park, becoming bigger and better, whilst still maintaining the feeling of a little alpine town. Councillor Hunt noticed that the event was well attended with a queue of people lined up to ride the ferris wheel and the snow dome proving a huge favourite with younger children.
7. Councillor Rey Manoto with Councillor Lound, Councillor Chowdhury, Councillor Hunt and Councillor Gilholme on 28 July attended Campbelltown's National Tree Day at Koala Walk Reserve in Currawong Crescent, Ingleburn. National Tree Day started in 1996 and since that time three million people have helped plant 23 million trees. Councillor Manoto thanked all the volunteers who helped to plant 1000 trees to help the local koala community. Councillor Manoto gave a special mention to Richard Lonza, Nea Makowski, Deborah Evans-Clark, Deborah Kerr, Rhonda Pascoe, Inga Tiera and Council's Bushcare Program staff Michael Ellison, Mitchell Clark and Miriam Skerra.
8. Councillor Ben Gilholme on 20 July attended the NSW Scouts AGM at Baden Powell Centre in Pennant Hills. Councillor Gilholme was joined by members from Hume Region Scouts and noted that it was great opportunity to speak with a variety of Scout groups from all across NSW and discuss the challenges they all face.
9. Councillor Ben Gilholme on 22-23 July participated in the YMCA 2019 Youth Parliament as a guest speaker. Councillor Gilholme acknowledged Hamani Tanginoa Youth Premier (Youth MP for Campbelltown) for becoming the first Youth Premier of Aboriginal decent and Hamani had the opportunity to speak to the Premier and Governor of NSW. In attendance were also Mackenzie Paynter (Youth MP of Campbelltown) and Breanna Madden (Youth MP of Camden). Councillor Gilholme was impressed with the closing ceremony that included an Aboriginal dance in the chamber.
10. Councillor Ben Gilholme on 23 July attended the AFL National Inclusion Carnival which was held in conjunction with International Disability Day. The Carnival brings together male footballers over 16 with intellectual disabilities. Councillor Gilholme passed on his congratulations to Taylor Hanson a resident from Macarthur who was part of the NSW team. Councillor Gilholme noted that the demand to participate is very high with only one in 200 being selected. Congratulations Taylor.
11. Councillor Ben Gilholme with Councillor Chowdhury, Councillor Hunt and Councillor Manoto on 27 July attended the Youth Solutions Charity Ball at The Cube. The theme for the ball this year was a Land of Make Believe. Youth Solutions is a youth drug and alcohol prevention charity supporting young people in Macarthur and Wingecarribee. Councillor Gilholme noted Youth Solutions were able to raise over \$53,000.

12. Councillor Margaret Chivers on 16 July attended Campbelltown Hospital Auxiliary's Annual General Meeting at Campbelltown Hospital. In the 2018-2019 financial year the Auxiliary donated \$35,489 to Campbelltown Hospital enabling the purchase of much needed equipment. Councillor Chivers passed on her thanks to the outgoing President, Jan Drayton and welcomed the new President, Paul Hawker, and thanked all members for their tireless commitment.
13. Councillor Margaret Chivers attended the Winterland festival and noted the addition of the large ferris wheels and the magnificent view from the top. Councillor Chivers thanked the Joylands staff running the event as they allowed everyone to take their time and didn't rush the crowd through. Councillor Chivers shared how proud she is to be a resident in this great city with all attendees enjoying the experiences.
14. Councillor Warren Morrison on 3 August attended the 2019 Mayor's Charity Gala Dinner at Campbelltown Arts Centre. Councillor Morrison passed on his congratulations to the Mayor for another successful Gala Dinner and thanked Council staff Jenny Franke, Catherine Orellana, Amanda King and Haylea Shears for their organisation of a memorable evening. The theme this year was Hollywood, and Josh Webster from C91.3 was the MC, the entertainment included a magician which was very engaging.
15. Councillor Warren Morrison spoke about the City Identity Strategy and congratulated Director City Growth, Rebecca Grasso and her staff for their hard work, community collaboration and workshops in helping to create a City Identity that will represent our City going forward.
16. Councillor Bob Thompson passed on his thanks to Council staff, in particular the Planning Department and the Engineering Department for all their efforts.
17. The Mayor, Councillor George Brticevic passed on his thanks to Council staff Belinda Barron and Catherine Orellana led by Amanda King and Jenny Franke for their work to plan and organise the 2019 Mayor's Charity Gala Dinner. Councillor Brticevic was pleased to report that the 2019 Gala Dinner was the best yet. Two years ago, the Gala Dinner raised \$53,000 which was the highest amount raised at a Gala Dinner. Councillor Brticevic is eagerly awaiting to hear the total of the funds raised from this year. Councillor Brticevic noted that the success of the Mayor's Charity Gala was only possible with the generous support of sponsors with particular thanks to Ben Ellis from Charter Hall who pledged \$35,000, and those donating on the night being the football clubs, West Leagues and Sleeping Giant. Councillor Brticevic thanked all Councillors who attended.
18. The Mayor, Councillor George Brticevic on 28 July attended St Thomas More Catholic Church to celebrate the 55th anniversary of the Campbelltown Catholic Club. In attendance at the mass were all the local catholic schools and school captains.
19. The Mayor, Councillor George Brticevic passed on his congratulations to the Local member, Greg Warren MP on his appointments as the Shadow Minister for Local Government, the Shadow Minister for Veterans and the Shadow Minister for Western Sydney.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Campbelltown Design Excellence Panel

Item 14.1 is confidential in accordance with Section 10A(2)(a) of the *Local Government Act 1993* as the report refers to personnel matters concerning particular individuals (other than Councillors).

Item 14.2 Proposed Acquisition

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

Item 14.3 Lease of Council Property

Item 14.3 is confidential in accordance with Section 10A(2)(d)(ii) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a competitor of the council.

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

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

The Ordinary Meeting of Council was adjourned at 9.04pm and reconvened as a meeting of the Confidential Committee at 9.05pm.

Recommendations of the Confidential Committee

14.1 Campbelltown Design Excellence Panel

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

1. That Council endorse the formation of the Campbelltown Design Excellence Panel and appoint the six panel members recommended in this report.
2. That Council endorse the Campbelltown Design Excellence Panel Procedure located at attachment 2 to this report.
3. That the Panel review all relevant Development Applications submitted after 1 September, 2019.
4. That a report providing a review of the Panel's operation be provided to Councillors after it has been in operation for 1 year.

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

14.2 Proposed Acquisition

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

1. That Council approve the acquisition of the property noted below, on the terms and conditions outlined in this report.
2. That all documentation associated with the transaction be executed under the Common Seal of Council, if required.

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

14.3 Lease of Council Property

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

1. That Council approves the lease of the subject property.
 2. That Council approves the space for the use of professional offices for an Educational and Development Psychology Practitioner.
 3. That Council agrees to a lease term of three years on terms and conditions set out in this report.
-

-
4. That Council approve the Lease documentation be executed under Council's Common seal if required.

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

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

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

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

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 9.15pm.

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

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

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

There being no further business the meeting closed at 9.16pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

5.1 Vale - Allan Connolly

Recommendation

That a community service award be forwarded to the Connolly family together with a copy of the Mayoral Minute.

It is with sadness that I acknowledge the passing of one of Campbelltown's most influential figures within the cricketing community, Mr Allan Connolly, who passed away on the 29 July 2019 after a long battle with cancer.

Allan was a Life Member of the Campbelltown City Junior Cricket Club, Campbelltown City Senior Cricket Club and the Campbelltown Camden District Cricket Club (CCDCC) and served the 'Ghosts' with complete dedication since he joined the club in 1998.

As a player and administrator at Campbelltown City Cricket Club, Allan devoted countless weekends to coaching and umpiring juniors as well as ground preparation for play at both junior and senior levels. He was the welcoming face for every NSW Premier Cricket club and umpire that visited the Raby Sports Complex as part of Match Day Operations for the Campbelltown-Camden District Cricket Club

Allan was central to the development of Raby Sports Complex into one of the most highly regarded Premier Cricket facilities in Sydney and also did tremendous work developing women's teams and was a strong supporter of developing women in cricket.

He fulfilled the roles of:

- longest-serving President
- Club Committeeman
- SCA Delegate
- SCA Management Committee
- Raby Match Day Operations
- Wests Sports Council Delegate
- Macarthur Cricket Council Delegate MCC Chairman
- Chairman Raby Sports Complex Project Committee
- Sponsorship Committee
- longest-serving Committee person.

Allan showed true determination and worked tirelessly to convince all required bodies to build a first class sporting facility at Raby to benefit the local community. The improvements undertaken were the first of its kind in the Macarthur Region or for that matter Sydney, NSW and Australia. The new facility would also set the new benchmark for junior and senior cricket across New South Wales.

Allan initiated major projects to dramatically improve the facilities offered at the Raby Sports Complex which is the Ghosts home ground. Improvement works included:

- club room
- new dressing rooms for Raby #1
- new dressing rooms for Raby #3
- indoor training facilities
- synthetic training surface
- new fencing.

In addition, a new pavilion in which Council had the honour of naming 'The Allan Connolly Pavilion' which has been the envy of every visitor to Raby in recent times.

Allan's dedication and passion for the development of cricket in the community will be sorely missed.

Allan has left a mark on the Campbelltown Camden District Cricket club and in his passing he leaves behind a strong legacy that will benefit so many for years to come.

Council extends condolences to Allan's wife Olga, his sons Byron and Nicholas and grandchildren Jesse, Eva, and James.

Attachments

Nil

6. PETITIONS**7. CORRESPONDENCE**

Nil

8. REPORTS FROM OFFICERS

8.1 Mount Gilead Planning Proposal - Relocation of Proposed Community Hub Building and Additional Permitted Use

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

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

Officer's Recommendation

1. That Council forward the Planning Proposal for the Mount Gilead Estate on Lot 1 DP 1240836 as attached to this report (attachment 1) to the Department of Planning, Industry and Environment seeking a Gateway Determination on the basis that the temporary occupation of the Community Hub for a Sales and Information Centre building be defined as an Exhibition Home instead of a Business Premises as requested by the applicant.
2. That should the Minister determine under Section 3.3.2 (2) of the *Environmental Planning and Assessment Act 1979* that the matter may proceed without significant amendment to the Proposal, Council publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination.
3. That Council exercise, via the General Manager the plan making functions of the Minister for Planning under section 3.31(3)(b) of the *Environmental Planning and Assessment Act 1979*, pursuant to the instrument of delegation dated 20 November 2012.
4. That Council agrees to the relocation of the proposed Community Hub building from land zoned B1 Neighbourhood Centre on lot 61 in DP752042 to an alternate site located on part of Lot 1 in DP 1240836 which is zoned RE1 Public Recreation as shown in attachment 1.
5. That following the exhibition, a report on submissions be presented to Council.
6. That the proponent and property owners be advised of Council's resolution.

Purpose

The purpose of the report is to present a proponent initiated Planning Proposal Request for land within the Mount Gilead Estate which seeks to relocate the proposed Community Hub building and to permit future occupation of the community facility for a Sales and Information Centre.

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

History

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

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

The Campbelltown City Council Local Planning Panel (the Panel), at its meeting of 26 June 2019 provided advice in support on the Proposal and suggested that:

- The amendment only apply to that part of Lot 1 in DP 1240836 to be identified by future subdivision of a size that reflects the future proposed community centre.
- The Schedule 1 amendment provide for the use of that land for a Sales and Information Centre only and not for the more broad definition of a Business Premise. The new definition of Sales and Information Centre should be inserted into the Schedule 1 Amendment.'
- It considers that the Planning Proposal Request has sufficient strategic and site specific merit to advance to Gateway Determination stage, on the grounds that the Planning Proposal:
 - i. Is sufficiently consistent with metropolitan, district and local planning outcomes, objectives and strategies.
 - ii. Is required to facilitate the relocation of the Community Facilities from the existing site zoned B1 Neighbourhood Centre due to constraints associated with Planning for Bushfire Protection.

- iii. Would enable early delivery of a Community Facility for the benefit of future residents.

Development Application 3868/2017/DA-CW for tree removal, dewatering of dams, site remediation works and bulk earthworks at Appin Road, Gilead was approved by the Panel at its meeting on 24 July 2019 which approves bulk earthworks on the subject land.

The Site

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

Access to the site is provided by existing rural driveways from Appin Road, which is designated as a classified road under the control of Roads and Maritime Services.

Development applications for bulk earthworks and residential subdivision are currently under assessment by Council.

Planning Proposal Request

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

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

- Amend Schedule 1 (Additional Permitted Uses) of Campbelltown Local Environmental Plan 2015 to permit use of the site for a Business Premise.
- Amend the Additional Permitted Use Map APU_003 and APU_009 to identify Lot 1 DP 1240836 as a 'Business Premise.'

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

Report

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

1. Strategic Context

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

1.1 Greater Sydney Region Plan

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

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

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

1.2 Western City District Plan

The Western City District Plan (connecting communities) was released in March 2018 and provides a template for realising the Western Parkland City of the Metropolis of Three Cities (Region Plan for Greater Sydney).

The District Plan is noted to; *inter alia*, inform the assessment of planning proposals. Further, the District Plan is identified to assist councils to plan for and support growth and change, and align their local planning strategies to place based outcomes. It guides the decisions of State Agencies and informs the private sector and wider community of approaches to manage growth and change.

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

The Planning Priorities which encompass this development include:

- planning for a city supported by infrastructure (W1)
- benefits of growth realised by collaboration of governments, community and business (W2)
- providing services and social infrastructure to meet peoples changing needs (W3)
- fostering healthy, creative, culturally rich and socially connected communities (W4)
- creating and renewing great places and local centres, and respecting the districts heritage (W6)
- delivering high quality open space (W18)
- adapting to the impacts of urban and natural hazards and climate change (W20)

1.3 Greater Macarthur Growth Area

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

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

1.4 Section 9.1 Local Planning Directions

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

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

- **Direction 2.1 Environmental Protection Zones**

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

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

- **Direction 4.4 Planning for Bushfire Protection**

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

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

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

1.5 Draft Local Strategic Planning Statement

The Draft Local Strategic Planning Statement (LSPS) is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- provide a 20 year land use vision for the Campbelltown LGA
- outline the characteristics that make our city special
- identify shared values to be enhanced or maintained
- direct how future growth and change will be managed
- prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- implement the Region and District Plans as relevant to the Campbelltown LGA
- identify where further detailed strategic planning may be needed.

It sets planning priorities to ensure that the LGA can thrive both now and in the future, and that future development is appropriate for the local context. The proposal for Gilead Community Facilities is considered to be consistent with the planning priorities and actions of the LSPS for Campbelltown.

1.6 Community Strategic Plan - Campbelltown 2027

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

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

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

1.7 Campbelltown Local Environmental Plan 2015

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

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

A Community Facility under the CLEP 2015 is defined as:

Community facility means a building or place:

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

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

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

Given the concern raised by the Local Planning Panel regarding the broad range of uses that would be permissible under the business premises group term, an alternate approach would be to narrow the definition so that a 'Sales and Information Centre' is considered under the following standard instrument definition:

An Exhibition Home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

This definition would enable the operation of a sales and information centre to co-exist with the planned display village adjacent to the site. The sales and information centre would be defined as an Exhibition Home and would be shown on the Additional Permitted Uses Map and Schedule 1 of CLEP 2015 as follows:

- i.e. (1) This clause applies to part of Lot 1, DP 1240836, as shown coloured on the Additional Permitted Uses Map to permit an Exhibition Home for the purpose of a Sales and Information Centre.

In accordance with the adopted VPA, upon registration of the 1200th lot, the applicant is required to hand the Community Hub over to Council. Until this time, the proposed Schedule 1 provision would enable Council to consider a development application for occupation of part of the Community Hub for an Exhibition Home to function as a sales and Information centre.

1.8 Campbelltown (Sustainable City) Development Control Plan 2015

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

2. Evaluation

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

2.1 Bushfire Prone Land

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

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

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

2.2 Biodiversity

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

On the 5 June 2019, biodiversity certification was conferred over Gilead Stage 1 under s126H of the TSC. The order was signed by the Chief Executive of the Office of Environment and Heritage (OEH), as delegate of the Minister for Energy and Environment. Therefore, development within the certified area may proceed without the usual requirement under the *Environmental Planning and Assessment Act 1979* for site-by-site threatened species assessment.

2.3 Mine Subsidence

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

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

2.4 Contamination

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

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

3. Voluntary Planning Agreement

In 2018, Council executed a Voluntary Planning Agreement (VPA) with Lendlease Communities that requires delivery of a Community Hub within 12 months of the 1,200th lot being registered with a budget of \$1.3m.

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

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

4. Public Benefit

The community benefit test is an important element of determining whether a Planning Proposal has merit. Relevant matters for consideration of a Local Environmental Plan amendment include whether it accurately reflects the strategic direction and changing circumstances of an area, the length of time that has elapsed since the community was consulted about the planning controls applying to the land, and whether the planning controls are too prescriptive to facilitate a sensible development. The test also considers whether there is a demonstrable public interest in considering an alternative proposal to the existing planning scheme, which may not have been considered by Council or the community when the scheme was adopted.

In the case of this proposal, a public benefit is achieved by amending the CLEP 2015 as is reflected in the following:

- the site is located within the Gilead Estate and is identified as a growth area within the Greater Sydney Commission's Greater Macarthur Interim Plan.
- the Community Facilities is required in accordance with the Voluntary Planning Agreement established for Gilead.
- allows for early commencement and delivery of the Community facilities upon registration of the 1200th lot.

5. Formal Consultation

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

6. Statutory Consideration

The preparation of a draft Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to progress the draft Planning Proposal to Gateway Determination, the DPIE would confirm the technical studies required and relevant parts of the draft Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 3.34 of the *Environmental Planning and Assessment Act 1979* allows the Minister and the Secretary to delegate functions to a Council and/or an officer or employee of a Council. When submitting a draft Planning Proposal, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation). Authorisation delegates the following plan making powers to Council:

- to make and determine not to make an LEP
- to defer inclusion of certain matters
- to identify which matters must be considered and which stages of the plan making process must be carried out again

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

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

7. Next Steps

Following the advice and support of Council, the process for requesting a Gateway Determination will be undertaken.

Conclusion

At its meeting of 26 June 2019, the Local Planning Panel advised it supports the Planning Proposal Request subject to limiting the use from a Business Premises to a Sales and Information Centre. On the grounds that this use is not a defined term in the Standard Instrument, it is recommended that the use be defined as an Exhibition Home via an amendment to Schedule 1 (Additional Permitted Uses) of the CLEP 2015.

The proposal would be complimentary to the early release stages of the estate and would provide a facility that the applicant may use to undertake early activation and programmed activities associated with marketing events. Accordingly, it is recommended that Council support progression of the draft Planning Proposal with amendments as outlined in this report.

Attachments

1. Applicant's Planning Proposal (contained within this report)
2. Draft Planning Proposal - Gilead Community Facilities (contained within this report)



GILEAD ESTATE PLANNING PROPOSAL

901 to 913 Appin Road, Gilead

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Gilead Estate SIC Planning Proposal
Lendlease Communities (Mt Gilead) Pty Ltd



Gilead Estate Planning Proposal

Temporary additional permitted use
Lot 1 in DP 1240836
901 to 913 Appin Road, Gilead

Prepared for

Lendlease Communities (Mt Gilead) Pty Ltd

By



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Project Manager: Matt Cooper

Client: Lendlease Communities (Mt Gilead) Pty Ltd

Project Number: 10833

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Document History and Status

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Council Issue	F Rayner (Campbelltown City Council)	1-e	03.04.19	CF	MC
	G Pascoe (Campbelltown City Council)				
Final Issue	D Nay (Lendlease)	1-e	09.05.19	CF	PM
	M Anderson (Lendlease)				

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May 2019



Gilead Estate SIC Planning Proposal

Lendlease Communities (Mt Gilead) Pty Ltd



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Gilead Estate SIC Planning Proposal

Lendlease Communities (Mt Gilead) Pty Ltd



8 Glossary

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Executive Summary

This Planning Proposal relates to part of Lendlease Communities (Mt Gilead) Pty Ltd's (**Lendlease**) significant landholdings at Gilead, specifically Lot 1 in DP 1240836. This lot forms part of the wider Gilead release area that has been identified for urban development in the Metropolitan Development Program since the 1980s' and was rezoned for urban development via an amendment to *Campbelltown Local Environmental Plan 2015 (LEP)* in September 2017.

Since taking a controlling interest in the land, Lendlease has had the opportunity to carry out an extensive review of the Indicative Structure Plan and associated technical studies that informed the land use controls. This review has identified a suite of opportunities to improve the planning, development delivery and community outcomes for the land. In order to deliver the new masterplan, Lendlease has recently lodged a Planning Proposal with Campbelltown City Council (**Council**) to make the necessary mapping and control changes.

Separate to the new masterplan, the review of the existing structure plan also identified impediments to be being able to deliver the Community Hub in the area identified in the zoning plan and Indicative Structure Plan due to additional bushfire constraints which were not applicable at the time of the finalisation of the initial planning proposal. Lendlease have identified an optimised location for the Community Hub on existing RE1 Public Recreation zoned land that responds to the new masterplan. This change in location in itself does not require a Planning Proposal to facilitate this outcome.

Under the Mt Gilead 1 Planning Agreement (**VPA**), Lendlease has committed to deliver the Community Hub for Council within a year of completing the 1,200th residential lot. Without the VPA, Council would be unable to fund the Community Hub through developer contributions as they are not deemed 'essential works'.

Lendlease is interested in the temporary use of the building as a Sales and Information Centre with supporting amenities such as early community space a café and amenities block for the adjacent open space. To facilitate this outcome, it is necessary to amend Schedule 1 of the LEP to provide for an additional permitted use, 'business premises', on Lot 1 in DP 1240836. Subject to Council approvals, this could see the Community Hub facility delivered years in advance of the VPA requirements. This would also serve to activate and complement the initial open space areas Lendlease will deliver to amenity and support the new community from day one. The VPA already makes provision 'for better outcomes' to be delivered where agreed by Council and Lendlease with only minor updates likely to be required as a consequence of this Planning Proposal.

As part of this proposal, Lendlease would also seek to upsec and design the building to a higher standard than would otherwise be achieved under the current VPA works values. It is intended that the temporary use of the Community Hub as a Sales and Information Centre would provide Lendlease with a Sales and Information Centre for approximately 3 years before needing to be relocated. At the end of this period, Lendlease would retro fit the building to a community centre and dedicate the land to Council, with the intent to classify the land as 'operational land' to allow future commercial uses if necessary.

Based on Lendlease's early engagement with Council, we believe this proposal will facilitate a far better outcome for both Council and the future Gilead community. Not only will it resolve bushfire planning constraints that affect the currently nominated site, it will also serve to expedite the delivery of the Community Hub to a higher standard than currently provided for in the VPA. It is therefore recommended that Campbelltown City Council resolves to support and forward this Planning

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Gilead Estate SIC Planning Proposal

Lendlease Communities (Mt Gilead) Pty Ltd



Proposal to the Department of Planning and Environment for Gateway determination in accordance with the *Environmental Planning and Assessment Act 1979*.



1 Introduction

This Planning Proposal has been prepared by GLN Planning Pty Ltd (**GLN**) on behalf of Lendlease. It relates to the significant landholding at Gilead, in particular Lot 1 in DP 1240836, 901 Appin Road, Gilead. This site was rezoned for urban development on 8 September 2017 by an amendment to Council's LEP and forms part of a Priority Precinct in State Government's Greater Macarthur Priority Growth Area.

This Planning Proposal is submitted to Council to accompany a request to amend the LEP in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). This report has been prepared in accordance with the Department of Planning and Environment's '*A guide to preparing planning proposals*', dated August 2016.

The proposed amendments have been informed following a review of the background studies first relied upon to rezone the land, State Government's Draft Greater Macarthur Land Use and Infrastructure Implementation Plan and a revised masterplan over Lendlease's Gilead Estate (**Gilead 1**). The proposal has been informed by discussions with Council's planning executive staff and Lendlease are also currently working with Council's Community Resource team to detail the requirements of the Community Hub and progress a preferred design for the facility.

The proposed amendment to the LEP is limited to the addition of an additional permitted use in Schedule 1 that will permit a 'business premises' over part of Lot 1 in DP 1240836 that is zoned RE1 Public Recreation. It is necessary to amend the Additional Permitted Uses Map Sheet 003 and potentially Sheet 009. During the course of the assessment of this proposal, subdivisions of the land are likely to be progressed and may update the relevant land details and will be reflected in the final LEP amendment and associated maps.

This Planning Proposal is required to address bushfire constraints that apply to the current nominated Community Hub location and will seek to relocate the Community Hub to RE1 Public Recreation land to be better integrated with future open space assets to be delivered by Lendlease. It will also facilitate the temporary use of the Community Hub as a Sales and Information Centre that will expedite the delivery of the Community Hub and to a higher standard than currently provided for in the VPA.

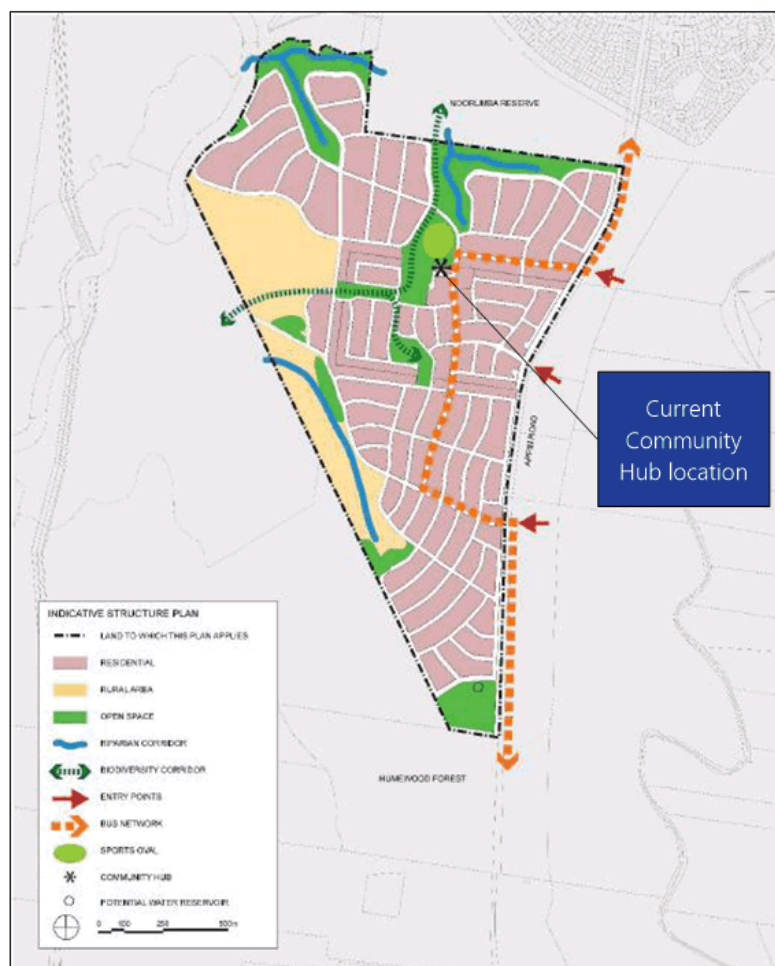
1.1 Background

1.1.1 Metropolitan Development Program rezoning

The Mount Gilead site has long been identified as a greenfield release area in the State Governments' Metropolitan Development Program. Following receipt of a Gateway Determination from the Department of Planning and Environment (**DPE**) in 2012, Old Mill Property Pty Ltd worked with Council to rezone the site and resulted in an amendment to the LEP on 8 September 2017 and site-specific Development Control Plan and Indicative Structure Plan as shown in **Figure 1** over the page.

Key outcomes for the site under this rezoning included an approximate yield of 1,700 lots, ranging in size from 375m² to 700m² and supporting local infrastructure including open space, community hub, stormwater management facilities and collector roads and conservation of 22ha of existing ecological communities on site. The site for the Community Hub was identified and zoned B1 Neighbourhood Centre.

In addition, a comprehensive Infrastructure Services Delivery Plan was prepared for the site in 2016. This document informed the VPA that Lendlease is party to, to deliver the necessary local infrastructure on behalf of Council, including the Community Hub. This Planning Agreement was adopted by Council at its Ordinary Meeting on 12 June 2018 and has since been executed by all parties.



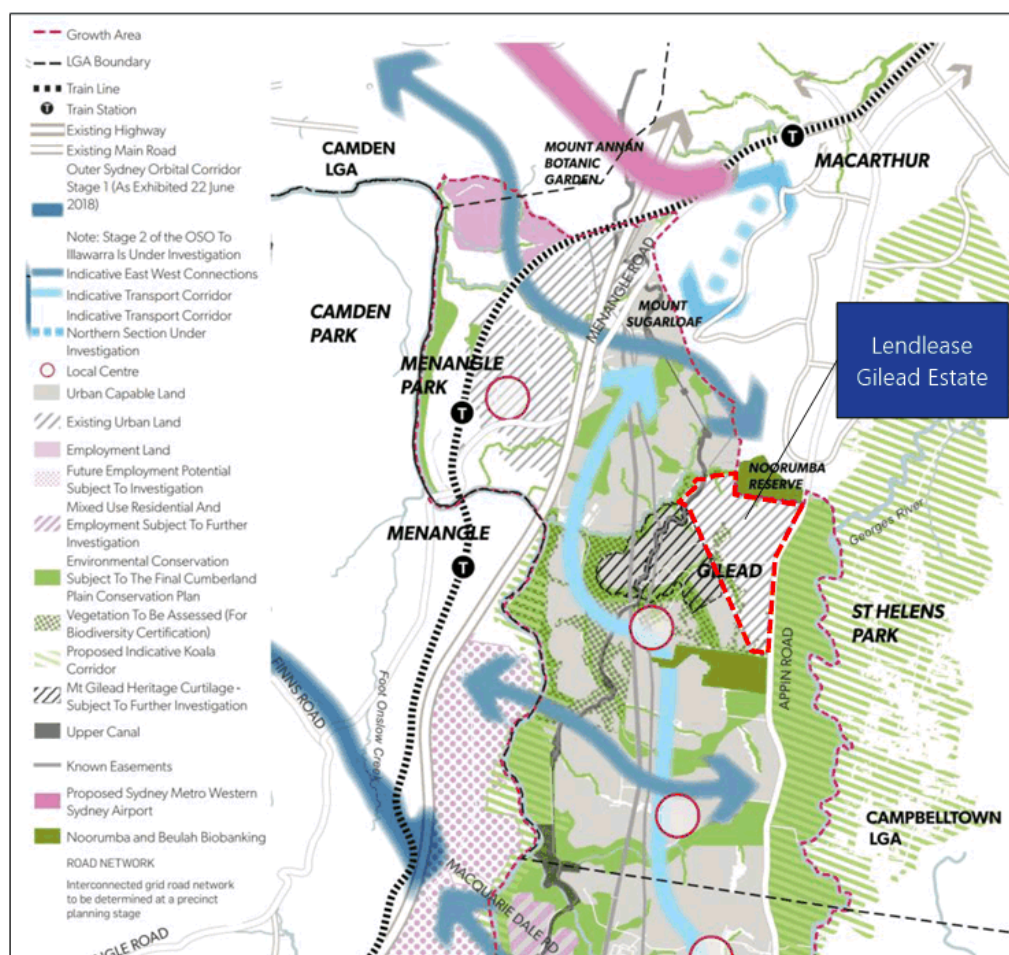
Source: Campbelltown City Council, 2017

Figure 1. Current Indicative Structure Plan

1.1.2 Draft Greater Macarthur Land Use and Infrastructure Implementation Plan

DPE have recently exhibited the draft Greater Macarthur Land Use and Infrastructure Implementation Plan (LUIIP). Building on the *Greater Macarthur Land Release Preliminary Strategy and Action Plan*, the LUIIP provides a revised an updated structure plan for the Greater Macarthur Priority Growth Area as well as a series of key design principles, actions and vision. The draft Structure Plan is shown in **Figure 2**.

The LUIIP continues to identify a north-south transport corridor over land to the west of the MDP Land and preferred conservation outcomes. It also provides that the wider Gilead Precinct will deliver approximately 15,100 lots. The LUIIP recognises Gilead 1 land as 'Existing Urban Land' and does not outline specific actions to the MDP Land.



Source: DPE, 2018

Figure 2. LUIIP Structure Plan

Prior to the LUIIP going on exhibition, through *A Plan for Growing Sydney*, the Greater Sydney Commission (GSC) has been formed to establish the strategic direction for Sydney to 2056. As part of this process, the GSC has released updated direction and priorities under the *Greater Sydney Region Plan* and *Western City District Plan*. Both of these plans recognise the strategic importance of the Greater Macarthur region and its contribution to housing supply by declaring the region as a Land Release Area. The structure plan in the *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* still remains current for the site under these draft documents. It is anticipated this direction will be updated to reflect the LUIIP in the future.

1.1.3 Infrastructure Services Delivery Plan and Voluntary Planning Agreement

A comprehensive Infrastructure Services Delivery Plan was prepared for the site in 2016. Infrastructure to be delivered includes collector roads, open space, stormwater management facilities, conservation lands and a Community Hub. This document was used to inform the delivery of local infrastructure for Gilead 1 and the VPA. Specifically, the VPA requires Lendlease to deliver a Community Hub (CF1) that provides for:

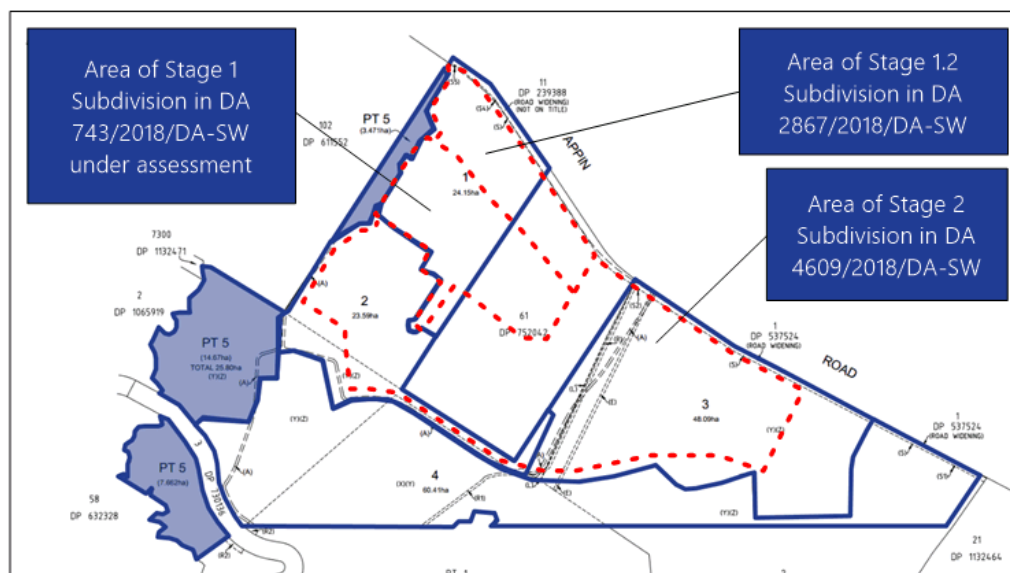
- Dedication of 0.2069ha of land
- Multi-purpose space building with footprint of 500m² with service provision to fit out kiosk area
- Parking for up to 38 spaces (including on street parking)
- Delivery of the facility within 12 months of registration of the 1,200th residential lot

The VPA has been executed by all parties including Council and establishes triggers for the delivery of local infrastructure in line with residential development being completed to ensure the community is supported by appropriate facilities as it grows.

1.1.4 Relevant development applications

When the draft *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* was released, the then Minister for Planning identified Gilead 1 as one of the key projects that would deliver new housing in the region by 2018. Since the site was rezoned, Lendlease has lodged a series of DAs over the site in efforts to meet this target. These DAs have been designed to carry out site works and deliver the initial stages of housing under the current planning controls. All works are permissible under the current zoning and where possible align with the existing structure plan and Lendlease's revised masterplan.

A summary of the relevant DAs lodged with Council are outlined in **Table 1** and **Figure 3**.



Source: LTS, 2017

Figure 3. Current subdivision activity on the site

Gilead Estate SIC Planning Proposal

Lendlease Communities (Mt Gilead) Pty Ltd

**Table 1. DAs over the site**

DA No.	Description	Status
2989/2017/DA-S	Subdivision to create 5 superlots over Lot 3 in DP 1218887 to facilitate progressive development of the site ('paper plan subdivision').	Approved 24/11/17
3868/2017/DA-CW	Earthworks, tree removal and remediation over Lot 3 DP 1218887 and Lot 61 DP 752042 facilitate progressive development of the site	Under assessment
4123/2017/DA-A	Estate signage	Approved 13/7/18
743/2018/DA-SW	Stage 1 subdivision, including staged subdivision to create 333 residential lots, 5 residue lots with associated civil works, road construction, stormwater management facilities, land contouring and tree removal	Under assessment
2867/2018/DA-SW	Stage 1.2 subdivision, including staged subdivision to create 138 residential lots, 3 residue lots with associated civil works, road construction and land contouring.	Under assessment
3268/2018/DA-CW	Importation of fill to backfill Aboriginal archaeology test pit excavations.	Approved 14/3/19
4609/2018/DA-SW	Stage 2 subdivision, including staged subdivision to create 424 residential lots, 20 residue lots with associated civil works, road construction, land contouring and tree removal.	Under assessment

2 Site Analysis

This section of the report describes the physical characteristics of the site, the adjoining development and character of the locality relevant to the preparation of a site analysis.

2.1 Site location

The site fronts Appin Road in Gilead to the south of Campbelltown CBD. It is located approximately 47km to the south west of the Sydney CBD (refer to **Figure 4**). The nearest centres are at Macarthur, Narellan and Camden. The site was recently rezoned for urban development on 8 September 2017 by the gazettal of an amendment to the LEP. As part of the rezoning, the site is expected to deliver 1,700 residential lots with supporting drainage and open space facilities and sets aside land for environmental conservation.



Source: Whereis, 2017

Figure 4. Site location

The land is identified within the Menangle Park and Mount Gilead Priority Precinct identified in the Greater Macarthur Land Release Investigation (see **Figure 5**) that was exhibited in July 2016. This package also included an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (**Growth Centres SEPP**) to declare Mount Gilead and Menangle Park as a Priority Growth Area. This amendment is expected to be gazetted by DPE in the near future as part of the finalisation of the LUIIP.



Source: Department of Planning and Environment, 2017

Figure 5. Site location within the Greater Macarthur Priority Growth Area

Land in the locality is currently used for rural residential, grazing and extractive industries. However, this current character of the locality will change dramatically as rural land uses gradually convert to urban land uses consistent with the future urban zoning of the area. Council and DPE have also finalised another Planning Proposal that will put controls in place to facilitate suburban residential development in the nearby Menangle Park release area.

2.2 Site description

The site is legally identified as Lot 1 in DP 1240836 with a frontage of 485m to the western side of Appin Road, and has an area of approximately 24ha and is an irregular shape as shown in **Figure 6**.

The site is clear of structures, with scattered vegetation and contains two small dams on the north eastern portion of the site. Access to the site is provided by existing rural driveways from Appin Road, which is designated as a 'classified road' under the control of Roads and Maritime Services.



Source: Six Maps, 2019

Figure 6. Aerial view of the site

There are no heritage items contained within Lot 1 in DP 1240836 however, there are items on properties to the west. These include an artificial lake (dam) within Lot 1 in DP 1218887 which is listed as a Local Heritage Item in the LEP. Lot 1 in DP 1218887 also contains 'Mount Gilead' consisting of a collection of stone buildings and old mill that is identified as a Local Heritage Item. The Upper Canal is external to the site, traversing through Lot 3 DP 1240836, and is listed as a State Heritage Item.

2.3 Site activity

At completion of the original rezoning, the site was identified as Lot 61 in DP 752042 and Lot 3 in DP 1218887. Lot 3 in DP 1218887 lot has since been subdivided into five superlots, Lots 1 to 5 in DP 1240836, to facilitate Lendlease's staged development of the site.

A DA for earthworks over the entire site (3868/2017/DA-CW) has been lodged with Council and is currently under assessment. DAs for Stage 1 Subdivision to create 333 residential lots and Stage 1.2 Subdivision to create 138 residential lots over Lot 1 in DP 1240836 and Lot 61 in DP 752042 are also under assessment with Council as shown in **Figure 3**. Development of the site will continue to be

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undertaken in stages and it is important to note that during the course of the Planning Proposal, the property details will change and will need to be updated.

2.4 Surrounding Locality

The character of the locality is rural with some tracts of bushland, primarily to the east of Appin Road.

The frontage of the site to Appin Road will be subject to road widening as part of a Roads and Maritime Services planned upgrade (subject to separate approval) to accommodate increased traffic associated with the future development and growth in the area and to provide safe points of entry and exit to the site. To the north of the site is the existing suburb of Rosemeadow which is characterised by low density residential.

The southern and western borders of the property comprise large rural lots and some bushland. The area to the south and west is also identified for future residential development in the draft LUIIP.

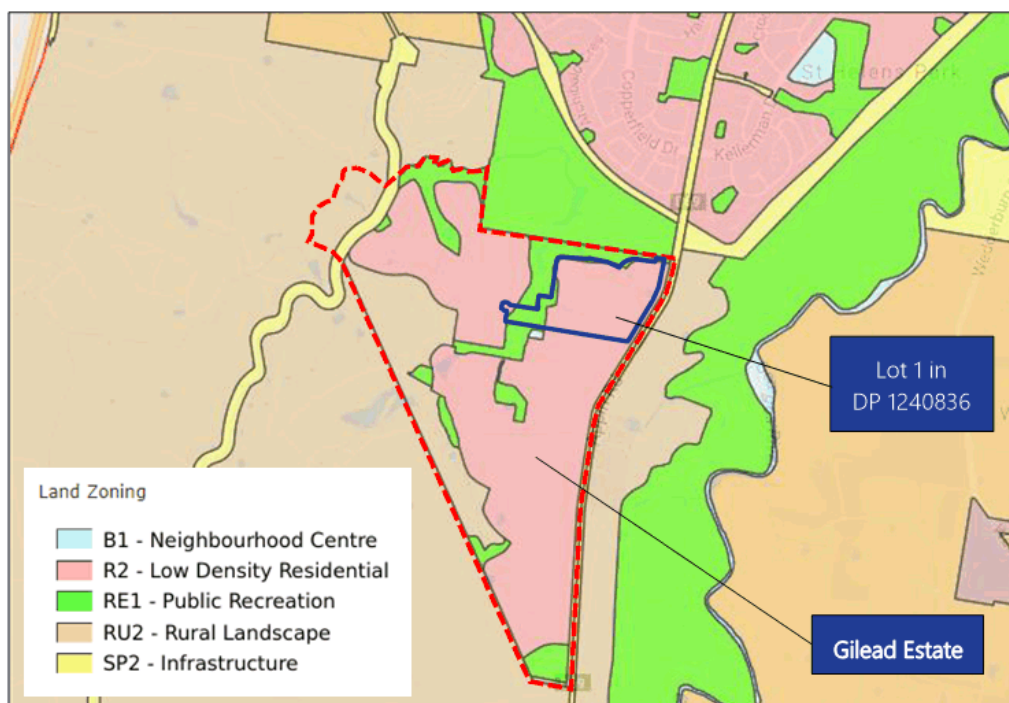


3 Current Planning Controls

3.1 Relevant Environmental Planning Instruments

The principal environmental planning instrument applying to the site is *Campbelltown Local Environmental Plan 2015*. An amendment to the LEP commenced on 8 September 2017 which formally rezoned the Lendlease site for urban development purposes as listed below and shown in **Figure 7**:

- R2 Low Density Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation
- RU2 Rural Landscape
- SP2 Infrastructure - Classified Road

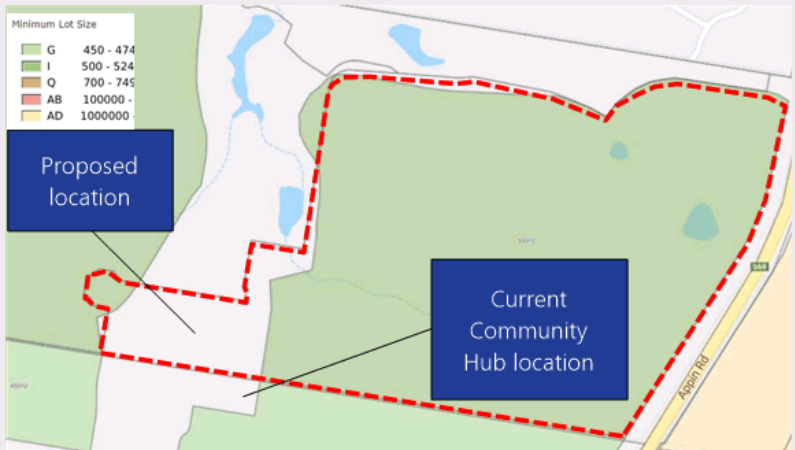
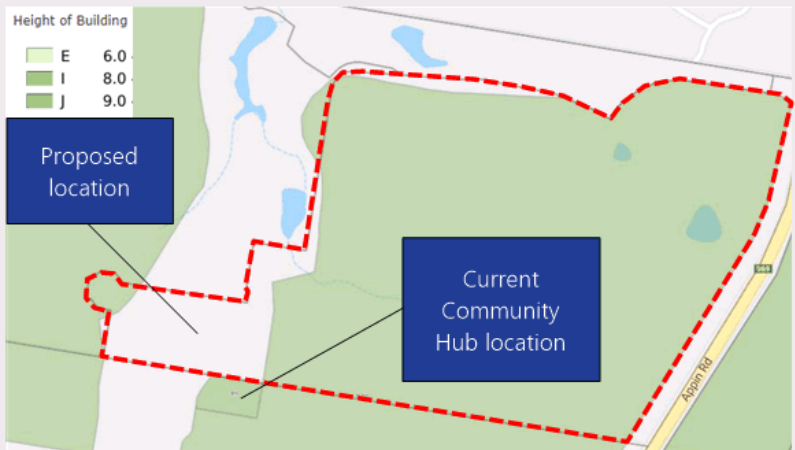


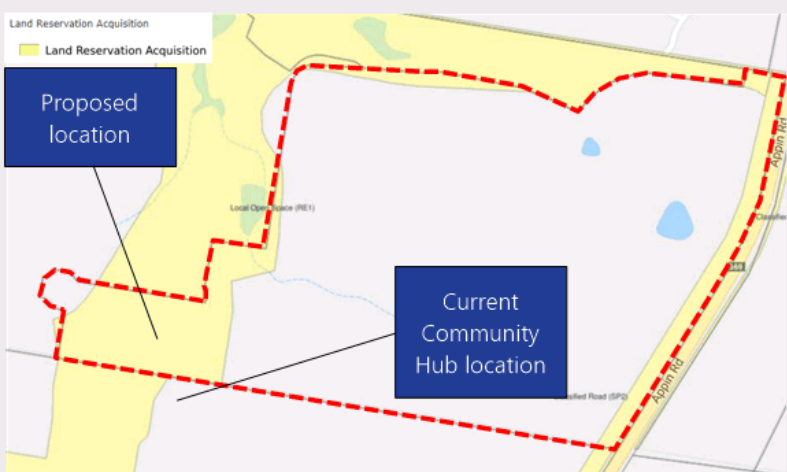
Source: DPE Planning Portal, 2017

Figure 7. Current land use zoning

The LEP also provides additional relevant planning controls to guide future development of the site including maximum heights for buildings, floor space ratios, minimum lot sizes for subdivision. The LEP clauses and maps relevant to the site and this Planning Proposal are detailed in **Table 2**.

Table 2. Current LEP controls relevant to the site

Planning Control	Requirements and Map
Clause 2.3 Zone objectives and Land Use Table	<p>This clause sets out the objectives of the zone.</p> <p>Notes that Schedule 1 sets out additional permitted uses for particular land.</p>
Clause 4.1 Minimum subdivision lot size	 <p>Sets a base minimum lot size for subdivision of between 450m² to 700m² for R2 zoned land and 100ha for RU2 zoned land. No minimum lot size for subdivision applies to B1 zoned land (current location of Community Hub) or RE1 zoned land (proposed location of the Community Hub).</p>
Clause 4.3 Height of buildings	 <p>The maximum building heights for R2 zoned land range from 6m to 8.5m with heights for RU2 and B1 zoned land (current location) at 9m. No maximum height applies to the RE1 zone (proposed location).</p>

Planning Control	Requirements and Map
<p>Clause 4.4</p> <p>Floor space ratio</p>	 <p>The Floor Space Ratio (FSR) map sets an FSR of 0.55 for R2 zoned land on the site. No FSR applies to both the B1 zoned land (current location) and RE1 zoned land (proposed location).</p>
<p>Clause 5.1</p> <p>Relevant acquisition authority</p>	 <p>Land that is zoned RE1 is identified for acquisition by Council and land zoned SP2 Infrastructure – Classified by Roads and Maritime Services (RMS).</p>
<p>Clause 5.1A</p> <p>Development on land intended to be acquired for public purposes</p>	<p>This clause restricts the range of permissible uses on RE1 and SP2 zoned land to be acquired by Council or RMS.</p>
<p>Clause 6.2</p> <p>Public utility infrastructure</p>	<p>Requires Council to be satisfied that essential utility services can be delivered to the site to enable development.</p>

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Planning Control	Requirements and Map
Clause 6.3 Development control plan	Requires the preparation of a development control plan prior to development occurring on the site.
Clause 7.17 Development in Zone RE1	For development of RE1 zoned land other than traditional recreation areas and facilities, Council is required to consider the need for the alternative development, the impact of that development on any natural site conditions and future use of the land.
Clause 7.20 Terrestrial biodiversity	 <p>That part of the site that is to be retained and revegetated under the Biodiversity Certification Agreement is identified as a Terrestrial Biodiversity area. Development needs to be carried out outside of these areas and avoid impacts on these areas.</p>



4 Community Hub relocation

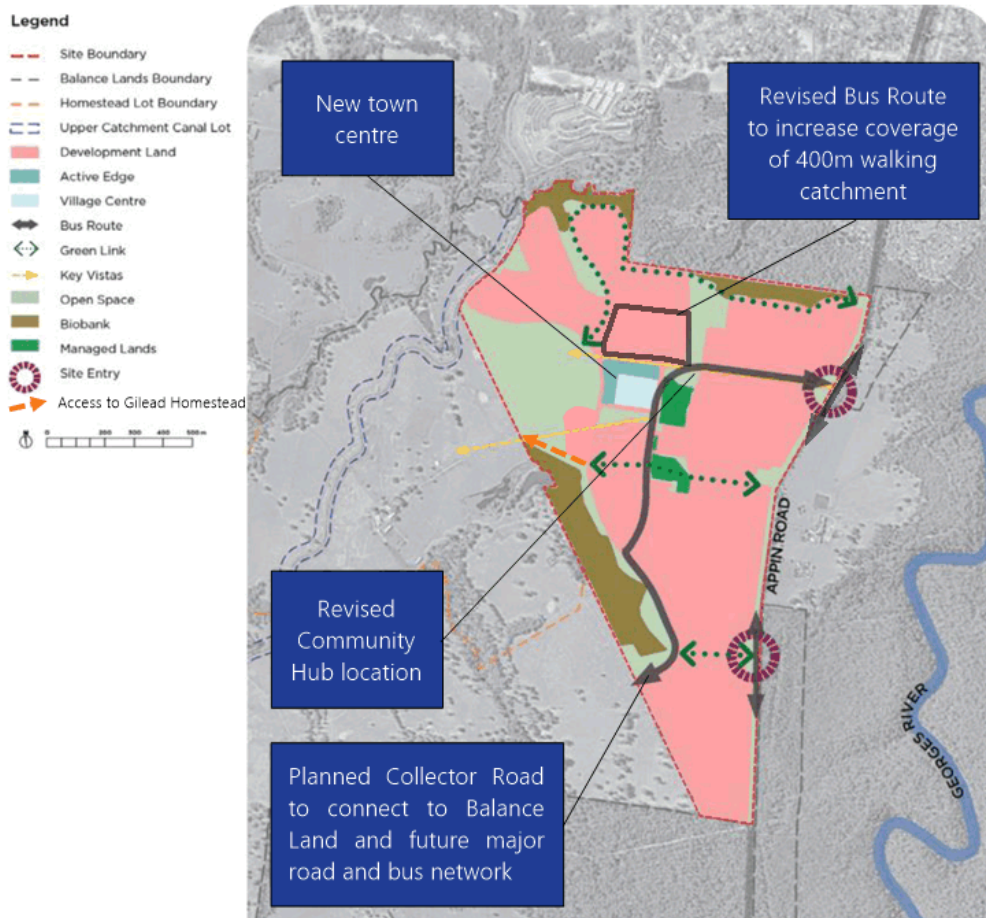
Since taking a controlling interest in the site, Lendlease have had the benefit of completing a comprehensive site survey, civil engineering design and technical studies to better understand the site's conditions, opportunities and constraints to inform the overall delivery of the development. In addition, during the finalisation of the LEP amendment that rezoned the site, DPE released the *Greater Macarthur Land Release Preliminary Strategy and Action Plan* and subsequent draft LUIP and Structure Plan.

Based on the review of site conditions, additional technical investigations and the DPE's strategy for Greater Macarthur, the following key opportunities and constraints for the site that particularly relate to the Community Hub:

- Refinement to the higher order road network through the site to improve internal bus routes and provide appropriate road connections to Lendlease's land to the immediate west.
- The existing 'One Tree Hill' and surrounds provides an opportunity for additional, and consolidated, public open space to support the development of the site and wider Gilead Precinct identified in the LUIP.
- Rationalisation of the open space and residential land extents to provide more regular shaped street blocks and consolidation of open space area.
- Redesign of stormwater management strategy to rationalise and consolidate redundant facilities as the land is now being developed by a single entity.
- Whilst not identified as a Local Heritage Item, the former Hillsborough Cottage presents an opportunity for additional archaeological protection as open space with historical interpretation.
- The proposed Community Hub is considered to be a 'Special Fire Protection Purpose' by the Rural Fire Service and its proposed location is heavily constrained by requirements for Asset Protection Zones that conflicts with the planned interface with existing vegetation to be retained.

Following this review, Lendlease has revised the masterplan for the site to respond to these opportunities, resolve these constraints in the current control regime and improve the overall deliverability of development over the site as outlined below and illustrated in the masterplan in **Figure 8** and landscape masterplan at **Appendix A**.

A separate Planning Proposal is currently being considered by Council to implement this revised vision for Gilead 1. It will deal with the specific rezoning of the Community Hub site from B1 Neighbourhood Centre to R2 Low Density Residential.



Source: E8 Urban and Aspect Studios, 2018

Figure 8. Revised masterplan for the Gilead estate

This Planning Proposal has been prepared to achieve the following outcomes in advance of the separate Planning Proposal that will implement the new vision and masterplan:

- expedite the resolution of the Community Hub location to respond to the current sites' constraints
- better integrate the Community Hub within the current and proposed open space network
- enable the delivery of a purpose-built Community Hub for Council at a higher specification and design than is currently afforded by the VPA
- enable the earlier delivery of the Community Hub facility in advance of the development trigger (within 1 year of registration of the 1,200th residential lot)
- as well facilitate the temporary additional permitted use of the facility as a Sales and Information Centre (business premises) by Lendlease.

An outline of the site constraints that will be resolved and outcomes to be achieved are outlined over the page.

4.1 Bushfire hazard management

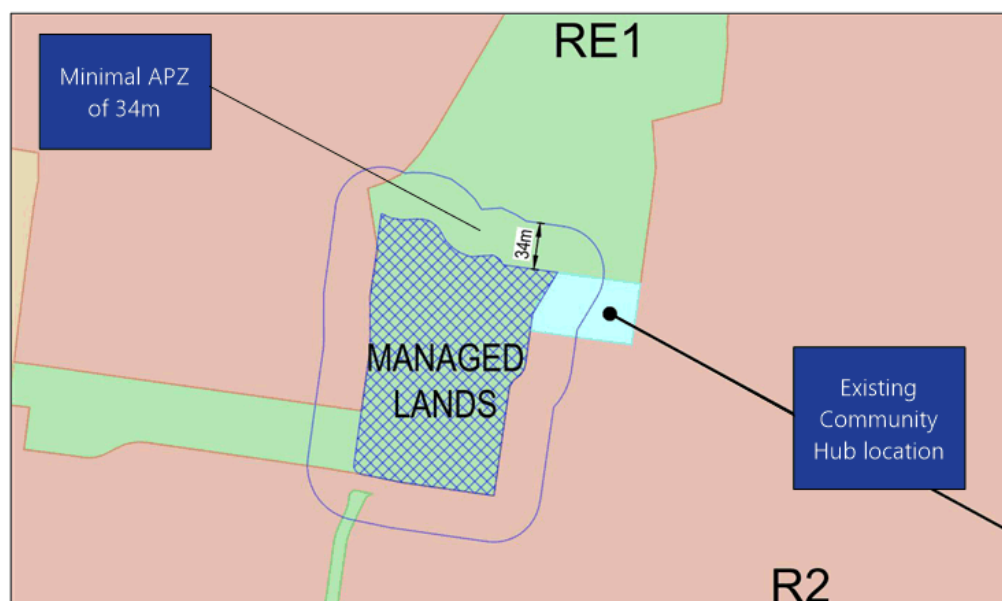
The current location of the Community Hub is to the immediate west of the northern conservation area known as the 'Managed Lands' that will be rehabilitated under the Biodiversity Certification Agreement by Lendlease and ultimately dedicated to Council. In general, the need for Bushfire Protection Measures was considered during the rezoning and assumed that the Asset Protection Zones (APZ) that apply to adjoining residential land would be sufficient for the Community Hub. This APZ was generally achieved through the use of a service and parking area between the facility and the Managed Lands as shown in **Figure 9**. At the time of the original rezoning of the Gilead estate, no objection had been raised by the Rural Fire Service (RFS) on the proposed location of the Community Hub as it was only considered at a strategic level.



Source: D+P and Context, Infrastructure Services Delivery Plan, 2015

Figure 9. Current Community Hub layout and APZ

Following direct consultation with the RFS during the preparation of the current suite of development applications, RFS have confirmed that they consider the Community Hub to be a 'Special Fire Protection Purpose' under *Planning for Bushfire Protection 2018*. This change in classification of the Community Hub has seen the need to provide a far greater APZ with depth of 34m to 41m. As shown in **Figure 10**, this significantly constrains the ability to deliver a Community Hub that has any direct connection to the Managed Land open space area.



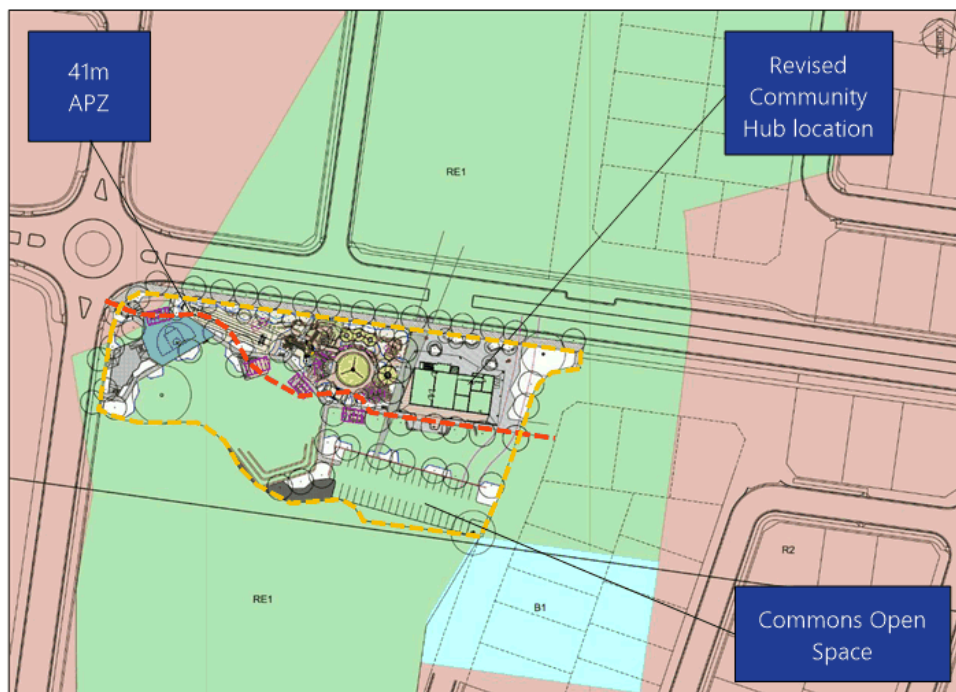
Source: Cardno and BC&BHS, 2018

Figure 10. Impact of APZ on existing Community Hub location

The revised location for the Community Hub, north of the Managed Land, is illustrated in **Figure 11**. Under the existing masterplan, the Community Hub is now able to be better positioned to respond to the APZ requirement (in excess of 40m buffer now provided between the Managed Land boundary and Community Hub) and integrated with the first open space area proposed to be delivered by Lendlease known as the Commons under the existing zoning regime.

This same connection to the commons is still maintained in the revised masterplan (subject of a separate Planning Proposal) and remains linked to open space on the northern side of the Boulevard and potential sporting field should Council still determine that location to be the preferred spot for that type of facility as shown in **Figure 12**

Gilead Estate SIC Planning Proposal
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Source: Cardno and Aspect, 2019

Figure 11. Revised Community Hub location under existing zoning

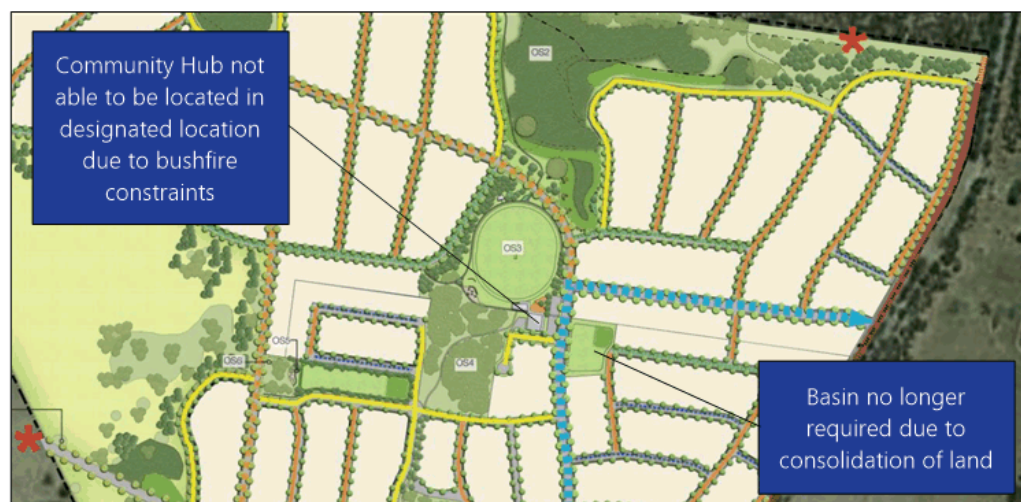


Source: E8 Urban and Aspect, 2019

Figure 12. Community Hub location in revised masterplan

4.2 Relationship to open space network

The original rezoning and infrastructure strategy were designed on the basis that two independent developers would be responsible for delivering the Gilead estate. So as to not unfairly burden one developer with the requirement to deliver all of the stormwater management facilities, a specific stormwater management basin was located to the immediate east of the Community Hub location to detain and treat stormwater from the catchment in Lot 61 in DP 752042. This provided the opportunity for the Community Hub to be framed on the west by the Managed Land and to the east by a landscaped detention basin as shown in **Figure 13**.



Source: Context, 2015

Figure 13. Community Hub location in original masterplan

However, this approach became redundant when Lendlease acquired Lot 61. Lendlease has since reconfigured the stormwater management regime for the estate that now provides for a larger consolidated basin to the north of the Managed Lands. Whilst the same quantum of land is still dedicated to Council, the basin's volume and treatment functions are maintained and removes the additional maintenance burden on Council for a second basin in the same catchment.

In light of this situation, the existing Community Hub location no longer benefits from the landscaped framing on both sides given the basin is redundant. The revised location ensures the Community Hub is better integrated with the open space network as discussed in **Section 4.1**.

4.3 Early activation of the open space network

Lendlease are currently working with Council's Community Resource and Open Space teams to finalise their DA submission for the first park in the estate known as the Commons. This park will also incorporate the Community Hub building (construction of the building will be the subject of a separate DA) as shown in **Figure 11**. Subject to Council approvals, Lendlease intend to have this park completed in time for the first resident moving into Gilead in mid to late 2020. Lendlease is also seeking to have the completed construction of the Community Hub building for this same timeframe to be fully integrated with the Commons open space and provide supporting amenities.

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As per the current VPA triggers, the Community Hub will be delivered within a year of the registration of the 1,200th lot. The proposal to allow the temporary use of the Community Hub will significantly expedite its delivery forward of the VPA timeframes. Whilst Lendlease would seek to operate their Sales and Information Centre for the delivery of the 900th to 1,200th lots, the building will still provide functional space and facilities for the community's use from the date the first resident moves in.

Upon registration of the 900th to 1,200th lot, Lendlease would intend to have positioned a new Sales and Information Centre at the southern end of the site and would reduce the time period for the full handover of the facility to Council and resident access to the full facility by at least one year, if not more. This would reflect the extent of land traded through by this time. This relocation would also be pursued on the basis the Planning Proposal for the new masterplan is gazetted that would in turn permit greater lot and housing diversity provided for in the current land use controls.

4.4 Design and value of Community Hub

Lendlease are currently working with Council to finalise the preferred design for the Community Hub to ensure it meets, or can be readily retrofitted by Lendlease, Council's functionality requirements. Lendlease will be delivering the building in the interim to assist in the sales and marketing of their estate, they are seeking to design a building that is iconic and pays homage to the previous rural uses of the land and nearby Mt Gilead Homestead. The interim purpose of the building to assist in the marketing of the Gilead estate will also lend itself to be delivered to a higher standard of finish, and durable, than would otherwise be able to be provided under the allowance in the VPA.



5 Planning Proposal

This section of the report outlines and discusses the components of this Planning Proposal in accordance with Section 3.33(2) of the EP&A Act, along with the Department of Planning and Environment's 'A guide to preparing planning proposals', dated August 2016. These components include:

- Part 1: Objectives and Intended Outcome
- Part 2: Explanation of Provisions
- Part 3: Justification for the objectives, outcomes and process for implementation
- Part 4: Maps
- Part 5: Community Consultation

5.1 Part 1: Objectives or Intended Outcomes

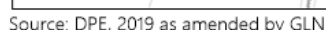
The objective/intended outcome of this Planning Proposal is to allow provide for an additional permitted use in in Schedule 1 of the LEP to allow the temporary use of RE1 Public Recreation zoned land on Lot 1 in DP 1240836 as a 'business premises'. This will provide certainty for both Council and Lendlease for the relocation and earlier delivery of the Community Hub planned for the Gilead estate.

5.2 Part 2: Explanation of Provisions

It is proposed to amend the LEP by amending Schedule 1 to include a new subclause (41) to permit the temporary use of RE1 zoned land on Lot 1 in DP 1240836 for a 'business premises' to facilitate the interim use of the Community Hub building by Lendlease as a Sales and Information Centre for the Gilead estate. Given the broader land area of Lot 1, it is proposed that the wording of the additional permitted use reflects that it only applies to land zoned RE 1 Public Recreation. Proposed wording for the new clause is as follows:

- 41 *Use of certain land at Appin Road, Gilead (Lot 1 in DP 1240836)*
- (1) *This clause applies to land zoned RE1 Public Recreation at Appin Road, Gilead, being Lot 1 in DP 1240836.*
- (2) *Development for the purpose of a business premises is permitted with development consent.*

To support the listing of the additional use in the schedule, it will also be necessary to amend the Additional Permitted Use Map, sheets 003 and 009 to identify Lot 1 as shown in **Figure 14**. Plans detailing the specific amendments to sheets 003 and 009 of the Additional Permitted Uses map are provided at **Appendix B**.



5.3 Part 3: Justification

As discussed in **Section 4**, this Planning Proposal is required to deliver a better outcome for the ultimate Community Hub to be delivered for the Gilead estate. In particular this Proposal is needed to:

- expedite the resolution of the Community Hub location to respond to the current sites constraints, specifically the bushfire planning impacts that apply to 'Special Fire Protection Purposes'
- better integrate the Community Hub within the current and proposed open space network
- facilitate the temporary additional permitted use of the Community Hub as a Sales and Information Centre (business premises) by Lendlease
- enable of the delivery of a purpose-built Community Hub for Council at a higher specification and design than is currently afforded by the VPA
- enable the earlier delivery of the Community Hub facility in advance of the development trigger (within 1 year of registration of the 1,200th residential lot)

Yes. The Planning Proposal follows on from the original rezoning of the site for residential development in 2017. Specifically, the positioning of the Community Hub has been necessary as a response to the *Planning for Bushfire Protection 2018 (PBP 2018)*. PBP 2018 now specifically designates that places of public assembly (including Community Hubs) as Special Fire Protection Purposes. In addition to this designation, refinements to Bushfire Protection measures, including APZs, have increased the constraints for Special Fire Protection Purposes.

Yes. The revised location for Community Hub and interim use as a business premises can only be achieved via amendment to the *Campbelltown Local Environmental Plan 2015*.

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5.3.2 Relationship to Strategic Planning Framework

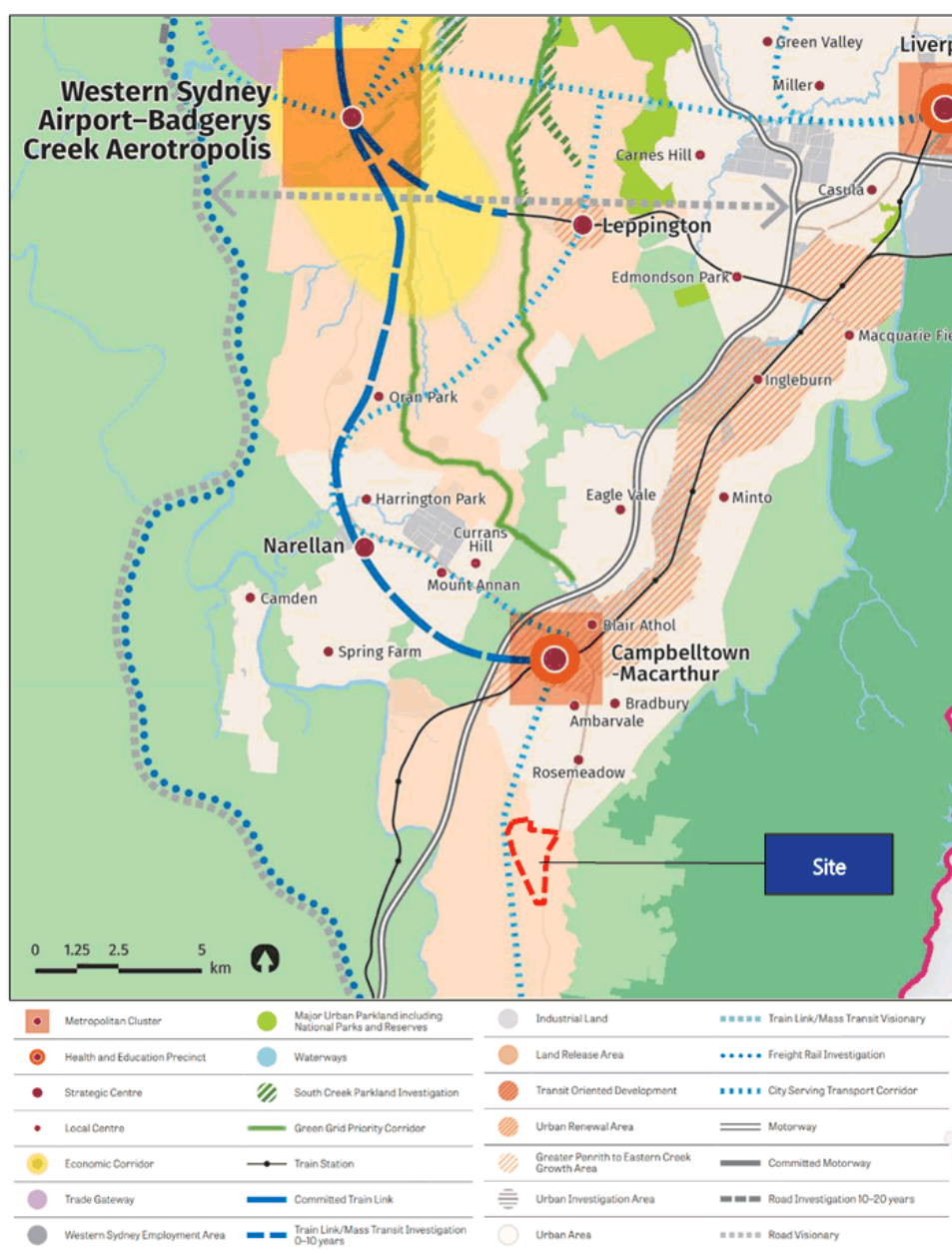
The Planning Proposal is consistent with the objectives and actions of the key planning strategies and policies as outlined below.

Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Greater Sydney Region Plan

Since *A Plan for Growing Sydney*, the GSC has been formed to establish the strategic direction for Sydney to 2056. This has culminated in the release of the *Greater Sydney Region Plan - A Metropolis of Three Cities* (**Region Plan**) and *Western City District Plan* (**District Plan**) in March 2018. Both of these plans recognise the strategic importance of the Greater Macarthur region and its contribution to housing supply by declaring the region as a Land Release Area as shown in **Figure 15** over the page.

The Region Plan identifies the overarching directions and objectives to guide growth in the Sydney region. These directions have then been used to provide more specific detail to guide growth and land use decisions in each of the Districts through the relevant District Plans. As outlined over the page, the Planning Proposal is consistent with the relevant Directions and Actions in the District Plan and therefore is consistent with the Region Plan.



Source: GSC, 2018

Figure 15. GSC Region Plan

Western City District Plan

Following consultation on the draft District Plan in October 2017, the GSC adopted the Western Sydney District Plan in March 2018. The purpose of the District Plan is to set Planning Priorities and

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actions to guide future growth in the district as well as establish the criteria for the 'strategic merit test' for pre-Gateway Reviews of Planning Proposals. The site is identified as a land release area in the District Plan and is consistent with the Planning Priorities as follows:

Table 3. Consistency with Western City District Plan

Planning Priority		Comment
W1	Planning for a city supported by Infrastructure	<p>The Community Hub is a critical piece of social infrastructure required to support the future community at Gilead. Given the facility does not meet the definition of 'essential infrastructure', it is not readily able to be funded by development contributions or by Council.</p> <p>The Planning Proposal serves to better locate and expedite the delivery of the planned Community Hub forward of the VPA timing. The facilitation of the interim use of the building by Lendlease will provide for initial limited community uses in time for the initial residents of the estate that would otherwise have to wait for far greater development to occur until the facility was delivered.</p>
W2	Working through collaboration	<p>Lendlease has entered into a VPA with Council which deliver the Community Hub that would otherwise not be readily funded by Council. This Planning Proposal is the result of collaboration between Lendlease and Council to deliver a mutually beneficial outcome that will result in the delivery of essential community infrastructure well in advance of the agreed timeframes in the VPA.</p>
W3, W4 and W6	<p>Providing services and social infrastructure to meet people's changing needs</p> <p>Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>The Planning Proposal facilitates the earlier delivery of the Community Hub identified to support the future residents in the Gilead estate. Lendlease is currently working with Council to design the facility to meet the anticipated needs of the community.</p> <p>The revised location of the Community Hub fully integrates into the open space network and is located in the centre of the estate on the main Collector Road network. This road network is also complemented by shared pedestrian and cycleways to ensure it will be easily accessed by the future community. The facility will also be designed to provide opportunities for the establishment of a limited night time economy.</p>
W7	A well-connected city	<p>As discussed above, the Planning Proposal will encourage greater pedestrian and cycling activity within the site as the Community Hub will be better integrated into the open space network and closer to the proposed town centre and future bus network. The Community Hub will support the sporting fields and other open space areas to provide social amenity and reduce the need for future residents to leave the site for these activities.</p>
W18	Delivering high quality open space	<p>The relocation of the Community Hub supports the open space areas as Lendlease proposes to provide a café, amenities block and potential early community use space during their temporary use of the building. The building will be integrated with other passive open space and community areas inclusive of all ages and abilities. The consolidation of the Community Hub into the open space network provides for multipurpose connected spaces within close proximity to the proposed town centre.</p>

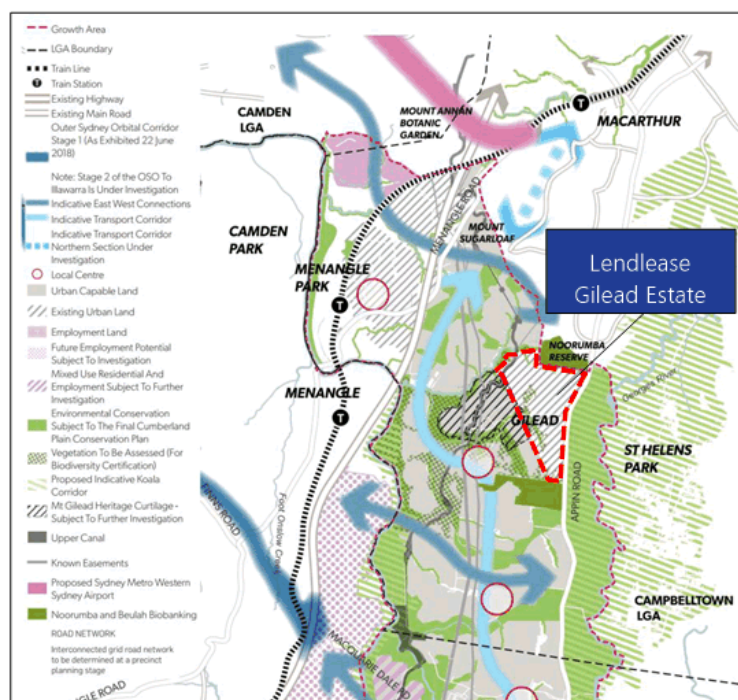


Planning Priority	Comment
W20 Adapting to the impacts of urban and natural hazards and climate change	The Community Hub has been deemed a 'special fire protection purpose' by the RFS. This designation requires the provision of a far greater APZ than anticipated in the original rezoning of the site and placement of the facility. The Planning Proposal relocates the building to a position that is better integrated in the open space network whilst better managing risk associated with bushfire from the Managed Land areas.

Greater Macarthur Land Release Preliminary Strategy and Action Plan and Draft LUIIP

During the course of the original rezoning of the site, DPE released the GMLR Action Plan. This plan provides the framework for future development in the region and identified the capability to accommodate an additional 35,000 new homes between Menangle Park, Gilead and Wilton and associated regional infrastructure. It also provides the pathway for developer led rezoning and development in the area on the basis there is no 'additional' cost to Government.

Since the release GMLR Action Plan, DPE has placed the draft LUIIP on exhibition. The LUIIP provides more detail on the vision for the Greater Macarthur Priority Growth Area and key objectives for place, landscape, built form, land use and movement to guide future rezonings and development of 'Urban Capable Land'. It also provides a revised structure plan as shown in **Figure 16**, and identifies the site of the Community Hub as 'Existing Urban Land'. The proposed temporary use and relocation of the Community Hub remains consistent with this designation and intent of the draft LUIIP.



Source: GSC, 2018

Figure 16. Draft Greater Macarthur LUIIP Structure Plan



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

Council has a suite of strategic documents that work together to guide decision making in the Local Government Area. The Planning Proposal is consistent with these strategies as follows:

Campbelltown 2027 - Campbelltown Community Strategic Plan

The Community Strategic Plan sets the 'big picture' plan for the Campbelltown Local Government Area and sets Council's key priorities and outcomes to be pursued to 2027. Key outcomes that the Planning Proposal will assist Council in delivering are outlined in **Table 4**.

Table 4. Consistency with Campbelltown Community Strategic Plan 2027

CSP Outcome	Planning Proposal consistency
Outcome 1 A vibrant city	<ul style="list-style-type: none"> The community will be afforded the opportunity to review the Planning Proposal and engage with Council staff and Councillors in the decision-making process. The revised location for the Community Hub will improve the facility's overall safety and resilience to bushfire risk. It will also ensure the facility is integrated within the wider open space network and deliver an activated and accessible public building for Council. The proposed temporary use will secure additional investment of funds into the design of the facility to ensure an iconic facility and place will be delivered for Council.
Outcome 3 A thriving, attractive city	<ul style="list-style-type: none"> The Planning Proposal will continue to ensure the Community Hub is delivered to meet the needs of, and support, the future community in Gilead.
Outcome 4 A successful city	<ul style="list-style-type: none"> The Planning Proposal will allow the Community Hub to be better integrated into the open space network. The revised location is well connected with frontage to the collector road network, bus route and shared pedestrian and cycleways. The Planning Proposal continues to respect and manage key environmental and heritage outcomes identified for the site in the original rezoning.

Campbelltown Local Planning Strategy

This Local Planning Strategy was prepared to inform the preparation of *LEP* and guide future land use decisions and previous Community Strategic Plan to 2022. As a consequence of the Region Plan and District Plan, Council will be embarking on the preparation of local planning statements and strategies in the near future in partnership with the GSC. The Planning Proposal still ensures that the site will be developed in line with the vision for Gilead that provides appropriate infrastructure to support the scale of development, and retains the agreed conservation outcomes from the original rezoning.



Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the relevant SEPPs that apply to the site. A detailed list of the SEPPs and commentary is provided at **Appendix C**.

Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The Planning Proposal is consistent with the Section 9.1 directions issued by the Minister for Planning. A statement of consistency against these directions is provided at **Appendix D**.

5.3.3 Environmental, Social and Economic Impact

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 existing ecological conditions of the site were extensively assessed as part of the original rezoning. This assessment has resulted in Council progressing the Biodiversity Certification of the site under the *Threatened Species Conservation Act 1995 (TSC Act)*. Whilst the TSC Act has been repealed in lieu of the *Biodiversity Certification Act 2016*, the Minister for the Environment declared that the current application for Biodiversity Certification of the site can continue to be finalised under the TSC Act by order published in the Government Gazette on 24 November 2017.

The Planning Proposal adds an additional temporary use to an existing zoning and remains consistent with the agreed conservation outcomes for the Gilead estate.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The original rezoning of the site included extensive consideration of environmental effects of residential development of the site. It is not anticipated that the re-location of the Community Hub and additional temporary permitted use will result in any further environmental impacts that were considered acceptable as part of the original rezoning of the site. Relevant environmental impacts to the relocation of the Community Hub are outlined below.

Agricultural Land

Investigations conducted during the original rezoning concluded that the site represented a loss of 0.1% of Class 3 agricultural land in NSW and is not critical to the vitality of the agricultural industry or affect food production in Sydney or NSW. Council and DPE subsequently rezoned the land for urban development. The Planning Proposal does not alter this conclusion.

Air Quality

The Planning Proposal seeks to move the Community Hub to a revised location north of the Managed Lands. It is not anticipated that the relocation of the building will impact air quality.

Bushfire Hazard

The original location of the Community Hub was seen to incorporate appropriate Bushfire Protection Measures in line with the requirements of *Planning for Bushfire Protection 2006*. Since the rezoning,



the RFS has adopted a newer version of this guideline and has resulted in changes to various requirements, in particular the provision of an adequate APZ and categorisation of bushfire hazards.

It is necessary to relocate the Community Hub facility from its original location as the RFS has confirmed it is considered a 'special fire protection purpose'. Due to the increased APZ requirements and construction standards, the original location for the Community Hub will be unable to accommodate this facility whilst still delivering a suitable connection to the open space network. As such, the Planning Proposal proposes to relocate the facility to a more appropriate location that is integrated with the proposed open space network.

Contamination

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

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

Geotechnical Conditions

The Geotechnical investigations considered in the original rezoning of the site confirmed the site as suitable for residential development. This Planning Proposal does not alter these conclusions.

Mine Subsidence

The site falls within the South Campbelltown Mine Subsidence District and Coal Exploration Authorisation Area A248 that includes the Bulli and Balgownie Coal Seams. Mine subsidence was previously considered as part of the original rezoning of the site for residential development. The assessment concluded that mining of the Balgownie Seam is unlikely to be mined due to extraction constraints. No mining activities of the part of the site within the Bulli Seam are planned. Assuming an appropriate longwall mining approach, due to faults within seams, the layout of longwall mining activities will be impractical and the site will be on the outside or edge of any subsidence trough.

Both Council and DPE supported this conclusion and rezoned the land for urban development. The Planning Proposal does not alter this conclusion. Further, since the site was rezoned, Subsidence Advisory NSW has been issuing approvals under the *Coal Mine Subsidence Compensation Act 2017* and include appropriate design requirements to mitigate subsidence impacts should future mining occur.

Noise

The Planning Proposal relocates the Community Hub within the open space network and continues to separate the facility from residential properties by public roads. It is anticipated that there will be no adverse noise impacts on residential development. Further noise mitigation measures will be undertaken under a future DA for the construction of the sales and information centre which will include a plan of management and noise assessment.

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Riparian Corridors

Riparian corridor outcomes over the larger Gilead site were confirmed with the NSW Department of Industries. The Planning Proposal does not alter the agreed outcomes with the NSW Office of Water.

Water Cycle Management

As part of the original rezoning, a Stormwater Management and Flooding Assessment was prepared for the site to address flood risk and detail the approach required to satisfy the principles of the NSW Floodplain Development Manual (as amended by the DPE's 2007 Flood Planning Guideline), and meet Council's stormwater detention and quality targets.

The assessment concluded that the 1% Annual Exceedance Probability (**AEP**) and Probable Maximum Flood (**PMF**) are generally contained within riparian corridors and outside of land intended for development. The Planning Proposal does not result in significant increases in development of land affected by the 1% AEP or PMF and this approach is proposed to be maintained.

Has the Planning Proposal adequately addressed any social and economic effects?

Social Infrastructure

The Planning Proposal remains consistent with the original zoning of the site and serves to better locate and integrate the planned Community Hub within the open space network. Further, the Planning Proposal will facilitate the earlier delivery of the Community Hub on behalf of Council.

Aboriginal Cultural Heritage

Building on the Aboriginal Archaeology Assessment prepared during the original rezoning, Lendlease have since completed an extensive Aboriginal Cultural Heritage Assessment (**ACHA**) with associated stakeholder engagement to support a DA for comprehensive bulk earthworks over the majority of the site. A copy of this assessment has been provided at **Appendix F**. The ACHA has been used to inform an Aboriginal Heritage Impact Permit (**AHIP**) for test excavation over the site and ultimately inform an AHIP to allow harm to items and areas of archaeological significance, subject to the AHIP process and conditions.

The Planning Proposal is consistent with the areas of identified impact in the original rezoning and subsequent ACHA. Development of the site is currently the subject to an AHIP for testing that will inform a future AHIP to impact on designated items and areas of significance.

Non-indigenous Heritage

The site does not contain any State or Local Heritage Items however is adjacent to the items listed below. The Planning Proposal is consistent with the development outcomes envisioned for the site in the original rezoning.

5.3.4 State and Commonwealth Interests

There is not considered to be any State or Commonwealth interests in this Planning Proposal other than ensuring general consistency with State Policies as discussed in **Appendix C**.

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Is there adequate public infrastructure for the Planning Proposal?

This Planning Proposal seeks to relocate the Community Hub to be delivered under the VPA. The Community Hub is required within 1 year of the registration of the 1,200th lot. This Planning Proposal will see the delivery of the facility in advance of this timeframe. Lendlease is working with essential utility infrastructure agencies to deliver the upgrade of Appin Road, water sewer and power services to the site to support their current delivery program for the residential development.

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

Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination. In this regard, consultation with the following public authorities is anticipated:

- NSW Office of Environment and Heritage
- NSW Rural Fire Service

5.4 Part 4: Mapping

To support the listing of the additional use in the schedule, it is necessary to amend the Additional Permitted Use Map, sheets 003 and 009 to identify Lot 1. Plans detailing the specific amendments to sheets 003 and 009 of the Additional Permitted Uses map are provided at **Appendix B**.

5.5 Part 5: Community Consultation

It is expected that direction as to the nature and extent of the public exhibition will be provided by DPE as part of the Gateway Determination. No formal community consultation has been undertaken in relation to this Planning Proposal to date.

Lendlease briefed Council's planning staff with a Memorandum dated 16 October 2018 to the proposed relocation of the Community Hub, attached at **Appendix G**. The feedback received informed the preferred planning approach to facilitate the temporary use of the Community Hub as a 'business premises'. Lendlease's design team is currently working with Council's Community Planning team to refine the design of the building to meet the Council's specifications and needs of the anticipated residential community.



6 Project Program

Under the VPA, the Community Hub is required to be delivered within 1 year of the 1,200th lot being registered. The proposal to allow the temporary use of the Community Hub will significantly expedite its delivery forward of the VPA timeframes. Whilst Lendlease would seek to operate their Sales and Information Centre for the delivery of the 900th to 1,200th lots, the building will still provide functional space and facilities for the community's use from the date the first resident moves in.

Key to securing this outcome is certainty on the proposed additional permitted use. Lendlease are currently finalising the design of the facility with Council's Community Planning team and intend to lodge a DA for the construction of the facility once a favourable Gateway Determination is received. Once the DA is approved, subject to significant progression of the Planning Proposal, Lendlease can commence construction of the facility with the aim to have the building and the Commons open space area completed for the first resident to move in towards the end of 2020.

As such the following indicative program for the Planning Proposal is suggested:

- Lodgement of Planning Proposal with Campbelltown City Council in May 2019
- Review of Planning Proposal by Campbelltown City Council by mid June 2019
- Lendlease response to initial comments by end June 2019
- Report Planning Proposal to Council by end July 2019
- Referral of Planning Proposal to Department of Planning and Environment for Gateway Determination by mid-August 2019
- Favourable Gateway Determination issued by mid-October 2019
- Lendlease lodge DA for Community Hub in mid-October 2019
- Consultation with relevant agencies by end November 2019
- Finalise Planning Proposal for exhibition by end December 2019
- Exhibition of Planning Proposal during January and February 2020
- Respond to submissions and finalise Planning Proposal by end of March 2020
- Council approves Community Hub by end April 2020
- Report Planning Proposal to Council advising of outcomes of exhibition and final Planning Proposal by end April 2020
- Referral of Planning Proposal to Department of Planning and Environment for finalisation and gazettal by mid-May 2020
- Lendlease lodge DA for use of the Community Hub as temporary Sales and Information Centre by mid-May 2020
- Gazettal of amendment to Campbelltown Local Environmental Plan by end June 2020
- Lendlease commence construction of Community Hub by mid-July 2020
- Lendlease register first lots by August 2020
- Council approves use of Community Hub as temporary Sales and Information Centre by mid-August 2020
- First dwellings completed and residents anticipated December 2020

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7 Conclusion

This Planning Proposal seeks an amendment to *Campbelltown Local Environmental Plan 2015* that applies to Lendlease's landholding at Mount Gilead. Specifically, the Planning Proposal seeks to permit an additional permitted use in Schedule 1 for the use of Lot 1 in DP 1240836 as a 'business premises'. It is required to facilitate the relocation of the planned Community Hub to respond to bushfire hazard constraints and integrate the Community Hub within the wider open space network. This amendment will also provide certainty to Lendlease in the delivery of the Gilead estate and serve to expedite the delivery of the Community Hub well in advance of the timeframes anticipated by the VPA.

Based on Lendlease's early engagement with Council, we believe this proposal will facilitate a far better outcome for both Council and the future Gilead community. Not only will it resolve bushfire planning constraints not originally anticipated in the original zoning, it will also serve to expedite the delivery of the Community Hub to a higher standard than currently provided for in the VPA. It is therefore recommended that Campbelltown City Council resolves to support and forward this Planning Proposal to the Department of Planning and Environment for Gateway determination in accordance with the *Environmental Planning and Assessment Act 1979*.

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8 Glossary

ACHA	Aboriginal Cultural Heritage Assessment
ACHA	Aboriginal Cultural Heritage Assessment
AHIP	Aboriginal Heritage Impact Permit
APZ	Asset Protection Zone
Council	Campbelltown City Council
DA	Development Application
District Plan	<i>Western City District Plan</i>
DPE	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
FSR	Floor Space Ratio
Gilead 1	Lots 1 to 5 in DP 1240836 and Lot 61 in DP 752042
GLN	GLN Planning Pty Ltd
Growth Centres SEPP	<i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i>
GSC	Greater Sydney Commission
Lendlease	Lend Lease Communities (Mt Gilead) Pty Ltd
LEP	<i>Campbelltown Local Environmental Plan 2015</i>
LUIIP	Draft Greater Macarthur Land Use and Infrastructure Implementation Plan
PAEC	Potential Area of Environmental Concern
PBP 2018	<i>Planning for Bushfire Protection 2018</i>
RAP	Remediation Action Plan
REF	Review of Environmental Factors
Region Plan	<i>Greater Sydney Region Plan - A Metropolis of Three Cities</i>
RFS	Rural Fire Service
RMS	Roads and Maritime Services
SEPP	State Environmental Planning Policy
TSC Act	Threatened Species Conservation Act 1995
VPA	Voluntary Planning Agreement

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APPENDIX A: LANDSCAPE MASTERPLAN

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A.1: Landscape Masterplan

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APPENDIX B: ADDITIONAL PERMITTED USE MAP

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B.1: Additional Permitted Use Map

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APPENDIX C: CONSISTENCY WITH SEPPS



Consistency with SEPPs

A list of SEPPs relevant to this Planning Proposal, together with notes on consistency, is outlined in the table below.

SEPP	Aim	Comments
SEPP 19 - Bushland in Urban Area	SEPP 19 aims to protect bushland in urban areas identified in Schedule 1 of the SEPP. Campbelltown is listed in Schedule 1 and therefore a Plan of Management is to be developed where bushland is zoned or reserved for public open space purposes.	<p>As per the original rezoning, urban bushland within the site is to be dedicated to Council.</p> <p>This Planning Proposal does not propose to remove bushland or rezone land, only to allow a temporary permitted use and is outside of land identified as urban bushland.</p> <p>Plans of Management for future bushland within the wider Gilead Estate will be prepared at the time of relevant development as required by Council.</p>
SEPP 44 - Koala Habitat Protection	Campbelltown is identified as a local government area with the potential for providing koala habitat. This Policy aims to encourage the proper conservation and management of areas that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline	<p>The number of Koala habitat trees on the site does not exceed the 15% threshold under the SEPP and therefore the site is not considered potential Koala habitat.</p> <p>Regardless, the Biodiversity Certification that applies to the overall Gilead site considered the vegetation as potential Koala Habitat for the purposes of determining impact and offset measures as part of the original rezoning of the site. This Planning Proposal remains consistent with these outcomes.</p>
SEPP 55 – Remediation of land	<p>This Policy provides a state-wide planning approach to remediation and aims to promote the remediation of any contaminated land for the purpose of reducing the risk of harm to human health and/or the environment.</p> <p>A planning authority is to consider whether the land is contaminated and if so whether it is, or can be made, suitable for the proposed land uses.</p>	<p>The rezoning of the site deemed the land to be suitable for the proposed residential development.</p> <p>Lendlease has since conducted investigations that found four Potential Areas of Environmental Concern (PAEC) identified on Lot 1 in DP 1240836.</p> <p>A Remediation Action Plan has been prepared to address the PAEC and confirm the site can be made suitable for the proposed residential development and is included at Appendix E. The site of the Community Hub is outside of these PAEC and therefore is considered to be suitable for the proposed commercial and community uses.</p>
SEPP (Building Sustainability Index: BASIX) 2004	The aim of this Policy is to mandate minimum sustainability targets for thermal comfort, energy and water use for residential development	This Planning Proposal does not affect residential development.
SEPP (Housing for Seniors or People with a Disability) 2004	The aim of this policy is to encourage the provision of housing which increases the supply and diversity of residencies that meets the	The Planning Proposal does not preclude the provision of housing for seniors and people with a disability.

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SEPP	Aim	Comments
SEPP (Sydney Region Growth Centres) 2006	needs of seniors or people with a disability. In September 2015, DPE placed a proposed amendment to this SEPP on exhibition. Once completed, this SEPP would identify the site as being within the Greater Macarthur Priority Growth Area. The SEPP is used to rezone precincts in Priority Growth Areas and also puts in place controls for development that occurs in advance of a precinct being rezoned.	Based on DPE's past practice for precincts already zoned under a LEP such as Edmondson Park, Colebee and more recently Bingara Gorge in the Wilton Priority Growth Area, it is likely that clause 7A of the SEPP would identify that <i>Campbelltown Local Environmental Plan 2015</i> would provide the provisions for development over the site.
SEPP (Infrastructure) 2007	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.	The planning proposal does not preclude the operation of this SEPP or the effective delivery of infrastructure across the State.
SEPP (Mining, Petroleum and Extractive Industries) 2007	The aims of this Policy are to support petroleum production and extractive industries to provide and manage development of mineral, petroleum and extractive material resources for promoting the social and economic welfare of the State.	As per the original rezoning of the site, the Planning Proposal does not impede potential mining of coal resources.
SEPP (Exempt and Complying Codes) 2008	The aims of this Policy are to provide exempt and complying development codes that have State-wide application	The Planning Proposal is not inconsistent with this SEPP which would apply to future development.
SEPP (Rural lands) 2008	The aims of this SEPP is to set appropriate controls for the development of rural land and manage land use conflict.	This SEPP was repealed and replaced by State Environmental Planning Policy (Primary Production and Rural Development) 2019 on 28 February 2019.
SEPP (Affordable Rental Housing) 2009	The aims of this Policy are to provide an overall consistent planning regime for the provision of affordable rental housing.	The planning proposal does not preclude the operation of this SEPP or provision of affordable rental housing.
SEPP (State and Regional Development) 2011	The aim of this SEPP is to identify development of state and regional significance and define the appropriate approval pathways.	The Community Hub will not be deemed State Significant Infrastructure as it does not fall on an identified site nor does it meet the general requirements. It is unlikely to be considered Regionally Significant Infrastructure as it will likely fall below the thresholds from Community Facilities listed in Schedule 7 (clause 3).

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SEPP	Aim	Comments
SEPP (Educational Establishments and Child Care Facilities) 2017	This Policy aims to improve the efficiency and delivery of new education establishments and child care centres by establishing state wide design controls and approval pathways.	The planning proposal does not preclude the operation of this SEPP or provision of education or child care facilities.
SEPP (Vegetation in Non-Rural Area) 2017	This policy aims to protect trees in non-rural areas and establishes controls to require the consent of council to remove existing trees.	This Planning Proposal seeks to allow the temporary use of business premises over RE1 zoned land. If vegetation removal is required for future development, consent will be sought from Council, in line with the conservation outcomes agreed in the Biodiversity Certification that applies to the site.
State Environmental Planning Policy (Primary Production and Rural Development) 2019	The aims of this SEPP is to set appropriate controls for the development of lands used for primary production and manage land use conflict.	Investigations conducted during the original rezoning concluded that the site represented a loss of 0.1% of Class 3 agricultural land in NSW and is not critical to the vitality of the agricultural industry, or affect food production in Sydney or NSW. The Planning Proposal does not propose any additional impacts to rural land.
Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River	The aims of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context	The Planning Proposal does not impact on additional areas of terrestrial biodiversity. As per the watercycle management study prepared for the original planning proposal, Lendlease will deliver appropriate water quality and quantity infrastructure to ensure the protection of the Hawkesbury Nepean River system.

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APPENDIX D: MINISTERIAL DIRECTIONS



Consistency with Section 9.1 Directions

A statement of the consistency of this Planning Proposal with the relevant Section 9.1 Directions is outlined in the table below.

Section 9.1 Direction	Consistency of Planning Proposal
1 Employment and Resources	
1.1 Business and Industrial Zones	The Planning Proposal is consistent with this direction in that it does not affect land within existing business or industrial zones. The rezoning and relocation of B1 zoned land is subject of a separate Planning Proposal.
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	As per the original rezoning, faults within the coal seam below the site will restrict any future mining activities, whilst the remainder of the seam will still be capable of being extracted. The Planning Proposal is consistent with this direction.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural lands	Not applicable.
2 Environment and Heritage	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	No heritage items of State or Local significance occur on site. The Planning Proposal is consistent with this direction.
2.4 Recreation Vehicle Areas	Not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3 Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Not applicable.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and Transport	The Planning Proposal seeks to relocate the Community Hub to the northern boundary of the Managed Lands,

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Section 9.1 Direction		Consistency of Planning Proposal
		adjacent to the new proposed Boulevard Collector Road with access to public transport. The Planning Proposal is consistent with this direction.
3.5	Development Near Licensed Aerodromes	Not applicable.
3.6	Shooting Ranges	Not applicable.
4	Hazard and Risk	
4.1	Acid Sulphate Soils	As per the original rezoning, Acid Sulphate Soils were considered to present low risk. No further assessment is required. The Planning Proposal remains consistent with this direction.
4.2	Mine Subsidence and Unstable Land	As per the original rezoning, associated mine subsidence issues can be managed on site. This is reflected in Subsidence Advisory NSW continued approvals issued to the current development applications over the site under the <i>Coal Mine Subsidence Compensation Act 2017</i> . The Planning Proposal remains consistent with this direction.
4.3	Flood Prone Land	Not applicable. The site of the Community Hub is not identified as flood prone land.
4.4	Planning for Bushfire Protection	Any future development on site will have regard to <i>Planning for Bushfire Protection 2018</i> (noting that the 2006 edition as since been superseded). The relocation of the Community Hub under the Planning Proposal serves to mitigate issues facing the delivery of the facility in its current planned location and adopts appropriate Bushfire Protection Measures. The Planning Proposal is consistent with this direction.
5	Regional Planning	
5.1	Implementation of Regional Strategies	Not applicable.
5.2	Sydney Drinking Water Catchments	Not applicable.
5.3	Farmland of State and Regional significance on the NSW Far North Coast	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.

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Section 9.1 Direction		Consistency of Planning Proposal
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.
5.6	Sydney to Canberra Corridor	Revoked, now addressed in 5.1.
5.7	Central Coast	Revoked, now addressed in 5.1.
5.8	Second Sydney Airport: Badgerys Creek	Not applicable.
5.9	North West Rail Link Corridor Strategy	Not applicable.
5.10	Implementation of Regional Plans	The Planning Proposal is consistent with the Region Plan as demonstrated in Section 5.3.2 , in particular the Western City District Plan and GMLR Action Plan and Draft LUIP.
6	Local Plan Making	
6.1	Approval and Referral Requirements	No new unnecessary referral or concurrence conditions are proposed as part of the planning proposal.
6.2	Reserving Land for Public Purposes	The Planning Proposal does not alter the extent of land already nominated for acquisition by Council. It only seeks to add a temporary permitted use prior to it being dedicated to Council as per the VPA. The Planning Proposal is consistent with this Planning Proposal.
6.3	Site Specific Provisions	The Planning Proposal does not alter existing land use zones and seeks only to implement a temporary additional permitted use under Schedule 1 of the LEP. This approach does not impose any additional development standards and is consistent with this direction.
7	Metropolitan Planning	
7.1	Implementation of the Metropolitan Strategy	<p>It is understood this direction will be amended in the near future to reflect the recent adoption of the GSCs' Region Plan.</p> <p>A Plan for Growing Sydney identified the Macarthur South Investigation Area as an Urban Investigation Area and potential growth centre. In line with Action 2.4.2 of the plan, DPE prepared the GMLR Action Plan that has confirmed the suitability of the site for residential development. Further DPE endorsed the original rezoning of the site for residential development following the release of the GMLR Action Plan in 2015. The Planning Proposal is consistent with this direction as it is consistent with the GMLR Action Plan and draft LUIP and facilitates the earlier delivery of community infrastructure to support future residential development in the Greater Macarthur area.</p>

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Section 9.1 Direction		Consistency of Planning Proposal
7.2	Implementation of Greater Macarthur Land Release Investigation	As discussed earlier, the Planning Proposal is consistent with the GMLR Action Plan.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.

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APPENDIX E: CONTAMINATION ASSESSMENTS

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E.1: Contamination Assessments

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APPENDIX F: ABORIGINAL CULTURAL HERITAGE ASSESSMENT

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F.1: Aboriginal Cultural Heritage Assessment

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APPENDIX G: COMMUNITY HUB APPROACH BRIEFING NOTE

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G.1: Community Hub Approach Briefing Note



Planning Proposal Gilead Community Facilities

Proposed amendment of Campbelltown Local Environmental Plan 2015

Background

The site is located within the Gilead Estate specifically, Lot 1 in DP 1240836. This lot forms a larger part of the wider Gilead release area within the Campbelltown Local Government Area.

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPE means Department of Planning and Environment

EP&A Act 1979 means *Environmental Planning and Assessment Act 1979*

LEP means *Local Environmental Plan*

LGA means local government area

M means metres

MRA means Metropolitan Rural Area

PP means Planning Proposal

SEPP means State Environmental Planning Policy

VPA Voluntary Planning Agreement

Introduction

Existing use

The site is largely covered in bushland and agricultural lands.

Location

The site is situated within the new release area of 'Gilead Estate,' and the larger component of Greater Mount Gilead Precinct initiated under State Government's Greater Macarthur Priority Growth Area which provides for urban expansion within the southern portion of the Campbelltown Local Government Area. The Gilead Estate is expected to provide for 1700 dwellings with supporting open space and amenities, Biocertified lands for environmental conservation, and drainage. It was rezoned recently on 8 September 2017 through the gazettal of an amendment to Campbelltown's Local Environmental Plan 2015 (CLEP 2015).

The Site

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

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

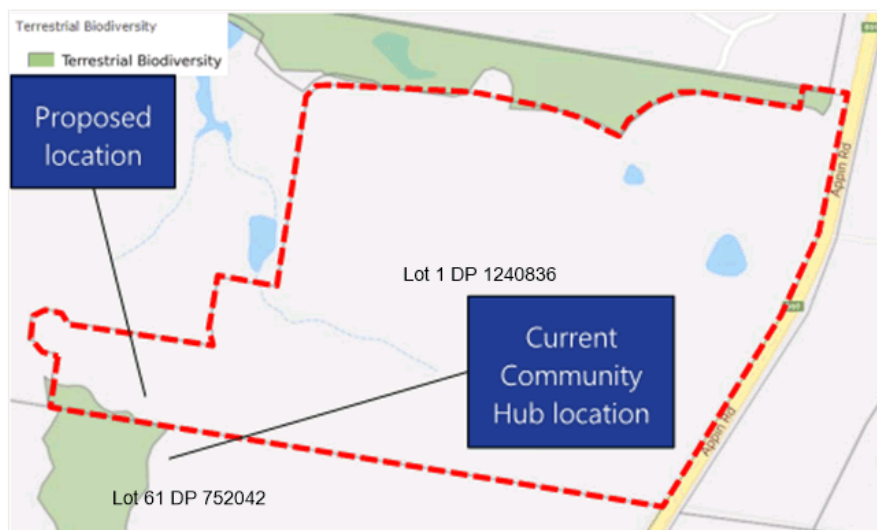


Figure 1: Site Context and Community Facilities Location

Part 1 – Objectives or Intended Outcomes

The objective of this PP is to amend the CLEP 2015 to permit an additional use on Lot 1 DP1240836 for a 'Exhibition Home' to support use of the site for a 'Sales and Information Centre'.

Part 2 - Explanation of provisions

The objectives of the Planning Proposal would be achieved through an amendment to Schedule 1 of the CLEP 2015 to allow an 'Exhibition Home' for the purpose of a 'Sales and Information Centre' as a permitted land use identified within Lot 1 DP 1240836 (901 Appin Road, Gilead)

The amendment to Schedule 1 would require an additional clause that applies specifically to the identified subject site as below:

(1) This clause applies to part of Lot 1, DP 1240836, as shown coloured on the Additional Permitted Uses Map to permit an Exhibition Home for the purpose of a 'Sales and Information Centre.'

To support the above clause, the following 'Additional Permitted Uses' Maps will need to be revised.

- Map 003
- Map 009

Part 3 - Justification

Section A – Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is a result of a previous rezoning of Gilead for residential development that occurred in 2017. Upon further enquiry with the NSW Rural Fire Service (RFS), it has been identified that a Community Facility is a 'Special Fire Protection Purpose' in accordance with *Planning for Bushfire Protection 2018 (PBP 2018)*. Accordingly, the current planned location of the Community Facility on land zoned B1 Neighbourhood Centre is no longer appropriate.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This Planning Proposal seeks to enable use of the Community Facility for a Sales and Information Centre during the early stages of development in the estate. As the Community Facility will be relocated from land zoned B1 Neighbourhood Centre to RE1 Open Space, a Schedule 1 Amendment is required to permit the additional use.

Section B – Relation to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)

Greater Sydney Region Plan 2018

The Greater Sydney Region Plan 2018 was released in March 2018. The Planning Proposal is considered consistent with the Plan; the consistencies can be justified and explained in relation to the relevant objectives & strategies in Table 2.

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Table 2

Objective	Comments on consistency
<i>Objective 3 Infrastructure adapts to meet future needs</i>	
<p>Strategy 3.1</p> <p>Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans</p>	<p>The proposal provides an opportunity to occupy (in part) a pre-planned Community Facility for the purpose of a Sales and Information Centre during the early stages of development.</p>
<i>Objective 6 Services and infrastructure meet communities' changing needs</i>	
<p>Strategy 6.1</p> <p>Deliver social infrastructure that reflects the needs of the community now and in the future.</p>	<p>The proposal will support early delivery of a Community Facility that will be dedicated to Council after registration of the 1,200th lot in accordance with a VPA registered on the land.</p>
<p>Strategy 6.2</p> <p>Optimise the use of available public land for social infrastructure</p>	<p>The proposal would support relocation of the community facility so that it may be located within a parkland setting.</p>
<i>Objective 7 Communities are healthy, resilient and socially connected</i>	
<p>Strategy 7.1</p> <p>Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:</p> <ul style="list-style-type: none"> • Providing walkable places at human scale with active street life. • Prioritising opportunities for people to walk, cycle and use public transport. • Co-locating schools, health, aged care, sporting and cultural facilities. • Promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The relocation of the community facility to RE1 Public Open Space land would support a greater variety of events and community driven projects.</p>
<i>Objective 12 Great places that bring people together</i>	

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Objective	Comments on consistency
<p>Strategy 12.1</p> <p>Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> • Prioritizing a people-friendly public realm and open spaces as a central organising design principle. • Recognising and balancing the dual function of streets as places for people and movement. • Providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres. • Integrating social infrastructure to support social connections and provide a community hub. • Recognising and celebrating the character of a place and its people. 	<p>The planning proposal is mainly required due to site planning limitations arising from planning for bushfire protection.</p>
<i>Objective 27 Biodiversity is protected, urban bushland and remnants vegetation is enhanced</i>	
<p>Strategy 27.1</p> <p>Protect and enhance biodiversity by:</p> <ul style="list-style-type: none"> • Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors. • Managing urban bushland and remnant vegetation as green infrastructure. • Managing urban development and urban bushland to reduce edge-effect impacts 	<p>The relocation of the Community Facility further enhances and protects the landscape of the adjoining 'bio-certified' managed lands.</p>
<i>Objective 31 Public open space is accessible, protected and enhanced</i>	

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Objective	Comments on consistency
<p>Strategy 31.1</p> <p>Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> • Providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow. • Investigating opportunities to provide new open space so that all residential areas are within 400 m of open space and all high density residential areas (over 60 dwellings per ha) are within 200 m of open space. • Requiring large urban renewal initiatives to demonstrate how the quantity of, or access to high quality and diverse local open space is maintained or improved. • Planning new neighbourhoods with a sufficient quantity and quality of new open space. • Delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses. • Delivering or complementing the Greater Sydney Green Grid. • Providing walking and cycling links for transport as well as leisure and recreational trips. 	<p>The planning proposal is consistent with this objective and strategy in regards to allowing the relocation of a Community Facility to be situated within open space and other associated planned park amenities.</p> <p>Delivery of a Community Facility is a requirement of a VPA registered on the land.</p>

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Western City District Plan

The Western City District Plan was released in March 2018. The PP is consistent with the Plan; the consistencies can be justified as explained in relation to the relevant objectives & strategies in Table 3.

Table 3

Planning Priority	Comments on consistency
<i>Planning Priority W1 Planning for a city supported by infrastructure</i>	
Objective 3 Infrastructure adapts to meet future needs.	The Community Facility is a requirement of the Voluntary Planning Agreement (VPA) registered on the land.
Objective 4 Infrastructure use is optimised.	The relocation of the facility provides a better location and will assist its early delivery.
<i>Planning Priority W2 Working through Collaboration</i>	
Objective 5 Benefits of growth realized by collaboration of governments, community and business.	A VPA has been entered into with Lendlease (proponent) which will deliver the Community Facility. By collaborating with Lendlease and entering a VPA it allowed Council to deliver facilities that otherwise could not be delivered.
<i>Planning Priority W3 Providing Services and social infrastructure to meet people's needs</i>	
Objective 6 Services and infrastructure meet communities' changing needs.	The early provision of a 'Sales and Information Centre' through the use of a Schedule 1 – Additional Permitted Use will assist in the early delivery of the planned Community Facility.
<i>Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities</i>	
Objective 7 Communities are healthy, resilient and socially connected.	The revised location integrates with the open space network and is located along a collector road, providing cycle ways and a shared zone.
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhood's.	The provision of a community facility within open space would allow improved place making opportunities.
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation.	
<i>Planning Priority W6 Creating and renewing great places and local centres, and respecting the Districts Heritage</i>	
Objective 12 Great places that bring people together.	The community facility would provide a sense of place for the community that will encourage activities and events.

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Planning Priority	Comments on consistency
<i>Planning Priority W18 Delivering high quality open space</i>	
Objective 31 Public Open Space is accessible, protected and enhanced.	<p>The relocation of the Community Facility would support the open space use by providing opportunity for a amenities block and a café.</p> <p>The building would be integrated with passive open space and inclusive play areas for all ages allowing a sense of cohesiveness in the design, a sense of surveillance as well as an area of community gathering.</p>
<i>Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change</i>	
Objective 37 Exposure to natural and urban hazards is reduced.	<p>Due to the Community Facility's deemed 'special fire protection purpose' by the RFS, the relocation was essential due to the increase in the Asset Protection Zone (APZ).</p>

Greater Macarthur Priority Growth Area

Greater Macarthur Land Release Preliminary Strategy and Action Plan and Draft LUIP

The site is situated within the Greater Macarthur Priority Growth Area. The Greater Macarthur 2040: An interim plan was released alongside the Greater Macarthur Structure Plan in November, 2018. The interim plan and the structure plan pave way for the Urban Renewal corridor and the broad scope Land Release area south of Campbelltown.

The Gilead Estate is located within the Greater Macarthur Structure Plan: Land Release Area and is classified as Existing Urban Land.

Draft Local Strategic Planning Statement

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA.
- Outline the characteristics that make our city special.
- Identify shared values to be enhanced or maintained.
- Direct how future growth and change will be managed.
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans.
- Implement the Region and District Plans as relevant to the Campbelltown LGA.
- Identify where further detailed strategic planning may be needed.

It sets planning priorities to ensure that the LGA can thrive both now and in the future and that future development is appropriate for the local context. The plan is aimed at ensuring that our people have a great city in which to live, work and play; that businesses and visitors have a great place to invest and experience; and that we continue to work towards the goal of being a world class contemporary city of choice and opportunity, that respects its heritage and culture, and is nestled within a green and beautiful natural environment.

The PP is consistent with the Draft Local Strategic Planning Statement and will ensure that the site will be consistent in accordance with the vision for Gilead.

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

Campbelltown Community Strategic Plan – Campbelltown 2027

This Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives & actions.

The Planning Proposal is consistent with the relevant objectives headed accordingly.

Table 4

Outcomes	Comments on consistency
<i>Outcome 1: A vibrant, liveable city</i>	
<p>Council's goal</p> <p>Our community is able to celebrate its diversity, make a contribution to, and enjoy the lifestyle opportunities offered by our city.</p> <p>Our city is a place where people want to live – it is creative, innovative, vibrant & resilient. It is a city that is designed for people, with easy access to high quality housing, services, amenities and open space.</p> <p>It is a community where people feel safe, socially connected and included. We celebrate our rich heritage and diversity, and respect our strong ties to Aboriginal culture.</p> <p>Our people enjoy the lifestyle offered by the city – a city which is a destination of choice.</p>	<p>The Planning Proposal is consistent with this outcome.</p>
<i>Outcome 2: A respected & protected natural environment</i>	
<p>Council's goal</p> <p>Our people embrace the city's natural surrounds & see it as a unique point of difference.</p> <p>We work together to ensure development in the LGA is approached in a sustainable manner, & that our natural assets, bushlands & waterways are treated with respect.</p> <p>Our community is engaged & educated on the benefits of managing & accessing open space.</p> <p>We protect biodiversity conservation, our visual landscape & our heritage values, & recognise the importance of creating a sustainable & resilient city for future generations.</p>	<p>The PP is consistent with this outcome.</p>
<i>Outcome 3: A thriving, attractive city</i>	
<p>Council's goal</p>	

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Outcomes	Comments on consistency
<p>We are a city that encourages & supports the development of the local economy through business innovation & growth.</p> <p>Our city attracts professional organisations which provide a range of employment opportunities for our people.</p> <p>We are a destination which makes the most of our city's natural & man-made assets to build on the experience that is Campbelltown.</p> <p>Our people are engaged in ongoing conversations about matters which affect our city, to ensure Council activities align with its strategic direction & the city's assets are managed strategically & sensitively.</p> <p>We embrace change & look to support the creation of new economies to build the resilience of the city.</p>	<p>The PP does not compromise these goals.</p>
<i>Outcome 4: A successful city</i>	
<p>Council's goal</p> <p>We are a modern, forward thinking, connected city.</p> <p>We have built on our history & character, & shaped a city which transforms in line with its community & its needs.</p> <p>Our people value a balance between the built form & open space, & are kept informed of infrastructure delivery, including better health & education infrastructure & services.</p> <p>Our city & our people are connected through strategic road networks, transport systems & pedestrian facilities. Council strategies are developed in line with the draft South West District Plan & complement State Government plans for the city.</p> <p>Our city is reinvigorated – it is a city where people choose to be.</p>	<p>The PP does not compromise these goals.</p>

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

The PP is generally consistent with applicable SEPPs. See Table 6 below.

Table 6

State Environmental Planning Policies	Comments on consistency
SEPP No 1 Development Standards	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.

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State Environmental Planning Policies	Comments on consistency
SEPP No. 19 - Bushland in Urban Areas	The PP identifies the impacts in regards to the interface with the urban bushland. The PP proposes to relocate the facilities to eliminate any constraints and concerns based upon the bio certified land. Any Plans of Management in regards to the future Bushland will be determined in the wider Gilead Estate PP and when required by Council.
SEPP No. 21 - Caravan Parks	Not applicable to this PP.
SEPP No. 30 - Intensive Agriculture	Not applicable to this PP.
SEPP No. 33 - Hazardous & Offensive Development	Not applicable to this PP.
SEPP No. 36 - Manufactured Home Estates	Not applicable in the Campbelltown LGA.
SEPP No. 44 - Koala Habitat Protection	The Biodiversity Certification applies to the overall Gilead site and considers the vegetation as potential Koala Habitat. The proposal remains consistent with these outcomes.
SEPP No. 47 - Moore Park Showground	Not applicable in the Campbelltown LGA.
SEPP No. 50 - Canal Estate Development	Not applicable to this PP.
SEPP No. 52 - Farm Dams & Other Works in Land & Water Management Plan Areas	Not applicable in the Campbelltown LGA.
SEPP No. 55 - Remediation of Land	At rezoning stage the site was deemed to be suitable for residential development. Lendlease conducted investigations and found four Potential Areas of Environmental Concern (PAEC) identified within lot 1 Dp1240836. A Remediation has been prepared to address the PAEC and confirm the site can be made suitable for the proposed residential development. Council currently has a development application which seeks approval for these remediation works.
SEPP No. 62 - Sustainable Aquaculture	Not applicable to this PP.
SEPP No. 64 - Advertising & Signage	Not applicable to this PP.
SEPP No. 65 - Design Quality of Residential Flat Development	Not applicable to this PP as residential flat buildings are not proposed on the site.
SEPP No. 70 - Affordable Housing (Revised Schemes)	Not applicable in the Campbelltown LGA
SEPP (Affordable Rental Housing) 2009	Not applicable to this PP.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable to this PP.
SEPP (Coastal Management) 2018	Not applicable in the Campbelltown LGA.
SEPP (Educational Establishments & Child Care Facilities) 2017	Not applicable to this PP.

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State Environmental Planning Policies	Comments on consistency
SEPP (Exempt & Complying Development Codes) 2008	Not applicable to this PP.
SEPP (Gosford City Centre) 2018	Not applicable in the Campbelltown LGA.
SEPP (Housing for Seniors or People with a Disability)	Not applicable to this PP
SEPP (Infrastructure) 2007	Not applicable to this PP
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable in the Campbelltown LGA.
SEPP (Kurnell Peninsula) 1989	Not applicable in the Campbelltown LGA.
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	As per the original rezoning of the site, the Planning Proposal does not impeded potential mining of coal resources.
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable to this PP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable in the Campbelltown LGA.
SEPP (Primary Production and Rural Development) 2019	Not applicable to this PP.
SEPP (State & Regional Development) 2011	The Community Facilities will not be deemed state significant infrastructure as it doesn't not fall within an identified site, and does not meet general requirements.
SEPP (State Significant Precincts) 2005	Not applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable in the Campbelltown LGA.
SEPP (Sydney Region Growth Centres) 2006	Based on the precedence from the DPIE it is likely that clause 7A of the SEPP would identify <i>Campbelltown Local Environmental Plan 2015</i> to provide provisions for development.
SEPP (Three Ports) 2013	Not applicable in the Campbelltown LGA.
SEPP (Urban Renewal) 2010	Not applicable to this PP.
SEPP (Vegetation in Non - Rural Areas) 2017	<p>The PP seeks to allow the temporary use of a 'Sales and Information Centre' over RE1 zoned land.</p> <p>The proposal does not identify any vegetation that will need to be removed to facilitate this development.</p> <p>Consent will be required for the future development and will be in line with the conservation outcomes that have been agreed within the Biodiversity Certificate.</p>
SEPP (Western Sydney Employment Area) 2009	Not applicable in the Campbelltown LGA.
SEPP (Western Sydney Parklands) 2009	Not applicable in the Campbelltown LGA.
REP No.2 – Georges River Catchment	Not applicable to this PP.
REP No.9 - Extractive Industry (No 2)	Not applicable to this PP.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	<p>Does not impact the specifics within the Community Facilities Planning Proposal.</p> <p>Will be addressed in the wider Gilead Estate Planning Proposal.</p>

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6. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The PP is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 7 for an assessment of the PP against the S9.1 Ministerial Directions.

Table 7

Ministerial Direction	Comments on consistency
<i>1. Employment and Resources</i>	
1.1 Business & industrial Zones	The PP is consistent with this direction as it does not affect any land that is within the business and industrial zones. The B1 zoning of the Community Facilities will be subject to a separate planning proposal.
1.2 Rural Zones	Not applicable to this PP.
1.3 Mining, Petroleum Production & Extractive Industries	
1.4 Oyster Production	Not applicable to this PP.
1.5 Rural Lands	Not applicable to this PP.
<i>2. Environment and Heritage</i>	
2.1 Environmental Protection Zones	The proposal is consistent with this direction in the regards to there being no known biodiversity significance attached to the land which situates the Community Facilities. Despite this the subject site is bounded to the south by an area of Managed Lands zoned as RE1 Public Open Space. Development within the area will be subject to an APZ which has been considered by this application.
2.2 Coastal Protection	Not applicable to this PP.
2.3 Heritage Conservation	No State or Local heritage significant items occur within the site.
2.4 Recreation Vehicle Area	Not applicable to this PP.
2.5 Application of E2 & E3 Zones & Environmental Overlays in Far North Coast LEPs	Not applicable to this PP.
<i>3. Housing, Infrastructure and Urban Development</i>	
3.1 Residential Zones	Not applicable to this PP.
3.2 Caravan Parks & Manufactured Home Estates	Not applicable to this PP.
3.3 Home Occupations	Not applicable to this PP.
3.4 Integrating Land Use & transport	The PP is consistent with this direction.
3.5 Development Near Licensed Aerodromes	Not applicable to this PP.
<i>4. Hazard and Risk</i>	

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**Planning Proposal – Gilead
Community Facilities**

Ministerial Direction	Comments on consistency
4.1 Acid Sulphate Soils	The PP is consistent with this Direction
4.2 Mine Subsidence & Unstable Land	<p>Lot 1 DP 1240836 falls within the South Campbelltown Mine Subsidence District and Coal Exploration authorization Area A248 which includes the Bulli and Balgownie Coal Seams.</p> <p>The previous rezoning process considered mine subsidence where it was concluded that the site was suitable for urban purposes.</p>
4.3 Flood Prone Land	Not applicable. The site of the Community Facilities is not identified as flood prone land.
4.4 Planning for Bushfire Protection	<p>Any future development on site will have regard to <i>Planning for Bushfire Protection 2018</i>. (PBP 2006 - superseded)</p> <p>The relocation of the Community Hub under the PP serves to mitigate concerns facing the delivery of the facility in its existing location. The relocation adopts appropriate Bushfire Protection Measures.</p> <p>The PP is consistent with this direction.</p>
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable in the Campbelltown LGA
5.2 Sydney Drinking Water catchments	Not applicable in the Campbelltown LGA
5.3 Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable in the Campbelltown LGA.
5.4 Commercial & Retail Development along the Pacific Highway, North Coast	Not applicable in the Campbelltown LGA.
5.5 -5.7	Revoked.
5.8 Second Sydney Airport	Not applicable in the Campbelltown LGA.
5.9 North West Rail Link Corridor Strategy	Not applicable in the Campbelltown LGA.
5.10 Implementation of Regional Plans	The PP is consistent with the Regional Plan.
6. Local Plan Making	
6.1 Approval & Referral Requirements	Consistent as the PP does not alter the provisions relating to approval & referral requirements.
6.2 Reserving Land for Public Purposes	Consistent, as Campbelltown City Council will be the acquisition authority for the land identified for a public purpose.
6.3 Site Specific Provisions	<p>The PP does not alter existing land use zones and seeks to implement an 'additional permitted use' under Schedule 1 of CLEP 2015.</p> <p>This approach does not impose any additional development standards and is consistent with this direction.</p>
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The PP is consistent with the GMLR Action Plan and draft LUIP and assists in facilitating early onset delivery of community infrastructure for the future residents.

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**Planning Proposal – Gilead
Community Facilities**

Ministerial Direction	Comments on consistency
7.2 Implementation of Greater Macarthur Land Release Investigation	The PP is consistent with the GMLR Action Plan.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable in the Campbelltown LGA.
7.4 Implementation of North West Priority Growth Area Land Use & Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use & Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use & Infrastructure Implementation Plan	Not applicable in the Campbelltown LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this PP.

Section C – Environmental Social or Economic impact

7. 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?

On 5 June 2019, biodiversity certification was conferred over Gilead Stage 1 under s126H of the TSC. The order was signed by the Chief Executive of the Office of Environment and Heritage (OEH), as delegate of the Minister for Energy and Environment. Therefore, development within the certified area can now proceed without the usual requirement under the Environmental Planning and Assessment Act 1979 for site-by-site threatened species assessment.

The proposed relocation of the Community Facility is due to advice provided by the NSW RFS in regard to its classification as a 'Special Fire Protection Purpose' and APZ buffer from the 'Biocertification lands.'

The relocation allows for further protection of the Biocertified lands, whilst the additional temporary use for a 'Sales and Information Office' remains consistent with the agreed conservation outcomes for Gilead Estate.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The relocation of the Community Facilities along with the Schedule 1 amendment would not further affect any environmental impacts that were already considered as part of the original rezoning of Gilead Estate.

Bushfire

Concerns regarding the proposed location of the Community Facility were not previously raised by the RFS during the original rezoning process. This is due to the updated guidelines (Planning for Bushfire Protection 2018) which reflected changes to various requirements for APZ and the categorization of bushfire hazards.

Further consultation with RFS occurred after the rezoning for preparation of development applications and confirmed that the Community Facility is classed as a 'Special Fire Protection Purpose' and therefore requires a greater APZ setback of 41m.

Contamination

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015****Planning Proposal – Gilead
Community Facilities**

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

Mine Subsidence

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

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

Noise

The new location of the Community Facility would be situated within the open space and bounded by the road networks whereby residential dwellings are adjacent. The proponent suggests that there will be no adverse noise impacts upon these dwellings however, further requirements at Development Application stage can address these matters through the use of plan of managements and noise assessments.

9. How has the planning proposal adequately addressed any social and economic effects?**Social Infrastructure**

The Planning Proposal does not change any existing zoning within Gilead Estate and is designed to provide better services to the community with the integration of the Community Facility into the Open Space network. The proposal will support early delivery of the Community Facility ahead of the timeframe required under the VPA registered on the land.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment (ACHA) was completed as supplementary information for a Development Application for comprehensive bulk earthworks over the majority of the site in the Gilead Estate. Upon referral of the Aboriginal Heritage Impact Permit (AHIP) to Office of Environment and Heritage (OEH) it was required that a further site specific AHIP be obtained.

The Planning Proposal is consistent with the areas of identified impact in the original rezoning and subsequent ACHA. Development of the site is currently subject to the second AHIP for testing and will inform the future impact on designated items and areas of significance.

Non Indigenous Heritage

The site does not contain any state or local heritage items and the Planning Proposal is consistent with the development outcomes envisioned for the site in the original rezoning.

Section D – State and Commonwealth interests.**10. Is there adequate public infrastructure for the planning proposal?**

The Planning Proposal is seeking to relocate the Community Facility which is required by the Voluntary Planning Agreement registered on the land. The Community Facility is required to be built within 1 year of the 1200th registered lot.

By allowing the Additional Permitted Use of an 'Exhibition Home' for the purpose of a 'sales and information centre' allows for the early delivery of infrastructure.

Proposed Amendment to Campbelltown Local Environmental Plan 2015

Planning Proposal – Gilead Community Facilities

Currently, the Proponent is engaging essential utility infrastructure agencies to ensure that services are able to support the current delivery program for residential development.

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

It is expected that consultation will take place with various government authorities in accordance with any Gateway determination.

The consultation with relevant State and Commonwealth public authorities are anticipated to include:

- NSW Rural Fire Service
- NSW Office of Environment and Heritage

Part 4: Mapping

In seeking to achieve the PP objective & outcomes the following map amendments are proposed:

Table 8

Item	Location
Additional Permitted Uses Map (003 and 009) and Clause	Annexure 1

Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination. All relevant agencies and local community will also be consulted during the mandated minimum public exhibition period.

Part 6 Project Timeline

The project timeline has been included in Table 9 below. The anticipated timeframes & dates have been assigned to each milestone of the Gateway process.

Table 9: Project Timeline

Milestone	Timeline
Local Planning Panel Meeting	June 2019
Council Meeting	September 2019
Gateway Determination	November 2019
Commencement and completion dates for public exhibition period	November - January 2020
Timeframe for government agency consultation (pre & post exhibition as required by Gateway determination) – Consultation with government agencies is proposed to be undertaken while the proposal is on public exhibition.	November – January 2020
Timeframe for consideration of submissions (report to Council)	March 2020
Anticipated date RPA will forward to the Department for notification	March 2020

Planning Proposal – Gilead Community Facilities

8.2 Review of Campbelltown Local Environmental Plan 2015

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Officer's Recommendation

1. That Council endorse the attached draft Planning Proposal which seeks to make amendments to the Campbelltown Local Environmental Plan 2015 (LEP2015) and forward the proposal to the Minister for Planning and Public Spaces for a Gateway Determination.
2. That subject to satisfying the requirements of the Gateway Determination, the draft Planning Proposal be placed on public exhibition and the outcome of that exhibition be reported to the Council.
3. That in conjunction with the making of the amended LEP2015, the Council repeal Campbelltown (Urban Areas) Local Environmental Plan 2002, Interim Development Order No.15, Interim Development Order No.29 and Campbelltown Local Environmental Plan – District 8 (Central Hills Lands).

Purpose

The purpose of the report is to inform the Council of a draft Planning Proposal (the Proposal) which seeks to amend the Campbelltown Local Environmental Plan 2015 (LEP2015) and repeal Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP2002), Interim Development Order No.15 (IDO15), Interim Development Order No.29 (IDO29) and Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) (LEP8) and seek its endorsement for the Proposal to be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.

The intent of the Proposal is to amend the written instrument and mapping tiles of LEP2015 to provide a more accurate and up to date document, and one that is aligned with the Western City District Plan.

The major changes include the provision of planning controls for the areas of the Local Government Area (LGA) that LEP2015 doesn't apply to; an expansion of the terrestrial biodiversity map; the mapping and establishment of additional assessment criteria for the Scenic Hills; an increase in the maximum height of buildings for industrial zones from 12m to 19m; the inclusion of public health objectives; and the amendment of clauses 4.1B, 4.1C,

4.1D and 4.4 to improve the usability of the plan and reduce the risk of misinterpretation and errors when applying the instrument.

History

In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan, together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056.

The Campbelltown LGA, along with the LGA's of the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly, have been included in the Western City District Plan. The following themes have been identified as critical for the successful functioning of Campbelltown in line with the Western City District Plan.

- **Infrastructure and Collaboration**

Major transport, health and education investments are underway across the District. The Western City Deal will aim to optimise infrastructure, investments and employment opportunities.

- **Livability**

The Western City District will grow over the next 20 years with demand for an additional 185,500 dwellings. In the context of the Campbelltown LGA the majority of new dwellings will be created in urban release lands such as Menangle Park, Gilead and South Campbelltown and within urban renewal areas and existing centres such as Campbelltown, Ingleburn, Minto and Leumeah.

- **Productivity**

The District will need to include expansive industrial and urban services lands to the north and east of the Western Sydney Aerotropolis which would be supported by a freight link to serve Greater Sydney's long term freight, logistics and industrial needs.

- **Sustainability**

Producing an integrated approach to green infrastructure through waterways, bushland and open spaces, cooling of suburbs and the urban tree canopy will look to improve sustainability and amenity and quality of life as the District transforms.

The Western City District Plan also identifies a number of planning priorities that Councils are required to meet as part of the review of their LEP's.

The NSW Government's Affordability Strategy has provided \$2.5m in available funding to a number of Councils including Campbelltown to undertake the review of their individual LEP's within two years.

At the Extraordinary Meeting of Campbelltown City Council on 30 October 2018, Council supported a review of its Campbelltown Local Environmental Plan 2015, and forwarded the Report and draft Project Plan to the (GSC) for endorsement in accordance with the legislative requirements outlined in the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The preparation and exhibition of a Local Strategic Planning Statement (LSPS) was an important first step in this process. Campbelltown's LSPS has been prepared and publicly exhibited. This draft Proposal is consistent with the LSPS as exhibited.

On 24 July 2019 the Campbelltown Local Planning Panel (the Panel) considered and supported the Proposal subject of this report. A copy of the Panel's report and minutes are located at attachment 1.

Report

1. Summary of the draft Planning Proposal

Recent amendments to the EP&A Act require all Councils to review and amend their LEPs to ensure consistency with the direction of the District Plan. In summary, the Proposal attached to this report seeks to amend LEP2015 to ensure consistency with Directions outlined in the Western City District Plan.

A copy of the Proposal is included at attachment 2.

2. Assessment of the draft Planning Proposal

2.1 Justification

The State Government's - A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the EP&A Act provides guidance and information for preparing draft Planning Proposals. The preparation of the Proposal subject of this report has been undertaken in accordance with the latest version of the guide.

The guide states that a draft Planning Proposal should contain enough information to identify relevant environmental, social, economic and other site specific considerations.

The scope for investigating any key issues should be identified in the initial draft Planning Proposal that is submitted for Gateway determination.

The purpose of this Gateway determination stage is to ensure there is sufficient justification early in the process to proceed with a draft Planning Proposal. It enables draft Planning Proposals that lack strategic merit to be stopped early in the process before time and significant human and financial resources are committed. Council staff have maintained regular contact with NSW Department of Planning staff and they are aware of the general content and scope of amendments included in this draft Planning Proposal, to which no concerns have been raised to date.

As usual, the Gateway determination is expected to confirm the information, detailed studies and consultation required before the Proposal can be finalised and placed on public exhibition. As the necessary information is gathered and the investigations/studies completed, the Proposal may need to be updated/amended by including additional documentation as a result of further studies.

2.2 Section 9.1 Ministerial Directions (formerly known as Section 117)

Section 9.1 (formerly Section 117) of the EP&A Act allows the Minister for Planning to provide direction to Council in relation to the amendment or preparation of draft local environmental plans. The Directions that are most relevant to this proposal are listed below.

- **Direction 1.1 Business and Industrial Zones**

Objectives

The objectives of this direction are to:

- (a) encourage employment growth in suitable locations,
- (b) protect employment land in business and industrial zones, and
- (c) support the viability of identified centres.

What a relevant planning authority must do if this direction applies

A planning proposal must:

- (a) give effect to the objectives of this direction,
- (b) retain the areas and locations of existing business and industrial zones,
- (c) not reduce the total potential floor space area for employment uses and related public services in business zones,
- (d) not reduce the total potential floor space area for industrial uses in industrial zones, and
- (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.

The Proposal is considered to be consistent with Direction 1.1. The proposal seeks to increase heights for Industrial zones where the current permissible maximum building height is 12m. An amendment to include 19m height limits for industrial zones would provide greater flexibility for new industrial units/warehouses and reduce the need for Clause 4.6 variations under LEP2015.

- **Direction 2.1 Environment Protection Zones**

Objective

The objective of this direction is to protect and conserve environmentally sensitive areas.

What a relevant planning authority must do if this direction applies

A planning proposal must:

- (a) include provisions that facilitate the protection and conservation of environmentally sensitive areas,
- (b) Not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land) where the planning proposal applies to land within an environment protection zone or land otherwise identified for environment protection purposes. This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".

The Proposal is considered to be consistent with Direction 2.1. The Proposal facilitates the protection of environmentally sensitive land through the proposed expansion of terrestrial biodiversity mapping and mapping of the Scenic Hills Preservation Area.

- **Direction 3.1 Residential Zones**

Objectives

The objectives of this direction are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) to minimise the impact of residential development on the environment and resource lands.

What a relevant planning authority must do if this direction applies

A planning proposal must include provisions that encourage the provision of housing that will:

- (a) broaden the choice of building types and locations available in the housing market, and
- (b) make more efficient use of existing infrastructure and services, and
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and
- (d) be of good design.

A planning proposal must, in relation to land to which this direction applies:

- (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
- (b) not contain provisions which will reduce the permissible residential density of land.

The Proposal is considered to be consistent with Direction 3.1. The Proposal facilitates a broader opportunity for residential accommodation and building typology as well as a diversity of living options appropriately located across the LGA.

Overall, the proposal is considered consistent with the above directions. The Proposal seeks to increase building height limits within specified Industrial zones across the LGA in order to provide a simplified approach when lodging development applications within IN1 and IN2 zones. This amendment would increase Campbelltown's attractiveness to a broader industrial land use market, and increase its competitiveness and potential for a wider employment opportunity for job seekers across Campbelltown and beyond.

The proposal also seeks to include a terrestrial biodiversity overlay for the whole LGA which will promote the preservation and utilisation of environmentally sensitive land, and importantly, provide for a diversity in accommodation typology and location to suit the current and future needs of our community.

Further detail in relation to the Section 9.1 directions is included in attachment 2.

2.3 Consideration of State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) are applicable to the Proposal:

- SEPP 19 – Bushland in Urban Areas
- SEPP 44 – Koala Habitat Protection
- SEPP 55 – Remediation of Lands
- SEPP 65 – Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Affordable Rental Housing) 2009
- SEPP (Infrastructure) 2007
- SEPP (Housing for Seniors or People with a Disability)
- SEPP (Vegetation in Non-Rural Areas) 2017
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

An assessment of the Proposal against all relevant SEPPs has confirmed that the Proposal is not inconsistent with those SEPPs. Further detail in relation to the relevant SEPPs is outlined in the draft Planning Proposal document which is located in attachment 2 to this report.

2.4 Consideration of the Campbelltown Local Environmental Plan 2015

The proposal to amend LEP2015 is a result of a strategic direction from the NSW Government for all Sydney Metropolitan Councils to maintain consistency with objectives outlined in the Western City District Plan and the Greater Sydney Region Plan. The amendments to the LEP2015 include the following:

- Expansion of the terrestrial biodiversity mapping so that it applies to the whole LGA
- Amendment to the height of building maps for IN1 and IN2 zones from 12m to 19m
- Transitioning to LEP2015 on a like for like basis, those deferred areas under which LEP2002, LEP8, IDO15 and IDO29 currently apply
- Mapping of a Scenic Hills Preservation Area and establishment of additional assessment criteria for this area
- Amendments to improve function and operation
- Inclusion of health objectives for certain zones
- Rezoning land at the proposed Centre of Excellence site
- Prohibiting sex services premises in the B5 zone.

The proposed amendments to the LEP2015 are separate to other Council and proponent led Planning Proposals. Proposals to rezone land in the Greater Macarthur Growth Area or consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy will progress separately to this proposal. All owner initiated Planning Proposals will progress separately to this proposal.

A more detailed discussion of the amendments is below in section 3.1 of this report. Further information relating to the detail of proposed amendments is located in the draft Planning Proposal document at attachment 2.

3. Proposed amendments to LEP 2015

- **Expansion of Biodiversity Mapping**

As part of the review of LEP2015 it is proposed to expand the terrestrial biodiversity mapping so that it applies to the whole Local Government Area. It currently only applies to land at Menangle Park, Gilead and the Glenfield Waste site.

The extent of the terrestrial biodiversity mapping is attached to the draft Planning Proposal.

The purpose of including the biodiversity mapping is to protect the Campbelltown LGA's natural and environmental corridors and areas with threatened ecological communities which are highly contributory to the scenic landscape of Campbelltown. The inclusion of biodiversity mapping into the LEP2015 is consistent with Planning Priority W14 and W15 of the Western City District Plan.

- **Amendment to the height of buildings map for Industrial zones**

An amendment is proposed to the Height of Building maps for all land zoned IN1 General Industrial and IN2 Light Industrial under the LEP2015. Currently the maximum permissible building height for Industrial zones is 12m. A review of clause 4.6 variation requests has found that it is common for Development Applications received by Council for development on land within Industrial Zones to include a height variation request, particularly where they are for the construction of warehouses and factory units or ancillary structures.

The proposed amendment is to increase the permissible height limit to 19m. This is consistent with other local government areas and consistent with Planning Priority W9 in the Western City District Plan. This would ensure that typical warehouses and factories would meet the height limits and would negate the need for the lodgment of a Clause 4.6 variation request.

The proposed building height map for industrial lots is attached to the draft Planning Proposal document located at attachment 2.

- **Transformation of deferred matters into LEP2015**

There are a number of deferred areas that exist under LEP2015. These are all locations that remain subject to older environmental planning instruments such as LEP2002, LEP8, IDO 15 or IDO 29.

It is proposed to repeal these old planning instruments and make LEP2015 applicable to those deferred areas on a like for like basis. This will include the adoption of zoning, minimum lot size and maximum height of buildings maps for these sites. In the case of land at Gilead it will also include the transfer of the heritage listing from IDO 15 to LEP2015.

In the case of deferred land at the UWS site it is also proposed to rezone a small portion of land adjoining the deferred area to reflect the current/proposed use of the land as a Centre of Excellence.

- **Inclusion of the Scenic Hills Preservation Area**

It is proposed to identify and map the boundary area of the Scenic Hills in order to protect and promote the scenic and natural landscape character of Campbelltown.

A Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands was produced by Paul Davies Pty Ltd and Geoffrey Britton, Environmental Design Consultant in 2011 and adopted by Council at its meeting on 18 October 2011 in preparation of draft LEP 2015 (then known as draft CLEP 2014).

The Visual and Landscape Analysis identified that Campbelltown had numerous scenic and landscape qualities which would benefit in the future planning of a compact City. The Council Report and Visual and Landscape Analysis are attached to the draft Planning Proposal document which is located at attachment 2 of this report.

It is proposed that the LEP2015 include additional assessment criteria for development on any land within the mapped scenic hills.

This is consistent with Action 70 and Planning Priority W16 of the Western City District Plan.

- **Amendments to address functional and operational issues of LEP2015**

A number of issues have been identified in terms of readability and interpretation of the LEP2015. These are detailed in attachment 2. The intent is to amend the instrument to improve interpretation and understanding when assessing development applications particularly in relation to narrow lots, multi-dwelling housing, dual occupancies and attached dwellings and when assessing applications for certain uses in environmental zones by making alterations to Clauses 4.1B, 4.1C, 4.1D and 4.4.

Amendments are also proposed in relation to the permissible uses within the B5 – Business Development zone under LEP2015. It is proposed to remove 'sex service premises' from the list of development permissible with development consent as it removes unnecessary land use conflict.

- **Inclusion of health objectives in the LEP2015**

Council Staff in conjunction with the Centre for Health Equity Training Research and Evaluation (CHETRE) UNSW Sydney, South Western Sydney Local Health District (SWSLHD) Population Health and Health Promotion and Allied Health and South Western Sydney Primary Health Network (SWSPHN) undertook a series of 'learning by doing' training session regarding Health Impact Assessments (HIA).

Health Impact Assessment (HIA) is defined as a combination of procedures, methods and tools by which a policy, program or project may be assessed and judged for its potential effects on the health of the population and the distribution of these impacts within the population.

The Health Impact Assessment (HIA) for Campbelltown seeks to promote positive health outcomes whilst reviewing the LEP2015 particularly in relation to proposed density changes. The HIA that was developed for Campbelltown is currently being finalised. The HIA is not yet a Council Policy although it is intended to be included as a reference for all Council Planning Proposals in the future.

The HIA, once adopted is intended to be used for future rezoning applications (panning proposals) and as a mechanism to promote positive health outcomes for the community and support healthy living for amendments to the LEP2015 and will be given assessment weight through the Local Strategic Planning Statement.

Aligned with this it is proposed to include health objectives in residential and business zones. Further detail regarding the inclusion of health objectives is located in the draft Planning Proposal document in attachment 2. This is consistent with Planning Priority W4 in the Western City District Plan.

4. Strategic Context – Relationship to State and Local Policies

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

4.1 Greater Sydney Region Plan

The Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of three cities, Eastern, Central and Western. The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are in locations close to jobs, public transport, community facilities and services.

The Proposal is consistent with the requirements of the Greater Sydney Region Plan.

4.2 Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The Western City District Plan identifies (in part), the following priorities for the Campbelltown LGA:

- Planning Priority W4 – Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority W9 – Growing and Strengthening the Metropolitan Cluster
- Planning Priority W11 – Growing investment, business opportunities and jobs in strategic centres
- Planning Priority W14 – Protecting and enhancing bushland and biodiversity
- Planning Priority W15 – Increasing urban tree canopy cover and delivering green grid connections
- Planning Priority W16 – Protecting and enhancing scenic and cultural landscapes
- Planning Priority W21- Preparing local strategic planning statements informed by local strategic planning
- Planning Priority W22 – Monitoring and reporting on the delivery of the plan

Further detail about the consistency of the draft Planning Proposal with the planning priorities is outlined within the draft Planning Proposal document at attachment 2.

4.3 Greater Macarthur 2040

The Greater Macarthur 2040 Plan was released for public exhibition in November 2018. This Plan sets a long term vision and will be reviewed as information becomes available. It also provides a framework for two features of the Greater Macarthur Growth Area.

The primary aim of this Plan is to focus on the urban renewal of the Glenfield to Macarthur rail corridor and the development of land for release areas from Menangle Park to Appin and:

- provide new homes and local centres
- create local jobs
- Develop Collaborative Planning
- improve transport connections
- provide open spaces and parks
- protect the koala population

Through the aims, the Greater Macarthur 2040 Plan also sets out actions that will help meet the vision identified within the document.

The draft Planning Proposal is not inconsistent with Greater Macarthur 2040 as it includes the mapping of terrestrial biodiversity which will help protect the koala population and increases the height limit for industrial zones will reduce a potential barrier to creating local jobs.

4.4 Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Corridor Strategy aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur. The NSW Government finalised most of the Strategy in December 2017. The Glenfield precinct plan was not finalised. The Corridor Strategy outlines that implementation would be initiated through the lodgement of either owner or Council initiated Planning Proposals. Council has prepared a draft Planning Proposal for the Ingleburn CBD which is waiting on a Gateway determination and will be preparing further proposals for the other centres along the railway line.

As part of the draft Planning Proposal the subject of this report it is proposed to provide zoning consistent with the Standard Instrument for land that is located to the east of Glenfield Railway Station which is currently identified as a deferred matter under LEP2015. It is possible that during the process the State Government will either finalise the Glenfield precinct plan, put a revised plan for the Glenfield precinct on exhibition or lead a State Environmental Planning Policy process to apply relevant zonings to the deferred area east of Glenfield Railway Station. Should this occur, it may be necessary to either amend this proposal insofar as it relates to the land east of the railway at Glenfield or remove this land from the draft Planning Proposal.

4.5 Campbelltown Community Strategic Plan 2027

The Campbelltown Community Strategic Plan 2027 (CSP2027) will guide Campbelltown over the next ten years through a series of goals and strategies including, but not limited to, housing choice, strengthening the local economy and promoting the use of public spaces.

The subject draft Planning Proposal would assist in promoting and protecting Campbelltown's natural environment. More specifically, the draft Planning Proposal would be consistent with Strategies 2.1 and 2.4 of the CSP2027 as the incorporation of biodiversity mapping within the LEP2015 would protect areas that are considered to have high biodiversity values.

The mapping of the Scenic Hills Preservation area and provision of additional assessment criteria within the LEP2015 is also consistent with the CSP2027.

4.6 Campbelltown Residential Development Strategy 2014

The Campbelltown Residential Development Strategy 2014 is a background document which informed the preparation of the LEP2015. The proposal does not include any changes that are inconsistent with this strategy.

Council is in the process of procuring a consultant to undertake an updated housing strategy which would assist in the improvement of housing affordability across the LGA particularly with a focus on greater accessibility to existing transport nodes.

The updated housing strategy is likely to be finalised in 2020 and will inform future changes to LEP2015 particularly in relation to land within the draft Greater Macarthur Strategy 2040 and the Glenfield to Macarthur Urban Renewal Corridor. This may result in the need to further review the LEP2015 at that time.

4.7 Re-imagining Campbelltown CBD

On 14 March 2018 the Re-imagining Campbelltown CBD strategy was announced. The Strategy promotes a green city and a healthy local economy. As part of the strategy, new buildings are urged to incorporate and adopt sustainable energy solutions and encourage growth along existing transport corridors. The strategy uses six key pillars to assess and measure the progress of a project:

- no grey to be seen
- city and bush
- connected place
- confident and self-driven
- centre of opportunity
- the good life

Council is currently in the final stages of preparing Reimagining Campbelltown CBD Phase 2. The next phase includes establishing frameworks to ensure smooth strategic planning and delivery of the vision. This includes an integrated suite of plans that cover economic viability, sustainability and resilience, infrastructure requirements and physical and spatial requirements.

The draft Planning Proposal is considered to be consistent with the direction of Reimagining Campbelltown CBD, particularly the objectives identified within the city and bush and no grey to be seen sections of the strategy. The biodiversity mapping proposed as part of this proposal seeks to incorporate and protect vegetation (greenery) within the LGA including the Campbelltown CBD will provide opportunities for the residents of Campbelltown to engage with areas of high environmental value.

The proposal also seeks to promote healthier living by seeking to include health objectives within the zone objectives for residential and business zones in LEP2015. For any development application the consent authority must consider whether the proposed development is consistent with the zone objectives. The inclusion of these objectives will therefore have a positive impact on the residents of Campbelltown over the long term.

4.8 Individual Planning Proposals – Blairmount

Council has received a Planning Proposal request for Blairmount which relates to land within one of the deferred matter areas under LEP2015 and is still subject to LEP2002.

The draft Planning Proposal subject of this report would not prevent the progression of the separate planning proposal request for Blairmount, should Council allow it. The completion of the Proposal subject of this report as part of the LEP Review however will simplify the Blairmount planning proposal request by converting the planning controls that apply to the site in a like for like fashion to the LEP2015 and by repealing the older planning instrument.

This would provide a more streamlined process for the review of the future Blairmount planning proposal request, and any others that are received by Council, for a deferred area.

The existence of the planning proposal request for Blairmount is not considered to justify leaving this land under LEP2002. Further it is not appropriate to incorporate the planning proposal request for Blairmount into the LEP Review as it needs to undergo a more detailed planning assessment through its own process just like any other owner initiated planning proposal.

4.9 Draft Campbelltown Local Strategic Planning Statement

On 12 June 2019 Council publically exhibited the draft Campbelltown (LSPS). The LSPS provides context and direction for land use decision making within the Campbelltown LGA over 20 years and aims to achieve the following:

- provide a 20 year land use vision
- outline the characteristics that make our city special
- identify shared values to be enhanced and maintained
- direct how future growth and change will be managed
- prioritise changes to planning rules in the LEP2015 and DCP
- implement the Region and District Plans as relevant to the LGA
- identify where further detailed strategic planning may be needed

The draft Planning Proposal satisfies a number of actions identified in the draft LSPS. The proposal satisfies Actions 6.19 and 8.25 of the draft LSPS which seeks greater protection of existing trees within urban areas. Additionally, the proposal is also on track to meet the requirements of Action 6.20 to retain agricultural opportunities in the Scenic Hills which will be promoted through the mapping and identification of the Scenic Hills Preservation Area.

The post exhibition report on the Local Strategic Planning Statement (LSPS) is expected to be reported to Council prior to gateway determination for this draft Planning Proposal and the LSPS is expected to be adopted before public exhibition of this draft Planning Proposal, assuming it is supported. The draft Planning Proposal may need to be modified to reflect the adopted LSPS however if there are changes required they are expected to be minor such as a change to an Action number.

4.10 Savings Provision

It is proposed to include saving provisions within the proposed amendment to LEP2015. The intention is to allow any development application submitted before the commencement of the amendment to the LEP2015 to be assessed against the planning rules that were in place at the date the application was submitted.

4.11 Local Planning Panel

On 24 July 2019 the Campbelltown Local Planning Panel considered the subject draft Planning Proposal. The Panel provided the following advice in relation to the LEP Review.

- The Panel was of the view that there is public benefit in having one consistent set of planning rules and was therefore supportive of the proposal to repeal the previous planning instruments, being Campbelltown (Urban Areas) 2002, Campbelltown LEP District 8 (Central Hills) and Interim Development Order No. 15. The Panel considered that this will be of benefit to the development industry and the community through simplifying the planning system.
- The Panel is supportive of the rezoning of land at the University of Western Sydney from R3 Medium Density Residential to the RE1 Public Recreation zone to be more reflective of the current/future uses of the land.
- The Panel was supportive of the increase to the maximum height of buildings in Industrial Zones but details should be provided in the report to Council to justify the height proposed to 19m.
- The Panel was supportive of the proposal to map and provide additional assessment criteria for the Scenic Hills which is required in the Sydney Western City District Plan. The Panel recommended that Council consult with neighbouring Camden Council on the proposed controls when the proposal is placed on formal exhibition.
- The Panel noted the proposed expansion of the terrestrial biodiversity map so that it covered important vegetation across the whole Local Government Area which will assist in providing consistent provisions for the assessment of applications.
- The Panel understood the intention in including health objectives in the CLEP 2015 in the Residential and Business Zones. The Panel requested that the wording of these objectives be carefully considered so that they do not form an unnecessary burden in preparing a development application.
- The Panel was supportive of the proposed changes to Clauses 4.1B, 4.1C, 4.1D and 4.4 of the CLEP 2015 as they will assist in the ease of interpreting the instrument and would provide consistency in controls for dual occupancies, attached dwellings and multi-dwelling housing.
- Additionally in response to issues raised during the consideration of Agenda Item 4.4, the Panel recommended that consideration be given to removing sex service premises from the list of development permissible with development consent in the B5 Business Development zone.

The Panel advised the Council that it considered the draft Planning Proposal to be consistent with the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Community Strategic Plan 2027 and the draft Campbelltown Local Strategic Planning Statement. The Panel further advised the Council that it considered the draft Planning Proposal has overall strategic merit, and in the case of the deferred matter areas, site specific merit, and is appropriate to advance to Gateway determination.

Since the Panel's consideration of the proposal the following actions have occurred

- Further review of the proposed zones at the UWS site have occurred and it is now considered that in addition to the proposed RE1 zone a small area of B5 (Business Development) zone is best able to reflect the future use of part of the site for a sporting centre of excellence as this will limit potential future permissibility issues for intended occupiers of the centre
- The health objectives have been further reviewed and found to be satisfactory

- The prohibition of sex services premises in the B5 zone has been added to the planning proposal as this will reduce the potential risk of land use conflict with sites frequented by children.

5. Public Participation

In the case that the Council supports the Proposal, or otherwise amends it, the Proposal will be forwarded to the Department of Planning for a Gateway Determination.

At this stage community consultation will be undertaken in accordance with section 3.34 of the EP&A Act, which is post Gateway Determination stage. The specific requirements for community consultation will be listed in the Gateway Determination.

6. Conclusion

Council is required to align its planning instruments to the Western City District Plan. This draft Planning Proposal aims to achieve consistency with the directions outlined in the Western City District Plan. It aims to have one LEP apply to the whole LGA and repeal old planning instruments. The draft Planning Proposal seeks to achieve a simplified and easy to read LEP2015. It aims to expand terrestrial biodiversity mapping and provide additional assessment criteria for development applications in the identified scenic hills. It aims to help reduce barriers to local jobs by increasing the maximum height of buildings in industrial zones.

Due to the limited time frame to complete the LEP Review, tasks that rely on the completion of additional studies and strategies such as the housing strategy and employment lands study have not formed part of this review. Both of these will inform future amendments to the LEP2015.

As part of this draft Planning Proposal it is proposed to include a savings provision for the purposes of development applications that are submitted prior to the public exhibition of the draft Planning Proposal for this LEP Review so that they are assessed on the basis of the planning instrument in force at the time the application was/is submitted.

It is a requirement of section 3.34 of the EP&A Act that Council must consider the advice of the Campbelltown Local Planning Panel on a draft Planning Proposal before it considers whether or not to forward it for a Gateway Determination. The Panel was generally supportive of the proposal.

Attachments

1. Local Planning Panel - Agenda and Minutes 24 July 2019 (contained within this report)
2. Planning Proposal with attachments - due to size (589 pages) (distributed under separate cover)



4.6 Review of Campbelltown Local Environmental Plan 2015

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Referral Criteria

The Local Planning Panel must have given its advice on the draft Planning Proposal before Council considers whether or not to forward it to the Minister or Greater Sydney Commission under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Executive Summary

- In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan together with five supporting district plans.
- The Campbelltown Local Government Area (LGA) has been included in the Western City District Plan along with the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.
- The Western District Plan identifies planning priorities that Councils are required to meet as part of the review of the Campbelltown Local Environmental Plan 2015.
- The NSW Governments Affordability Strategy has provided \$2.5m in funding to a number of Councils including Campbelltown to undertake the review of their individual LEP within two years.
- This report proposes amendments to Campbelltown Local Environmental Plan 2015 (LEP2015) as well as the repeal of the Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP2002) and the repeal of Interim Development Order No. 15 to provide better alignment with the Western City District Plan.
- The recommended changes to the LEP2015 written instrument and mapping tiles will provide a more accurate and up to date document. The changes include the provision of planning controls for the deferred areas, the expansion of the terrestrial biodiversity map, the mapping and establishment of additional assessment criteria for the scenic hills, an increase in the maximum height of buildings for industrial zones from 12m to 19m, the inclusion of public health objectives and the amendment of clauses 4.1B, 4.1C, 4.1D and 4.4 to improve the usability of the plan and reduce the risk of misinterpretation and errors when applying the instrument.

Officer's Recommendation

That the Campbelltown Local Planning Panel provide advice to Campbelltown City Council on the proposed amendments to Campbelltown Local Environmental Plan 2015.

Purpose

The purpose of the report is to inform and seek the advice of the Campbelltown Local Planning Panel on a draft Planning Proposal to be forwarded to the Campbelltown City Council for its consideration.

Property Description	Planning Proposal applies to various parts of the LGA.
Applicant	Campbelltown City Council
Owner	Various property owners
Provisions	Campbelltown Local Environmental Plan 2015 Campbelltown (Urban Areas) Local Environmental Plan 2002 Interim Development Order No. 15 Section 9.1 Ministerial Directions SEPP 55 – Remediation of lands SEPP 64 – Advertising and Signage SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Educational Establishments and Child Care Facilities) 2017 SEPP (Affordable Rental Housing) 2009 SEPP (Infrastructure) 2007 SEPP (State and Regional Development) 2011 SEPP (Vegetation in Non-Rural Areas) 2017 Greater Sydney Region Plan Western City District Plan Glenfield to Macarthur Urban Renewal Corridor Strategy Campbelltown Community Strategic Plan 2027 Campbelltown Residential Development Strategy 2014 Campbelltown (Sustainable City) Development Control Plan 2015

History

In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan, together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056.

The Campbelltown Local Government Area (LGA), along with the LGA's of the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly, have been included in the Western City District Plan. The following themes have been identified as critical for the successful functioning of Campbelltown in line with the Plan.

The NSW Governments Affordability Strategy has provided \$2.5m in available funding to a number of Councils including Campbelltown to undertake the review of their individual LEP's within two years.

- **Infrastructure and Collaboration**

Major transport, health and education investments are underway across the District. The Western City Deal will aim to optimise infrastructure, investments and employment opportunities.

- **Livability**

The Western City District will grow over the next 20 years with demand for an additional 185,500 dwellings. In the context of the Campbelltown LGA the majority of new dwellings will be created in urban release lands such as Menangle Park, Gilead and South Campbelltown and within urban renewal areas and existing centres such as Campbelltown, Ingleburn, Minto and Leumeah.

- **Productivity**

The District will need to include expansive industrial and urban services lands to the north and east of the Western Sydney Aerotropolis which would be supported by a freight link to serve Greater Sydney's long term freight, logistics and industrial needs.

- **Sustainability**

Producing an integrated approach to green infrastructure through waterways, bushland and open spaces, cooling of suburbs and the urban tree canopy will look to improve sustainability and amenity and quality of life as the District transforms.

The Western City District Plan identifies a number of planning priorities that Councils are required to meet as part of the review of their LEPs.

At the Extraordinary Meeting of Campbelltown City Council on 30 October 2018, Council supported the need to undertake a review (LEP Review) of the Campbelltown Local Environmental Plan 2015, and proceed to forward the Report and draft Project Plan to the (GSC) for endorsement in accordance with the legislative requirements outlined in the *Environmental Planning and Assessment Act 1979*.

The preparation and exhibition of a Local Strategic Planning Statement (LSPS) was an important first step in this process. Campbelltown's LSPS has been prepared and publicly exhibited. This draft Planning Proposal is considered to be consistent with the LSPS as exhibited.

Report

1. Summary of Planning Proposal

Recent amendments to the *Environmental Planning and Assessment Act 1979* (EP&A Act) require all Councils to review and amend their LEPs to ensure consistency with the direction of the District Plan. In summary, the draft Planning Proposal attached to this report seeks to amend LEP2015 to ensure consistency with Directions outlined in the Western City District Plan.

A copy of the draft Planning Proposal is included at attachment 1.

2. Justification

The NSW Department of Planning and Environment's (DPE) A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides guidance and information for preparing planning proposals. The preparation of the draft planning proposal has been undertaken in accordance with the latest version of the guide.

2.1 Consideration of Section 9.1 Ministerial Directions

Section 9.1 (formerly Section 117) of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to provide direction to Council in relation to the preparation of draft local environmental plans.

The directions that are most relevant to this proposal are listed below.

- Direction 1.1 Business and Industrial Zones
- Direction 2.1 Environment Protection Zones
- Direction 3.1 Residential Zones

These are addressed in the draft Planning Proposal at attachment 1.

2.2 Consideration of State Environmental Planning Policies (SEPPs)

The following SEPPs are applicable to the Proposal and have been discussed below.

- SEPP 19 – Bushland in Urban Areas
- SEPP 44 – Koala Habitat Protection
- SEPP 55 – Remediation of Lands
- SEPP 65 – Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Affordable Rental Housing) 2009
- SEPP (Infrastructure) 2007
- SEPP (Housing for Seniors or People with a Disability)
- SEPP (Vegetation in Non-Rural Areas) 2017
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

Further detail in relation to the relevant SEPPs is outlined in the draft Planning Proposal which is located in attachment 1 to this report.

2.3 Consideration of the Campbelltown Local Environmental Plan 2015

The proposal to amend the LEP2015 is a result of a strategic direction from the NSW Government for all Sydney Metropolitan Councils to maintain consistency with objectives outlined in the Western City District Plan and the Greater Sydney Region Plan. The amendments to the LEP2015 include the following:

- Expansion of the terrestrial biodiversity mapping so that it applies to the whole LGA
- Amendment to the height of building maps for IN1 and IN2 zones from 12m to 19m
- A like for like transition to LEP2015 from the Campbelltown (Urban Areas) LEP 2002 (LEP2002) and Interim Development Order 15 for deferred matters including the

amendment of the maps to provide zones, minimum lot size and maximum height of buildings standards under LEP2015 for these locations

- Mapping of a Scenic Hills Preservation Area and establishment of additional assessment criteria for this area
- Amendments to address functional and operational issues
- Inclusion of health objectives for certain zones

The proposed amendments to the LEP2015 are separate to other Council and proponent led planning proposals. Proposals to rezone land in the Greater Macarthur Growth Area or consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy will progress separately to this proposal. Owner initiated planning proposals will also progress separately to this proposal.

A more detailed discussion of the amendments is below in section 3.1 of this report. Further information relating to the detail of proposed amendments is located in the draft Planning Proposal at attachment 1.

3.1 Proposed to LEP 2015

- **Expansion of Biodiversity Mapping**

As part of the LEP Review it is proposed to expand the terrestrial biodiversity mapping so that it applies to the whole Local Government Area. It currently only applies to land at Menangle Park, Gilead and the Glenfield Waste site. The extent of the terrestrial biodiversity mapping is attached to the Planning Proposal. The purpose of including the biodiversity mapping is to protect the Campbelltown LGAs natural and environmental corridors and areas with threatened ecological communities which are highly contributory to the scenic landscape of Campbelltown. The inclusion of biodiversity mapping into the LEP2015 is consistent with Planning Priority W14 and W15 of the Western City District Plan.

- **Amendment to the height of buildings map for Industrial zones**

An amendment is proposed to the Height of Building maps for all land zoned IN1 General Industrial and IN2 Light Industrial under the LEP2015. Currently the maximum permissible building height for Industrial zones is 12m. A review of clause 4.6 variation requests has found that it is common for Development Applications received by Council for lots in Industrial Zones to include a height variation particularly where they are for the construction of warehouses and factory units or ancillary structures.

The proposed amendment is to increase the permissible height limit to 19m. This is consistent with other local government areas and consistent with Planning Priority W9 in the Western City District Plan. This would ensure that typical warehouses and factories would meet the height limits and would negate the need for the lodgment of Clause 4.6 variation.

The proposed building height map for industrial lots is attached to the planning proposal located at attachment 1.

- **Transformation of deferred matters into LEP2015**

There are a number of deferred matters under LEP2015. These are all locations that are subject to either LEP2002 or IDO 15. It is proposed to repeal these old planning instruments and transfer the deferred areas in a like for like manner to LEP2015. This will include the adoption of zoning, minimum lot size and maximum height of buildings maps for these sites.

Local Planning Panel Meeting

24/07/2019

In the case of land at Gilead it will also include the transfer of the heritage listing from IDO 15 to LEP2015.

In the case of deferred land at the UWS site it is also proposed to rezone a small portion of land adjoining the deferred area to reflect the current/proposed use of the land.

- **Inclusion of the Scenic Hills Preservation Area**

It is proposed to identify and map the boundary area of the Scenic Hills in order to protect and promote the scenic and natural landscape character of Campbelltown.

A Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands was produced by Paul Davies Pty Ltd and Geoffrey Britton, Environmental Design Consultant in 2011 and adopted by Council at its meeting on 18 October 2011 in preparation of draft LEP 2015 (then known as draft CLEP 2014).

The Visual and Landscape Analysis identified that Campbelltown had numerous scenic and landscape qualities which would benefit in the future planning of a compact City. The Council Report and Visual and Landscape Analysis are attached to the planning proposal which located at attachment 1 of this report. It is proposed that the LEP2015 include additional assessment criteria for development on any land within the mapped scenic hills.

This is consistent with Action 70 and Planning Priority W16 of the Western City District Plan.

- **Amendments to address functional and operational issues of LEP2015**

A number of issues have been identified in terms of readability and interpretation of the LEP2015. These are detailed in attachment 1. The intent is to amend the instrument to improve interpretation and understanding when assessing development applications particularly in relation to narrow lots, multi-dwelling housing, dual occupancies and attached dwellings and when assessing applications for certain uses in environmental zones by making alterations to Clauses 4.1B, 4.1C, 4.1D and 4.4.

- **Inclusion of health objectives in the LEP2015**

Council Staff in conjunction with the Centre for Health Equity Training Research and Evaluation (CHETRE) UNSW Sydney, South Western Sydney Local Health District (SWSLHD) Population Health and Health Promotion and Allied Health and South Western Sydney Primary Health Network (SWSPHN) undertook a series of 'learning by doing' training session regarding Health Impact Assessments (HIA).

Health Impact Assessment (HIA) is defined as a combination of procedures, methods and tools by which a policy, program or project may be assessed and judged for its potential effects on the health of the population and the distribution of these impacts within the population

The Health Impact Assessment (HIA) for Campbelltown seeks to promote positive health outcomes whilst reviewing the LEP2015 particularly in relation to proposed density changes. The HIA that was developed for Campbelltown is currently being finalised. The HIA is not yet a Council Policy although it is intended to be included as a reference for all Council Planning Proposals in the future. The HIA, once adopted is intended to be used for future rezoning applications (panning proposals) and as a mechanism to promote positive health outcomes

for the community and support healthy living for amendments to the LEP2015 and will be given assessment weight through the Local Strategic Planning Statement.

Aligned with this it is proposed to include health objectives in residential and business zones. Further detail regarding the inclusion of health objectives is located in the Planning Proposal in attachment 1. This is consistent with Planning Priority X7 in the Western City District Plan.

4. Strategic Context – Relationship to State and Local Policies

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

4.1 Greater Sydney Region Plan

The Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of three cities, Eastern, Central and Western. The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are in locations close to jobs, public transport, community facilities and services.

The Planning Proposal is consistent with the requirements of the Plan.

4.2 Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The Western City District Plan identifies (in part), the following priorities for the Campbelltown LGA:

- Planning Priority W4 – Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority W9 – Growing and Strengthening the Metropolitan Cluster
- Planning Priority W11 – Growing investment, business opportunities and jobs in strategic centres
- Planning Priority W14 – Protecting and enhancing bushland and biodiversity
- Planning Priority W15 – Increasing urban tree canopy cover and delivering green grid connections
- Planning Priority W16 – Protecting and enhancing scenic and cultural landscapes
- Planning Priority W21- Preparing local strategic planning statements informed by local strategic planning
- Planning Priority W22 – Monitoring and reporting on the delivery of the plan

Further detail about the consistency of the draft planning proposal with the planning priorities is outlined within the draft Planning Proposal at attachment 1.

Greater Macarthur 2040

The Greater Macarthur 2040 Plan was released for public exhibition in November 2018. The Plan sets a long term vision and will be reviewed as information becomes available. The document provides a framework for two features of the Greater Macarthur Growth Area. The primary aim of the Plan is to focus on the urban renewal of the Glenfield to Macarthur rail corridor and the development of land for release areas from Menangle Park to Appin. The Plan aims to:

- Provide new homes and local centres
- Create local jobs
- Collaborative Planning
- Improve transport connections
- Provide open spaces and parks
- Protect the koala population

Through the aims, the Greater Macarthur 2040 Plan also sets out actions that will help meet the vision identified within the document.

The Planning Proposal is not inconsistent with Draft Greater Macarthur 2040 as it includes the mapping of terrestrial biodiversity which will help protect the koala population and increases the height limit for industrial zones will reduce a potential barrier to creating local jobs.

4.3 Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Corridor Strategy aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur. The NSW Government finalised most of the Strategy in December 2017. The Glenfield precinct plan was not finalised. The Corridor Strategy outlines that implementation would be initiated through the lodgement of either owner or Council initiated planning proposals. Council has prepared a draft Planning Proposal for the Ingleburn CBD which is waiting on a Gateway determination and will be preparing further proposals for the other centres along the railway line.

As part of the draft Planning Proposal the subject of this report it is proposed to provide zoning consistent with the Standard Instrument for land that is located to the east of Glenfield Railway Station which is currently identified as a deferred matter under LEP2015. It is possible that during the process the State Government will either finalise the Glenfield precinct plan, put a revised plan for the Glenfield precinct on exhibition or lead a SEPP process to apply relevant zonings to the deferred area east of Glenfield Railway Station. Should this occur, it may be necessary to either amend this proposal insofar as it relates to the land east of the railway at Glenfield or remove this land from the planning proposal.

4.4 Campbelltown Community Strategic Plan 2027

The Campbelltown Community Strategic Plan 2027 (CSP2027) will guide Campbelltown over the next ten years through a series of goals and strategies including, but not limited to housing choice, strengthening the local economy and promoting the use of public spaces.

The subject draft Planning Proposal would assist in promoting and protecting Campbelltown's natural environment. More specifically, the Planning Proposal would be consistent with Strategies 2.1 and 2.4 of the CSP2027 as the incorporation of biodiversity

mapping within the LEP2015 would protect areas that are considered to have high biodiversity values.

The mapping of the Scenic Hills Preservation area and provision of additional assessment criteria within the LEP2015 is also consistent with the CSP2027.

4.5 Campbelltown Residential Development Strategy 2014

The 2014 strategy is a background document which informed the preparation of the LEP2015. The proposal does not include any changes that are inconsistent with this strategy.

Council is in the process of procuring a consultant to undertake an updated housing strategy which would assist in the improvement of housing affordability across the LGA particularly with a focus on greater accessibility to existing transport nodes.

The updated housing strategy is likely to be finalised in 2020 and will inform future changes to LEP2015 particularly in relation to land within the draft Greater Macarthur Strategy 2040 and the Glenfield to Macarthur Urban Renewal Corridor. This may result in the need to further review the LEP2015 at that time.

4.6 Re-imagining Campbelltown CBD

On 14 March 2018 the Re-imagining Campbelltown CBD strategy was announced. The Strategy promotes a green city and a healthy local economy. As part of the strategy, new buildings are urged to incorporate and adopt sustainable energy solutions and encourage growth along existing transport corridors. The strategy uses six key indicators to assess and measure the progress of a project:

- No grey to be seen
- City and bush
- Connected place
- Confident and self-driven
- Centre of opportunity
- The good life.

Council is currently in the process of preparing Reimagining Campbelltown CBD Phase 2. The next phase includes establishing frameworks to ensure smooth strategic planning and delivery of the vision. This includes an integrated suite of plans that cover economic viability, sustainability and resilience, infrastructure requirements and physical and spatial requirements.

The Planning Proposal is considered to be consistent with Reimagining Campbelltown CBD, particularly the objectives identified within the city and bush and no grey to be seen sections of the strategy. The biodiversity mapping proposed as part of this proposal seeks to incorporate and protect vegetation (greenery) within the LGA including the Campbelltown CBD will provide opportunities for the residents of Campbelltown to engage with areas of high environmental value.

The proposal also seeks to promote healthier living by seeking to include health objectives within the zone objectives for residential and business zones in LEP2015. For any development application the consent authority must consider whether the proposed

development is consistent with the zone objectives. The inclusion of these objectives will therefore have a positive impact on the residents of Campbelltown over the long term.

4.7 Individual Planning Proposals – Blairmount

Council has received a planning proposal request for Blairmount which relates to land within one of the deferred matter areas under LEP2015 and is still subject to LEP2002.

The draft planning proposal subject of this report would not prevent the progression of the separate planning proposal request for Blairmount, should Council so choose. The completion of this planning proposal as part of the LEP Review however will simplify the Blairmount Planning Proposal request by converting the planning controls that apply to the site in a like for like fashion to the LEP2015 and by repealing the older planning instrument. This would provide a more streamlined process for the review of the Blairmount Planning Proposal Request, and any others that are received by Council, for a deferred area.

The existence of the planning proposal request for Blairmount is not considered to justify leaving this land under LEP2002. Further it is not appropriate to incorporate the Planning Proposal Request for Blairmount into the LEP Review as it needs to undergo a more detailed planning assessment through its own process just like any other owner initiated planning proposal.

4.8 Draft Campbelltown Local Strategic Planning Statement

On 12 June 2019 Council publically exhibited the draft Campbelltown (LSPS). The LSPS provides context and direction for land use decision making within the Campbelltown LGA over 20 years and aims to achieve the following:

- Provide a 20 year land use vision
- Outline the characteristics that make our city special
- Identify shared values to be enhanced and maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the LEP2015 and DCP
- Implement the Region and District Plans as relevant to the LGA
- Identify where further detailed strategic planning may be needed

The Planning Proposal satisfies a number of actions identified in the draft LSPS. The proposal satisfies Actions 6.19 and 8.25 of the draft LSPS which seeks greater protection of existing trees within urban areas. Additionally, the proposal is also on track to meet the requirements of Action 6.20 to retain agricultural opportunities in the Scenic Hills which will be promoted through the mapping and identification of the Scenic Hills Preservation Area.

4.9 Savings provision

It is proposed that the amendment to the LEP2015 will include a savings provision. The intention is to allow any development application submitted before the commencement of the amendment to the LEP2015 to be assessed against the planning rules that were in place at the date the application was submitted.

5. Public Participation

The next steps in the process will be to review the proposal following the advice from the Campbelltown Local Planning Panel and then report the proposal to Council. If Council supports the proposal, or amends it, it will be forwarded for a Gateway Determination.

At this stage community consultation will be undertaken in accordance with section 3.34 of the EP&A Act. The specific requirements for community consultation will be listed in the Gateway Determination.

6. Conclusion

Council is required to align its planning instruments to the Western City District Plan. This draft Planning Proposal aims to achieve consistency with the directions outlined in the Western City District Plan. It aims to have one LEP apply to the whole LGA and repeal old planning instruments. The draft Planning Proposal seeks to achieve a simplified and easy to read LEP2015. It aims to expand terrestrial biodiversity mapping and provide additional assessment criteria for development applications in the identified scenic hills. It aims to help reduce barriers to local jobs by increasing the maximum height of buildings in industrial zones.

Due to the limited time frame to complete the LEP Review, tasks that rely on the completion of additional studies and strategies such as the housing strategy and employment lands study have not formed part of this review. Both of these will inform future amendments to the LEP2015.

As part of this draft Planning Proposal it is proposed to include a savings provision for the purposes of development applications that are submitted prior to the public exhibition of the planning proposal for this LEP Review so that they are assessed on the basis of the planning instrument in force at the time the application was/is submitted.

It is a requirement of section 3.34 of the *Environmental Planning and Assessment Act 1979* that Council must consider the advice of the Campbelltown Local Planning Panel on a draft Planning Proposal before it considers whether or not to forward it for a Gateway Determination. This report seeks the advice of the Panel.

Attachments

1. Draft Planning Proposal - LEP Review (due to size) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

Local Planning Panel Meeting24/07/2019

Panel Considerations and Reasons for Decision

The Panel viewed the site and the surrounding area and considers that the development is consistent with the scale of development in the neighbourhood and compatible with the low scale residential character of the local area.

The Panel considers that the proposal is consistent with the objectives of the zone and will have no undesirable impacts subject to the adjustment of the design to improve the space available for vehicle manoeuvring. The Panel also notes that the proposal complies with the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The development will provide additional affordable rental housing and assist with meeting this need in the locality and is suitable for the site and is in the public interest.

Decision of the Panel

Development Application 4345/2018/DA-MAH for the construction of a multi-dwelling housing development, strata subdivision and associated site works under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 is approved subject to the conditions detailed in attachment 1 to this report.

Voting

The Local Planning Panel voted 4/0

4.6 Review of Campbelltown Local Environmental Plan 2015

Executive Summary

- In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan together with five supporting district plans.
 - The Campbelltown Local Government Area (LGA) has been included in the Western City District Plan along with the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.
 - The Western District Plan identifies planning priorities that Councils are required to meet as part of the review of the Campbelltown Local Environmental Plan 2015.
 - The NSW Governments Affordability Strategy has provided \$2.5m in funding to a number of Councils including Campbelltown to undertake the review of their individual LEP within two years.
 - This report proposes amendments to Campbelltown Local Environmental Plan 2015 (LEP2015) as well as the repeal of the Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP2002) and the repeal of Interim Development Order No. 15 to provide better alignment with the Western City District Plan.
-

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- The recommended changes to the LEP2015 written instrument and mapping tiles will provide a more accurate and up to date document. The changes include the provision of planning controls for the deferred areas, the expansion of the terrestrial biodiversity map, the mapping and establishment of additional assessment criteria for the scenic hills, an increase in the maximum height of buildings for industrial zones from 12m to 19m, the inclusion of public health objectives and the amendment of clauses 4.1B, 4.1C, 4.1D and 4.4 to improve the usability of the plan and reduce the risk of misinterpretation and errors when applying the instrument.

Panel Considerations and Reasons for Decision

The Panel notes the report and proposed amendments to the Campbelltown Local Environmental Plan, 2015 (CLEP 2015). The Panel also confirmed what had been seen during the site visit.

The Panel is of the view that there is public benefit in having one consistent set of planning rules and is therefore supportive of the proposal to repeal the previous planning instruments, being Campbelltown (Urban Areas) 2002, Campbelltown LEP District 8 (Central Hills) and Interim Development Order No. 15. The Panel considers that this will be of benefit to the development industry and the community through simplifying the planning system.

The Panel is supportive of the rezoning of land at the University of Western Sydney from R3 Medium Density Residential to the RE1 Public Recreation zone to be more reflective of the current/future uses of the land.

The Panel is supportive of the increase to the maximum height of buildings in Industrial Zones but details should be provided in the report to Council to justify the height proposed to 19m.

The Panel is supportive of the proposal to map and provide additional assessment criteria for the Scenic Hills which is required in the Sydney Western City District Plan. The Panel recommends that Council consult with neighbouring Camden Council on the proposed controls when the proposal is placed on formal exhibition.

The Panel notes the proposed expansion of the terrestrial biodiversity map so that it covers important vegetation across the whole Local Government Area as this will assist in providing consistent provisions for the assessment of applications.

The Panel understands the intention in including health objectives in the CLEP 2015 and in the Residential and Business Zones. The Panel requests that the wording of these objectives be carefully considered so that they do not form an unnecessary burden in preparing a development application.

The Panel is supportive of the proposed changes to Clauses 4.1B, 4.1C, 4.1D and 4.4 of the CLEP 2015 as they will assist in the ease of interpreting the instrument and will provide consistency in controls for dual occupancies, attached dwellings and multi-dwelling housing.

Additionally in response to issues raised during the consideration of Agenda Item 4.4, the Panel recommends that consideration be given to removing "sex service premises" from the list of development permissible with development consent in the B5 Business Development zone.

The Panel advises the Council that it considers the planning proposal to be consistent with

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the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Community Strategic Plan 2027 and the draft Campbelltown Local Strategic Planning Statement.

The Panel further advises the Council that it considers the planning proposal has overall strategic merit, and in the case of the deferred matter areas, site specific merit, and is appropriate to advance to Gateway determination.

Voting

The Local Planning Panel voted 4/0

Local Planning Panel Meeting

24/07/2019

The next meeting of the Local Planning Panel will be held on Wednesday 28 August 2019 at 3.00pm in the Council Chambers, Level 3, Civic Centre, Campbelltown.

Stuart McDonald
Chairperson

8.3 Development Application Status

Reporting Officer

Director City Development
City Development

Community Strategic Plan

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

Officer's Recommendation

That the information be noted.

Purpose

To advise Council on the status of certain development applications.

Report

In accordance with the resolution of the Council at its normal meeting held 13 March 2018, attachment 1 to this report provides the status of development applications that are to be considered by either the Campbelltown Local Planning Panel or the Sydney Western City Planning Panel, and provides the Council with a list of those development applications approved by the General Manager under delegated authority which have a nominated value of more than \$1,000,000.

Attachments

1. List showing status of relevant Development Applications (contained within this report)

Development Application Register

DAs to be considered by the Regional Panel

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
389/2017/DA-RA	'Raith' 74 Fern Avenue, Campbelltown	Construction of a residential development containing 134 residences and alterations to and use of the existing heritage building.	\$26,000,000	>20million (registered prior to \$30mil threshold)	Assessing	
497/2017/DA-SW	Riverside Drive, Cheviot Place, Ryeland Place, Southdown Place and Deans Road, Airds	Airds Bradbury Stage 4 subdivision to create 180 residential lots and associated civil works	\$11,200,000	>\$5million Crown	Report provided to Panel recommending approval subject to conditions	
3293/2017/DA-C	166 - 176 St Andrews Road Varroville	Construction and use of a new cemetery and parklands	\$38,077,510	>\$5million Crown	Independent Planning Commission review completed	Approved by Regional Panel on 26 July 2019
4435/2018/DA-SL	Lot 1 Pembroke Road, Minto	Construction of a seniors living development comprising 315 independent living units, 100 bed residential aged care facility and 32 villas, associated car parking, site works and landscaping in stages	\$157,872,000	>\$30 million capital investment value	Land and Environment Court appeal received – Panel briefed on 18 June 2019	
130/2019/DA-SL	247 Jamboree Avenue, Denham Court	Construction of a 144 bed residential aged care facility with onsite parking for 48 cars, loading facility and associated site and landscaping works	\$39,051,242	>\$30 million capital investment value	Under assessment – Panel briefed on 13 August 2019	
308/2019/DA-C	22-32 Queen Street, Campbelltown	Concept plan for a proposed multi-storey mixed use residential and commercial development	\$132,572,272	>\$30 million capital investment value	Under assessment – Panel briefed on 18 June 2019	

Development Application Register

DAs to be considered by the Regional Panel

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1227/2019/DA-M	12-16 Francis Street and 121 Minto Road, Minto	Demolition of four existing dwellings and construction of 23 'affordable rental housing' townhouses and basement car parking	\$7,995,408	>\$5 million capital investment value for affordable rental housing	Under assessment – Panel briefed on 13 August 2019	
2117/2019/DA-DE	Lot 104 Hephher Road, Campbelltown	Construction and operation of a waste management facility in the form of a community recycling centre	\$480,000	Designated development	Under assessment	

DAs to be considered by the Department of Planning

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
SSD 17_8593	16 Kerr Road, Ingleburn	Expansion of existing waste recovery and reuse facility, extension of operating hours to 24 hours per day	\$1,813,000	State Significant Development	Assessing – submission period closed	

DAs to be considered by the Local Planning Panel

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2238/2017/DA-RA	37 Cumberland Road, Ingleburn	Demolition of an existing dwelling and construction of a five storey residential apartment building containing 30 units, basement car parking	\$8,712,418	Residential Flat Building - more than 3 storeys	Assessing	

Development Application Register

DAs to be considered by the Local Planning Panel

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
3598/2017/DA-SL	1 Reddall Street, Campbelltown	Demolition of existing dwelling and construction of a three storey senior living building consisting of 14 independent living units	\$2,400,000	Residential Flat Building – more than 3 storeys	Awaiting further information from applicant	
3885/2017/DA-SW	Lot 3 Menangle Rd, Menangle Park	Stage 1 – Menangle Park Urban Release Area – civil works and subdivision of land to create 255 residential lots and seven superlots	\$19,330,000	VPA	Assessing	
368/2016/DA-U	150 Georges River Road, Kentlyn	Extension of existing poultry sheds	\$10,000	Number of objections	Assessing	
559/2018/DA-RS	10 Wickfield Circuit, Ambarvale	Construction of a mixed use development consisting of 27 residential units, 9 retail premises with basement car parking and strata s' division	\$8,026,960	Residential Flat Building – more than 3 storeys	Withdrawn by applicant	
736/2017/DA-S	2 & 5 Culverston Street, Minto	Subdivision of Culverston Road and the construction of a cul-de-sac head	\$414,639	Council land	On exhibition	
743/2018/DA-SW	901 & 913 Appin Road, Campbelltown	Subdivision into 333 residential allotments, 5 residue allotments with associated civil works including road construction, stormwater management facilities and tree removal Stage 1	\$19,072,587	VPA	Assessing	
1361/2016/DA-C	7/4 Grange Road, Leumeah	Fit out and use of premises as a brothel – 7/4 Grange Road, Leumeah	\$80,000	Number of objections	Reported to Local Planning Panel on 24 July 2019	Further information requested by Panel

Development Application Register

DAs to be considered by the Local Planning Panel

DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2768/2018DA-C	29 Pheasants Road, Wedderburn	Construction of a telecommunications tower	\$250,000	Number of objections	Reported to Local Planning Panel on 24 July 2019	Refused as per officer recommendation
3493/2017/DA-RS	Lot 1 Linum and Lot 143 Lantana Streets, Macquarie Fields	Construction of 12 two storey dwellings and subdivision into 12 Torrens title allotments	\$3,200,000	Council land	Awaiting further information from applicant	
975/2019/DA-S	10 Dowrie Drive, Claymore	Subdivision and change of use of a residential building	No cost	Council staff	Assessing	
3888/2017/DA-CW	901 Appin Road, Gilead	Tree removal, dam dewatering, site remediation and earthworks	\$9,089,669	Number of objections	Reported to Local Planning Panel on 24 July 2019	Approved by Panel
4345/2018/DA-MAH	5 – 7 Fields Road, Macquarie Fields	Multi-dwelling housing and strata subdivision	\$1,000,000	Council land	Reported to Local Planning Panel on 24 July 2019	Approved by Panel
1698/2017/DA-M	2 Albert Street, Ingleburn	Demolition of existing dwelling and construction of two x two storey semi attached dwelling	\$400,000	Variation of development standard by more than 10%	Awaiting further information from applicant	
774/2018/DA-C	111 Oxford Road, Ingleburn	Partial demolition of existing heritage-listed dwelling and alterations to the existing dwelling for use as a childcare centre for 150 children and associated car parking	\$1,250,000	Heritage	Assessing	
48/2019/DA-I	1 Magnum Place, Minto	Construction of 5 flour silos and other minor additions used in association with an existing bakery	\$366,000	Variation of development standard by more than 10%	Reported to Local Planning Panel on 24 July 2019	Approved by Panel

Development Application Register

DAs with a stated value of \$1 million or more approved under Delegated Authority by the General Manager since last Council meeting						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2807/2018/DA-CW	Menangle Road, Menangle Park	Construction of a roundabout at the intersection of Menangle and Cummins Roads	\$3,373,767	Delegated authority	Completed	Approved with conditions
3156/2018/DA-I	5 Macdonald Road, Ingleburn	Construction of additions to an existing industrial building and subdivision into two lots	\$4,188,247	Delegated authority	Completed	Approved with conditions

8.4 Aboriginal Interpretation Strategy

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.7 - Promote the city's heritage and history, with strong respect for our Aboriginal and Torres Strait Islander history

Officer's Recommendation

1. That Council endorse the Draft Campbelltown Aboriginal Interpretation Strategy for the purpose of public exhibition for a period of 28 days.
2. That a further report be provided to Council following the exhibition period to consider any submissions and final adoption.

Purpose

This purpose of this report is to seek Council endorsement for the public exhibition of the Draft Campbelltown Aboriginal Interpretation Strategy – Our Voice, Our Place.

History

As part of the Local Environment Plan (LEP) review a range of required planning studies were identified to align the Campbelltown LEP 2015 with the desired outcomes of the Western City District Plan. The Aboriginal Interpretation Strategy was one of the identified studies and responds to two of the four planning priorities under the Liveability theme of the Western City District Plan:

- fostering healthy, creative, culturally rich and socially connected communities
- creating and renewing great places and local centres, and respecting the District's heritage.

Specifically, the strategy will support:

- incorporating cultural and linguistic diversity in strategic planning and engagement
- strengthening the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Lands Councils to better understand and support their economic aspirations as they relate to land use planning
- using a place-based and collaborative approach throughout planning, design, development and management to deliver great places by recognising and celebrating the character of a place and its people

- identifying, conserving and enhancing environmental heritage by engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place.

Council's Innovate: Reconciliation Action Plan (RAP) identifies a vision of a city where Aboriginal and Torres Strait Islander Peoples are recognised as Australia's First Peoples and whose cultures, histories and presence are valued and celebrated. The RAP identifies the inclusion of Aboriginal and Torres Strait Islander values in the planning process as an action to progress over the next two years.

Currently, Aboriginal culture is largely missing from the planning, design and construction of communities. It is mainly considered when undertaking archaeological investigations and recording heritage during development but rarely in the design of places.

The Aboriginal Interpretation Strategy aims to address the absence of reflections of the historical and contemporary cultural values of the oldest living culture on earth in Campbelltown City and by doing so, recognise and celebrate their cultural values. Such visibility will support a broader understanding and appreciation of reconciliation in the community and will contribute to a heightened sense of pride for both Aboriginal and Torres Strait Islander people and non-Aboriginal and Torres Strait Islander people.

Report

Strategy development

A consultant was engaged to develop the strategy which includes three key elements:

- a cultural values assessment
- a review of desired implementation methods
- a process for implementation.

In collaboration with Council staff, the consultants led engagement with the Campbelltown Aboriginal community, directly engaging more than 160 members of the local Aboriginal community in March 2019. Consultation was purposely undertaken with existing community groups including sports, arts, and an Elders group and at workplaces and forums, as well as through interviews, workshops, surveys and a drawing competition.

The consultation sought to identify key cultural values the Campbelltown Aboriginal community felt were of greatest importance and wished to see reflected in the urban environment. Consultations also tested a selection of interpretation methods with the community. The results of these consultations have been reflected in the Draft Aboriginal Interpretation Strategy, including through its naming as Our Voice, Our Place.

Strategy content

The document has been developed in a narrative style, reflecting the values of the community. It highlights the importance of Campbelltown as the traditional land of the Dharawal people, as a place of harmony, the importance of the lyrebird totem, of the history of first contact, the story of the waratah, the integral connections to land and to people who have come from mobs from other nations. The strategy also highlights the importance of existing gatherings and the need for other gathering places to nurture and celebrate culture. The strategy outlines the community's need and aspiration for an Aboriginal cultural centre, for gathering places such as yarning circles across the LGA, for Aboriginal acknowledgement

and celebration at Council entry points and more places for Aboriginal community gathering and events. The strategy includes important design principles for interpretation related to being accessible, educational and informed through engagement.

The strategy outlines a process for how the values within the document will influence the built form. It is proposed that reference to the strategy be included in Volume one of the Campbelltown (Sustainable City) DCP 2015 so that all Development Applications are required to respond to it by considering Aboriginal interpretation. Consultation with Council and a Campbelltown Aboriginal Reference Group is also required before approval is granted and a Development Application is approved.

Next steps

It is proposed that the draft strategy is exhibited and consultation with the Aboriginal and broader community and with developers, the potential future users of the document, will be undertaken to test the strategy. Outcomes of the consultation will be considered in the Strategy and reported to Council for final adoption.

Attachments

1. Draft Aboriginal Interpretation Strategy (distributed under separate cover)

8.5 Campbelltown 2020 Bicentenary Program Update

Reporting Officer

Campbelltown 2020 Bicentenary Program Coordinator
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.7 - Promote the city's heritage and history, with strong respect for our Aboriginal and Torres Strait Islander history

Officer's Recommendation

That Council notes the progress of the Campbelltown 2020 Bicentenary Program.

Purpose

This report provides an update on the progress of the Campbelltown 2020 Bicentenary Program including key projects and partnerships developed to mark the City's 200th anniversary.

History

- Council commenced active planning in 2018 to commemorate the 200 years since the naming of the City in 1820.
- a Community Advisory Group was established by Council resolution to oversee the planning and development of the Campbelltown 2020 Bicentenary Program and a Program Coordinator was appointed in early 2019.
- planning has been ongoing with updates provided to Council via a Council briefing on Tuesday 5 March 2019 and a Council report on Tuesday 9 July 2019.

Report

Planning for the Campbelltown 2020 Bicentenary Program is progressing under the guidance of the Campbelltown 2020 Bicentenary Advisory Group. The group has established a vision and strategic objectives, and have recently endorsed a Campbelltown 2020 brand and design in line with the look and voice of Campbelltown City Council's new city identity. Through internal consultation a number of opportunities for collaboration have emerged, particularly with Community Connections, Creative Life and the Open Space departments in regards to the delivery of key program highlights and the launch.

Launch

The program will be launched to the public via a community activation event included in the Festival of Fisher's Ghost Street Fair, Saturday 9 November 2019 providing the community with an overview of the programs and activities, as well as opportunities to participate in the launch event via a yarning circle, settler inspired activities and other family based programs.

An additional civic event will be held on Sunday 1 December 2019 (being the formation date of the City of Campbelltown) which will mark the formal launch of the program signifying the official commencement of the twelve months of programs and activities celebrating Campbelltown's 2020 Bicentenary. This event will acknowledge the legacy of the Dharawal people as well as recognising the colonial history and continued achievements of the city since formation.

Other program highlights include:

- **Campbelltown 2020 Yarning Circle:** a partnership with the Dharawal Men's Aboriginal Corporation to design and build the first Yarning Circle within the public domain of Campbelltown. The Yarning Circle will be launched in October 2020.
- **Hurley Park Community Activation:** a community event located at the Hurley Park 'Cattle Tanks' heritage site celebrating built and cultural heritage. The event will provide an opportunity to advocate for the restoration of the Cattle Tanks.
- **'Only in Campbelltown' Tours Program:** a series of Council-wide tours profiling local sites of historical and contemporary significance. Proposed themes include The Bicentennial Story, Aboriginal Cultural Heritage, Arts and Culture, Agriculture and Food and a Children's Scavenger Hunt.
- **Community Grants Program:** a one-off pool of funds to encourage the local community to celebrate Campbelltown 2020.
- **Remembrance Flower:** a local native flower, the Fringe Lily, to be adopted as a Remembrance Flower for Campbelltown 2020. The flower will be incorporated into Citizenship Ceremonies and newly opened parks and playgrounds in 2020.
- **Children's Storybook Project:** will involve training for Council staff working with Children to develop digital storytelling skills, towards the creation of a suite of Campbelltown 2020 Children's Storybooks.
- **Campbelltown Literacy Initiative for Diverse Writers:** a partnership with Sweatshop Literacy Movement, to deliver in-school workshops across three schools, for three consecutive years. The outcomes will include professional standard anthologies of writing, a podcast series and public events.
- **Formation Date Event:** an event held on Tuesday 1 December 2020 to commemorate 200 years since formation of the City of Campbelltown.

Key Partnerships

A number of strategic partnerships with external stakeholder have been established to increase the impact and reach of the program including:

- Department of Education (through primary, secondary and tertiary)
- Office of Environment & Heritage: Royal Botanic Garden and
- Crown Foundation's Western Sydney Arts Education Initiative.

Additionally community partnerships have been developed with a diverse range of groups including:

- Tharawal Local Aboriginal Land Council
- South West Multicultural Community Centre
- Macarthur Diversity Services Initiative
- Dharawal Men's Aboriginal Corporation and
- the Multicultural Society of Campbelltown.

There will be additional opportunities for the local community to participate and contribute to the celebration through additional grants programs as well as by including community run events in a Program of Community Events calendar which will be distributed in January 2020.

Attachments

Nil

8.6 Over 55s Dance Event

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.4 - Provide and support exciting and curious events and festivals for the local community and visitors

Officer's Recommendation

1. That Council supports the delivery of an Over 55s dance event in partnership with a local dance club during Seniors Week 2020.
2. That Council provides in-kind venue hire to support the delivery of an Over 55s dance event during Seniors Week 2020.
3. That Council provides in-kind marketing support for an Over 55s dance event as part of its marketing activities for Seniors Week 2020.

Purpose

This report details the outcomes from a feasibility investigation into Council holding an Over 55s dance event.

History

Council at its meeting held 9 July 2019 resolved:

1. That a report be provided to Council on the feasibility of holding an Over 55s dance event as part of the Fisher's Ghost Festival or other appropriate occasion.

Report

An evaluation of the current draft program for the Fisher's Ghost Festival has determined that the short lead in time to organise an additional event, the need to secure additional funds to deliver, and the addition of a new Pop Culture event would make the inclusion of an Over 55s dance event unfeasible in the 2019 festival program.

In considering other appropriate occasions for a dance event to be held, Council staff met with four local dance organisers to determine whether an Over 55s Dance event could be delivered in support of existing programs which include:

- a monthly dance club at Campbelltown Arts Centre (approximately 50 regular attendees)
- a weekly dance program at the Campbelltown Senior Citizens Club (approximately 15 regular attendees)
- fortnightly dance classes in Ruse (approximately 10 regular attendees)
- weekly dance classes in Narellan (approximately 20 regular attendees).

From these discussions it was identified that:

- an annual Over 55s dance event would provide an opportunity for those who regularly attend dance classes to socialise and demonstrate their dance skills in a more formal yet social setting (ie not a dance competition)
- such an event could be delivered by a dance school as a recruitment drive to encourage more people to attend regular dance classes across the LGA, with support
- the ideal venue for a large dance event would be the Ron Moore Community Centre noting that it is a quality venue, has parquet flooring and is Council owned, meaning in-kind venue hire could be provided by Council
- an Over 55s dance event would be best included as part of a broader program of activities during Seniors Week, in order to leverage existing marketing support from Council and focus on senior-specific celebrations
- Council has a number of underutilised spaces that could be used for regular dance classes to support the ongoing sustainability of these activities.

Conclusion

Whilst the opportunity to deliver an Over 55s dance event as part of the 2019 Fisher's Ghost Festival is not possible, this outcome could be realised by partnering with an existing dance club during Seniors Week in February 2020. Council can support the event through in-kind venue hire and marketing support, and the local dance club can use the event to encourage more residents to get actively involved in dancing for social and health benefits.

Attachments

Nil

8.7 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

That the information be noted.

Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 3 September 2019.

Attachments

1. Reports requested listing (contained within this report)
2. Letters requested listing (contained within this report)

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Lifestyles			
14.05.19 MC	ORD - 14.1 Commercial Opportunity 2. That a further report is provided to Council with the outcome of the Expression of Interest process to make a decision about proceeding to a select tender process for a naming rights sponsor.	Procurement are currently drafting the EOI document and is currently in the evaluation stage whereby agreement is decided on the evaluation criteria and confirmation around the scope of requirements. The EOI closure date has been extended.	November 2019
11.06.19 MC	ORD - NM 11.4 Women's Domestic Violence Service 2. That a report be provided detailing the outcomes of the investigations including potential corporate and service provision partners, advise relevant Government bodies, project feasibility, location options, service delivery models and funding implications and strategies.	Investigations are continuing with planned consultation with Council's Domestic Violence Committee scheduled to occur in August 2019. A report is anticipated to be presented to Council in October 2019.	October 2019
09.07.19 MO	ORD 8.7 Campbelltown 2020 Bicentenary Program Update That the information be noted and a further report be presented to Council providing an update on the draft Campbelltown 2020 program in September 2019.	The draft Campbelltown 2020 program is in its final stages of development and will be presented to the Advisory Group in July for final endorsement. A report to be presented to Council at the September 2019 meeting.	September 2019
09.07.19 KH	ORD NM 11.2 Fisher's Ghost Festival 1. That a report be provided to Council on the feasibility of holding an Over 55s dance event as part of the Fisher's Ghost Festival or other appropriate occasion.	A report to be presented to Council at the September 2019 meeting.	September 2019

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Delivery			
12.03.19 BM	ORD - NM 11.1 Weed Control Methods That a report be presented to Council investigating weed control methods without the use of glyphosate herbicide, such as foam weeding or steam weeding, their potential costs and benefits, as well as their potential applicability to other Council functions such as cleaning and sanitisation.	Council is currently investigating alternative herbicide products and a report will be presented with the findings.	October 2019
City Governance			
11.12.18 BM	ORD - 14.4 - Engagement of Architects for Construction of a New Childcare Centre 1. That Council approves the engagement of the preferred Architects based on their fee proposal submitted to Council – subject to legal confirmation that the negotiated contract terms are satisfactory 2. That the scope of works and risk mitigation strategies are undertaken in accordance with this report and within the cost estimates 3. That a further report be submitted to Council once a Development Approval has been obtained consistent with the analysis contained in this report.	Council has engaged the architect and commenced Stage one of the scope works.	May 2020

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Governance			
11.06.19 BG	ORD NM - 11.1 Legal Advice - Standard Contracts 1. That legal advice be sought on making amendments, if necessary, to Council's existing standard contract clauses to ensure they are providing the best value and flexibility for rate payers of Campbelltown. 2. That a report be presented on the findings and any recommended changes.	Council has engaged an external legal expert to undertake a review of Council's suite of standard contracts.	October 2019
City Development			
19.04.16 MO 4770730	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.	Further discussions currently being organised with development representatives to discuss financial contribution for street tree damage. Estimate of financial contribution prepared for further consideration and consultation.	October 2019
13.11.18 GB	ORD - 8.3 Household E-Waste Drop Off Event 2. That a further report be provided to Council on the future recycling arrangements for e-waste upon confirmation of the completion timeframe for the construction of the Community Recycling Centre.	This report is subject to the time frame of the Community Recycling Centre.	November 2019
09.04.19 WM	ORD - 8.2 Planning Proposal - Ingleburn CBD 4. That a further report be provided to Council after the Gateway Determination with public exhibition with the planning proposal a draft Development Control Plan for Ingleburn CBD to be placed on public exhibition with the draft planning proposal.		November 2019

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Development			
09.04.19 BG	ORD 8.4 Re-establishment of North Area Alcohol Free Zones 4. That a further report be provided to Council on the re-establishment of the Alcohol Free Zones specified in Recommendation 1 at the completion of the period for comment by the organisations/groups listed in Recommendation 3.	The Police have asked for an extension to the zone. Due to this request, the item needs to be re-exhibited.	November 2019
09.04.19 BT	ORD 8.6 Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct) 5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be included in the next amendment to the Contributions Plan.	February 2020
11.06.19 MC	ORD 8.10 Planning Proposal 22-32 Queen St, Campbelltown 2. That subject to the Gateway Determination and prior to public exhibition, a further report be presented to Council with a draft development control plan for the site.		February 2020
09.07.19 BT	ORD 8.2 Outcome of the 2019 Free Recyclables Drop Off Day 4. That a further update be provided to Council following the Free Recyclables Drop Off Day in January 2020 advising on the outcome of the August and January trial events.		April 2020

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Development			
09.07.19 BT	ORD 8.3 Maryfields Draft Development Control Plan 2. That following completion of the public exhibition period, a further report be provided to Council to consider any public submissions and the making of the proposed draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015.		October 2019
06.08.19 MC	ORD 8.4 Draft Community Participation Plan 1. That Council publicly exhibits the draft Campbelltown City Council Community Participation Plan for a period of 42 days. 2. That a future report be presented to the Council outlining the results of the public exhibition.		November 2019
06.08.19 GG	ORD 14.1 Campbelltown Design Excellence Panel That a report providing a review of the Panel's operation be provided to Councillors after it has been in operation for 1 year.		October 2020

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Growth			
11.09.18 MC	<p>ORD – NM 11.3 Campbelltown Arts Centre Shop</p> <p>1. That a report be returned to council on the feasibility of expanding the shop at Campbelltown Arts Centre.</p> <p>a) The report should consider expanding the retail offering of goods from local artists and makers and consider the size, location and appearance of the current shop as well as social media marketing opportunities to highlight the offerings from the shop.</p> <p>b) The report should also explore the future feasibility of an online retail platform or ecommerce store that acts as an extension of the physical store, highlighting local handmade products and makers and showcasing Campbelltown Arts Centre.</p>	<p>A review of the retail shop was undertaken by a Cultural Commerce Consultant and the team is waiting on a report from his findings.</p> <p>A report to be presented to Council at the September 2019 meeting.</p>	September 2019
11.06.09 BG	<p>ORD NM 11.2 Local Youth Art Showcase</p> <p>1. That Council investigate the feasibility of partnering with schools to showcase the art of local young people at locations across the LGA, such as Council libraries, or any other participating facilities.</p> <p>2. That the outcome of the feasibility investigation be reported back to Council.</p>	Expected to be reported to Council in October 2019.	October 2019
11.06.09 BM	<p>ORD NM 11.5 Global Climate Change</p> <p>That a report and briefing be provided to Council detailing the IPCC and IPBES reports and what actions other Councils have taken in regards to declarations of climate emergency.</p>	Expected to be reported to Council in October 2019.	October 2019

Reports Requested effective 3 September 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
City Growth			
11.06.09 BG	ORD 12.1 Draft Local Strategic Planning Statement 3. That a further report be presented to Council at the completion of the public exhibition period detailing outcomes of exhibition.	A report to be presented to Council at the September 2019 meeting.	September 2019
09.07.19 KH	ORD NM 11.1 Reimagining Campbelltown 1. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of installing at appropriate locations electric car charging stations. 2. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of energy- generating footpaths.	The team is investigating with a report expected to be presented to Council in October 2019.	October 2019
06.08.19 WM	ORD 8.1 East London Study Tour 2. That a briefing and a report be provided to Councillors and key staff on the insights and benefits obtained through the study tour.	A report will be prepared on completion of the study tour and is expected to be presented in November 2019.	November 2019

Letters requested effective 3 September 2019

*Date of Decision *Mover	Action Item	Comments / updates
City Development		
14.05.19 KH	<p>ORD - 7.1 - Emergency Veterinary Care for Injured Koalas</p> <ol style="list-style-type: none"> 1. That the letters be received and the information be noted. 2. As a result of the recent State election and the imminent Federal election, the General Manager write again to the new State Ministers with appropriate portfolio responsibilities, including the Treasurer, and any new Federal Ministers, if required; and 3. That Council continue to emphasise the importance of our local koalas being the only disease-free colony in the State and lobby for emergency veterinary care for injured koalas. 	Letters sent on 26/07/2019 to the Treasurer, the Hon Dominic Francis Perrotter MP, the Federal Environment Minister, the Hon Sussan Ley MP and the Minister for Energy and Environment, the Hon Mathew Kean MP.
11.06.19	<p>ORD - 8.8 - Greater Macarthur Koala Partnership Forum</p> <ol style="list-style-type: none"> 4. That representations be made to the relevant Federal, State and Local members of parliament in support of the priority issues identified. 	Letters are being drafted.
11.06.19 KH	<p>ORD 8.11 Proposed Biodiversity Certification Process Mount Gilead Stage 2</p> <ol style="list-style-type: none"> 3. That a letter be sent to the Department of Planning and Infrastructure noting our previous stated objections to the state Governments treatment of Beulah and Noorumba reserves and seek commitment that future bio banking sites will remain accessible to local wildlife populations. 	Letters are being drafted.

8.8 Expenditure Allocation Revote

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

That the works listed in the attachment, which were originally funded in the 2018-2019 budget and subsequent financial reviews, be reallocated for expenditure during 2019-2020.

Purpose

To advise Council of the revote of funds for works ongoing following 30 June 2019.

Report

All expenditure authorisations lapse at the end of each financial year. There were a number of works where contracts had been let, or where Council staff had commenced the work prior to the end of June 2019. These works were within Council's budget for 2018-2019 and require a revote of funds to enable completion in 2019-2020.

Attached to this report is the list of works where a funding revote has been requested following discussions with senior staff from each Division and is now submitted for Council's consideration.

The total funds required from 2018-2019 are \$41,549,409. This compares to the previous year where \$31,875,790 was revoted. This year's revote request is higher than the average, mainly due to several significant projects that span several financial years.

The circumstances of the revoted funds this year are detailed below.

Major projects ongoing at the end of the financial year:

- Environmental/Planning studies/Plans of Management
- Consolidated LEP
- Leisure Services projects
- Asset Services road and bridge works
- Building refurbishment works
- Campbelltown Sports Ground development

- Playground refurbishments projects
- Stormwater management projects
- Major/Minor works program
- City Marketing and Economy projects
- IM&T Software projects.

Large grants/contributions being received late in the year or unexpended at year end:

- Waste Performance Improvement Program
- Creative Life programs
- Community Life projects
- Sport and Recreation projects
- Regional Waste Strategy
- Open Space projects.

Projects which have yet to commence or fully take up available funds:

- Land Acquisition.
- Flood mitigation works.

The sources of funding for the revoted funds are as follows:

• revenue (committed works reserve)	\$13,939,858
• other reserve funds	\$6,487,275
• loans	\$2,498,626
• grants	\$17,642,624
• contributions	\$981,026

All funds will be expended on the project that they were originally allocated to, according to the terms and conditions of the source of funding. A number of minor projects were not completed at the end of the financial year, however have now been finalised or are nearing completion.

Details of the major projects are outlined below.

Animal Care Facility - \$175k

Additional funds required to implement the Animal Care Facility workforce plan, due for implementation from July 2019. The adjustment consists of salaries \$160,000 and contractor costs (grounds maintenance) \$15,000. The funds have been sourced from savings in other budgets.

Environmental Projects - \$420k

A number of environmental studies are continuing or yet to commence due to funding being allocated over a number of years or the funds being received late in the financial year. Some of these studies include; Cumberland Plain-Golf Course, Koala Plan of Management, Koala Corridor, Koala Habitat, Flying Fox Plans of Management, Vegetation Management Plans, trail networks and various other Plans of Management.

Consolidated LEP - \$675k

Council was successful in receiving grant funding to conduct the LEP Review and undertake preparation of a Planning Proposal. This is a three year project and is entering year two in 2019-2020.

Waste Recycling Projects - \$947k

Grant funds were received during the year under the Better Waste Recycling fund (Waste Less Recycle More), which will be expended on projects that aim to reduce the amount of waste going to landfill. This is an ongoing program with works to continue over several years. Funds have also been received to fund the construction of a Community Recycling Facility. This project is currently underway.

Community Life Projects - \$308k

A number of community services projects are continuing or yet to commence due to funding being allocated over a number of years or the funds being received late in the financial year. Some of these projects include; the development of a Cultural Plan, Place Projects, program costs for the 2020 Bicentenary, Aboriginal Co-design planning and Claymore Collective Impact Project.

Creative Life Programs - \$625k

The Arts Centre receives the majority of its grant funding on a calendar year basis, and depending on the timing of expenditure there will be unspent funds that will need to be expended in the first half of the next financial year. These grant funded programs include the Music, Education, Exhibition, Theatre and Dance programs, as well as funds to renew the theatre lighting and furniture.

Leisure Services Projects - \$356k

Additional funding was provided in the previous financial year for various projects which were unable to be completed in the previous financial year. This carry over will enable the completion of these works including, signage, fitness equipment connectivity, roster system, door counters, basketball backboards, outdoor seating and BBQ shade structure.

Sport & Recreation Projects - \$4.6m

Council partners with various sporting organisations to secure Sport and Recreation grants. Projects are either committed or underway and are due for completion in 2019. The major factor contributing to this revote is grant funding for the Centre of Excellence.

Other projects include: Waminda Oval amenities, cricket nets, flood lighting and solar lighting.

Building Assets Maintenance Projects - \$6.3m

There were a number of works that will be ongoing following the 2018-2019 financial year. These works include:

- Gordon Fetterplace indoor pool refurbishment
- Jackson Park amenities refurbishment

- Rosemeadow Playing Fields amenities refurbishment
- Ambarvale Sports Complex refurbishment
- Civic Centre office refurbishments.

The majority of these works will be completed later in 2019.

Assets Services Projects - \$1.1m

There were a number of works that were delayed or deferred for various reasons during the 2018-2019 financial year. These works include:

- Bridge maintenance program
- Culvert maintenance program
- Car Park maintenance program
- Parks maintenance program
- Floodlight maintenance program
- Footpath reconstruction program
- Kerb and Gutter reconstruction program
- Urban road reconstruction program.

The majority of these works will be completed over the initial few months of this financial year.

Campbelltown Sports Ground - \$543k

In the previous financial year additional funds were allocated to refurbishment works at the Sports Stadium which were unable to be completed in the previous financial year.

This carry over will enable the completion of these works including, fencing, air conditioning, kiosk and mobile vendor improvements, signage, scoreboard renewal, furniture and repairs to the athletics track.

Playground Equipment - \$2.8m

Council has an annual program for the rejuvenation of the playground facilities in the Campbelltown area. The rollout of the program includes extensive consultation with the community and design works. A number of sites were put on hold to ensure compliance with the incoming Play Space Strategy. The sites have now been approved and are on track to be completed mid 2019-2020.

Flood Mitigation Study and Works/Drainage - \$757k

Council is in the process of implementing the outcomes from the flood mitigation study. A surplus has been achieved from prior flood mitigation projects that have come in under budget. These funds will be incorporated and expended with the new Flood Mitigation works.

Stormwater Management Projects - \$3.6m

Funds are for the completion of various stormwater re-use and recycling schemes. A works program is in place for the balance of funds which were received in 2018-2019 and will be spent in accordance with Council's Operational Plan. A portion of the funds will also be spent on outcomes from the flood study.

Major Works Program - \$9.8m

The majority of carry over funds from within the major works program are for the completion of the following projects:

- Badgally Road Widening (grant funded)
- Koshigaya Park-Vehicle Mitigation
- Blaxland Road Box Culvert
- Raby Precinct Traffic Study (grant funded)
- St Helens Park Car Park
- Henderson Road
- Mawson Park Irrigation.

Minor Works Program - \$501k

Funds carried over are for a variety of safety and amenity projects, including Broughton Street Carpark, footpath baulks, lighting upgrades, bus shelter program, fencing, city signage programs and traffic facilities.

Land Acquisition - \$217k

These funds have been included in previous budgets for various land purchases. The funds will be expended as opportunities arise. Council is currently negotiating with land owners regarding various acquisition opportunities.

City Marketing and Economy Projects - \$327k

These funds will be allocated to ongoing projects such as the city identity finalisation and implementation, and the CSIRO project Generation STEM, as well as city marketing campaigns and business initiatives.

IM&T Software and Projects - \$457k

There are various projects commenced and yet to be completed in the Business Solutions and Network Administration areas. These works are funded from the Enterprise Software Reserve.

City Growth & Strategy Projects - \$297k

City Growth and Strategy is currently developing projects aimed at giving greater insight, data and facilitation for the integration of councils corporate planning and reporting. These funds will also enable the continuation of some of the city shaping projects such as the Health Education Precinct.

Open Space Projects - \$5.5m


The Federal Government granted Council an amount of \$5.1m in the previous financial year. These funds have been granted for studies and works including; Glenfield Park embellishment, Seddon /Kenneth Park embellishment and the Glenfield Public Domain Plan. In addition funding has been received for a tree planting program and preliminary funding for the Billabong project.

Summary

It should be noted that the major contributing projects to the revote total are subject to funding through grants, contributions and loans. The combination of these projects amounts in total to \$21.1m of the proposed \$41.5m carry over. The balance of \$20.4m represents approximately 11.5 percent of total annual expenditure.

Attachments

1. List of recommended Revote of Works 2018-2019 (contained within this report)

		Listing of Recommended Revote of Funds from 2018-2019 Financial Year					
Cost Centre	Description	Funding Source					TOTAL
		Loans	Grants	Contribs	Reserves	Revenue	
1010	Office of General Manager	0	165,600	0	0	60,000	225,600
1125	City Standards & Compliance	0	0	0	0	185,000	185,000
1250	Environmental Projects	0	136,239	0	68,200	215,445	419,884
1300	Consolidated LEP	0	674,597	0	0	0	674,597
1362	Waste Recycling Projects	0	947,277	0	0	0	947,277
1530	Family Education & Care Projects	0	0	1,669	0	71,565	73,234
1730	Community Life Projects	0	258,694	0	0	49,235	307,929
1770	Creative Life Programs	0	416,424	25,000	0	183,328	624,752
1910	Leisure Services Projects	0	0	0	165,400	190,900	356,300
1935	Sport & Recreation Projects	0	3,408,087	0	0	1,196,275	4,604,362
1991	Library Strategic Plan/Special Projects	0	9,445	0	0	8,000	17,445
2240	Building Maintenance Projects	0	0	20,800	0	6,248,591	6,269,391
2235	Assets Services Projects	0	0	204,900	0	912,300	1,117,200
2505	Campbelltown Sports Ground	0	0	0	79,450	463,356	542,806
2915	Playground Equipment	0	50,000	0	0	2,719,498	2,769,498
2920	Emergency Services Project	0	0	0	0	185,300	185,300
2989	Land Acquisition	217,032	0	0	0	0	217,032
3010	Flood Mitigation Study	0	0	0	0	141,870	141,870
3025	Flood Mitigation & Drainage	539,008	76,249	0	0	0	615,257
3027	Stormwater Management	0	0	573,100	3,044,875	0	3,617,975
3035	Cycleway Construction Program	250,682	0	0	0	0	250,682
3040	Footpath Construction Program	104,080	0	0	0	0	104,080
3050	Major Works Program	1,113,024	5,830,841	0	2,734,900	90,000	9,768,765
3055	Minor Works Program	274,800	0	147,707	38,800	40,000	501,307
3063	Road Safety Officer Projects	0	92,366	7,850	0	0	100,216
3280	Event Activation	0	0	0	0	5,000	5,000
3265	Marketing/City Promotion	0	0	0	0	326,550	326,550
3298	Bicentenary Program	0	0	0	0	59,500	59,500
3600	People & Performance	0	0	0	0	32,000	32,000
3770	Risk Administration	0	0	0	0	65,200	65,200
3917	IM&T Software and Projects	0	0	0	355,650	101,000	456,650
4035	Business Excellence	0	0	0	0	30,000	30,000
4050	City Growth & Strategy Projects	0	0	0	0	297,100	297,100
4150	Regional Waste Strategy	0	165,139	0	0	0	165,139
4755	Open Space Projects	0	5,411,666	0	0	62,845	5,474,511
		2,498,626	17,642,624	981,026	6,487,275	13,939,858	41,549,409

8.9 Investment and Revenue Report - July 2019

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

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 July 2019.

Report

Investments

Council's investment portfolio as at 31 July 2019 stood at approximately \$230m. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2005 and Council's Investment Policy.

All investments are placed with approved deposit taking institutions and no funds are placed with any unrated institutions.

The return on Council's investments has tracked in accordance with budget expectations; and continued to outperform the AusBond Bank Bill Index benchmark. For the month of July Council's return exceeded the benchmark by 52 basis points, which includes approximately 44 percent of the portfolio linked to the three month BBSW plus a margin.

The portfolio is diversified with maturities ranging up to a period five years in accordance with Council's Investment Policy.

The official cash rate stands at a record low of one percent with the Reserve Bank Governor stating in the August board meeting that an extended period of low rates is expected to continue.

The ASX200 closed at 6812.60 at the completion of July. Whilst this represents an annualised monthly performance result of 35 percent ex dividend, the monthly change was 2.93 percent. It is important to note that councils are restricted to conservative investments

only in line with the Minister's Investment Order of 17 February 2011 and other relevant legislation including the *Local Government Act 1993* and the *Trustees Act 1925*. Investments in equities are prohibited under the legislation and therefore a benchmark such as the Bank Bill Index is used in line with Council's Investment Policy and the recommendations of the Office of Local Government Guidelines.

Rates

Rates and Charges levied for the period ending 31 July 2019 totalled \$118,531,427 representing 99.6 percent of the current budget estimate.

The rates and charges receipts collected to the end of June totalled \$10,543,399. In percentage terms 9.2 percent of all rates and charges due to be paid have been collected, compared to 8.05 percent collected in the same period last year.

Debt recovery action during the month involved the issue of 182 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 46 Judgments and 32 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 289 ratepayers with a total arrears balance of \$687,588, who have made suitable payment arrangements.

Ratepayers who purchased property since the annual rates and charges notices are issued with a 'Notice to new owner' letter. During the month, 161 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 July 2019 are \$1,334,074 reflecting a decrease of \$782,054 since June 2019. During the month, 1096 invoices were raised totalling \$884,201. The majority of these are paid within a 30 day period. Those that are not paid within the 30 day period are reflected in the ageing report in attachment 3. Debts exceeding 90 days of age totalled \$179,230 as at 31 July 2019.

A significant portion of this debt relates Various Sundry Items totalling \$62,000 of which \$15,500 relates to a motor vehicle accident and damage to Council property (bus shelter) in Ambarvale. Skip tracing efforts were made to contact the debtor however Council's agents have been unable to locate.

Also incorporated in sundry items are two claims relating to Council vehicles damaged in traffic accidents totalling \$14,415. Both of the accounts have been referred to council's agents who are engaging in the necessary checks to locate debtors. One has been identified as a business company vehicle and negotiations are underway for recovery. Checks are still being conducted on the other.

The \$12,930 identified in Corporate Administration is represented by unpaid electricity charges by a sporting club. Payment of \$10,000 has been made to the account with the remaining debt to be paid in the coming month.

Public hall hire fees of \$59,036 are a result of debts that have been raised in advance and in accordance with council policy do not need to be finalised until two weeks prior to function.

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, eight 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 not instructed to issue any legal action for 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. Summary of Council's Investment Portfolio July 2019 (contained within this report)
2. Rates and Charges summary and statistics July 2019 (contained within this report)
3. Debtors Summary and Ageing Report July 2019 (contained within this report)

Summary of Council's Investment Portfolio

Portfolio as at 31 July 2019

Product Type	Face Value	% of Total
At Call Deposits	1,204,252	0.52%
Term Deposits - Fixed Rate	73,875,898	32.16%
Term Deposits - Fixed/Floating	15,000,000	6.53%
Term Deposits - Floating Rate	74,000,000	32.21%
FRN	28,500,000	12.41%
Managed Funds - TCorp	37,159,466	16.17%
Grand Total	229,739,616	100.00%

Total Term Deposits (Fixed and Floating Rate) by Institution's Long-Term Credit Rating

Credit Rating	Holdings	% of Total
AAA	3,760,000	2.3%
AA-	128,571,839	78.9%
A+	4,227,089	2.6%
A- *-	8,000,000	4.9%
BBB+	14,316,970	8.8%
BBB	4,000,000	2.5%
Total Term Deposits	162,875,898	100.0%

Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
AU3FN0024014	CBA	AA-	18-Oct-19	3m BBSW + 0.85%	\$5,000,000
AU3FN0028189	CBA	AA-	17-Jul-20	3m BBSW + 0.90%	\$5,000,000
AU3FN0039160	ME Bank	BBB	9-Nov-20	3m BBSW + 1.25%	\$2,500,000
AU3FN0046769	Newcastle Perm	BBB	26-Feb-21	3m BBSW + 1.10%	\$500,000
AU3FN0031886	CBA	AA-	12-Jul-21	3m BBSW + 1.21%	\$5,000,000
AU3FN0044269	Credit Union Aus	BBB	6-Sept-21	3m BBSW + 1.25%	\$500,000
AU3FN0034021	Newcastle Perm	BBB	24-Jan-22	3m BBSW + 1.65%	\$1,500,000
AU3FN0046793	Credit Union Aus	BBB	4-Mar-22	3m BBSW + 1.23%	\$3,200,000
AU3FN0046777	NAB	AA-	26-Feb-24	3m BBSW + 1.04%	\$4,000,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	83.1%	50%	100%	Yes
A+, A, A- and above	88.5%	70%	100%	Yes
BBB+, BBB, BBB- and above	100.0%	100%	100%	Yes
TCorp Hour Glass Cash Fund	16.2%	0%	20%	Yes

Long-Term Credit Rating	Maximum Term	Compliant
AA+, AA, AA- and above (or MTB*)	5 years	Yes
A+, A, A- and above	3 years	Yes
BBB+, BBB, BBB- and above	3 years	Yes
TCorp Hour Glass Cash Fund	At Call	Yes

Portfolio Return

Council's investment portfolio (excluding At Call Deposits but includes TCorp Cash Fund) provided a weighted average return (running yield) of:

Portfolio as at	Portfolio Monthly Return	Portfolio Annualised Return
31-July-2019	0.20%	2.42%
Bloomberg AusBond Bank Bill Index	Benchmark - Monthly Return	Benchmark - Rolling 12 months
31-July-2019	0.12%	1.90%

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2019	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,811,810.14	65,964,786.32	1,377,910.35	123,454.74	67,522,140.85	5,905,739.06	61,616,401.79	257,232.96	61,873,634.75
BUSINESS	355,656.57	19,612,596.65		6,425.51	19,974,678.73	1,796,386.32	18,178,292.41		18,178,292.41
FARMLAND	165,474.11	537,120.34	213.36	35.09	702,416.18	198,210.72	504,205.46	243,157.38	747,362.84
MINING	0.00	27,902.16		0.00	27,902.16	0.00	27,902.16		27,902.16
SR - LOAN	278.81	0.00		21.33	300.14	0.00	300.14	396.77	696.91
SR - INFRASTRUCTURE	319,047.27	6,509,510.29		952.43	6,829,509.99	590,039.46	6,239,470.53	50,861.99	6,290,332.52
TOTAL	\$3,652,266.90	\$92,651,915.76	\$1,378,123.71	\$130,889.10	\$95,056,948.05	\$8,490,375.56	\$86,566,572.49	\$551,649.10	\$87,118,221.59
GARBAGE	891,143.33	21,932,625.80	822,612.54	3,621.53	22,004,778.12	1,911,549.18	20,093,228.94		20,093,228.94
STORMWATER	60,278.75	1,409,350.57		71.91	1,469,701.23	141,474.58	1,328,226.65		1,328,226.65
GRAND TOTAL	\$4,603,688.98	\$115,993,892.13	\$2,200,736.25	\$134,582.54	\$118,531,427.40	\$10,543,399.32	\$107,988,028.08	\$551,649.10	\$108,539,677.18

Total from Rates Financial Transaction Summary	108,175,701.44
Overpayments	-363,975.74
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	252,600.00
Rate accounts greater than 12 months less than 18 months in arrears	211,391.65
Rate accounts greater than 18 months in arrears	48,640.36
TOTAL rates and charges under instruction with Council's agents	\$512,632.01

RATES STATISTICS

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Jul-18
Rate Notices	50,115												50,402
Electronic - DoH	5,055												5,190
Instalment Notices													
Electronic - DoH													
Missed Instalment Notices													
- Pensioners > \$15.00													
Notice to new owner	161												149
7-day Letters - Council issued													
- Pensioners > \$500.00													
7-day Letters - Agent Issued													
Statement of Claim	182												108
Judgments	46												6
Writs	32												12
Electronic - eRates & BPAYView	6,162												4,316
Arrangements	266												311

DEBTORS SUMMARY 1 July 2019 to 31 July 2019

DEBTOR TYPE/DESCRIPTION	ARREARS AT 30/06/2019	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/07/2019	% DEBT RATIO
Corporate Administration	200,264	110,606	83,773	227,097	29.49%
Abandoned Items	0	0	0	0	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	144,410	45,357	128,645	61,122	5.46%
Government and other Grants	769,684	286,130	690,282	365,533	12.87%
Public Hall Hire	243,171	69,647	119,439	193,378	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	125,740	175,741	181,031	120,450	5.63%
Healthy Lifestyles	41,537	44,812	50,901	35,447	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	45,654	13,914	17,996	41,572	1.85%
Pool Hire	30,104	10,396	28,127	12,373	0.39%
Private Works	1,423	1,189	0	2,612	0.52%
Road and Footpath Restoration	113,496	26,935	22,714	117,716	28.17%
Shop and Office Rentals	22,311	45,450	30,571	37,190	2.17%
Various Sundry Items	139,887	8,261	27,956	120,192	6.42%
Waste Collection Services	0	46,952	28,032	18,920	6.17%
	1,857,307	885,390	1,408,711	1,334,074	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 July 2019

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	81,406	119,705	6,767	19,219	227,097	19,242
Abandoned Items	0	0	0	0	0	0
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	37,240	17,343	3,197	3,343	61,122	5,243
Government and other Grants	275,130	90,403	0	0	365,533	0
Public Hall Hire	71,858	38,673	23,810	59,037	193,378	53,325
Health Services	0	0	0	350	350	350
Land and Building Rentals	114,560	4,897	993	0	120,450	0
Healthy Lifestyles	13,989	8,772	4,161	8,527	35,447	6,787
Licence Fees	10,695	7,070	5,360	18,447	41,572	17,456
Pool Hire	6,665	3,999	0	1,709	12,373	1,408
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	26,935	29,405	57,447	3,929	117,716	3,929
Shop and Office Rentals	36,502	688	0	0	37,190	0
Various Sundry Items	5,759	47,033	4,154	63,246	120,192	63,776
Waste Collection Services	18,920	0	0	0	18,920	0
	680,968	367,988	105,889	179,230	1,334,074	172,938

8.10 Revised Contract Management Policy

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That the revised Contract Management Policy as attached to this report be adopted.
2. That the Contract Management Policy review date be set at 30 September 2021.

Purpose

To seek Councils endorsement of the revised Contract Management Policy.

History

The abovementioned policy was adopted by Council on 18 April 2017 and is now due for review in accordance with the Record Management Policy.

Report

The above mentioned policy has been developed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

In late 2016 Internal Audit conducted an audit into contract management capability at Council. The audit identified a number of areas for improvement including no formally established policy for contract management. As a result, Council developed a contract governance framework to improve its contract management practices.

In April 2017, as part of the contract governance framework, Council adopted the first iteration of the policy. This policy is now due for revision.

The attached version represents the second iteration of this policy.


Revision of Contract Management Policy

As the contract governance framework matures, the contract management policy needs to be updated to ensure relevancy and consistency with best practice and legislation. Updates to the policy are as follows:

Heading	Description
Related Documents	Included additional relevant legislation and re-arranged order
Objectives	Amended text in order to simplify stated objectives
Policy Statement	Amended text in order to simplify policy statement
Scope	Amended text in order to simplify scope
Definitions	<p>Contracts: updated definition to include MOUs and incoming funding agreements and excluding employment contracts as removed from Scope</p> <p>Contractor: Included additional types of legal entities to include governments</p> <p>Contract Governance Framework: Simplified text and included distinguished between organisational and transactional levels</p> <p>Contract Management: Simplified text</p> <p>Contract Management Plan: Included new definition</p>
Legislative Context	Simplified text
Contract Governance Framework	<p>Included additional text relating to contract governance framework (as defined above) to improve the overall structure of the policy.</p> <p>Organisational Level: Included new text pertaining to key organisational level attributes: privacy and confidentiality, ethical behaviour, accountability and transparency, stakeholder management and allocation of risk by using standard form contracts.</p> <p>Transactional Level: Included additional text pertaining to key steps of the procurement lifecycle to strengthen existing processes in connection with the preparation, implementation, administration and completion of contracts.</p>

Attachments

1. Contract Management Policy current (contained within this report)
2. Contract Management Policy proposed (contained within this report)

 campbelltown city council		POLICY
Policy Title	Contract Management	
Related Documentation	Authorised Statement –Contract Management Code of Conduct Contract Management Procedure Delegations Enterprise Risk Management Strategy Procurement Policy Statement of Business Ethics WHS Contractor Engagement and Management Procedure	
Relevant Legislation	<i>Building and Construction Industry Security of Payment Act (1999) NSW</i> <i>Local Government Act (1993) NSW</i> <i>Government Information and Public Access Act (2009) NSW</i> <i>Local Government Act (1993) NSW</i> <i>Local Government (General) Regulation (2005) NSW</i> <i>State Records Act (1998) NSW</i> <i>State Records Regulations (2015) NSW</i> <i>Work Health and Safety Act (2011) NSW</i> <i>Work Health and Safety Regulations (2011) NSW</i>	
Responsible Officer	Executive Manager Corporate Services and Governance	

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

Objectives

The Policy outlines the contract management approach at Campbelltown City Council (Council). To document Campbelltown City Council (Council) requirements for contract management. The objectives of this Policy are as follows:

1. To ensure post-award contract management activities are carried out in a manner consistent with best practice.
2. To ensure a framework is in place to facilitate the management of contracts.
3. To ensure the provision of advice, information and training for staff managing contracts.

The objective of the Policy is to ensure contracts are managed in a consistent and reasonable manner.

INFORMATION AND DOCUMENT CONTROL		
Division: Corporate Services and Governance Section: Procurement and Contracts DocSet:	Adopted Date: 00/00/00 Revised Date: 00/00/00 Minute Number: 000 Review Date: 00/00/00	Page: 1 of 8

Campbelltown City Council

Policy Statement

Council often calls on contractors for the provision of goods, services or works in order to enable the Council to efficiently and effectively carry out its legislative and municipal functions for the local community. Council relies on private sector contractors to supply goods and services to enable Council to fulfil its statutory and civic duties. Contract management plays an integral part in ensuring value for money is achieved from those contracts. As a result, Council is committed to ensuring post-award contract management activities are conducted in a manner consistent with best practice, and that the essential processes, systems and controls are in place to ensure contracts consistently deliver the benefits and cost savings expected after the successful contractor is appointed and the contract is signed contracts are managed in a consistent and responsible manner

Scope

This The Policy is to apply applies to all staff managing those who manage contracts on behalf of for goods and services at Council.

This Policy does not apply to contracts for the employment or non-binding arrangements entered into by Council.

Definitions

Contract means an a legal binding entered into between Council with a Contractor, including an agreement by virtue of a third-party arrangement, for example, NSW Local Government Procurement or Procurement Australia, agreement or arrangement including memorandums of understanding and incoming funding agreement but excluding employment contracts

Contractor means a legal entity including but not limited to a contractor, consultant, supplier or service provider or federal or state government agency or department. in the context of the relevant procurement activity.

Contract Governance Framework means the essential processes, systems and controls as well as all the documentation and resources required to achieve best practice contract management, and controls used to enable consistent and reasonable contract management, at the organisational level and transactional level.

Contract Management means the systematic and responsible management of contract execution, implementation (transition), administration and succession planning for the purpose of maximising financial and operational performance and minimising risk. performance of management activities from award to completion, including, relationship management, service delivery management and administration.

Contract Management Plan means the document in which all key roles and responsibilities for effective contract management are outlined.

Legislative Context

Section 24 of the Local Government Act (1993) NSW ("Act") states:

"A council may provide goods, services and facilities, and carry out activities, appropriate to the current and future needs within its local community and of the wider public, subject to this Act, the regulations and any other law."

Section 23 of the Act further confers on Council a power "to do all such things as are supplemental or incidental to, or consequential on, the exercise of its functions."

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Campbelltown City Council

Section 8 of the Act requires Council through a statutory charter to:

“provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.”

Council often calls on Contractors for the provision of goods, services or works to enable the efficient and effective performance of its legislative and municipal functions for the local community. Council is committed to implementing a contract governance framework to enable it to obtain the full benefits and cost savings expected from its contracts.

Contract Governance Framework

At the organisational level, Council is to implement processes and controls for:

- Privacy and Confidentiality
- Ethical behaviour, Accountability and Transparency
- Stakeholder Management
- Risk Allocation

At the transactional level, Council is to implement process and controls for:

- Contract Preparation
- Contract Implementation
- Contract Administration
- Contract Completion

A. Organisational Level

Privacy and Confidentiality

Council is committed to ensuring those involved in contract management comply with applicable privacy legislation and the Council's *Code of Conduct*. In order to protect the integrity and security of personal and confidential information, all personal and commercial information is to be treated as confidential and handled throughout the contract management stage in accordance with privacy legislation, Council's *Code of Conduct* requirements and the terms in the particular contract.

Ethical behaviour, Accountability and Transparency

Council's *Code of Conduct* and the *Statement of Business Ethics* outlines the standards of behaviour expected from Council officers and contractors. Ethical business partnerships are good for business and most importantly, are what the community expects from Council.

Council is committed to the highest standards of honesty, fairness and integrity in all business dealings with contractors. It is therefore very important that the parties comply with these standards. Practices that strengthen ethical behavior, accountability and transparency include:

- maintaining a written record of all substantive decisions, meeting outcomes, key discussions about major issues and the reasons for decisions
- undertaking contractor audits and quality assurance checks and accessing contractor supplied information
- undertaking site inspections to confirm compliance and performance outcomes
- establishing processes for identifying, declaring and managing conflicts of interest
- providing regular reports on contractor performance to senior management, oversight groups and other key stakeholders as required

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Campbelltown City Council

Stakeholder Management

Council recognises the importance of managing the needs and expectations of stakeholders throughout the contract management stage. The type and frequency of interactions between/with stakeholders varies depending on factors such as the value, risk, nature and complexity of the particular contract. All key roles and their responsibilities for stakeholder management must be identified and appropriately assigned as part of the procurement stage and then actioned during contract administration.

Risk Allocation

Council must maintain an appropriate suite of standard form contracts. A standard form contract selected from Council's suite of contracts should be used wherever possible, without amendment, when procuring goods or services unless approved by delegated authority.

B. Transactional Level

Contract Preparation

Each contract is to have a contract manager appointed as early as practicable during the procurement stage. Early appointment of the contract manager allows them to influence the resulting contract and help in the development of the contract management plan (where required).

The key responsibilities of the contract manager may include:

- preparing contract documents and specifications
- identifying and managing contract risks
- managing stakeholder needs and expectations
- scheduling and attending contract management meetings
- ensuring performance measures are met and provide performance reports to senior management and oversight groups as required
- assessing and seeking approval of variations and payments
- addressing issues and conflicts in a timely manner
- identifying opportunities for improvement throughout the contract management stage

Those who are appointed as contract managers are to:

- have relevant skills and experience, as well as industry knowledge where required
- have completed Council's contract management training program (or similar), and participate in refresher training as required

Contract Implementation

The contract implementation process should begin as soon as practicable once the contract is awarded. Effective contract implementation may include:

- establishing a working relationship with the contractor and giving effect to any communicators strategy
- convening an initial contract management meeting between the parties in order to ensure the deliverables are mutually understood
- ensuring key start up takes are completed, including, approval of work health and safety documents, contract risk plans, insurance certificates, securities
- arranging site inductions and any other work health and safety requirements
- establishing record management files in the corporate system

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Relationship Management

Council is committed to maintain good working relationships with its contractors. The contract manager is to act in a respectful and honest manner, and at all times comply with Council's *Code of Conduct* and the *Statement of Business Ethics* requirements.

Contract Management Plan

Any contract valued at \$500,000 or more, or deemed to be a *significant contract* as defined in Council's *Authorised Statement Contract Management*, should have a contract management plan developed during the procurement stage to ensure high-standards of accountability and ownership of all key contract management activities during the life of the contract.

Transition Plan

Any contract involving complex or essential services, significant assets or may have significant safety issues, should have a comprehensive transition plan developed during the procurement stage, and pro-actively updated during the life of the contract, especially near the completion period to ensure continuity of service delivery and the avoidance of business disruptions.

Contract Administration

Performance Management

Performance measures should be outcome focused and be linked to the key objectives specified in the procurement documents. Examples of performance measures may include:

- targets to be achieved
- outcomes to be delivered
- key steps or milestones to be met
- achieving payment deadlines
- feedback or customer service metrics
- technical considerations
- quality, safety, environmental or social outcomes

Regular scheduled meetings with the contractor are important to monitor performance and to discuss opportunities for improvement. Medium - Long-term contracts may require contract management meetings on a quarterly basis, while short-term contracts (less than six months) or higher risk contracts should require meetings on a more regular basis.

Systems for collecting and analysing performance data (financial, quality, safety or technical aspects of the contractor's performance) are to be established as part of the contract governance framework.

Dispute Resolution

Council is committed to the effective and efficient resolution of contractual disputes. Disputes may relate to the scope of deliverables or performance measures, disagreements over requirements, service delivery schedules or price adjustments. Issues should to be resolved at an early stage before they become major issues and difficult to address.

Council's *Contract Management Procedures* encourages the prompt resolution of issues by prescribing to a timely and clear dispute resolution process. Dispute resolution processes are to be outlined in the particular contract.

Formal disputes are to be avoided as they can affect the delivery of goods or services and undermine the relationship. However, the contract manager must act to protect the interests of Council. Appropriate advice is to be obtained prior to formal action being taken.

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Termination is to be considered as a last resort after all reasonable attempts to resolve the issue have been made. Any decision to terminate a contract must be by delegated authority.

Risk Management

Risk management is aimed at supporting effective service delivery and provides assurance to Council that control measures and treatments to mitigate contract risks are sufficient. Contract risks, once identified and prioritised, are to be monitored on an ongoing basis.

Financial Management

Variations

A variation is an addition or alteration to the original contract in terms of adding, removing or changing an existing contract provision and may include a change to:

- scope of the contract
- value of the contract
- contract options to be exercised
- contract prices
- quantity purchased

Formal processes for varying contracts are to be included in the contract, and managed by the contract manager. Wherever possible, all variations must be approved in writing by the appropriate delegate prior to the proposed variation taking effect.

An assessment of the proposed variation is to be made in terms of its impact on the deliverables, price, timeframe and value for money. Regard should be given to whether or not the proposed variation is purely administrative, minor or major.

Variations are not to change the original scope of the contract.

Payments

Council recognises that making timely payments is important in maintaining a good working relationship with the contractor. As such, all payments should be made strictly in accordance with the terms of contract. However, the contract manager should only authorise a payment after being satisfied the contracted goods or services have been received, and in all material aspects comply with the performance measures outlined in the particular contract.

Record Keeping

The *State Records Act 1998 (NSW)* and associated standards require Council to keep records. Written records will help to:

- keep more accurate record of communications
- be more reliable than oral communications
- reduce the level of risk associated with the loss of information and knowledge
- simplify the payment process comply with best practice requirements

All substantive business records that are created and/or received during the contract management phase, whether paper based or electronic, is to be captured in Council's official document management system. Contract management records may include:

- substantive communications with the contractor, for example, letters and emails
- telephone conversations – use file notes
- meetings – agenda, take minutes.
- records of briefings of stakeholders and/or management team members

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- oral arrangement – document in writing by either sending an email or letter “to confirm” the oral arrangement
- risk assessments
- contract management plan or checklist
- evidence of insurances and/or licences and permits required by the contract
- contract management plans and transition plans
- records of payments and of performance reports, analysis, discussions, performance assessments, feedback and of any non-compliance or under-performance
- variations to the contract records of any issues and/or disputes and related discussions

Contract Completion

Exercising Contract Options

A contract extension is the exercise of a contract option to extend the contract for an additional period. Contract options are to be outlined in the original contract and state who can exercise it and how.

Contract options are to be approved in writing and in accordance with the process outlined in the particular contract and by delegated authority. In exercising an option, consideration is to be given to whether the option provides value for money and whether the contract has achieved what was expected.

Discussions to exercise an option are to commence well in advance of the current expiry date in case the option is not exercised and a new procurement is undertaken.

Where a contract has expired without a valid option period, but the goods or services under the expired contract are required, an interim contract maybe put in place where the terms of contract are substantially similar to those specified in the expired contract, and the interim contract is approval by delegated authority.

In deciding whether to approve an interim contract, Council is to have regard to the level of risk and the impact on delivering value for money. Approval is to be given on an interim basis only on the condition that a new procurement process is undertaken within a reasonable timeframe.

End of Contract Review

Where possible, a post-contract review is to be conducted at the end of the contract period. The outcomes of the review should inform future procurement decision-making and assess whether the key objectives specified in the contract were achieved.

Principles

Council acknowledges the importance of Contract Management and is committed to ensuring a well-designed Contract Governance Framework is in place to ensure:

- Roles and responsibilities are clearly defined and documented, and held accountable for decisions including the exercise of contractual rights and powers.
- Contract Management is commensurate with the value, risk and complexity of contracts to ensure the responsible and accountable expenditure of public funds and resources.
- Contractors are accountable for achieving the deliverables and key objectives expected from contracts through incorporating appropriate governance mechanisms.

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- All the essential processes and controls are in place for the prevention of fraud and corruption throughout the contracting lifecycle.
- Standardisation of processes and documentation to identify, assess, treat and monitor risk.
- Contractors and others comply with all applicable legislation and other requirements in place or to which Council subscribes.
- Performance standards, review mechanisms and systems are in place to capture and analyse contractor performance to inform intelligent and defensible decision-making.
- The choice of relationship style is consistent with the value, risk and complexity of the individual contract.
- Staff managing contracts have an appropriate level of skill, knowledge and experience to ensure they effectively carry out their responsibilities.
- All contracts, contract information and documentation are available centrally and readily assessable.
- The promotion of continuous improvement across all aspects of the Contract Management.

Reporting

The Coordinator Procurement and Contracts Lead is to report annually on the effectiveness of the Contract Governance Framework, and to recommend areas for improvement to the Executive.

Responsibility

The General Manager is responsible for ensuring the objectives of this Policy are realised and ensuring appropriate key performance indicators are in place to promote continuous improvement across all aspects of Contract Management.


Effectiveness of this Policy

Council expects this Policy to deliver the following outcomes:

- Value for money is consistently achieved from contracts.
- Well-managed works, services and facilitates.
- Accountable and defensible decision-making by maximizing written records
- Systematic and responsible management of performance and contract risk.
- Capacity to capture and analyse contractor performance data to inform decision-making.
- Strengthening of contractor relations.
- Assurance staff managing contracts comply with all applicable legislation, standards, codes and other requirements to which Council subscribes.
- Transparency and availability of contracts and contract information.
- Council's commitment to continuous improvement and best practice across all aspects of business and service delivery is reinforced.

END OF POLICY STATEMENT

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 campbelltown city council		POLICY
Policy Title	Contract Management	
Related Documentation	Authorised Statement Contract Management Code of Conduct Contract Management Procedure Delegations Enterprise Risk Management Strategy Procurement Policy Statement of Business Ethics WHS Contractor Engagement and Management Procedure	
Relevant Legislation	<i>Building and Construction Industry Security of Payment Act (1999) NSW</i> <i>Government Information and Public Access Act (2009) NSW</i> <i>Local Government Act (1993) NSW</i> <i>Local Government (General) Regulation (2005) NSW</i> <i>State records Act (1998) NSW</i> <i>State Records Regulations (2015) NSW</i> <i>Work Health and Safety Act (2011) NSW</i> <i>Work Health and Safety Regulations (2017) NSW</i>	
Responsible Officer	Executive Manager Corporate Services and Governance	

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

Objective

The Policy outlines the contract management approach at Campbelltown City Council (Council).

The objective of the Policy is to ensure contracts are managed in a consistent and reasonable manner.

Policy Statement

Council relies on private sector contractors to supply goods and services to enable Council to fulfil its statutory and civic duties. Contract management plays an integral part in ensuring value for money is achieved from those contracts. As a result, Council is committed to ensuring contracts are managed in a consistent and responsible manner.

Scope

The Policy applies to all those who manage contracts for goods and services at Council.

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Division: City Governance Section: Procurement and Contracts DocSet: 5322213	Adopted Date: 18/04/2017 Revised Date: 18/04/2017 Minute Number: 78 Review Date: 30/06/2018	Page: 1 of 7

Campbelltown City Council

Definitions

Contract means a legally binding agreement or arrangement including memorandums of understanding and incoming funding agreement but excluding employment contracts.

Contractor means a legal entity including but not limited to a contractor, consultant, service provider or federal or state government agency or department.

Contract Governance Framework means the processes and controls used to enable consistent and reasonable contract management, at the organisational level and transactional level.

Contract Management means the performance of management activities from award to completion, including, relationship management, service delivery management and administration.

Contract Management Plan means the document in which all key roles and responsibilities for effective contract management are outlined.

Legislative Context

Section 24 of the Local Government Act (1993) NSW ("Act") states:

"A council may provide goods, services and facilities, and carry out activities, appropriate to the current and future needs within its local community and of the wider public, subject to this Act, the regulations and any other law."

Section 23 of the Act further confers on Council a power "to do all such things as are supplemental or incidental to, or consequential on, the exercise of its functions."

Section 8 of the Act requires Council through a statutory charter to:

"provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively."

Council is committed to implementing a contract governance framework to enable it to obtain the full benefits and cost savings expected from its contracts.

Contract Governance Framework

At the organisational level, Council is to implement processes and controls for:

- Privacy and Confidentiality
- Ethical behaviour, Accountability and Transparency
- Stakeholder Management
- Risk Allocation

At the transactional level, Council is to implement process and controls for:

- Contract Preparation
- Contract Implementation
- Contract Administration
- Contract Completion

A. Organisational Level

Privacy and Confidentiality

Council is committed to ensuring those involved in contract management comply with applicable privacy legislation and the Council's *Code of Conduct*. In order to protect the integrity and security

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of personal and confidential information, all personal and commercial information is to be treated as confidential and handled throughout the contract management stage in accordance with privacy legislation, Council's *Code of Conduct* requirements and the terms in the particular contract.

Ethical behaviour, Accountability and Transparency

Council's *Code of Conduct* and the *Statement of Business Ethics* outlines the standards of behaviour expected from Council officers and contractors. Ethical business partnerships are good for business and most importantly, are what the community expects from Council.

Council is committed to the highest standards of honesty, fairness and integrity in all business dealings with contractors. It is therefore very important that the parties comply with these standards. Practices that strengthen ethical behavior, accountability and transparency include:

- maintaining a written record of all substantive decisions, meeting outcomes, key discussions about major issues and the reasons for decisions
- undertaking contractor audits and quality assurance checks and accessing contractor supplied information
- undertaking site inspections to confirm compliance and performance outcomes
- establishing processes for identifying, declaring and managing conflicts of interest
- providing regular reports on contractor performance to senior management, oversight groups and other key stakeholders as required

Stakeholder Management

Council recognises the importance of managing the needs and expectations of stakeholders throughout the contract management stage. The type and frequency of interactions between/with stakeholders varies depending on factors such as the value, risk, nature and complexity of the particular contract. All key roles and their responsibilities for stakeholder management must be identified and appropriately assigned as part of the procurement stage and then actioned during contract administration.

Risk Allocation

Council must maintain an appropriate suite of standard form contracts. A standard form contract selected from Council's suite of contracts should be used wherever possible, without amendment, when procuring goods or services unless approved by delegated authority.

B. Transactional Level

Contract Preparation

Each contract is to have a contract manager appointed as early as practicable during the procurement stage. Early appointment of the contract manager allows them to influence the resulting contract and help in the development of the contract management plan (where required). The key responsibilities of the contract manager may include:

- preparing contract documents and specifications
- identifying and managing contract risks
- managing stakeholder needs and expectations
- scheduling and attending contract management meetings
- ensuring performance measures are met and provide performance reports to senior management and oversight groups as required
- assessing and seeking approval of variations and payments
- addressing issues and conflicts in a timely manner
- identifying opportunities for improvement throughout the contract management stage

Those who are appointed as contract managers are to:

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- have relevant skills and experience, as well as industry knowledge where required
- have completed Council's contract management training program (or similar), and participate in refresher training as required

Contract Implementation

The contract implementation process should begin as soon as practicable once the contract is awarded. Effective contract implementation may include:

- establishing a working relationship with the contractor and giving effect to any communicators strategy
- convening an initial contract management meeting between the parties in order to ensure the deliverables are mutually understood
- ensuring key start up takes are completed, including, approval of work health and safety documents, contract risk plans, insurance certificates, securities
- arranging site inductions and any other work health and safety requirements
- establishing record management files in the corporate system

Relationship Management

Council is committed to maintain good working relationships with its contractors. The contract manager is to act in a respectful and honest manner, and at all times comply with Council's *Code of Conduct* and the *Statement of Business Ethics* requirements.

Contract Management Plan

Any contract valued at \$500,000 or more, or deemed to be a *significant contract* as defined in Council's *Authorised Statement Contract Management*, should have a contract management plan developed during the procurement stage to ensure high-standards of accountability and ownership of all key contract management activities during the life of the contract.

Transition Plan

Any contract involving complex or essential services, significant assets or may have significant safety issues, should have a comprehensive transition plan developed during the procurement stage, and pro-actively updated during the life of the contract, especially near the completion period to ensure continuity of service delivery and the avoidance of business disruptions.

Contract Administration

Performance Management

Performance measures should be outcome focused and be linked to the key objectives specified in the procurement documents. Examples of performance measures may include:

- targets to be achieved
- outcomes to be delivered
- key steps or milestones to be met
- achieving payment deadlines
- feedback or customer service metrics
- technical considerations
- quality, safety, environmental or social outcomes

Regular scheduled meetings with the contractor are important to monitor performance and to discuss opportunities for improvement. Medium - Long-term contracts may require contract management meetings on a quarterly basis, while short-term contracts (less than six months) or higher risk contracts should require meetings on a more regular basis.

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Systems for collecting and analysing performance data (financial, quality, safety or technical aspects of the contractor's performance) are to be established as part of the contract governance framework.

Dispute Resolution

Council is committed to the effective and efficient resolution of contractual disputes. Disputes may relate to the scope of deliverables or performance measures, disagreements over requirements, service delivery schedules or price adjustments. Issues should to be resolved at an early stage before they become major issues and difficult to address.

Council's *Contract Management Procedures* encourages the prompt resolution of issues by prescribing to a timely and clear dispute resolution process. Dispute resolution processes are to be outlined in the particular contract.

Formal disputes are to be avoided as they can affect the delivery of goods or services and undermine the relationship. However, the contract manager must act to protect the interests of Council. Appropriate advice is to be obtained prior to formal action being taken.

Termination is to be considered as a last resort after all reasonable attempts to resolve the issue have been made. Any decision to terminate a contract must be by delegated authority.

Risk Management

Risk management is aimed at supporting effective service delivery and provides assurance to Council that control measures and treatments to mitigate contract risks are sufficient. Contract risks, once identified and prioritised, are to be monitored on an ongoing basis.

Financial Management***Variations***

A variation is an addition or alteration to the original contract in terms of adding, removing or changing an existing contract provision and may include a change to:

- scope of the contract
- value of the contract
- contract options to be exercised
- contract prices
- quantity purchased

Formal processes for varying contracts are to be included in the contract, and managed by the contract manager. Wherever possible, all variations must to be approved in writing by the appropriate delegate prior to the proposed variation taking effect.

An assessment of the proposed variation is to be made in terms of its impact on the deliverables, price, timeframe and value for money. Regard should be given to whether or not the proposed variation is purely administrative, minor or major.

Variations are not to change the original scope of the contract.

Payments

Council recognises that making timely payments is important in maintaining a good working relationship with the contractor. As such, all payments should be made strictly in accordance with the terms of contract. However, the contract manager should only authorise a payment after being satisfied the contracted goods or services have been received, and in all material aspects comply with the performance measures outlined in the particular contract.

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Record Keeping

The *State Records Act 1998 (NSW)* and associated standards require Council to keep records. Written records will help to:

- keep more accurate record of communications
- be more reliable than oral communications
- reduce the level of risk associated with the loss of information and knowledge
- simplify the payment process comply with best practice requirements

All substantive business records that are created and/or received during the contract management phase, whether paper based or electronic, is to be captured in Council's official document management system. Contract management records may include:

- substantive communications with the contractor, for example, letters and emails
- telephone conversations – use file notes
- meetings – agenda, take minutes
- records of briefings of stakeholders and/or management team members
- oral arrangement – document in writing by either sending an email or letter “to confirm” the oral arrangement
- risk assessments
- contract management plan or checklist
- evidence of insurances and/or licences and permits required by the contract
- contract management plans and transition plans
- records of payments and of performance reports, analysis, discussions, performance assessments, feedback and of any non-compliance or under-performance
- variations to the contract records of any issues and/or disputes and related discussions

Contract Completion**Exercising Contract Options**

A contract extension is the exercise of a contract option to extend the contract for an additional period. Contract options are to be outlined in the original contract and state who can exercise it and how.

Contract options are to be approved in writing and in accordance with the process outlined in the particular contract and by delegated authority. In exercising an option, consideration is to be given to whether the option provides value for money and whether the contract has achieved what was expected.

Discussions to exercise an option are to commence well in advance of the current expiry date in case the option is not exercised and a new procurement is undertaken.

Where a contract has expired without a valid option period, but the goods or services under the expired contract are required, an interim contract maybe put in place where the terms of contract are substantially similar to those specified in the expired contract, and the interim contract is approval by delegated authority.

In deciding whether to approve an interim contract, Council is to have regard to the level of risk and the impact on delivering value for money. Approval is to be given on an interim basis only on the condition that a new procurement process is undertaken within a reasonable timeframe.

End of Contract Review

Where possible, a post-contract review is to be conducted at the end of the contract period. The outcomes of the review should inform future procurement decision-making and assess whether the key objectives specified in the contract were achieved.

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Reporting

The Procurement and Contracts Lead is to report annually on the effectiveness of the contract governance framework and recommend areas for improvement to the Executive.

Responsibility

The General Manager is responsible for ensuring the objectives of this Policy are realised and ensuring appropriate key performance indicators are in place to promote continuous improvement across all aspects of Contract Management.

Effectiveness of this Policy

Council expects this Policy to deliver the following outcomes:

- value for money is consistently achieved from contracts
- well-managed works, services and facilitates
- accountable and defensible decision-making by maximising written records
- systematic and responsible management of performance and contract risks
- capacity to capture and analyse contractor performance data to inform decision-making
- strengthening of contractor relations
- assurance staff managing contracts comply with all applicable legislation, standards, codes and other requirements to which Council subscribes
- transparency and availability of contracts and contract information
- Council's commitment to continuous improvement and best practice across all aspects of business and service delivery is reinforced

END OF POLICY STATEMENT

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8.11 Minutes of the Audit Risk and Improvement Committee meeting held 20 August 2019

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Officer's Recommendation

That the minutes of the Audit Risk and Improvement Committee held 20 August 2019 be noted.

Purpose

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 20 August 2019.

Report

Detailed below are the recommendations of the Audit Risk and Improvement Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

Reports listed for consideration

6.1 Internal Audit Progress Report on 2019-2020

That the Committee receive and note the progress report on the 2019-2020 Audit Plan.

6.2 Accounts Payable Review

That the Committee receive and note the Accounts Payable review.

6.3 Business Excellence

That the information be noted.

6.4 2018-2019 Financial Reports

That the information be received and noted.

6.5 Update on Enterprise Risk Management

That the Committee note the information contained in this report.

6.6 Insurance Renewals 2019-2020

That the Committee note the information contained in the report.

6.7 2018-2019 Management Letter Interim Audit

That the information be noted.

6.8 Outstanding Actions

That the information be noted.

Attachments

1. Minutes of the Audit Risk and Improvement Committee held 20 August 2019 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Audit Risk and Improvement Committee Meeting held at 4.00pm on Tuesday, 20 August 2019.

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Minutes of the Audit Risk and Improvement Committee Meeting held on 20 August 2019

Present	Mr Bruce Hanrahan - Independent Member (Chairperson) Mr Robert Rofo - Independent Member Mr Jim Mitchell - Independent Member
Also Present	Ms Lindy Deitz - General Manager Mr Sam Helweh - Internal Auditor Mr Phu Nguyen - Director City Governance Ms Corinne Mears - Executive Manager Corporate Services and Governance Ms Somaiya Ahmed - Director, Financial Audit Services - Audit Office of NSW Mr Kenneth Leung - Audit Leader - Audit Office of NSW Ms Monique Dunlop - Manager Governance and Risk Ms Cathy Gavin - Senior Financial Accountant Ms Melinda Champion - Senior Business Excellence Officer Mr Warren Kear - Risk Coordinator Ms Erin Austin - Executive Support

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Mr Bruce Hanrahan.

2. APOLOGIES

That an apology from Councillor Warren Morrison be received and accepted.

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 21 May 2019**

Committee's Recommendation: (Hanrahan/Mitchell)

That the information be noted.

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

5. GENERAL MANAGER – VERBAL UPDATE

The General Manager provided the Committee with an update covering:

- Recent changes to Government – the Committee was advised that new cabinet changes have taken place. The Local Member, Greg Warren MP is now the Shadow Minister for Western Sydney, Shadow Minister for Local Government and the Shadow Minister for Veterans. The General Manager commented on Greg Warren MP appointment as the Shadow Minister for Western Sydney as he has a great understanding of Western Sydney the opportunities, the challenges we face and advocacy required. The General Manager advised there is great momentum building towards a justice precinct being established in Campbelltown.
- Local Government (State) Award 2017 – the Committee was advised that this is an ongoing process of review and negotiations. Our Executive Manager People and Performance, Nicole Jenkins has been appointed to the LGNSW Award Working Party as the regional representative. The General Manger noted that challenges that are placed on Local Government with the potential financial impact of the new award as it is important to ensure that Campbelltown is financially viable and remains fit for the future.
- State Government: Costing changes – a one year reprieve has been granted for Local Government regarding the significant cost increases in the State Emergency Services Levy due to the State's introduction of reforms to workers compensation. The proposed impact would have been \$245,000 for our Council. The General Manger welcomed the one year reprieve.
- Local Government election funding – the Committee was advised that the cost of funding the Local Government elections was previously partially subsidised by State Government, however it is now proposed to be fully funded by Local Government. The General Manager estimated that this will add \$400,000 to Council's invoice. A submission has been lodged with the State Government hoping to reduce the cost to Council.

The General Manager provided the Committee with an update of the major projects covering:

- City Identity and Branding – the Committee was advised that the new city brand (including logo) will be launched tomorrow, 21 August. Council engaged with over 1000 community members, businesses, Councillors and stakeholders. The new brand reflects our story and raises our profile attracting new businesses, investors, residents and visitors.
- Local Strategic Planning Statement – this has now been completed and was recently on public exhibition. The document entails a 20 year vision for development and change in Campbelltown LGA. There was lengthy community consultation and the document will now go back to Council for approval considering all feedback. It is important to note that this document is a fluid document, reflecting and allowing for future changes as the LGA evolves over the next 20 years.

6. REPORTS

6.1 Internal Audit Progress Report on 2019-2020

Purpose

To provide the Committee an update on the progress of the internal audit work undertaken in accordance with the approved 2019-2020 Audit Plan.

Officer's Recommendation

That the Committee receive and note the progress report on the 2019-2020 Audit Plan.

Committee's Recommendation: (Rofe/Mitchell)

That the Committee receive and note the progress report on the 2019-2020 Audit Plan.

6.2 Accounts Payable Review

Purpose

To report on the Accounts Payable review which forms part of the 2018-2019 Audit Plan.

Officer's Recommendation

That the Committee receive and note the Accounts Payable review.

Committee's Recommendation: (Rofe/Mitchell)

That the Committee receive and note the Accounts Payable review.

6.3 Business Excellence

Purpose

To provide the Committee with a progress update on the continuous improvement activities detailed in the Business Excellence Action Plan 2019-2020.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Rofe/Mitchell)

That the information be noted.

6.4 2018-2019 Financial Reports

Purpose

Provide a draft extract of Council's annual financial statements for the reporting period 1 July 2018 to 30 June 2019.

Officer's Recommendation

That the information be received and noted.

Committee's Recommendation: (Mitchell/Rofe)

That the information be received and noted.

6.5 Update on Enterprise Risk Management

Purpose

To provide the Committee with a progress update on the Risk Management.

Officer's Recommendation

That the Committee note the information contained in this report.

Committee's Recommendation: (Hanrahan/Rofe)

That the Committee note the information contained in this report.

6.6 Insurance Renewals 2019-2020

Purpose

To inform the Committee in relation to the details of the 2019-2020 insurance program.

Officer's Recommendation

That the Committee note the information contained in the report.

Committee's Recommendation: (Mitchell/Rofe)

That the Committee note the information contained in the report.

6.7 2018-2019 Management Letter Interim Audit

Purpose

To provide the Committee with the Management Letter on the interim phase of the audit for year ending 30 June 2019.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Rofe/Hanrahan)

That the information be noted.

6.8 Outstanding Actions

Purpose

To ensure the Committee is aware of all outstanding actions and all completed actions.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Rofe/Hanrahan)

That the information be noted.

7. GENERAL BUSINESS

1. Independent Member, Bruce Hanrahan raised the issue reported in the Sydney Morning Herald [Australia's building crisis fix will cost \$6.2 billion: report, 19 August 2019] advising that 28 buildings within the Campbelltown LGA have been registered as having potentially defective or dangerous combustible cladding. The Committee questioned if this provides a potential risk to Council. It was confirmed that there is no risk to Council. Staff in the City Development division are working through all 28 identified properties and a report will be presented to the Committee at the next meeting from the Director of City Development.
2. Independent Member, Bruce Hanrahan questioned if Campbelltown Council use Roundup or a similar product containing glyphosate and the potential risks. The Risk Coordinator advised that the Australian Pesticides and Veterinary Medicines Authority confirmed that products containing glyphosate are registered for use in Australia and approved products containing glyphosate can continue to be used safely in accordance with label directions. The Committee was advised that Campbelltown Council only uses glyphosate products approved by the Australian Pesticides and Veterinary Medicines Authority and provides users with personal protective equipment and training.

The Risk Coordinator did advise that a two month testing program was taking place exploring alternatives for a glyphosate based product. This testing will also report on the cost and effectiveness of non-glyphosate based products/ weed removal methods.

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 17 September 2019 at 4.00pm at the Committee Room 3, Level 3, Campbelltown City Council.

Bruce Hanrahan

Chairperson

Meeting Concluded: 5.20pm.

8.12 Delivery Program - Six Monthly Progress Report

Reporting Officer

Coordinator Corporate Planning and Strategy
City Growth

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

That the information be received and noted.

Purpose

To advise Council of the progress in undertaking the principle activities outlined in the 2017-2021 Delivery Program and 2018-2019 Operational Plan for the period of January 2019 to July 2019, in line with the requirements of the *Local Government Act 1993*.

History

Council provides a six-monthly progress report to meet its requirements under the Integrated Planning and Reporting Framework. This report forms a key component of Council's accountability to its community on the delivery of committed projects and initiatives.

It is a requirement of the *Local Government Act 1993*, that Council receive a progress report on the principle activities outlined in the Delivery Program and Operational Plan at least once every six months.

Report

At the Ordinary Council meeting on 27 June 2017, the Delivery Program 2017-2021 was adopted by Council. The Operational Plan 2018-2019 was adopted by Council at the Extraordinary Council meeting on 26 June 2018 along with the 2018-2019 Budget and Fees and Charges.

This report provides an update on the Council's progress in achieving the principle activities included in the adopted Delivery Program 2017-2021 and Operational Plan 2018-2019 for the period of January 2019 to July 2019.

Highlights from the reporting period include:

- moving through to Phase 2 of Reimagining Campbelltown CBD, one of Council's flagship projects, that turns the vision from Phase 1 into a prioritised delivery framework

- committing to delivering the Campbelltown Billabong Parklands project as part of Western Sydney City Deal partnership
- welcoming the newly formed A-League team, Macarthur FC, to Council's stadium as their home ground
- hosting a range of events including the Quick Chef Challenge and Go4Fun program that were delivered as part of Council's Changing Campbelltown's Future: Childhood Obesity project
- ongoing renewal and regular maintenance programs on Council's assets including Bow Bowling Tennis Court refurbishments, Macquarie Fields Park Cricket Nets upgrade and the Ambarvale Sports Complex upgrade
- continuously working on activating Council's open spaces and delivering quality events suitable for all ages including Mawson Park Night Markets, Ingleburn Alive and Into the Night
- improving Council's Animal Care Facility with the installation of a dog walking track and multiple exercise yards
- placing Council's first Local Strategic Planning Statement on public exhibition
- conducting a review of the strategic corporate planning framework and delivering a new look Delivery Program 2017-2021 and Operational Plan 2019-2020.

Following Council consideration, the six monthly progress report will be published on Council's website for community viewing.

Attachments

1. Delivery Program – Six Monthly Progress Report January 2019 to July 2019 (distributed under separate cover)

8.13 Campbelltown Arts Centre: Retail Review

Reporting Officer

Executive Manager Creative Life
City Growth

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.6 - Foster a creative community that celebrates arts and culture

Officer's Recommendation

1. That the shop at Campbelltown Arts Centre be expanded and the front desk be relocated.
2. That a retail narrative for the Arts Centre shop which focus' on our region be developed.
3. That a stockist list be developed with a focus on local artists and creative industry.
4. That an online retail platform be investigated once the retail shop re-launches.

Purpose

Council at its meeting of 11 September 2018 resolved:

That a report be returned to council on the feasibility of expanding the shop at Campbelltown Arts Centre.

- a) The report should consider expanding the retail offering of goods from local artists and makers and consider the size, location and appearance of the current shop as well as social media marketing opportunities to highlight the offerings from the shop.
- b) The report should also explore the future feasibility of an online retail platform or ecommerce store that acts as an extension of the physical store, highlighting local handmade products and makers and showcasing Campbelltown Arts Centre.

Report

Campbelltown Arts Centre has a 12sqm physical retail shop that has not changed, grown or the stock changed dramatically in 14 years. It currently stocks mainly catalogues and other merchandise that support the exhibitions program.

In early 2019, Council engaged a Cultural Commerce Consultant to undertake a review of the arts centre retail opportunity. It outlined an opportunity to grow the retail offer and with processes in-line with other cultural institutions of similar scale. The report outline the necessity for a retail narrative, changing the location of the front desk, ranging of merchandise, proposed costs and creating an online store.

A briefing was undertaken with Councillors on 30 July 2019 which corresponded to the key points of the Council resolution and provided details of the recommendations based on the consultants review.

A summary of the proposed approach is as follows:

Retail Narrative

The Arts Centre to curate a stockist list with a retail narrative that reflects:

- local artists and creative industries
- bushscape and Georges River
- aboriginal practices in all forms
- a deeper understanding of the region
- communities aspirations to participate in the arts.

Location and space

- the reception desk to be relocated to the gallery entry foyer, which will increase the available retail space to 30sqm
- remove the large bookshelf as this will open up vistas through the shop space
- introduce appropriate wall and floor fittings
- install additional lighting.

Merchandise

The merchandise to consist of:

- luxury items - replicas, artisan, and designer: 10 percent of stock
- gifts - scarves, books, stationery, jewellery: 30 percent of stock
- souvenirs - fridge magnets, postcards, mugs, lens cloths, tea towels, t-shirts and tote bags: 60 percent of stock.

Financial implications

The total cost to relocate the front desk and expand the retail offer at Campbelltown Arts Centre is \$45,850.

The cost will be met from within existing operational budgets and will be returned via realised revenue.

Online retail platform

There is an opportunity for Campbelltown Arts Centre to implement an online shop in the long term however it is recommended that the physical shop be established and processes reviewed before finalising its social media presence and online purchasing platform.

Attachments

Nil

8.14 Draft Campbelltown Local Strategic Planning Statement – Update

Reporting Officer

Executive Manager City Growth and Strategy
City Growth

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Officer's Recommendation

That Council receive and note the information provided within this report regarding the progress of the Draft Campbelltown Local Strategic Planning Statement.

Purpose

To provide Council with a progress update on the Draft Campbelltown Local Strategic Planning Statement (Draft LSPS), including:

1. an update on the process to date,
2. a brief initial overview of the main issues raised in submissions, and
3. an update on the proposed next steps and responsibilities for finalising the Campbelltown LSPS.

History

All councils in the Greater Sydney Region are required to prepare a Local Strategic Planning Statement (LSPS) in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017.

The Draft LSPS was prepared earlier this year and was placed on public exhibition following Council's endorsement of the draft document on 11 June 2019.

The public exhibition period ran from 12 June to 22 July 2019. It is noted that Campbelltown's Draft LSPS was the first Draft LSPS to be placed on public exhibition by a Council in the Greater Sydney Region.

Report

Background

The Draft LSPS is Council's plan for our community's social, environmental and economic land use needs over the next 20 years. It provides a policy and spatial context and direction for land use decision making within the LGA. Its purpose is to:

- provide a 20 year land use vision for the Campbelltown LGA
- outline the characteristics that make our city special
- identify shared values to be enhanced or maintained
- direct how future growth and change will be managed
- prioritise changes to planning rules in the Local Environmental Plan (CLEP 2015) and Council's Development Control Plans
- implement the Region and District Plans as relevant to the Campbelltown LGA
- identify where further detailed strategic planning may be needed.

The Draft LSPS responds to Regional and District planning initiatives and to what our community has told us is important for the future of our city. It sets priorities and actions to achieve our future vision.

Public Exhibition and Submissions

The public exhibition period provided the opportunity for broad consultation with the community, other key stakeholders and Government. A total of 73 submissions were received. The majority of the submissions were received during the exhibition period, with a small number received after this time.

A variety of stakeholders responded to the public exhibition. Submissions have been received from:

- residents
- land owners
- community groups
- a local member of State Parliament
- organisations
- developers
- Government departments and agencies (Federal and State).

The submissions address a broad range of topics. A brief summary of the key matters identified via the initial review of submissions is provided at attachment 1.

Council Officers are currently reviewing the submissions in detail, with regard to possible additions and/or amendments to the Draft LSPS. A more detailed overview and response to the submissions, and any potential additions and/or amendments to the Draft LSPS that result from this detailed consideration of submissions, will form the basis of a further report to Council.

Process and Next Steps

The Greater Sydney Commission (GSC) has advised that further meetings and draft LSPS 'health checks' are being organised with councils who have completed public exhibition of their draft LSPSs. These meetings will provide the opportunity for the GSC, Department of Planning, Industry and Environment (DPIE), Transport for NSW (TfNSW) and other Government departments and agencies to discuss issues relating to the draft statements.

At the time of writing, Council officers are awaiting final confirmation of dates for these meetings. Outcomes of meetings with the GSC, other Government departments and agencies, and the health check will also inform the abovementioned further report to Council.

The next steps for progressing the Draft LSPS towards finalisation include:

STEP	RESPONSIBILITY
Detailed review of submissions	Council Officers
Identification of potential additions and/or amendments	Council Officers
Meetings with GSC and DPIE	GSC and Council Officers
Preparation for Health Check	Council Officers
Preparation of Preliminary Revised Draft LSPS	Council Officers
Health Check	GSC, Government and Council Officers
Changes to Preliminary Revised Draft LSPS subject to outcomes of Health Check	Council Officers
Briefing and further report to Council seeking endorsement of Revised Draft LSPS for GSC Assurance	Council Officers
Forward Council endorsed Revised Draft LSPS to GSC	Council Officers
Assurance (endorsement of LSPS by GSC) either with or without conditions that may require further amendments	GSC
Report to Council seeking adoption of LSPS	Council and Council Officers
LSPS in force	Council Officers (Subject to adoption by Council)

Dates for these steps, and any additional steps that may be required, will be advised once further information is available.

Attachments

1. Initial Summary of Key Matters raised in Submissions on the Draft Campbelltown LSPS (contained within this report)

Attachment 1 – Initial Summary of Matters Raised in Submissions to the Draft Campbelltown LSPS

CATEGORY	KEY MATTERS
General support	<ul style="list-style-type: none"> • Support for vision • Support for priorities (some exceptions) • Support for particular actions (some exceptions) • Support for approach to sustainability • Support for focus on arts and culture • Support for strong partnerships across government • Support for increased collaboration
General queries/concerns	<ul style="list-style-type: none"> • Definitions/Glossary • Complexity • Consultation • Specific priorities and actions • Additional/alternative priorities and actions suggested • Alignment with GSC priorities • Need to raise image and profile of Campbelltown, especially as a destination of choice • Completion of LSPS prior to finalisation of supporting studies
Accessibility/Transport	<ul style="list-style-type: none"> • Active transport (pedestrians and cycle ways) • Public transport • Accessible transport • Roads (generally and specific) • Fast Rail Network (regional link) • Future and potential transport routes • Parking • Importance of planning for freight • Local, district and regional connections • Links to the new airport • North-South Rail Line proposal • Alignment with government priorities • Light rail/shuttle to link CBD areas and CBD to residential areas • Advocacy for rail infrastructure • Transport orientated development • Cambridge Avenue • Glenfield Causeway • Georges River Parkway (road reservation/potential future road) • Badgally Road connection to Broughton Street
Agriculture and Primary Industries	<ul style="list-style-type: none"> • Need to ensure long-term retention of agricultural lands and food production opportunities • Importance of the Metropolitan Rural Area for Agriculture • Managing land use conflicts • A more developed position on agriculture and rural land needed
Arts and Culture	<ul style="list-style-type: none"> • Importance of arts and culture • Potential for an entertainment centre • Potential for a concert hall

CATEGORY	KEY MATTERS
Centres	<ul style="list-style-type: none"> • Importance of retailing in centres and job opportunities • Role of existing centres • Centres Hierarchy • Importance of specialised retail premises (bulky goods premises) • Need to attract business • Support for Leumeah as part of CBD • Importance of revitalising Queen Street
City Deal	<ul style="list-style-type: none"> • Support for alignment of Draft LSPS to City Deal commitments • Opportunity to seek addressing of social needs
Defence	<ul style="list-style-type: none"> • Need to recognise and support Defence requirements • Potential land use conflicts • Access requirements
Economic Development	<ul style="list-style-type: none"> • Need for jobs growth to align with housing development • Need to create more knowledge intensive jobs • Opportunities to strengthen the local economy • Role of education in providing opportunities • Building on existing strengths • Need to increase attractiveness/offer to visitors • Importance of retailing in centres and job opportunities • Clearer direction on commercial development, future employment land and retail, and appropriate areas for commercial development • Opportunities for a Launch Pad (potential for Campbelltown CBD presence) • Encourage businesses to locate in Campbelltown
Education	<ul style="list-style-type: none"> • Opportunities to further explore integration with WSU • Opportunities for more facility sharing with schools • Broadening the role of education providers • Population forecasts and school infrastructure • Potential for more arts and cultural offerings at WSU
Employment and Employment Lands (including Industrial Lands)	<ul style="list-style-type: none"> • Need to attract business and industry • Need to create long term employment opportunities • Transport orientated development
Environmental Issues and Sustainability	<ul style="list-style-type: none"> • Air quality • Bushfire • Flora and Fauna/biodiversity and environmental corridors • Habitat • Heat • Koalas • Koala Plan of Management - finalisation • Sustainability • Water quality • Impacts of growth on the environment • Waste removal

CATEGORY	KEY MATTERS
Environmental Issues and Sustainability <i>(continued)</i>	<ul style="list-style-type: none"> • Flooding (particularly in Ingleburn) • Noise • Concerns about locations for Bushland and Waterway Restoration • Interface/buffers between development and habitat/natural areas • Retention of natural areas • Corridors and opportunities linking Campbelltown and Wollondilly LGAs • Resource recovery • Contaminated land management
Growth and Development	<ul style="list-style-type: none"> • Concerns and some opposition relating to amount of growth and population increase • Requests for clarification/amendment of growth rates • Growth not aligning with infrastructure provision • Issues with certain areas identified for development intensification and/or new land release • Concerns about Gilead land releases • Increased height limits have been allowed over time • Increasing number of residential apartments • Requests for “future investigation areas” to be nominated • Greater Macarthur 2040
Health and Wellbeing	<ul style="list-style-type: none"> • Additional health matters that could be addressed • City design and health • Opportunities to further explore integration with WSU • Opportunities to expand health related activities
Heritage	<ul style="list-style-type: none"> • European • Indigenous • Protection • Upper Canal
Housing	<ul style="list-style-type: none"> • Affordable housing, including affordable rental • Incentives-based approach to affordable housing • Social housing • Diversity • Seniors and aged-care housing • Indigenous aged housing • Need to verify growth targets/growth capacity • Need for low-income housing component in new developments • Consider preparing a SEPP 70 Affordable Housing Contribution Scheme
Implementation	<ul style="list-style-type: none"> • Support for proposed implementation • Suggestions for improvements/further clarification • Achievement of actions
Indigenous Matters	<ul style="list-style-type: none"> • Opportunity to support the social, cultural and economic goals of Indigenous communities

CATEGORY	KEY MATTERS
Indigenous Matters <i>(continued)</i>	<ul style="list-style-type: none"> • Need an Aboriginal aged care facility • Consider a commitment to Aboriginal places and perspectives • Consider a reference to Aboriginal culture embedded in the priorities • Significant Aboriginal places outside National Park (Wedderburn) • Consider embedding Aboriginal Heritage in some actions • Investigate and seek support for an Aboriginal Cultural Centre • Consider an Aboriginal perspective in community involvement • Implementation should also refer to some Indigenous actions
Infrastructure	<ul style="list-style-type: none"> • Alignment of growth and infrastructure • Growth exceeding infrastructure • Importance of libraries • Cultural hub • Potential for an entertainment centre/concert hall • To meet the needs of an ageing population • Funding of infrastructure
Mapping	<ul style="list-style-type: none"> • Some potential clarifications and amendments noted • Some requests for changes in how specific areas/sites are represented
Open Space	<ul style="list-style-type: none"> • Need for sufficient open space especially as densities increase • Potential opportunities to expand open space offer • Potential for extension of Western Sydney Parklands • Importance of/need for protection and enhancement of Georges River Regional Open Space Corridor
Planning Processes (in general)	<ul style="list-style-type: none"> • Clear process needed for rezonings/planning proposals • Advocacy for an urban development program • More opportunities for collaboration with the development industry and business • Request for simplified processes for assessments of key issues in planning and development processes • Improved up-front advice
Recreation	<ul style="list-style-type: none"> • Junior Skate Park Training Facility • Importance of sports and recreation infrastructure • Importance of passive recreation space • Potential for an Upper Georges River National Park
Retailing	<ul style="list-style-type: none"> • Need to recognise the continued importance of retailing • Importance of specialised retail premises (bulky goods premises)
Risk/Natural Hazards	<ul style="list-style-type: none"> • Bushfire • Flooding • Subsidence
Services	<ul style="list-style-type: none"> • Importance of provision of human services • Importance of community hubs and potential for their development

CATEGORY	KEY MATTERS
	<ul style="list-style-type: none"> Issues with certain areas identified for development intensification and/or new land release
Specific locations	<ul style="list-style-type: none"> Wedderburn – amenity and request for increased development potential on certain land Scenic Hills – request for increased development potential Scenic Hills – interface between the Scenic Hills and urban development Mount Gilead – urban release, growth and environment Gilead (Greater Macarthur Land Release Areas) Edgelands – request for increased development potential on certain land
Specific sites –issues/requests	<ul style="list-style-type: none"> Cemetery at Varroville Hurlstone site and land sale Ingleburn Macquarie Fields (generally and specific sites) Glenfield Eagleview Road, Minto Bensley Road, Ingleburn (Caledonia) Blairmount and Eagle Vale Drive – potential development area Campbelltown (specific sites) Minto (specific sites) Katanna Road, Wedderburn Minto Centre and surrounds – potential for future development Appin Road, Gilead Macarthur Square – diversity and flexibility of land uses Figtree Hill (Mount Gilead) Willowdale Ingleburn Logistics Park Macarthur Gardens Retirement Village Macarthur Grange Golf Course site – future development aspirations
Waterways	<ul style="list-style-type: none"> Fisheries related issues Water sensitive urban design Water quality Erosion and sediment control Riparian and wetland management

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 Property Matter

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.

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