



**CAMPBELLTOWN**  
CITY COUNCIL

# **ORDINARY BUSINESS PAPER**

**8 OCTOBER 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



01 October 2019

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 8 October 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**

Nil at time of print.

### **3. CONFIRMATION OF MINUTES**

#### **3.1 Minutes of the Ordinary Meeting of Council held 10 September 2019**

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

That the Minutes of the Ordinary Meeting of Council held 10 September 2019, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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##### **Report**

That the Minutes of the Ordinary Meeting of Council held 10 September 2019 are presented to Council for confirmation.

##### **Attachments**

1. Minutes of the Ordinary Meeting of Council held 10 September 2019 (contained within this report)

# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Ordinary Council Meeting held at 6.30pm on Tuesday, 10 September 2019.**

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## Minutes of the Ordinary Meeting of the Campbelltown City Council held on 10 September 2019

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**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 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 / LEAVE OF ABSENCE

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

That an apology from Councillor W Morrison be received and accepted.

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

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

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#### 2.1 Request for Leave of Absence - Councillor Lake

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

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

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

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### 3. CONFIRMATION OF MINUTES

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

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

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

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

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### 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 – Mount Gilead Planning Proposal – Relocation of Proposed Community Hub Building and Additional Permitted Use. Councillor Greiss advised he is a member of the Sydney Western City Planning Panel and that he will leave the chamber.

Councillor Lound – Item 8.1 – Mount Gilead Planning Proposal – Relocation of Proposed Community Hub Building and Additional Permitted Use. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and that he will leave the chamber.

#### **Non Pecuniary – Less than Significant Interests**

Nil

#### **Other Disclosures**

Nil

## 5. MAYORAL MINUTE

### 5.1 Vale - Allan Connolly

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

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

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

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**Meeting note:** Councillor Lake and Councillor Lound shared their memories of Allan Connolly with the Chamber.

## 6. PETITIONS

## 7. CORRESPONDENCE

Nil

## 8. REPORTS FROM OFFICERS

**Meeting note:** Having declared and interest in the Item 8.1 Councillor Greiss and Councillor Lound left the Chamber at 6:42pm and did not take part in the discussion or vote on the matter.

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

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**Meeting note:** Ms Susan Gay, Ms Marina Farid, Ms Kate Banister and Mr Matthew Cooper addressed the meeting.

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

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
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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.

A Division was recorded in regard to the Resolution for Item 8.1 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, P Lake and B Thompson.

Voting against the Resolution were B Moroney.

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

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**Meeting note:** At the conclusion of the discussion regarding Item 8.1 Councillor Greiss and Councillor Lound returned to the Chamber at 7:14pm.

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## **8.2 Review of Campbelltown Local Environmental Plan 2015**

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

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).

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



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Voting against the Resolution were Nil.

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

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### **8.3 Development Application Status**

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

That the information be noted.

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

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### **8.4 Aboriginal Interpretation Strategy**

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

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.

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

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### **8.5 Campbelltown 2020 Bicentenary Program Update**

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

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

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

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## 8.6 Over 55s Dance Event

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

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.

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

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## 8.7 Reports and Letters Requested

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

That the information be noted.

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

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## 8.8 Expenditure Allocation Revote

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

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.

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

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## 8.9 Investment and Revenue Report - July 2019

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

That the information be noted.

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

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### **8.10 Revised Contract Management Policy**

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

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.

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

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### **8.11 Minutes of the Audit Risk and Improvement Committee Report**

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

That the minutes of the Audit Risk and Improvement Committee held 20 August 2019 be noted.

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

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### **8.12 Delivery Program - Six Monthly Progress Report**

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

That the information be received and noted.

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

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### **8.13 Campbelltown Arts Centre: Retail Review**

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

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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.

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

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#### **8.14 Draft Campbelltown Local Strategic Planning Statement – Update**

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

That Council receive and note the information provided within this report regarding the progress of the Draft Campbelltown Local Strategic Planning Statement.

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

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#### **9. QUESTIONS WITH NOTICE**

Nil

#### **10. RESCISSION MOTION**

Nil

#### **11. NOTICE OF MOTION**

Nil

#### **12. URGENT GENERAL BUSINESS**

### 13. PRESENTATIONS BY COUNCILLORS

1. Councillor Bob Thompson passed on his thanks to Council staff, in particular, to the City Delivery teams for the wonderful upkeep of the gardens in the LGA.
2. Councillor Paul Lake passed on his thanks to Graham Pascoe for providing information and sharing his knowledge to a concerned resident regarding a development in Menangle Park.
3. Councillor Margaret Chivers on 17 August attended the Campbelltown Art Centre for the launch of the Marama Dina and Yirran Miigaydhu exhibitions. Yirran Miigaydhu is a display of the works from the Aboriginal women's weaving workshops run at the Arts Centre each month. At the launch a weaving workshop was run which was very popular. Marama Dina considers the female Indigenous Fijian identities in the diaspora either away from Fiji or away from village life. Councillor Chivers thanked Emily Rolfe for taking her through both exhibitions and explaining in great detail each of the artworks.
4. Councillor Margaret Chivers with Councillor Lound on 18 August attended the first session (12-17 year olds) of Feel the Beat at The Cube. This was the first inclusive music festival and Councillor Chivers shared that being at this event was one of the proudest moments in her professional life. The joy of watching all the attendees spending time at the activities and dancing. Councillor Chivers thanked the event partner, The Disability Trust, the other Superman – Paul Nunnari, c91.3 announcers Christian and Bella, Justice Crew and all the bands in attendance. Councillor Chivers thanked Campbelltown Catholic Club for providing the venue. Councillor Chivers thanked the Director of City Lifestyles and her team with a special thank you to Michelle Sheehan for her enthusiasm.
5. Councillor Margaret Chivers on 21 August attended the opening of OzChild's newest office in Campbelltown. OzChild provides for vulnerable young Australians with early intervention programs helping to strengthen family relationships aiming to keep young people safely in family based care. Councillor Chivers personally thanked the organisation for their work and is pleased to welcome OzChild to Campbelltown.
6. Councillor Margaret Chivers on 23 August attended Poetry Slam at Campbelltown Arts Centre. The event partnered with Bankstown Poetry Slam and Western Sydney University. Spoken word artists Luka Lessons and Zeadala performed to an appreciative crowd.
7. Councillor Margaret Chivers on 2 September attended ADRA Community Centre in Macquarie Fields for the opening of the new zen-sory place and play area at Mallee Rose Cottage. ADRA provide assistance including counselling and food hampers for those in need.
8. Councillor Margaret Chivers passed on her appreciation to Council staff member Anne McCarthy who was so friendly and helpful. Councillor Chivers expressed gratitude for the staff in taking care in everything they do, that they have the respect of the community and residents.

9. Councillor Ben Gilholme on 11 August attended the third round of the NSW Quidditch League at Kayess Park in Minto. The strong winds and low temperatures didn't stop a great game with three from three wins. Congratulations to the Macarthur Weasleys who now proudly hold outright first place in Division 2.
10. Councillor Ben Gilholme on 18 August attended the second session (18-24 year olds) of Feel the Beat at The Cube. Councillor Gilholme commented on the vibrant atmosphere and passed on his appreciation to all for giving it a go, noting the strong community presence. Councillor Gilholme shared his interactions with festival attendees and their positive feedback for the event.
11. Councillor Ben Gilholme on 25 August attended a scouts awards ceremony with Hume Region Scouts. The ceremony recognised NSW members who support scouting. Councillor Gilholme was presented with a white scout scarf, becoming the first Councillor to ever receive this honour. Councillor Gilholme thanked Region Commissioner Sue Bartlett and Chief Commissioner Neville Tomkins.
12. Councillor Ben Gilholme on 31 August attended Macarthur Wizarding World at the Wizard of Oz Funland. The event was a Harry Potter themed event where Councillor Gilholme had the honour of judging best costume. Councillor Gilholme passed on his thanks to Brian Laul and his wife Christine for another great event in Campbelltown.
13. Councillor Rey Manoto on 25 August attended the National Servicemen's Memorial Day at Ingleburn Military Precinct. The day celebrated the 60<sup>th</sup> anniversary of the last servicemen being the last soldiers who marched from this precinct before going to war. The memorial thanked the soldiers who are now in their 80s and 90s but also remembered those who never returned.
14. Councillor Rey Manoto attended the 80<sup>th</sup> Anniversary Commemoration of the outbreak of World War II at Robert Townson Public School in Raby. The commemoration was attended by Mr Adam Gajkowski, President of Federation of Polish Organisation in NSW, Fr Edmund Budzilowicz, Fr Slawek Plonka and Salina Pahulu. Councillor Manoto thanked the Macarthur Polish Saturday School and the Polish Community for organising this event, with the underlying message to commemorate the sacrifices of those who died and ensure the youth of today understand the human suffering and horrors caused by armed conflicts and wars.
15. Councillor Rey Manoto on 7 September attended the NSW RFS Macarthur District Presentation Day at West Leagues Club. The presentation was a tribute to the 20 volunteers who between them have given 477 years of service to the Rural Fire Service. Councillor Manoto thanked the volunteers for their commitment to our community.
16. Councillor Darcy Lound with Councillor Chowdhury and Councillor Hunt on 25 August attended the Macarthur Multicultural Children's Festival. The festival had a wonderful variety of cultures represented and included a march past and a variety of foods. It was a great event bringing the city together.
17. Councillor Darcy Lound on 17 August attended the Campbelltown and Airs Historical Society Ivor G Thomas Presentation. This year's presentation looked back on the changes to our city since the 1950s with some great pictures capturing these changes. Councillor Lound thanked Kay Hayes and the committee for the presentation.

18. Councillor Darcy Lound on 9 August attended the Olyroos (Australian under 23s) friendly game against New Zealand at Campbelltown Stadium. The game ended on a 1-1 draw. Councillor Lound was lucky to have the opportunity to meet the FFA and is eagerly awaiting the Macarthur FC Bulls starting next year.
19. Councillor Masood Chowdhury on 31 August celebrated Onam with the Kerala community at St John the Evangelist Church in Campbelltown. The celebration featured dances, song and cultural foods.
20. Councillor Masood Chowdhury on 31 August attended the Teej 2076 at the Greg Percival Community Centre. The event was a celebration for the Nepalese community to celebrate the end of their fasting with music and dance.
21. Councillor Masood Chowdhury with Councillor Manoto on 1 September attended the Multicultural Day at the Greg Percival Ingleburn Community Centre organised by the Multicultural Society of Campbelltown Inc. Councillor Chowdhury commented to the number of attendees and the number of cultures that were represented. The day was filled with music, food and dance displays making it a big celebration for the Campbelltown community.
22. Councillor Meg Oates on 5 September attended the Orientation and Information Evening for the 35<sup>th</sup> delegation of students from Campbelltown going to Koshigaya, Japan. This year 15 young students have been given the opportunity to represent not only Campbelltown but also Australia. Councillor Oates thanked the parents and the Campbelltown Koshigaya Sister Cities Association for providing them with this experience.
23. Councillor Meg Oates on 4 September attended the Threatened Species Art and Writing Competition awards held at the Australian Plant Bank at The Australian Botanic Garden, Mount Annan. Councillor Oates commented on the high standards of entries being a very thoughtful reminder that our youngest generation are very aware about the issues facing threatened species and the importance in protecting our native flora and fauna.
24. Councillor Meg Oates on 24 August attended the launch of the new signage at Simmos Beach Reserve. Simmos Beach provides picnic facilities, upgraded walking trails and a kayak ramp to the Georges River. The trails at Simmos Beach Reserve were named and mapped by students from James Meehan High School and students were present at the launch.
25. The Mayor, Councillor Brticevic on 7 September attended the opening of Baden Powell Offleash Dog Park. The offleash dog park was enjoyed by all types of dogs who were all interacting with each other. Councillor Brticevic thanked staff from the Animal Care Facility and Richard Lonza and Kira from Help Save the Wildlife and Bushlands in Campbelltown for being in attendance.
26. The Mayor, Councillor Brticevic on 31 August attended the 25<sup>th</sup> anniversary of the Filipino and Friends Parish Community Association in Campbelltown. The celebration took place at Mary Immaculate Catholic Parish in Eagle Vale. The previous parish priest Fr Donal and current priest Fr Slawek were in attendance. The celebration included dancing and singing. Councillor Brticevic thanked the community for the invitation.

## 14. CONFIDENTIAL REPORTS FROM OFFICERS

### Confidentiality Recommendation

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

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

#### **Item 14.1 Property Matter**

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

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

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

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The Ordinary Meeting of Council was adjourned at 8.03pm and reconvened as a meeting of the Confidential Committee at 8.04pm.

### Recommendations of the Confidential Committee

#### 14.1 Property Matter

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

1. That Council deals with the land described below, on the terms and conditions outlined within this report.

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

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

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

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

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**At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8.05pm.**

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

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

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

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There being no further business the meeting closed at 8.06pm.

Confirmed by Council on

..... General Manager ..... Chairperson

**4. DECLARATIONS OF INTEREST**

**Pecuniary Interests**

**Non Pecuniary – Significant Interests**

**Non Pecuniary – Less than Significant Interests**

**Other Disclosures**

**5. MAYORAL MINUTE**

**6. PETITIONS**

**7. CORRESPONDENCE**

Nil

**8. REPORTS FROM OFFICERS****8.1 Annual General Meeting Presentation****Reporting Officer**

Executive Manager Corporate Services and Governance

## 8.2 Financial Statements 2018-2019

### Reporting Officer

Executive Manager Corporate Services and 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 financial reports and the Auditors reports for the period 1 July 2018 to 30 June 2019 be received and noted.

### Purpose

Presentation of Councils annual financial statements for the period 1 July 2018 to 30 June 2019.

### Report

Council at its meeting held 6 August 2019 resolved to refer the 2018-2019 General Purpose Financial Reports and the 2018-2019 Special Purpose Financial Reports to audit. Following completion of the audit by Council's auditor, Audit Office of New South Wales, and in accordance with Section 417 of the *Local Government Act 1993*, Council was issued with an audit opinion as outlined in the Auditor's reports.

### Presentation of Financial Reports

Section 415 to Section 421 of the *Local Government Act 1993* outlines Council's annual financial reporting and auditing requirements. Council must give notice of the public meeting at which the audited financial reports together with the Auditor's reports are to be presented. Public notice was given on Tuesday 24 September 2019 via Council's website as well as by advertisement in the local paper.

In accordance with Section 420 of the *Local Government Act 1993*, written submissions are invited with respect to the audited financial reports or the Auditor's reports. Council must ensure that copies of all submissions are referred to Council's Auditor together with any action that Council considers appropriate in response to submissions received.

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

## The Financial Reports

The Financial Reports have been prepared in accordance with the *Local Government Act 1993* and regulations thereunder, Australian Accounting Standards and other pronouncements, the Local Government Code of Accounting Practice and Financial Reporting (Update 26).

The Financial Statements are available on Council's website:  
<https://www.campbelltown.nsw.gov.au/CouncilandCouncillors/FinancialInformation>

## Operational Result

The operating result for the reporting period reflects an increase in equity of \$96m, which includes depreciation of Council's infrastructure assets, capital grants and contributions and gains on revaluation of infrastructure, property, plant and equipment. The operating result before capital grants and contributions provided a surplus of \$6.9m. Capital grants and contributions amounted to \$40.7m, which results in an adjusted operating result after capital grants and contributions of a surplus of \$47.6m.

In complying with the Australian Accounting Standards, any income received during the year must be brought to account in that financial period. As such any grant income, developer contributions and other income is brought to account when received or raised as an account receivable. The subsequent expenditure required from this income may not be carried out until a future financial period which distorts the operating result. These funds are however, protected by placing a restriction over the income. Details of restricted funds are disclosed in Note 6c to the Financial Statements. For the 2018-2019 financial year externally restricted funds, which are required to be committed to the purposes for which they were provided, amount to \$60.7m.

## Performance Measures

The Office of Local Government requires a minimum number of prescribed indicators to be presented in Note 24 of the Financial Reports as follows:

### 1. Operating Performance

The operating performance percentage measures Council's achievement in containing operating expenditure within operating revenue. This indicator has steadily improved and Council continues to strive to meet the benchmark of >0.

2019	2018
5.84%	8.35%

**2a. Own Source Operating Revenue**

The own source operating revenue percentage measures fiscal flexibility and the degree of reliance on external funding sources such as grants and contributions. This indicator has remained consistent for 2018-2019 and remains above the benchmark of >60 percent.

2019	2018
68.7%	58.4%

**2b. Own Source Operating Revenue (exclusive of non-cash dedications)**

The own source operating revenue is distorted by non-cash revenues received through the dedication of non-current assets. This additional disclosure is provided to demonstrate that Council significantly exceeds the benchmark of >60 percent after excluding \$35m in non-cash dedications which better reflects a fairer comparison to other NSW councils who may not receive material dedications revenue as a result of high levels of growth.

2019	2018
82.7%	74%

**3. Unrestricted Current Ratio**

The unrestricted current ratio assesses the adequacy of working capital and the ability to satisfy obligations in the short term from the unrestricted activities of Council. This ratio has consistently remained above the benchmark of 1.5:1 as a result of the retirement of debt and budget surpluses.

2019	2018
2.84:1	4.82:1

**4. Debt Service Cover Ratio**

The debt service cover ratio measures the availability of operating cash to service debt and lease repayments. It is Council's current policy to maintain a low ratio and has been consistently higher than the benchmark of >2

2019	2018
8.72:1	8.33:1

**5. Rates and Annual Charges Outstanding Percentage**

The rates and annual charges outstanding percentage is reported to Council on a monthly basis as part of the Rates Summary Report. The percentage has significantly improved over recent years.

2019	2018
3.75%	3.33%

**6. Cash Expense Cover Ratio**

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

2019	2018
18.24 months	19.62 months

## **The Budget Result**

The budget result for the year is aligned to funding and takes into consideration Council's total expenditure and revenue, including not only operational items but capital expenditure, loan borrowings and sale of assets. Council's original budget predicted a balanced budget for the 2018-2019 financial year, which was maintained through quarterly reviews.

## **Infrastructure Assets**

Council's fixed assets continue to be re-valued in accordance with Australian Accounting Standards and as at 30 June 2019, all asset classes are stated at their fair value and will be re-valued every three or five years or as significant changes affect assets. Council should note that this significantly impacts depreciation which has a flow on effect, increasing the difficulty in maintaining a surplus operating result before capital grants and contributions.

Special Schedule 7 details the condition of Council's buildings and infrastructure and highlights a current backlog of \$17.9m. This backlog and future funding gaps is being addressed by the special rate variation and loan borrowings under the Local Infrastructure Renewal Scheme.

## **Summary**

Council as at 30 June 2019 remains in a sound and stable financial position for the short to medium term. After allowing for capital grants and contributions, the operational surplus of \$47.6m has now been consolidated into Council's total equity which now stands at \$2.4b.

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

Some of the items to note for the 2018-2019 financial period include:

- increase in rates and annual charges revenues of some \$7m largely attributable to residential rates growth
- decrease in capital grants and contributions in the amount of \$30m of which \$13m is attributable to road and other asset dedications and \$12m in developer contributions
- increase in depreciation expense of \$2.4m mainly attributable to dedicated infrastructure assets over recent years
- Council's investment portfolio contributed \$6m in revenue to Council's operational result exceeding budget predictions despite a slowing of the economy and subsequent reductions in interest rates to record lows.

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

## **Attachments**

1. Financial Statements 2018-2019 (distributed under separate cover)

### **8.3 Campbelltown Investment Attraction and City Marketing Mission to South Korea**

#### **Reporting Officer**

General Manager  
General Manager

#### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
3 Outcome Three: A Thriving, Attractive City	3.4 - Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workforce including professional, technology and knowledge based skills and creative capacity

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

That the information be noted.

#### **Purpose**

To provide information to Council regarding the outcomes of a recent investment attraction and city marketing mission to Seoul, South Korea where the General Manager was accompanied by Council's Strategic Partnerships Manager.

#### **History**

Council was recently contacted by National Australia Bank (NAB) Asia who expressed keen interest in attracting the Western City and Aerotropolis Authority (WCAA) to speak at the Western Sydney Aerotropolis Investor Forum held in Seoul, South Korea in September 2019.

Council assisted in facilitating this connection and by doing so, was afforded an opportunity for Campbelltown to showcase its strategic positioning, strengths and emerging opportunities to potential Korean investors.

#### **Report**

The General Manager was invited to participate as a speaker at the Seoul Investor Forum facilitated by the NSW State Government in partnership with Austrade focusing on the Western Sydney Aerotropolis.

The Western Sydney Aerotropolis Forum began with an introduction from Australia's Ambassador to the Republic of Korea, His Excellency, James Choi, giving credibility to presentations that followed including:



- Australia-Korea trade relationship by Rodney Cummerford, Senior Trade Commissioner, Austrade Seoul
- Western Sydney & Aerotropolis Investment Opportunities by Sam Sangster, CEO, Western City and Aerotropolis Authority
- NSW Economy Update and Major Projects by Michael Bradley, Director & Head of Corporate Coverage, Corporate and Institutional Banking, NAB

Council's General Manager addressed the forum, providing an introduction to Campbelltown and Council's strategic positioning with a key focus on Re-imagining Campbelltown, existing infrastructure, significant strategic lands and emerging investment opportunities within the city.

The forum was well attended with approximately 70 representatives from leading Korean companies across a number of industries including aviation, retail, logistics, education, research, agriculture, finance and banking, tourism and medical.

Following the presentation, Council representatives were able to connect with the audience and receive questions where potential investment opportunities and connections were made. There is further opportunity to cement these introductory relationships in November when the 40th Annual Korean-Australian Business Chamber meeting is hosted in Sydney.

### **Demonstration of Smart Cities Initiatives**

Seoul is a global leader in Smart Cities. Council representatives had the opportunity to meet with key representatives from the Seoul Metropolitan Government with a view to gaining an understanding of smart city start-up initiatives and draw on Seoul's vast experience in incentivising and fostering innovation.

Council representatives experienced emerging technologies from Hyundai, LG and SK Telecom and met with developers.

Council representatives also had the privilege of meeting with the Office of Presidential Committee on 4th Industrial Revolution to discuss their National Smart City Pilot: Busan. The Busan pilot aims to be the first true "Augmented City" with a platform-oriented approach, shared infrastructure, low service development cost, easy to combine services and repetitive innovation. It is proposed that Busan residents will arrive in 2022.

### **Increased International Awareness**

In an approach to increase international awareness of the City of Campbelltown, the General Manager and Strategic Partnerships Manager met with the Deputy Head of Mission to Korea and Ambassador to Korea and held discussions regarding Campbelltown's destination offers and the unique opportunities that Campbelltown presents in the Western City.

### **Korea's Quality Public Domain**

Seoul offers its residents and visitors unique public domain. One particular example of this is the Cheonggyecheon Stream.

The Cheonggyecheon Stream is a 10.9km modern public recreation space located in downtown Seoul, South Korea. The massive urban renewal beautification project is on the site of a stream that flowed before the rapid post-war, economic development caused it to be

covered by transportation infrastructure. In 2005 it was opened as a transformed space for visitors, residents and workers to enjoy, in its current form.

Campbelltown may draw upon these examples of water within the urban form, tree lined boulevards encouraging walking and many interesting small pockets of greenery aside streets, within its Reimagining Campbelltown City Centre Masterplan.

### **Associated Costs**

The associated costs of this self-funded investment and attraction tour totalled \$5,833 as follows:

<b>Attendee</b>	<b>Airfare</b>	<b>Accommodation</b>
General Manager	\$1,253	\$1,465
Strategic Partnerships Manager	\$1,404	\$1,711
<b>Total Associated Costs</b>	<b>\$ 2,657</b>	<b>\$3,176</b>

### **Conclusion**

These visits are an important part in identifying potential investment and attraction opportunities that Campbelltown has to offer to the international market. The tour also provided key learnings regarding urban renewal, smart cities and best practice methodologies that can assist in the future shaping of Campbelltown.

### **Attachments**

Nil

## 8.4 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 of the status of development applications within the City Development Division.

### Report

In accordance with the resolution of the Council meeting held 13 March 2018, that:

Councillors be provided with monthly information detailing the status of each report considered by the (IHAP), now known as the Local Planning Panel (LPP), South Western City Planning Panel and approved by the General Manager under delegation of a value of more than \$1m, the attachment to this report provides this information as requested.

### Attachments

1. List showing status of 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)	Renotification of amended plans being undertaken	
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	Unavailable at time of preparation
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	Public exhibition commenced	

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	Applicant reviewing submissions	

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	Awaiting further information from applicant	

## 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	
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	Reported to Local Planning Panel on 25 Sept. 2019	Unavailable at time of preparation
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
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 Dowie Drive, Claymore	Subdivision and change of use of a residential building	No cost	Council staff	Assessing	
3241/2015/DA-I/A	55 Stennett Road, Ingleburn	Modification of existing consent for the construction of a warehouse building	\$15,000,000	Variation of development standard by more than 10%	Reported to Local Planning Panel on 25 Sept. 2019	Unavailable at time of preparation
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%	Reported to Local Planning Panel on 25 Sept. 2019	Unavailable at time of preparation
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	

## 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
Nil	Nil	Nil	Nil	Nil	Nil	Nil



## 8.5 Re-establishment of North Area Alcohol Free Zones

### Reporting Officer

Manager City Standards and Compliance  
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 re-establish Alcohol Free Zones over the streets, footpaths and car park areas detailed in attachment 1 to the report.
2. That the Alcohol Free Zones referred to in Recommendation 1 commence on 25 December 2019 and that a public notice advising of Council's decision be notified on Council's website at least seven days in advance of re-establishing the zones.
3. That Alcohol Free Zones referred to in Recommendation 1 be sign-posted in accordance with Council's standard Alcohol Free Zones sign template including a contact phone number of the Police Local Area Command.
4. That the Alcohol Free Zones footpath stencils be replaced as considered necessary.
5. That the Alcohol Free Zones referred to in Recommendation 1 be reviewed prior to the expiration of the re-establishment period, being 24 December 2023.
6. That a notice be placed on Council's website inviting submissions in relation to the intention to establish an Alcohol Free Zone for Raby (Zone 2) over the streets, footpaths and car park areas as detailed in attachment 8 of the report.
7. That Council write to relevant organisations seeking comment in relation to the intention to establish an Alcohol Free Zone for Raby (Zone 2) in accordance with the Ministerial Guidelines for establishing Alcohol Free Zones.
8. That a further report be submitted to Council to advise of any submissions received as a result of notification referred to in Recommendation 6 and 7.

### Purpose

To submit to Council for endorsement a proposal to re-establish Alcohol Free Zones (AFZ's) for Claymore, Glenfield, Ingleburn, Macquarie Fields, Minto, Minto Zone 2, Raby, St Andrews.

To submit to Council for consideration and endorsement a proposal to establish an additional Alcohol Free Zone Raby (Zone 2).

## History

Council at its meeting held 9 April, 2019 considered a recommendation regarding the proposal to re-establish North Area Alcohol Free Zones and resolved:

1. That a notice be placed on Council's website inviting submissions from any person or groups in response to Council's intention to re-establish Alcohol Free Zones over the public roads and carparks detailed in the attachments to this report for the proposed Alcohol Free Zones of:
  - a) Claymore
  - b) Glenfield
  - c) Ingleburn
  - d) Macquarie Fields
  - e) Minto
  - f) Minto Zone 2
  - g) Raby
  - h) St Andrews
2. That any objections received during the exhibition period be reported to Council.
3. That should no objections be received during the exhibition period, advice be given that Council intends to re-establish Alcohol Free Zones over the areas specified in Recommendation 1 above to:
  - a) The Anti-Discrimination Board
  - b) The Officer in charge of the Police Station nearest the zones
  - c) The liquor licensees and secretaries of registered clubs whose premises border on or adjoin or are adjacent to the proposed zones
  - d) Any known group that might be affected by the creation of the proposed 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.

In accordance with Council's previous resolution of 9 April, 2019, a notice was placed on Council's website advising of Council's intention to re-establish the North Area Alcohol Free Zones and inviting comments from the public.

In accordance with the Ministerial Guidelines and Council's previous resolution, Council wrote to the following organisations seeking written comment on the proposal:

- The Anti-Discrimination Board
- the Officer in charge of the Campbelltown City Police Area Command
- liquor licensees and registered clubs whose premises are adjacent to any of the affected zones.
- any known group that might be affected by the re-establishment of the Alcohol Free Zones.

A response was received from the Campbelltown City Police Area Command (shown as attachment 10).

## Report

The abovementioned zones (Raby Zone 2 excepted) are due to expire on 24 December 2019 and accordingly, in the interest of continuing to promote the safe use of the roads, footpaths and car parks within the zones and reduce the potential for alcohol related incidents, it is proposed these zones be re-established as shown in the attached maps.

Council received a written reply from Campbelltown City Police Area Command (attachment 10) supporting Council's intention to re-establish the abovementioned Alcohol Free Zones in the interest of minimising the harm associated with the consumption of liquor in these areas.

Advice provided by Campbelltown City Police Area Command indicates that the current zones are being enforced on a regular basis and re-establishing these zones will assist police in the continuation of reducing alcohol related crime.

It is also noted that placing stencils strategically along footpaths assists in educating those who may consider drinking in designated alcohol free zones.

In view of the above, Council is now in a position to declare the re-establishment of Alcohol Free Zones located within the northern portion of the Campbelltown Local Government Area that are due to expire on 24 December 2019.

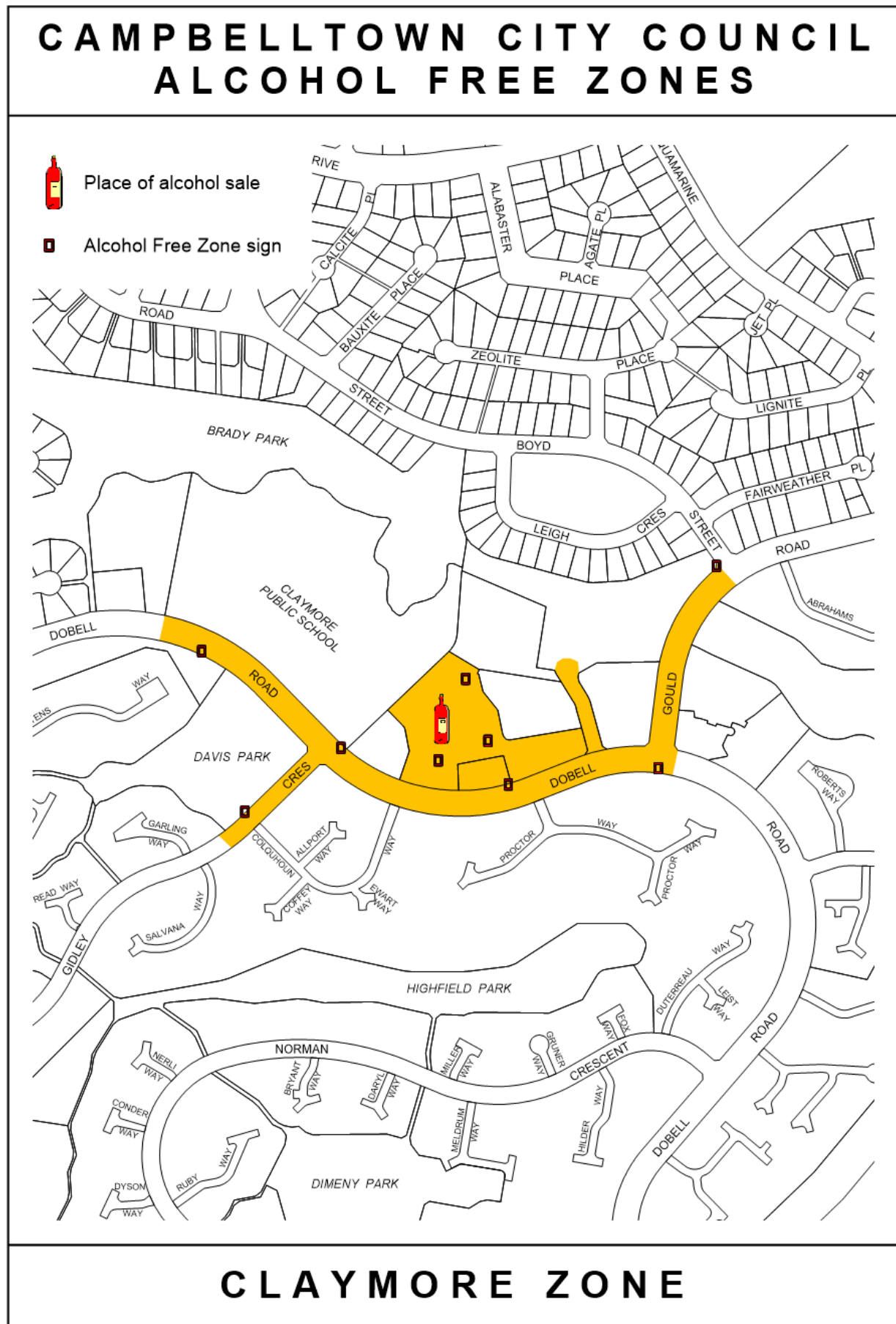
In the interest of continuing to promote the safe use of footpaths, streets and car park areas within the zones and reduce the potential for alcohol related incidents, it is proposed the zones as outlined in attachments 1-8 of the report be re-established with a review date of 24 December 2023.

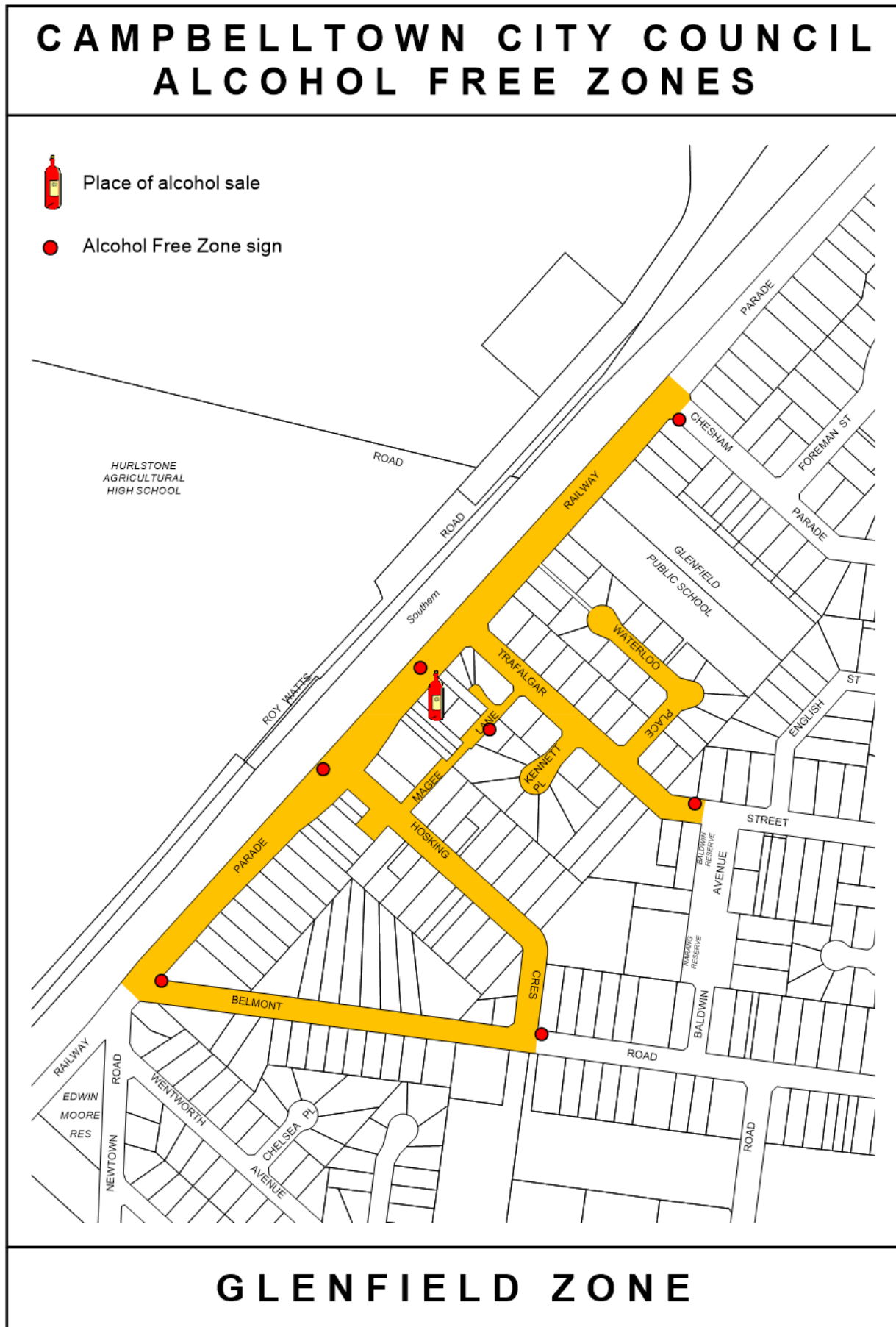
In addition, licensing Police from the Campbelltown City Police Area Command identify that the streets around Raby Tavern and the Raby Shopping Centre car park is being used as a place to congregate and consume liquor.

Given the above advice and the request of the Campbelltown City Police Area Command to create a new zone around Raby Tavern and the shopping centre car park, it is recommended that an additional zone be proposed as Raby Zone 2 and comments on the intention to establish the additional zone be invited.

## Attachments

1. Claymore Alcohol Free Zone Area Map (contained within this report)
2. Glenfield Alcohol Free Zone Area Map (contained within this report)
3. Ingleburn Alcohol Free Zone Area Map (contained within this report)
4. Macquarie Fields Alcohol Free Zone Area Map (contained within this report)
5. Minto Zone 1 Alcohol Free Zone Area Map (contained within this report)
6. Minto Zone 2 Alcohol Free Zone Area Map (contained within this report)
7. Raby Alcohol Free Zone Area Map (contained within this report)
8. Raby 2 Proposed Alcohol Free Zone Map (contained within this report)
9. St Andrews Alcohol Free Zone Area Map (contained within this report)
10. Submission from Campbelltown City Police Area Command (contained within this report)







# CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



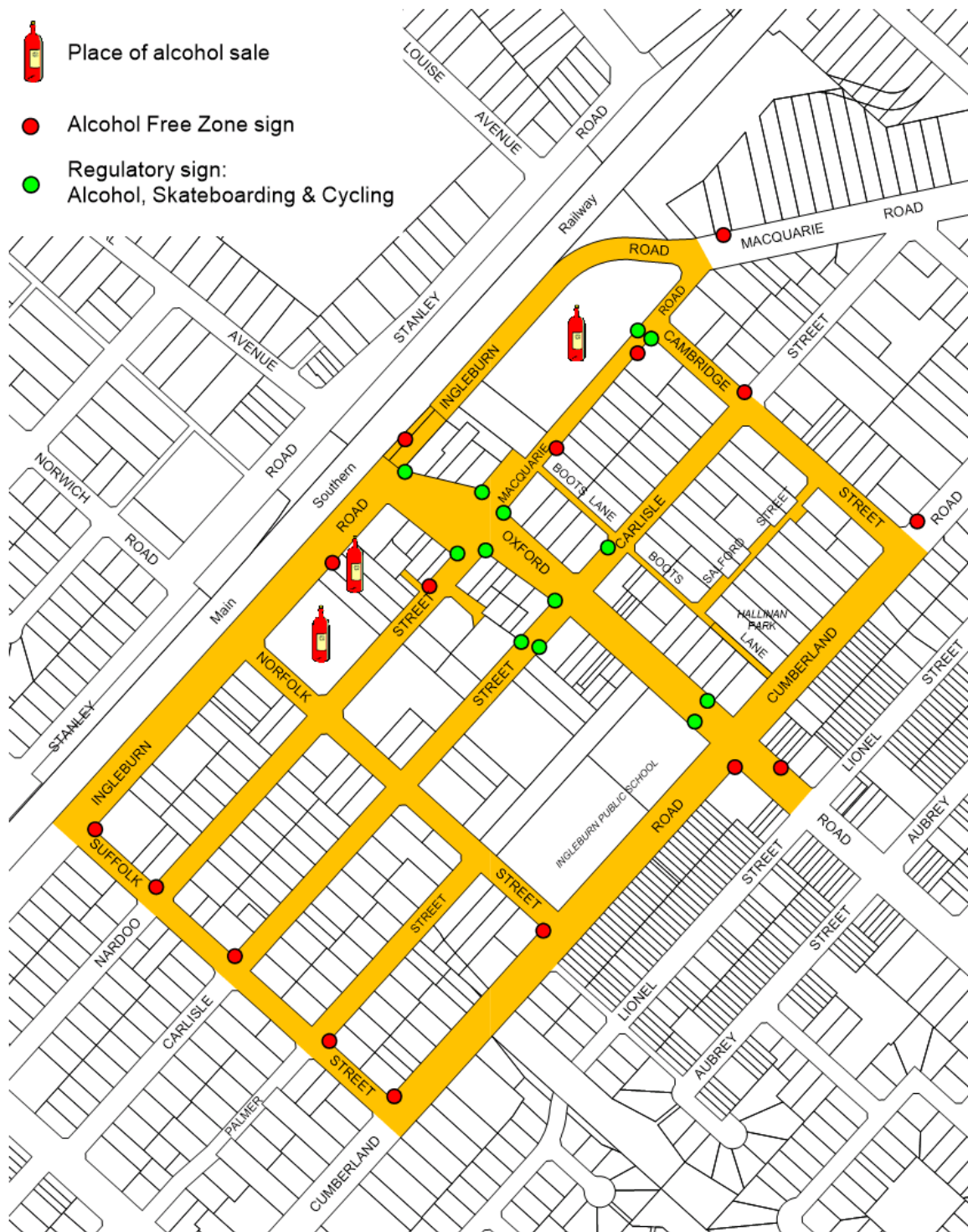
Place of alcohol sale



Alcohol Free Zone sign



Regulatory sign:  
Alcohol, Skateboarding & Cycling



## INGLEBURN ZONE

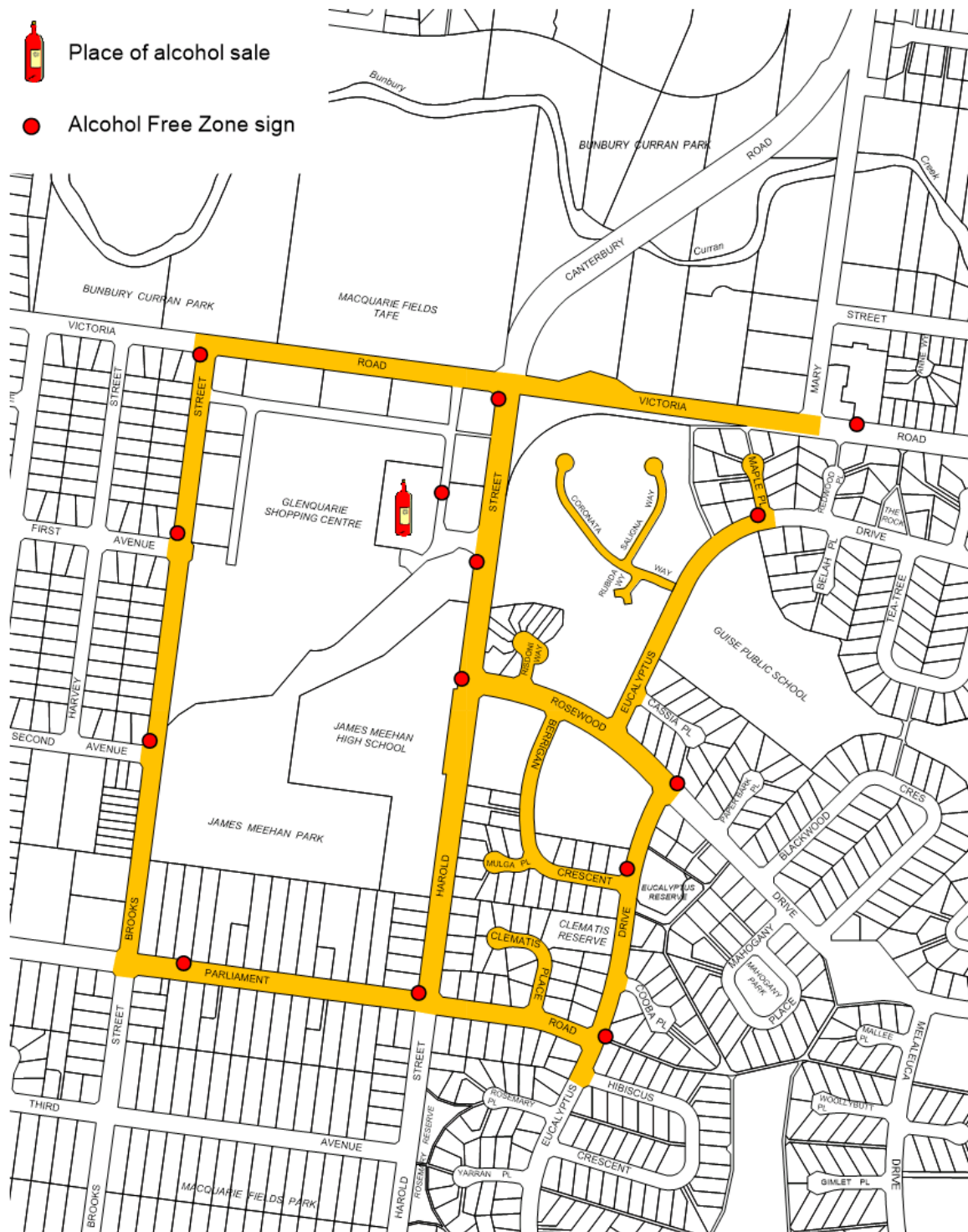
# CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



## MACQUARIE FIELDS ZONE

# CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale

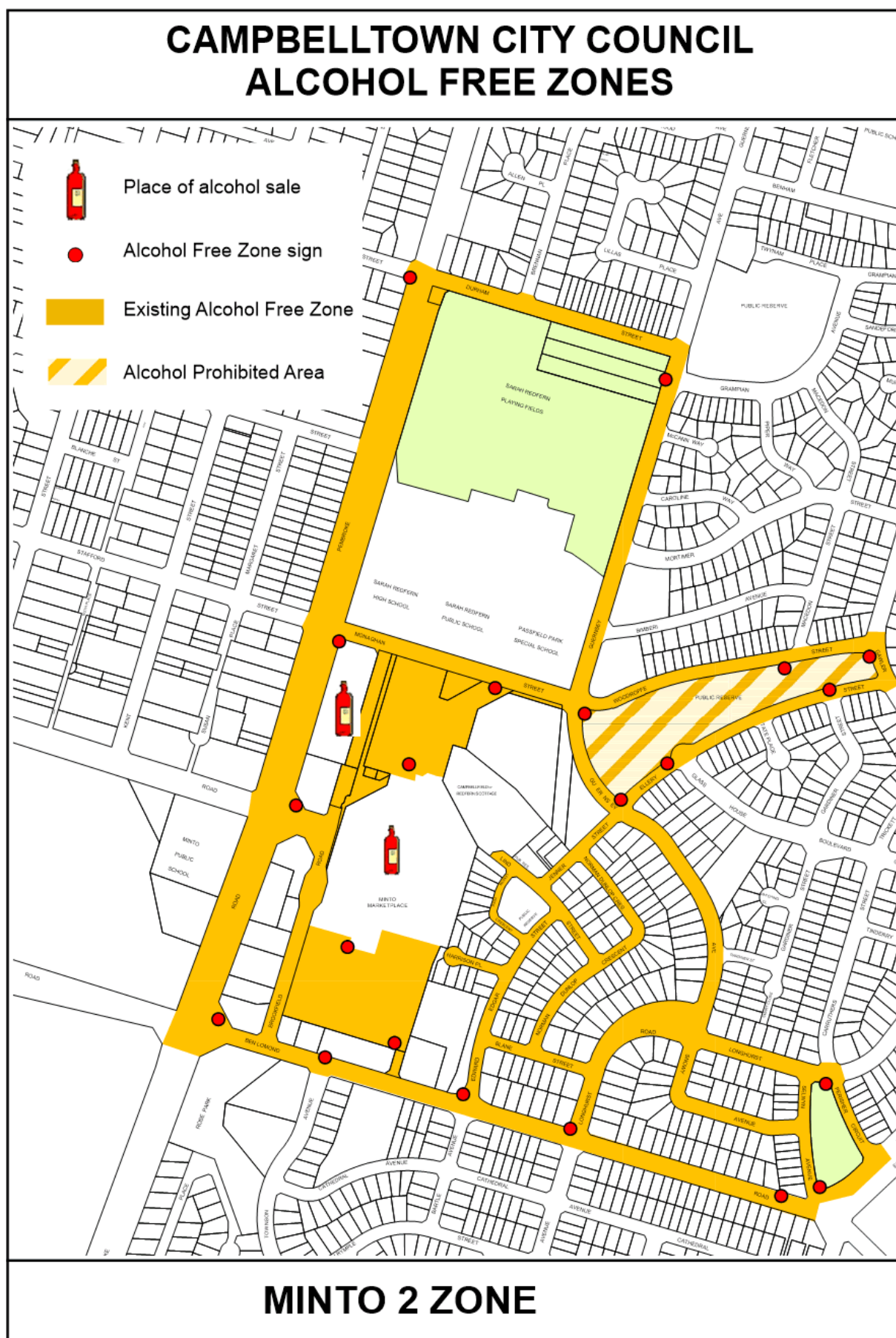


Alcohol Free Zone sign



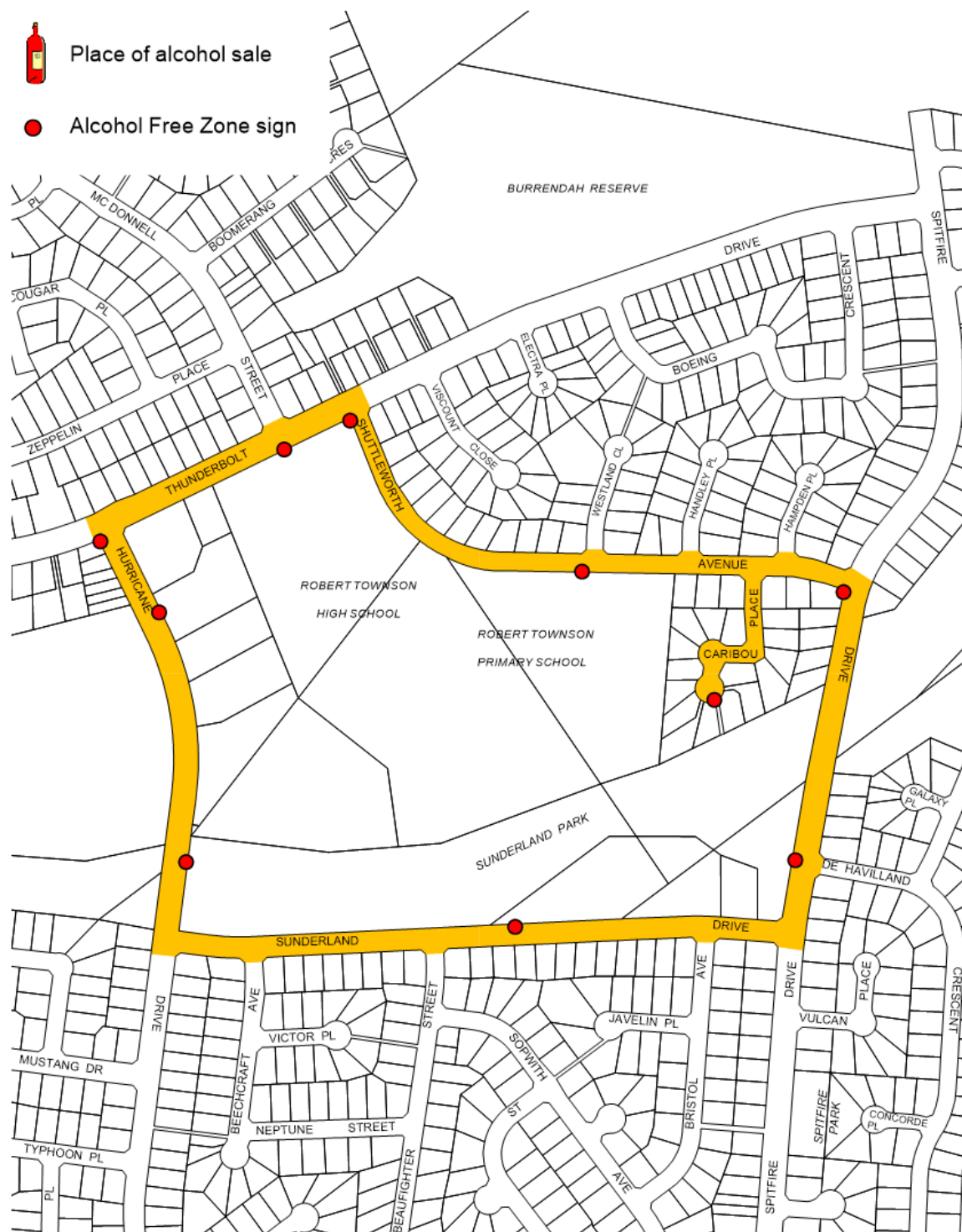
## MINTO ZONE



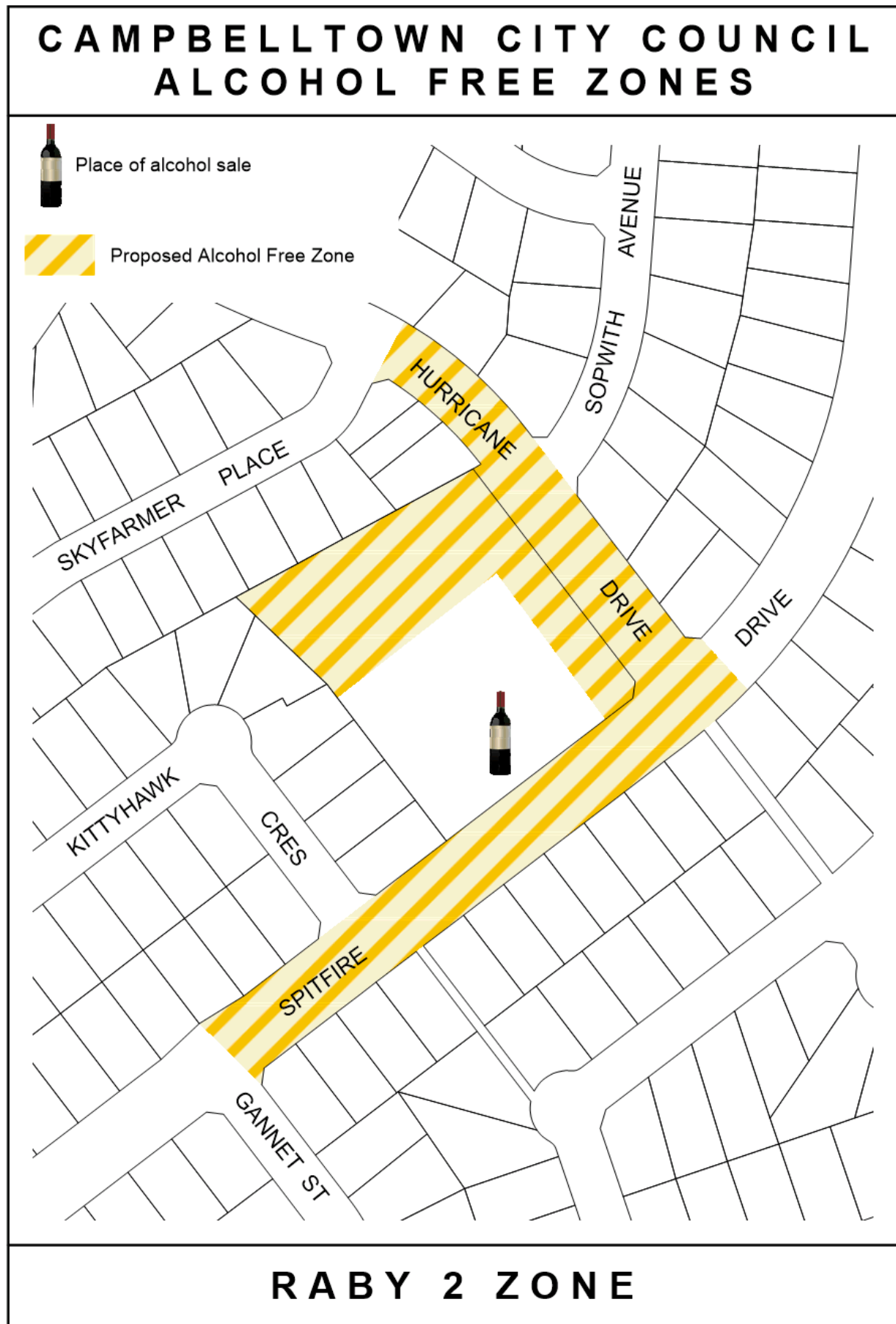




Alcohol Free Zone sign



# RABY ZONE







**Place of alcohol sale**

**Alcohol Free Zone sign**

Map of Ballantrae showing the Alcohol Free Zone. The zone is highlighted in yellow and follows Ballantrae Drive, which runs from the top right, curves around the top, and then runs vertically down the left side. Red dots mark the boundaries of the zone at several points along the drive. A red bottle icon is located near the bottom right of the zone. The map includes various streets such as Pitlochry Place, Kelso Place, Inverness Ave, Kinross Place, Lochinver Pl, St Andrews Road, Blairgowrie, Cupar Pl, Deveron Pl, Stran Raer Pl, Dyce Pl, Canna Pl, and Galloway Pl. Landmarks like St Andrews Public School and St Andrews Park are also labeled.

## ST ANDREWS ZONE

For Official Use Only



Campbelltown City Council  
 Manager City Standards and Compliance  
 Civic Centre, Queen Street  
 Campbelltown NSW 2560

### Re-establishment of North Area Alcohol Free Zones, Campbelltown LGA.

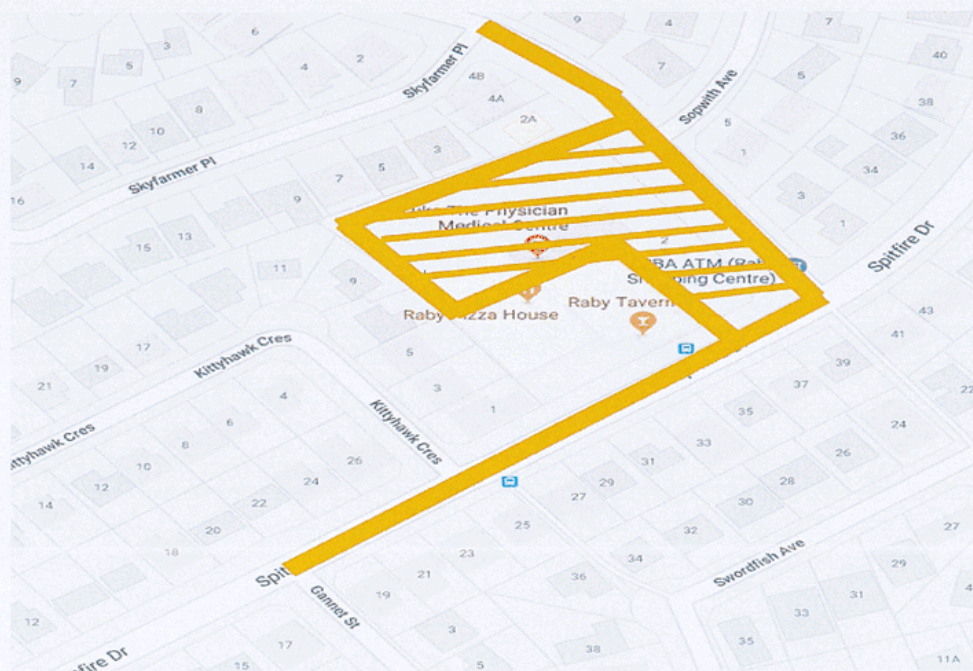
Dear Mr Paul Curley,

Thank you for inviting Campbelltown Police to comment on the re-establishment of the northern Alcohol Free Zone (AFZ) areas; namely within Claymore, Glenfield, Ingleburn, Macquarie Fields, Minto, Minto 2, Raby and St Andrews.

A review of these areas was conducted. Based on the information available, the current AFZ areas continue to be strategically zoned in area's, around licensed venues and schools, in which alcohol is consumed.

In addition to the current areas, Licensing Police identify the need to designate the streets around Raby Tavern and possibly the Raby Shopping Centre car park, as an Alcohol Free Zone: Spitfire Drive between Garnet St and Hurricane Drive. The shopping centre car park is used as a congregation area for alcohol related antisocial behaviour; reasonably believed to be either customers purchasing liquor and consuming in the car park, or pre-loading prior to entering the Raby Tavern.

See map below, highlighting the requested alcohol free zone areas for Raby – *Possibly to be known as Raby 2.*



### CAMPBELLTOWN CITY POLICE AREA COMMAND – LICENSING UNIT

65 Queen Street, Campbelltown NSW 2560

T 02 4620 1172 F 02 4620 1221 W [www.police.nsw.gov.au](http://www.police.nsw.gov.au)

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

**TRIPLE ZERO (000)**

Emergency only

**POLICE ASSISTANCE LINE (131 444)**

For non emergencies

**CRIME STOPPERS (1800 333 000)**

Report crime anonymously



## For Official Use Only



NSW Police Force

Currently, security personnel contracted from the Raby Tavern assist police in reporting antisocial behaviour. Should this area be designated, police will utilise legislative powers, to seize and dispose of liquor consumed in this area.

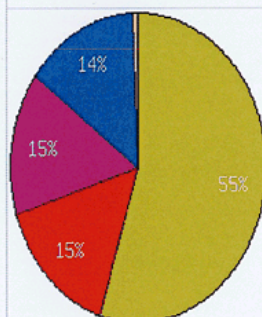
In every circumstance when enforcing AFZ areas, police have discretion to use the powers given to Police under Section 642 Local Government Act 1993, that enables police to seize and dispose liquor from any person about to drink, who is drinking or who recently been drinking. Police find this power very useful to disperse unwanted groups of people who are intoxicated and who choose to congregate in public streets or car parks, causing fear amongst the community.

A download of statistics for Alcohol Related incidents from June 2015 to June 2019, was conducted on 27/07/19. Police found that there were 137 incidents of street offences; consume liquor in alcohol free zones and 118 incident of alcohol related offensive behaviour. The statistics showed that the current zones are being enforced on a regular basis; hence the need to re-establish the zones, to assist police in the continuation of reducing alcohol related crime.

Furthermore, 14% of incidents were reported as their last of place of consumption, being a public place. (Alcohol Related Crime Information Exchange June 2016 – June 2019)

## Last Place of Alcohol Consumption Report

LAC: CAMPBELLTOWN CITY PAC (Jun 2016 to Jun 2019)



■ LICENSED PREMISES  
■ HOME/PRIVATE RESIDENCE  
■ PUBLIC PLACE  
■ OTHER  
■ NOT KNOWN

Last Place of Alcohol Consumption by Month					
Month	Licensed Premises	Home/Private Residence	Public Place	Other	Not Known
Jun 2019	39	161	31	0	56
May 2019	26	180	49	0	63
Apr 2019	50	204	31	2	75
Mar 2019	57	225	39	1	76
Feb 2019	83	226	45	6	57
Jan 2019	53	222	29	0	64
Dec 2018	44	264	39	2	79
Nov 2018	30	242	21	2	38
Oct 2018	32	151	15	0	45
Sep 2018	55	182	29	2	49
Aug 2018	59	177	89	2	72
Jul 2018	52	200	29	1	53
Jun 2018	52	202	29	3	47
May 2018	58	121	52	2	60
Apr 2018	82	183	54	1	44
Mar 2018	23	218	40	1	71
Feb 2018	30	153	58	0	47
Jan 2018	31	270	30	2	65
Dec 2017	86	307	45	7	71
Nov 2017	38	238	72	8	35
Oct 2017	43	221	88	1	56
Sep 2017	39	179	80	6	35
Aug 2017	73	181	70	3	50
Jul 2017	73	145	51	3	84
Jun 2017	123	198	55	0	45
May 2017	50	164	114	1	60
Apr 2017	59	211	85	1	33
Mar 2017	58	155	64	2	53
Feb 2017	82	179	94	5	59
Jan 2017	67	274	45	0	49
TOTAL	1647	6033	1572	64	1691

## CAMPBELLTOWN CITY POLICE AREA COMMAND – LICENSING UNIT

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Police respectfully request Council, that should the AFZ be re-established, that the dates on the existing notices be updated and for the Campbelltown City Council to consider stencilling footpaths. This strategy was implemented some 5 years ago, in only some areas of the South Zone. By placing stencils strategically along footpaths around the CBD areas, hotels, schools and footpaths around parks, assists in educating those who insist on drinking in designated areas. The stencil appeared similar to the diagram shown below.



*Sample of stencils already in use.*



Although Campbelltown City Police Area Command has experienced an overall reduction in alcohol related crime, the re-establishment of AFZ's would contribute to maintaining and minimising the harm associated with the consumption of liquor, in public places.

Should you have any further questions in respect to this recommendation, please contact me on 02 4620 1172 or email [ray1car@police.nsw.gov.au](mailto:ray1car@police.nsw.gov.au)

Sergeant Carol Ray  
Licensing Supervisor  
Campbelltown Police Area Command  
29 July 2019

**CAMPBELLTOWN CITY POLICE AREA COMMAND – LICENSING UNIT**

65 Queen Street, Campbelltown NSW 2560

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## 8.6 Planning Proposal for Property No. 26 Mercedes Road, Ingleburn

### Reporting Officer

Executive Manager Urban Release and Engagement  
City Development

### 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

1. That Council endorse the Planning Proposal for No.26 Mercedes Road, Ingleburn and approve the forwarding of the subject Planning Proposal to the Department of Planning Industry and Environment for a Gateway Determination.
2. That Council exercise, via the General Manager, the 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.
3. That the rezoning of No.39 Lagonda Drive, Ingleburn be considered at a future meeting of the Council subject to the owner providing the necessary information to satisfy the relevant provisions of State Environmental Planning Policy No. 55 Remediation of Land.
4. That the owners of the subject properties be advised of Council's resolution.

### Purpose

The purpose of this report is to seek an updated resolution of Council in regard to excising property No.39 Lagonda Drive, Ingleburn from a draft Planning Proposal due to insufficient information regarding the land use history of this property in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land.

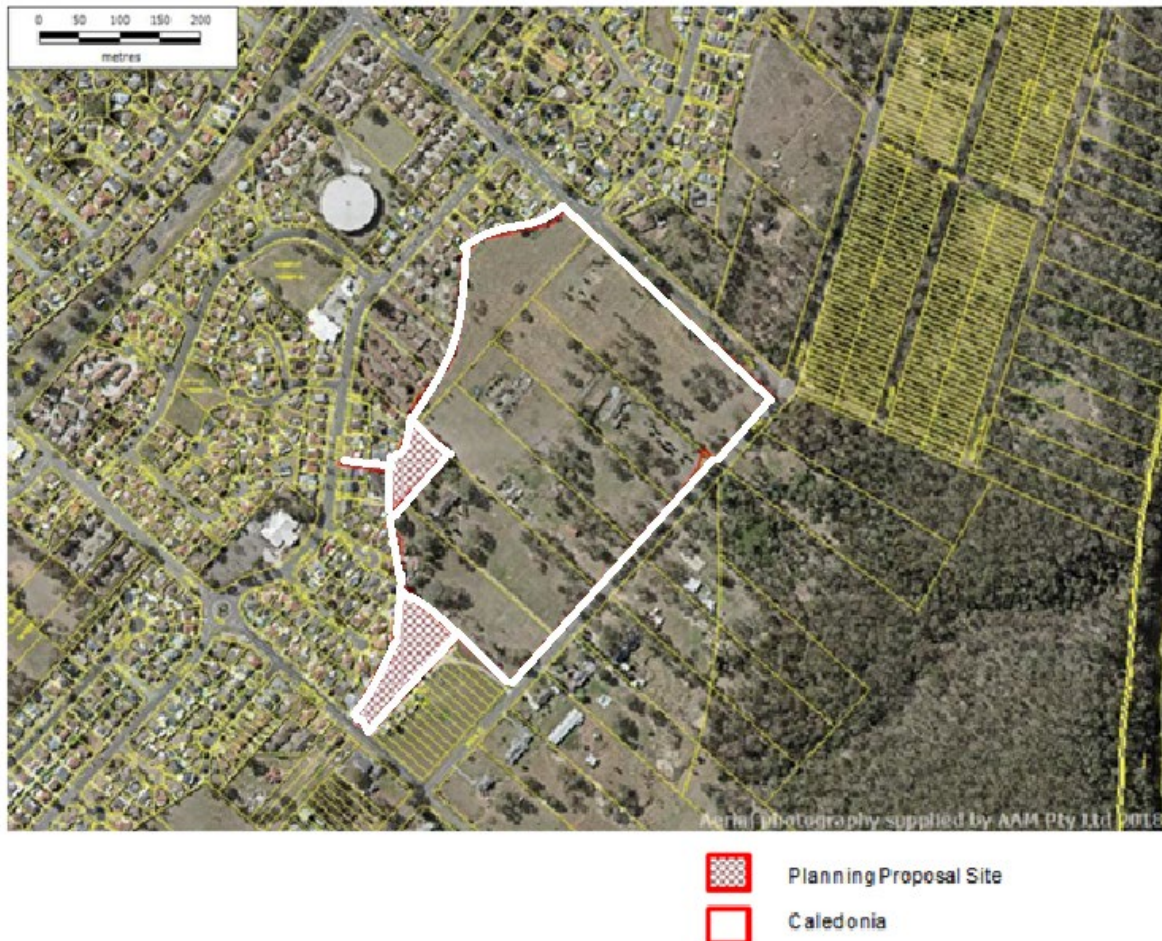
### The Site

The subject lands are known as:

- Lot 41 DP1021880 (No.26) Mercedes Road, Ingleburn
- Lot 206 DP264069 (No.39) Lagonda Drive, Ingleburn



Property No.26 Mercedes Road is 0.81 hectares in size and Property No.39 Lagonda Drive is 0.42 hectares in size. Both parcels of land are located to the east of existing residential development comprising the suburb of Ingleburn and adjoin the Caledonia low density residential precinct which is generally bounded by Mercedes/Bensley and Oxford Roads as illustrated in Figure 1.



**Figure 1 Subject land and Immediate Context**

The subject allotments form part of an area known as the Eastern Edge Scenic Protection Lands, a transitional landscape between existing urban development of Ingleburn and the extensive regional open space network associated with the Georges River.

The recently adopted Caledonia precinct planning controls will change the nature of this transitional landscape from an environmental living precinct into a low density residential precinct.

## History

At its meeting on 11 September 2018, Council considered a submissions report on the Caledonia Precinct Planning Proposal and resolved, in part, to prepare and submit a draft Planning Proposal to rezone property Nos.26 Mercedes Road and 39 Lagonda Drive, Ingleburn in a manner consistent with the adjoining lands.

Council also resolved at the same meeting to forward the proposal for the remainder of the precinct to the Department of Planning and Environment for finalisation. Finalisation of the rezoning occurred on 22 February 2019 when the amendment was published in the Notification Gazette.

In accordance with the Local Planning Panels Direction for Planning Proposals, the Campbelltown City Council Local Planning Panel considered a report on the proposal to rezone property Nos.26 Mercedes Road and 39 Lagonda Drive, Ingleburn at its meeting of 19 December 2018 and provided, in part, the following advice:

- that the Panel considers the Planning Proposal is consistent with relevant strategies and plans including:
  - a) Greater Sydney Region Plan
  - b) Western City District Plan
  - c) Campbelltown Community Strategic Plan
  - d) Campbelltown Local Environmental Plan 2015
  - e) Campbelltown (Sustainable City) Development Control Plan 2015
  - f) Relevant Section 9.1 Local Planning Directions
- it considered that relevant site-specific issues can be adequately addressed as part of future consideration to the Planning Proposal.
- it considered that the Planning Proposal will correct anomalies arising as a result of the adjoining wider Caledonia Precinct Planning Proposal

On the back of the Panel's advice, staff commenced the process of formally engaging with DPIE who separately advised that aspects relating to State Environmental Planning Policy No.55 – Remediation of Land, would be required to be updated.

This advice was forwarded to the owners of the subject properties in June 2019, requesting that a Phase 1 Contamination Assessment be submitted to Council to provide further information on Remediation of Land and SEPP 55. In response, the requested information was provided by the owner of Property No.26 Mercedes Road on 29 July 2019.

No response has been received from the owner of No.39 Lagonda Drive.

## Report

This report considers the strategic context of an updated Planning Proposal which relates only to property No.26 Mercedes Road, Ingleburn in relation to State and local planning policies and relevant matters for consideration.

### 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

The Greater Sydney Region Plan: A Metropolis of Three Cities (GSRP) was released in March 2018 and provides a 40-year vision to 2056 and 20-year plan to manage growth and change.

The GSRP identifies the need for an additional 725,000 dwellings in the period 2016-2036. The Western City District is identified as contributing 29 percent of the total Sydney wide dwelling growth by 2036.

The Planning Proposal, at a modest scale is considered to align with the key direction of Housing the City (Giving People Housing Choice) and related objectives in respect of increased housing supply (Objective 10) and enhanced housing diversity and affordability (Objective 11).

#### 1.2 Western City District Plan – Connecting Communities

The Western City District Plan (the District Plan) 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).

Councils are required implement the directions and priorities of the District Plan which have been prepared to assist with planning for growth and change, and to 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 subject site is identified as Urban Area in the Structure Plan - Urban Area South. Its limited development may contribute to the Campbelltown Local Government Area five year housing supply target of 6,800 dwellings.

#### 1.3 Greater Macarthur Growth Area

The land does not form part of the Greater Macarthur Growth Area, which in Ingleburn is restricted to the centre based urban renewal area.

As such, the land use and infrastructure implementation plan known as Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area (November, 2018) has no direct relevance. Similarly, the Proposed Special Infrastructure Contribution: Greater Macarthur that was exhibited from November 2018 does not apply.

## 1.4 Section 9.1 Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) allows the Minister for Planning and Environment 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 No.26 Mercedes Road. A separate amendment to the Terrestrial Biodiversity Map that partly impacts the property forms part of the Campbelltown Local Environmental Plan 2015 Review which was considered by Council at its Ordinary Meeting of 10 September 2019.

- **Direction 2.3 Heritage Conservation**

The objective of this Direction is to conserve items, areas and places of European heritage significance and indigenous heritage significance. No.26 Mercedes Road adjoins a local Item of Environmental Heritage. A Heritage Impact Study/Assessment conducted for the adjoining Caledonia Precinct established conclusions in respect of an appropriate curtilage and general conservation procedures including front setback requirements to Mercedes Road. The Planning Proposal does not compromise the broader heritage qualities of the Item.

- **Direction 3.1 Residential Zones**

The objective of this Direction is to provide for existing and future housing needs, to make efficient use of existing infrastructure and to minimise the impact of residential development on the environment and resource lands. The subject proposal represents an 'infill' site and is consistent with the Direction.

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

The objective of this Direction is to ensure that development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan (the Preliminary Strategy).

The land does not form part of the Greater Macarthur Growth Area, which in Ingleburn is restricted to the centre based urban renewal area.

As such the recently released land use and infrastructure implementation plan – Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area (November, 2018) has no direct relevance to the proposal.

### **1.5 Consideration of State Environmental Planning Policies**

The following SEPPs are applicable to the proposal.

- SEPP 55 – Remediation of Land
- SEPP 64 – Advertising and Signage
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Affordable Rental Housing) 2009
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- SEPP (Vegetation in Non-Rural Areas) 2017

Clause 6 of SEPP 55 (Remediation of Land) requires that a planning authority must not rezone land for a residential purpose unless it has considered whether the land is contaminated. This requirement was not previously addressed for the subject site as the rezoning of the Caledonia precinct relied on an owner initiated process which excluded the subject land.

Notwithstanding attempts to contact the owner of property No.39 Lagonda Drive, receipt and submission of the required investigation was only received from the owner of property No. 26 Mercedes Road as discussed in Section 2 below.

### **1.6 Local Strategic Planning Statement**

The 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.

The LSPS 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 proposed rezoning of No.26 Mercedes Road is consistent with the planning priorities and actions of the LSPS for Campbelltown.

### **1.7 Community Strategic Plan – Campbelltown 2027**

The Campbelltown City Community Strategic Plan (CSP) is a 10 year vision that identifies the main priorities and aspirations 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 Outcomes 1 and 2 in respect of housing lifestyle opportunities and environment protection respectively.

### **1.8 Campbelltown Local Environmental Plan 2015 (CLEP 2015)**

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

The proposal seeks to rezone property No.26 Mercedes Road from E4 Environmental Living to R2 Low Density Residential and adopt the prevailing local development standards including:

- Maximum 8.5m building height
- Minimum 500sqm lot size
- Minimum 700sqm lot size in respect of dual occupancy development

The rezoning is required to ensure the orderly development of the site and surrounds as part of the greater Caledonia Precinct.

### **1.9 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.

The proposal is generally consistent with CSCDCP 2015 which was recently updated to include Part 11 Caledonia Precinct in Volume 2.

## **2. Evaluation**

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

### **2.1 Terrestrial Ecology**

There are no known issues of biodiversity significance attached to No.26 Mercedes Road. Notwithstanding, any future development application would be required to submit a flora and

fauna assessment and comply with the requirements of SEPP (Vegetation in Non-Rural Areas) 2017 and CLEP 2015.

## **2.2 Indigenous and European Heritage**

There are no known issues of Indigenous heritage sensitivity. No.26 Mercedes Road adjoins a local Item of Environmental Heritage. A Heritage Impact Study/Assessment conducted for the adjoining Caledonia Precinct established conclusions in respect of an appropriate curtilage and general conservation procedures including front setback requirements to Mercedes Road. The proposal does not compromise the broader heritage qualities of the Item.

## **2.3 Odour Impacts**

The odour assessment submitted with the nearby Caledonia precinct identifies satisfactory outcomes in respect of the nearby operational poultry farm situated at property No. 315 Bensley Road. The existing operations potential impacts should be further confirmed upon future lodgement of a development application.

## **2.4 Contamination/ Preliminary Site Investigation**

A Phase 1 Site assessment (contamination investigation) has been undertaken in respect of property No.26 Mercedes Road, Ingleburn. The report concludes that risk of limited contamination is minor and any contamination is likely to be readily remediated. The review further concluded that additional investigation should occur prior to the granting of any future development consent for subdivision.

As a Phase 1 Site Assessment has not been submitted by the land owner of Property No. 39 Lagonda Drive, it is recommend that No.39 Lagonda Drive, Ingleburn be removed from the Planning Proposal to ensure full compliance with SEPP55. To move forward with the Planning Proposal without this further information, the Planning Proposal cannot satisfy the requirements of the DPIE.

## **2.5 Servicing**

The subject allotments are in a precinct serviced by reticulated water and sewer and should be capable of future servicing, subject to relevant reticulation commitments with Sydney Water. Electricity and telecommunications services are available to the immediate locality and could potentially be extended to service the site.

## **3. Developer Contributions**

The Campbelltown Local Contribution Plan has been adopted as of the 19 December 2018 and applies to the future subdivision of the subject allotments. It aims to provide essential local infrastructure. Development Contributions are levied on certain development to help fund local public infrastructure, such as open space and recreational facilities, community facilities, key road and transport facilities.

## **4. Statutory Consideration**

The preparation of a Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the Planning Proposal to

Gateway Determination, DPIE would confirm the technical studies required and relevant parts of the Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 3.34 of the EP&A Act allows the Minister and the Secretary to delegate functions to a Council and/or an officer or employee of a Council. When submitting a 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 updated planning proposal is consistent with the relevant objectives of State and local planning strategies, it is recommended that Council seek to exercise the Authorisation in this instance.

## **5. Formal Consultation**

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

## **Conclusion**

Due to unforeseen circumstances relating to the non-provision of information from the owner of No.39 Lagonda Drive, this report seeks a new resolution of the Council that allows the Planning Proposal dealing with No.26 Mercedes Road Ingleburn to be forwarded for a Gateway determination.

This is on the grounds that the property owner of No.26 Mercedes Road has submitted the required Phase 1 contamination assessment, and the proposal is now consistent with the requirements of SEPP 55 Remediation of Land and may therefore proceed for Gateway Determination.

Should the owner of Property No.39 Lagonda Drive, Ingleburn make contact with Council and supply the relevant contamination report in the future, the rezoning of that property could be considered in a future housekeeping amendment of Council's CLEP2015.

## **Attachments**

1. Planning Proposal (contained within this report)
2. Caledonia Precinct Planning Proposal (contained within this report)





**Planning Proposal**  
**Lot 41 DP1021880 Mercedes Rd,**  
**Ingleburn**

**Proposed amendment of**  
**Campbelltown Local Environmental**  
**Plan 2015**

## **Background**

### **Definitions and abbreviations**

*CLEP 2015* means Campbelltown Local Environmental Plan 2015

*DCP* means Development Control Plan

*DPIE* means Department of Planning, Industry and Environment

*EESPL* or '*The Edgelands*' means East Edge Scenic Protection Lands

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

*LGA* means local government area

*M* means metres

*PP* means Planning Proposal

*SEPP* means State Environmental Planning Policy

*SQM* means square metres

### **Introduction/Background**

This Planning Proposal seeks to rezone a residue parcel within the Ingleburn, East Edge Scenic Protection Lands. This landscape unit is transforming as a transitional residential precinct, as evident in the recently published amendment to CLEP 2015, refer to gazette Amendment No 13.

The allotment is known as Property No. 26 Mercedes Road, Ingleburn and is currently zoned E4 Environmental Living to reflect the semi-rural location. Rezoning of the greater precinct may result in the subject lot becoming isolated should insufficient certainty exist regarding its future development potential.

### **The Site**

The PP relates to a single residential allotment (the site) on the eastern flank of the suburb of Ingleburn. The subject allotment described is as follows:

Lot 41 DP 1021880

No. 26 Mercedes Rd, Ingleburn

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****Planning Proposal – Ingleburn**

An aerial photograph extract of the two allotments in their immediate context are illustrated in Figure 1 below.

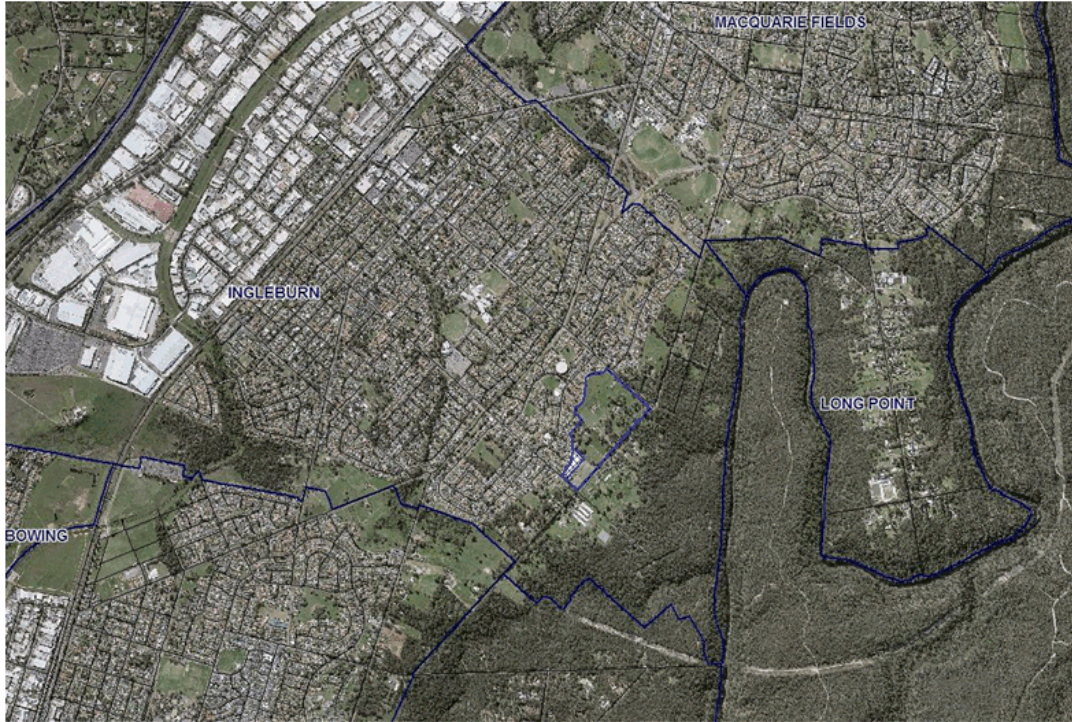


Figure 1: Ingleburn Context Map

Lot 41 DP1021880

The site (No.26 Mercedes Road, Ingleburn) comprises 0.8096 hectares and has a frontage to Mercedes Road, Ingleburn. It is also bounded by allotments to the North-West (existing low density suburb) and a heritage site (local) known as Stone Cottage, situated to the South East. Currently, the land is occupied by an expansive dwelling and garage occupying most of the front of the site and cleared vacant land to the rear.



**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****Planning Proposal – Ingleburn**

The site is bounded by the Caledonia Planning Proposal that was adopted by Council at its Ordinary Meeting on 11 September 2018 and since 22 February 2019 has been rezoned to R2- Low Density Residential.

The site is located two kilometres to the west of the Ingleburn Town Centre, Industrial Precinct and transport hub focused on Ingleburn Railway Station. It is also proximate to the densely vegetated Georges River to the immediate east of Bensley Road.

An operational poultry farm is located generally to the south east of the Mercedes Road/Bensley Road intersection.

## Existing Planning Controls

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the relevant environmental planning instrument that applies to the land.

The subject site is zoned E4 Environmental Living with the following zone objectives and permitted uses:

### Zone E4 Environmental Living

#### 1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To conserve the rural and bushland character of land that forms the scenic eastern edge of Campbelltown's urban area.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To maintain significant stands of native vegetation and wildlife and riparian corridors.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

#### 2 Permitted without consent

Home occupations

#### 3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Home-based child care centres; Home businesses; Home industries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Viticulture; Water supply systems

#### 4 Prohibited

Industries; Service stations; Warehouse or distribution centres; any other development not specified in item 2 or 3

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

**Planning Proposal – Ingleburn**

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

The objectives of this PP are:

- a) to enable the redevelopment the subject lot for low density residential purposes.
- b) to ensure an appropriate conservation strategy in respect of the most significant on-site vegetation.
- c) to ensure appropriate sensitivity in respect of the local heritage Item known as the 'Stone Cottage', including adherence to a relevant conservation curtilage and building setback.

## **Part 2 - Explanation of provisions**

The proposed amendments are outlined below in Table 1.

Table 1

Changes	Description of changes
Zoning	<ul style="list-style-type: none"> <li>Change Land Zoning Map from E4 Environmental Living to R2 Low Density Residential</li> </ul>
Minimum Lot Size	<ul style="list-style-type: none"> <li>Change the Minimum Lot Size Map from 2 ha to 500 sqm.</li> </ul>
Minimum Lot Size – dual occupancy	<ul style="list-style-type: none"> <li>Change the Minimum Lot Size- Dual Occupancy Development Map to 700 sqm.</li> </ul>
Lot Averaging Map	<ul style="list-style-type: none"> <li>Delete application of Lot Averaging Map of 1ha.</li> </ul>

## **Part 3 - Justification**

### **Section A – Need for the Planning Proposal**

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

The adjoining Caledonia Precinct was the subject of comprehensive environmental investigations some of which extended to cover parts of the subject land. The investigations provide sufficient background to advance the subject Planning Proposal.

They are noted to have covered the following areas:

- Storm water management
- Traffic management and accessibility
- Service infrastructure provision
- Ecology
- Heritage
- Bushfire Hazard
- Odour Impacts
- Planning Framework Compliance



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

**Planning Proposal – Ingleburn**

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

The subject land was not included in the Caledonia Planning Proposal given prevailing ownership matters at the time. To avoid the prospect of isolated inappropriately zoned land, the subject PP represents the best means of achieving the planning amendment.

**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 – A Metropolis of Three Cities (March 2018)**

The Greater Sydney Regional Plan (GSRP) sets out a 40 year vision and 20 year plan of Greater Sydney through directions, objectives, and actions to form a 'Metropolis of Three Cities.' The ten directions assist with delivering and monitoring the framework.

The Planning Proposal is consistent with the Greater Sydney Region Plan as it contributes to the supply of affordable and diverse housing options. In this regard its consistent with the following objectives.

Table 2

Objective	Comments on consistency
Objective 10 Greater Housing Supply	The rezoning proposal will assist in the future supply of housing in the Western City District.
Objective 11 Housing is more diverse and affordable	The rezoning proposal will contribute to housing diversity via the provision of a diverse range of lots, located in a relatively affordable location with good access to existing services and transport.
Objective 13 Environmental heritage is identified, conserved and enhanced	The rezoning proposal will not adversely impact the local heritage item I69 (Stone Cottage) due to curtilage and setback requirements as detailed within the site specific DCP.
Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The proposed development will ensure the qualities of the land are satisfactorily addressed in their immediate transformational context.

**Western City District Plan - Connecting Communities**

The Western City District Plan is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater

## Proposed Amendment to Campbelltown Local Environmental Plan 2015

## Planning Proposal – Ingleburn

Sydney. It is a guide for implementing the GSRP at a district level and is a bridge between regional and local planning.

Of particular relevance to this PP are the following planning priorities:

Table 3

Objective	Comments on consistency
Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport.	The PP will assist in the future supply of housing; enable access to jobs, as well as being within close distance to public transport.
Planning Priority W6 Creating and renewing great places and local centres, and respecting the Districts heritage.	The PP is capable of sensitively integrating with the heritage sensitivities identified.
Planning Priority W14 Protecting and enhancing bushland and biodiversity.	As appropriate biodiversity strategy will be developed to address areas of sensitivity.

### Glenfield to Macarthur Urban Renewal Corridor

The subject land is significantly removed from the Urban Renewal Corridor. Their redevelopment of the site will, however, benefit from increased services and facilities which will accompany urban renewal.

### 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.



## Proposed Amendment to Campbelltown Local Environmental Plan 2015

## Planning Proposal – Ingleburn

It sets planning priorities to ensure that our LGA can thrive both now and in the future, and that future development is appropriate for our local context. The proposed rezoning of 26 Mercedes Road, Ingleburn is generally consistent with the planning priorities and actions of the LSPS for Campbelltown.

### **Campbelltown Local Environmental Plan 2015 (CLEP 2015)**

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

The proposal seeks to rezone the site from E4 – Environmental Living to R2 – Low Density Residential. Application of the proposed land use zone with the prevailing 8.5m building height control and minimum lot size of 500 sqm is considered appropriate. Additionally, it proposed to introduce a minimum lot size of 700 sqm in respect of dual occupancy development.

### **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.

The proposal is consistent with the CSCDCP 2015, which was updated on 7 May 2019 to include precinct controls for the site.

#### **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 and actions.

The PP is considered to be generally consistent with the relevant objectives as detailed below in Table 4.

Table 4

Outcomes	Comments on consistency
<u>Outcome 1: A vibrant, liveable city</u> Council's goal	

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

**Planning Proposal – Ingleburn**

Outcomes	Comments on consistency
<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 and 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 &amp; 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 PP does not compromise this outcome and provides a relevant potential future lifestyle opportunity.</p>
<p><u>Outcome 2: A respected &amp; protected natural environment</u></p> <p>Council's goal</p> <p>Our people embrace the city's natural surrounds and 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, and that our natural assets, bushlands and waterways are treated with respect.</p> <p>Our community is engaged and educated on the benefits of managing and accessing open space.</p> <p>We protect biodiversity conservation, our visual landscape and our heritage values, and recognise the importance of creating a sustainable and resilient city for future generations.</p> <p>Strategies</p> <p>2.1- Implement and advocate for initiatives that conserve the city's natural environment</p> <p>2.2- Activate the city's natural bushland and open spaces, fostering enhanced community stewardship of these areas</p> <p>2.3- Promote and educate our community on sustainable practices and encourage practicable take up of more sustainable life-choices</p> <p>2.4- Conserve and care for our city's biodiversity</p> <p>2.5- Plan for and ensure that development in our city is sustainable and resilient</p>	<p>The PP is consistent with the relevant goals and strategies whereby any existing biodiversity qualities of significance will be subject to biodiversity provisions contained the Biodiversity Conservation Act 2016, in regards to the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.</p>
<p><u>Outcome 3: A thriving, attractive city</u></p> <p>Council's goal</p>	

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

**Planning Proposal – Ingleburn**

Outcomes	Comments on consistency
<p>We are a city that encourages and supports the development of the local economy through business innovation and 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 and 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 and the city's assets are managed strategically and sensitively.</p> <p>We embrace change and look to support the creation of new economies to build the resilience of the city.</p> <p>Strategies</p> <p>3.1- Support the resilience, growth and diversity of the local economy</p> <p>3.2- Ensure that service provision supports the community to achieve and meets their needs</p> <p>3.3- Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced</p> <p>3.4- Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workforce including professional, technology and knowledge based skills and creative capacity</p> <p>3.5- Support for new education opportunities that match workforce skill sets with emerging economic needs underwritten by creative entrepreneurship and innovation capacity within the local community</p> <p>3.6- Develop tourism opportunities and promote Campbelltown as a destination</p> <p>3.7- Public funds and assets are managed strategically, transparently and efficiently</p> <p>3.8- Provide strong governance for all Council activities</p> <p><u>Outcome 4: A successful city</u></p> <p>Council's goal</p>	<p>The PP at a modest scale will contribute to the vitality of the Ingleburn Centre. The PP will contribute at a modest scale to the strategy to grow the local economy and offer short term employment. Alongside this, it will potentially increase the demand for employment.</p>

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

**Planning Proposal – Ingleburn**

Outcomes	Comments on consistency
<p>We are a modern, forward thinking, connected city.</p> <p>We have built on our history and character, and shaped a city which transforms in line with its community and its needs.</p> <p>Our people value a balance between the built form and open space, and are kept informed of infrastructure delivery, including better health and education infrastructure and services.</p> <p>Our city and our people are connected through strategic road networks, transport systems and pedestrian facilities. Council strategies are developed in line with the draft South West District Plan and complement State Government plans for the city.</p> <p>Our city is reinvigorated – it is a city where people choose to be.</p> <p>Strategies</p> <p>4.1- Advocate and plan for enhanced connectivity, accessibility and movement within, to and from our city through improved public transport, road and traffic management infrastructure, cycling and pedestrian movement</p> <p>4.2- Support and advocate for infrastructure solutions that meet the needs of our city and which pay an economic and liveability dividend</p> <p>4.3- Responsibly manage growth and development, with respect for the environment, heritage and character of our city</p> <p>4.4- Maintain and create usable open and recreational spaces that set our city apart from others</p> <p>4.5- Work in partnership with the State Government to achieve positive planning outcomes</p> <p>4.6- Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres</p>	<p>The PP is consistent with the relevant goals and strategies. Importantly, the risk of the allotment remaining isolated and inappropriately zoned is removed and provisions for orderly development made, including infrastructure impacts being addressed via the Development Contributions Plan.</p>

**Campbelltown Local Planning Strategy 2013**

The PP is generally consistent with the subject strategy. It is noted however, that the 'template' for transitional development of the East Edge Scenic Protection Lands has evolved in the intervening period as is reflected in the Caledonia PP. The subject PP is consistent with the template established for Caledonia.

**Campbelltown Residential Development Strategy 2013**

The Campbelltown Residential Development Strategy provided a broad strategic plan for delivering sub-regional housing supply objectives at a local level. It is heavily focused on urban renewal/infill areas and major Greenfield urban release areas. Some passing

## Proposed Amendment to Campbelltown Local Environmental Plan 2015

## Planning Proposal – Ingleburn

reference is made to lifestyle housing opportunities however; it does not address the transitional fringe rural/urban interface areas in depth.

The planning proposal is consistent with this strategy to the extent of fulfilling underpinning housing supply and housing diversity objectives.

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

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

Table 5

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.
SEPP No. 19 - Bushland in Urban Areas	The PP will address the limited 'bushland' through the provisions of Clause 7.20 of CLEP 2015.
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	Property No. 26 Mercedes Road, Ingleburn is considerably clear of vegetation. However, if any remnant trees constitute core Koala Habitat a management strategy would be required.
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	A Phase 1 – Preliminary site investigation has been submitted. Council is satisfied that there is a minor risk of land contamination, and any contamination is likely to be readily remediable.
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	The planning proposal will not contain provisions that will contradict or hinder the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	The PP does not contain provisions that contradict or hinder the application of the SEPP.
SEPP (Coastal Management) 2018	Not applicable in the Campbelltown LGA.



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State Environmental Planning Policies	Comments on consistency
SEPP (Educational Establishments & Child Care Facilities) 2017	Not applicable to this PP.
SEPP (Exempt & Complying Development Codes) 2008	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Gosford City Centre) 2018	Not applicable in the Campbelltown LGA.
SEPP (Housing for Seniors or People with a Disability)	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Infrastructure) 2007	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.
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	Not applicable to this PP.
SEPP (Miscellaneous Consent Provisions) 2007	Consistent as the PP does not propose any provisions contrary to the SEPP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable in the Campbelltown LGA.
SEPP (Rural Lands) 2008	Not applicable to this PP.
SEPP (State & Regional Development) 2011	Not applicable to this PP.
SEPP (State Significant Precincts) 2005	Not applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable to this PP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable to this PP.
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	Consistent as the PP does not propose any provisions contrary to the SEPP.
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	The PP will need to ensure desired stormwater management outcomes are not compromised.
REP No.9 - Extractive Industry (No 2)	Not applicable to this PP.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	Not applicable to this PP.

**Proposed Amendment to  
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**Planning Proposal – Ingleburn**

**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 6**

Ministerial Direction	Comments on consistency
<b>1. Employment and Resources</b>	
1.1 Business & industrial Zones	Not applicable to this PP.
1.2 Rural Zones	Not applicable to this PP.
1.3 Mining, Petroleum Production & Extractive Industries	Not applicable to this PP.
1.4 Oyster Production	Not applicable to this PP.
1.5 Rural Lands	Not applicable to this PP.
<b>2. Environment and Heritage</b>	
2.1 Environmental Protection Zones	Property No. 26 Mercedes Road, Ingleburn is not inconsistent with this Direction. There appears to be no environmentally sensitive areas within the site however, if any concerns do present itself further studies will be required to ensure appropriate protection and conservation.
2.2 Coastal Protection	Not applicable to this PP.
2.3 Heritage Conservation	Appropriate European heritage outcomes can be achieved as reflected in the Caledonia heritage impact report. Further, there are no known areas of Aboriginal sensitivity.
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.
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	Consistent; the proposed R2 zoning is consistent with the objectives of this direction.
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	Not inconsistent.
3.5 Development Near Licensed Aerodromes	Not applicable to this PP.
<b>4. Hazard and Risk</b>	
4.1 Acid Sulphate Soils	Consistent as the land is not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence & Unstable Land	Not applicable to this PP.
4.3 Flood Prone Land	Not applicable to this PP.

**Proposed Amendment to  
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Ministerial Direction	Comments on consistency
4.4 Planning for Bushfire Protection	Consistent; Land is not recorded to be bush-fire prone.
<b>5. Regional Planning</b>	
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	Consistent; The proposal is consistent with Greater Sydney Regional Plan and Western City District Plan.
<b>6. Local Plan Making</b>	
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	Not applicable to this PP as no land is identified for acquisition by a public authority.
6.3 Site Specific Provisions	Not applicable in the Campbelltown LGA.
<b>7. Metropolitan Planning</b>	
7.1 Implementation of A Plan for Growing Sydney	Consistent- Seeks to rezone the land to increase housing supply at a local scale in a location which is generally consistent with the character area.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable to this PP.
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. The land is not proximate to the renewal corridor. The ultimate development will benefit from the general renewal program in terms of enhanced facilities and services.



**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?**

There are no known critical habitats or threatened species that will be adversely affected. Any future development application submitted to Council, is required to submit a Flora and Fauna Assessment and is to comply with the requirements of the SEPP (Vegetation in Non-Rural) Areas) 2017 and the CLEP 2015.

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

Terrestrial Ecology

There are no known issues of biodiversity significance attached to the site. Notwithstanding, any future development application would be required to submit a flora and fauna assessment and comply with the requirements of SEPP (Vegetation in Non-Rural) Areas) 2017 and CLEP 2015.

Environmental Hazards

The site is not exposed to any known hazards.

Indigenous and European Heritage

There are no known issues of Indigenous heritage sensitivity. No. 26 Mercedes Road adjoins a local Item of Environmental Heritage and was addressed in the Heritage Impact Study/Assessment conducted for the adjoining Caledonia Precinct, which established conclusions in respect of an appropriate curtilage and general conservation procedures including front setback requirements to Mercedes Road. The PP does not compromise the broader heritage qualities of the Item.

Odour Impacts

The odour assessment submitted with the nearby Caledonia Planning Proposal identifies satisfactory outcomes in respect of the nearby operational poultry farm situated at No. 315 Bensley Road. The existing operations potential impacts should be further confirmed.

Contamination/ Preliminary Site Investigation

A Phase 1 site assessment (contamination investigation) was undertaken for the site and concluded that the risk of limited contamination is minor and any contamination is likely to be readily remediable. The review further concluded additional investigation should occur prior to the granting of any development consent for subdivision.

## Proposed Amendment to Campbelltown Local Environmental Plan 2015

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### Servicing

The subject site is in a precinct serviced by reticulated water and sewer and should be capable of future servicing, subject to relevant reticulation commitments with SydneyWater. Electricity supply and telecommunications services are available to the immediate locality and could potentially be serviced.

### 9. How has the planning proposal adequately addressed any social and economic effects?

The PP will contribute to the orderly development and benefit of the wider precinct.

## Section D – State and Commonwealth interests.

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

Service Infrastructure investigations in the general Caledonia Precinct established sufficient base level infrastructure is generally available subject to relevant augmentation/reticulation. In such context it is considered that service infrastructure is unlikely to be a major constraint to development. Road infrastructure is considered adequate and social infrastructure impacts will be addressed through Council's proposed Developer Contribution Plan.

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

The PP is currently in the pre-Gateway phase. Appropriate consultation will occur in the event of a Gateway Determination.

## Part 4: Mapping

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

Table 8

Item	Location
Changes to Zoning Map	Annexure 1
Changes to Minimum Lot Size Map	Annexure 2
Changes to Minimum Lot Size Map – Dual Occupancy	Annexure 3
Changes to Lot Averaging Map	Annexure 4

## Part 5 - Community Consultation

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

## Part 6 Project Timeline

A draft project timeline has been included in Table 6 below.

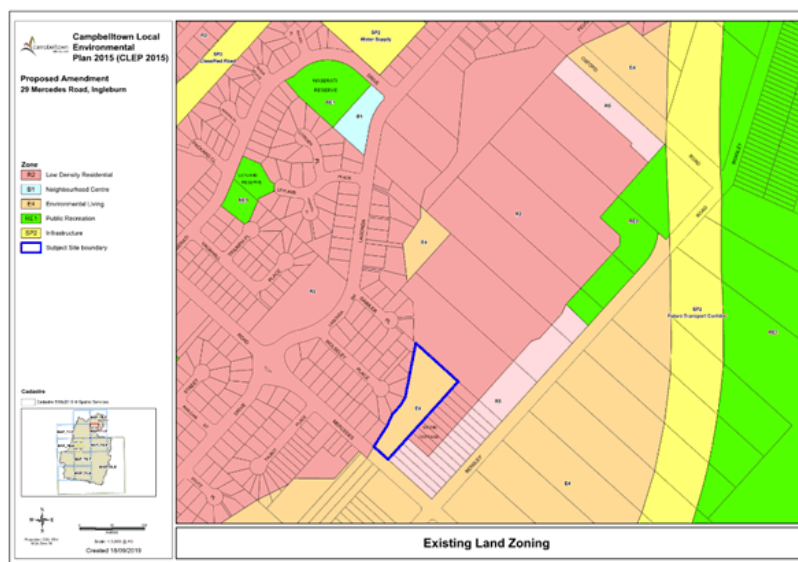
Table 6: Project Timeline

Milestone	Timeline
Referral to Local Planning Panel	December 2018
Report to Council	October 2019
Council Endorsement of Planning Proposal	October 2019
Referral for Gateway Determination	November 2019
Gateway Determination	December 2019
Completion of additional supporting documentation	January 2019
Public Exhibition	February 2020
Consideration of Submissions	March 2020
Finalisation of LEP amendment	April 2020
Plan amendment made	April/May 2020

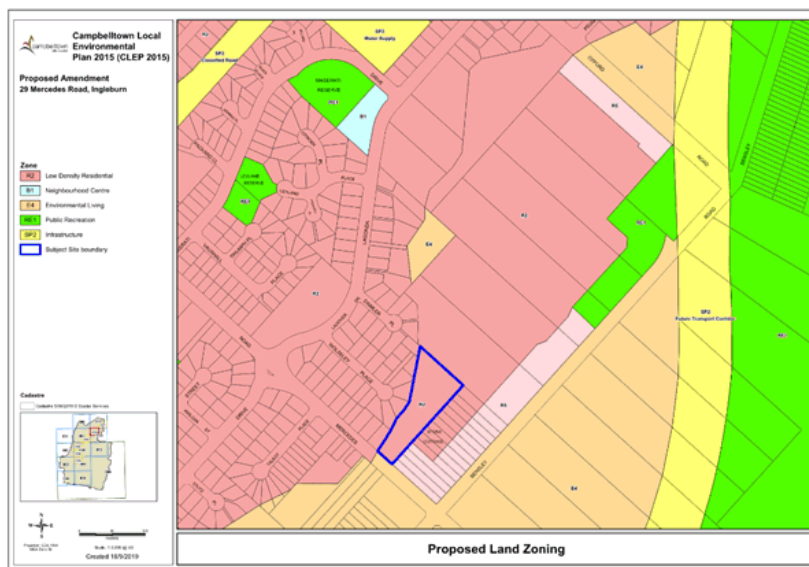
Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

Planning Proposal – Ingleburn

**Annexure 1 Changes to Zoning Map**



Existing Zoning Map

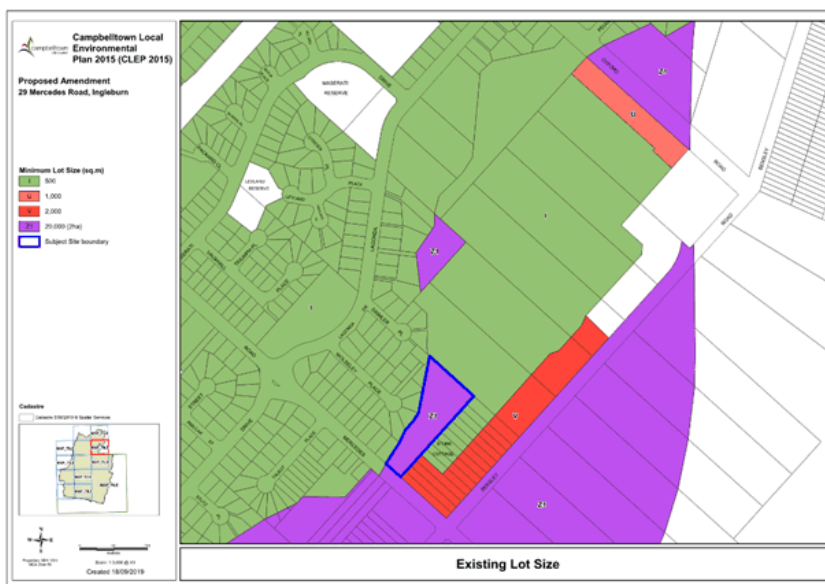


Proposed Zoning Map

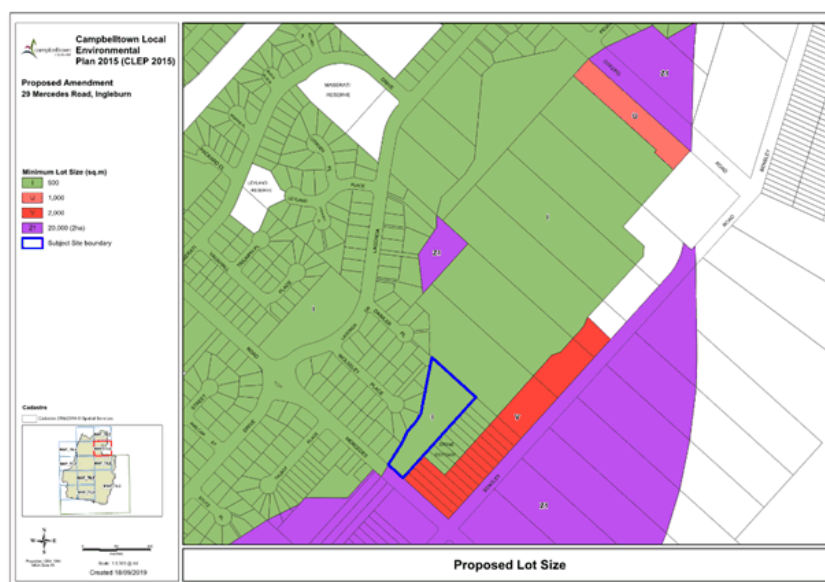
Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

Planning Proposal – Ingleburn

Annexure 2 - Changes to Minimum Lot Size Map



Existing Minimum Size Lot Map



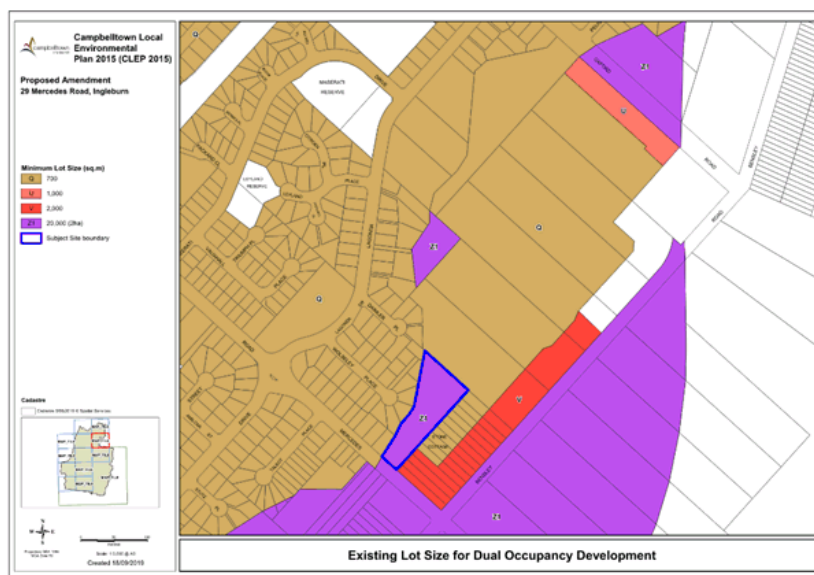
Proposed Minimum Size Lot Map



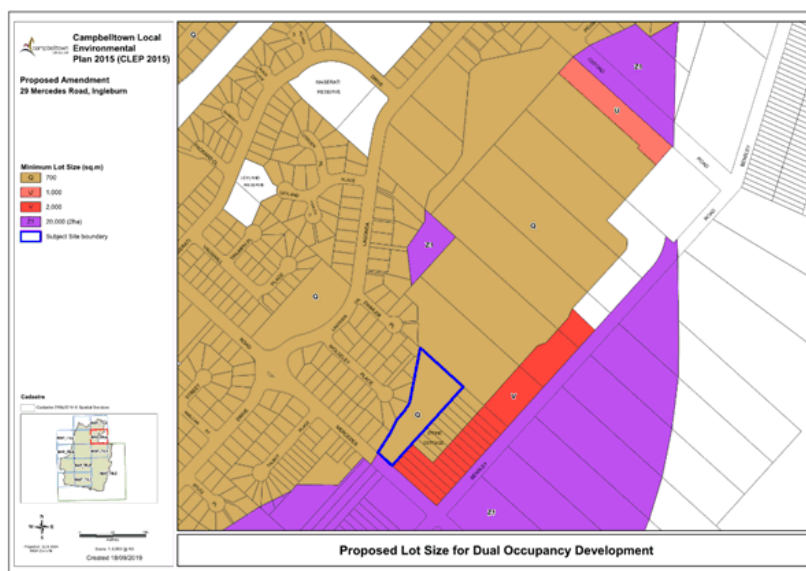
Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

Planning Proposal – Ingleburn

# Annexure 3 – Changes to Minimum Lot Size Map- Dual Occupancy



Existing Dual Occupancy Map

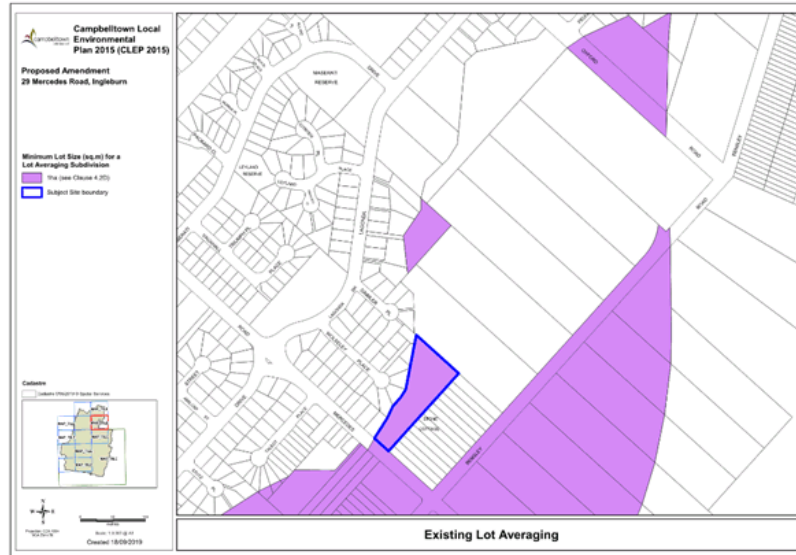


Proposed Dual Occupancy Map

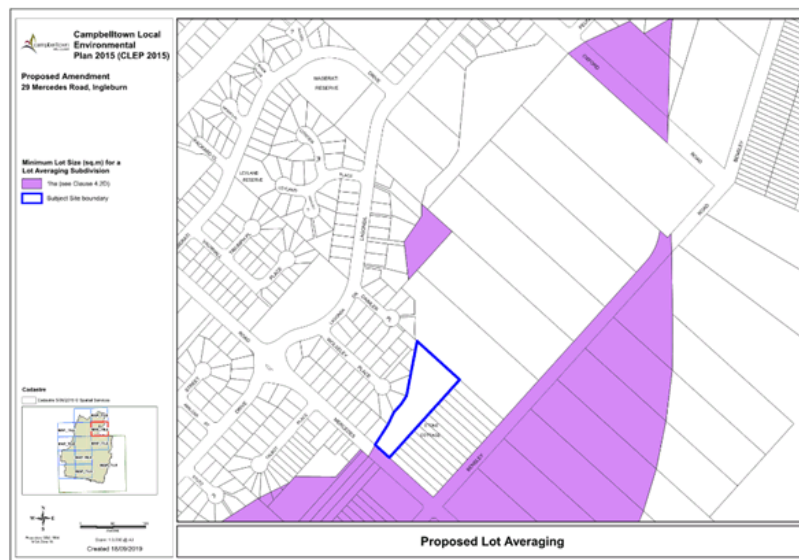
Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015

Planning Proposal – Ingleburn

Annexure 4 – Changes to Lot Averaging Provision



Existing Lot Averaging Provisions Map



Proposed Lot Averaging Provisions Map



## 8.4 Submission Report - Caledonia Precinct Planning Proposal and draft Voluntary Planning Agreement

### Reporting Officer

Director City Development  
City Development

### Community Strategic Plan

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

### Officer's Recommendation

1. That Council forward the draft Caledonia Planning Proposal to the Minister for Planning for finalisation pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979.
2. That Council authorise the General Manager to execute the draft Voluntary Planning Agreement with Bensley Developments Pty Ltd. on behalf of Council.
3. That all those who provided a submission to the public exhibition of the Caledonia Planning Proposal and Voluntary Planning Agreement be advised of Council's decision.
4. That Council exhibit proposed amendment to the Campbelltown Sustainable City Development Control Plan to insert local development guidelines to support the orderly development of the Precinct.
5. That Council prepare and submit a draft Planning Proposal to rezone property Nos. 26 Mercedes Road and 39 Lagonda Drive consistent with the final proposed plan for the Caledonia Precinct as per Item 1.

### Purpose

The purpose of this report is to summarise submissions received in respect of a draft Planning Proposal and draft Voluntary Planning Agreement for land known as the Caledonia Precinct and to recommend that Council proceed with the making of the plans.

The report also seeks support to exhibit an amended development control plan for the precinct and to prepare a separate planning proposal to separately commence the rezoning of two properties that were not part of the exhibited planning proposal that fall within the precinct boundary.



## History

Council resolved at its meeting of 25 October 2016, to prepare a planning proposal in respect of the Caledonia Precinct. A Gateway Determination was issued by the Department of Planning and Environment (DP&E) on the 8 December 2016 and subsequently re-issued on 29 March 2017 with conditions relating to consultation with public agencies which have been addressed.

To secure the public benefits of the proposed rezoning, the proponent of the northern portion of the Precinct formally offered to enter into a VPA on 20 July 2018 in connection to both the rezoning of the land and future development.

A summary of the proposal, outcome of public exhibition and details concerning the draft VPA is discussed below.

## Report

This report discusses the exhibition of the Caledonia Precinct Planning Proposal (CPPP) and VPA and submissions received in respect of these plans.

The report also discusses proposed amendments to the Campbelltown Sustainable City Development Control Plan (CSDCP) and strategy to address a planning anomaly arising from the exclusion of two properties from the rezoning process.

### 1. Description of the Proposal

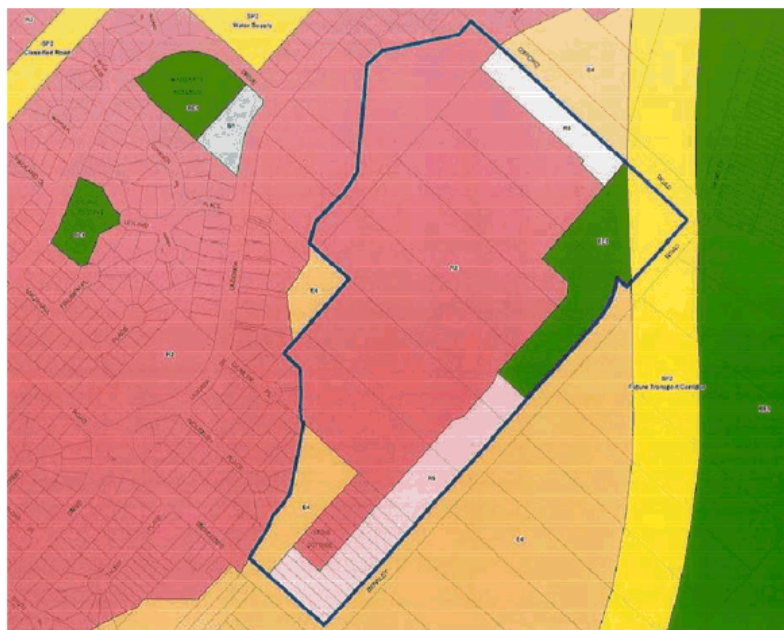
The subject site is approximately 18 hectares of rural residential land generally bounded by Mercedes Road, Bensley Road and Oxford Road, Ingleburn. The Precinct is characterised as rural residential and is currently zoned E4 Environmental Living.

The land forms part of the eastern edge of the suburb of Ingleburn and part of a landscape unit known as the East Edge Scenic Projection Lands or the Edgelands. Generally, to the immediate east is the reservation of the proposed Georges River Parkway (Road), which forms a clear divide to the densely vegetated George River environs as illustrated in Figure 1.



**Figure 1 – Subject site and surrounding locality**

The proposed rezoning of the site is to allow for a mix of land uses, including large lot residential (R5), low density residential (R2), public recreation (RE1) and Infrastructure (SP2) and is illustrated in Figure 2 below. Lot sizes would range from 1,000 – 2,000 square meters on the R5 zoned land and 500 square meters on the R2 zoned land.

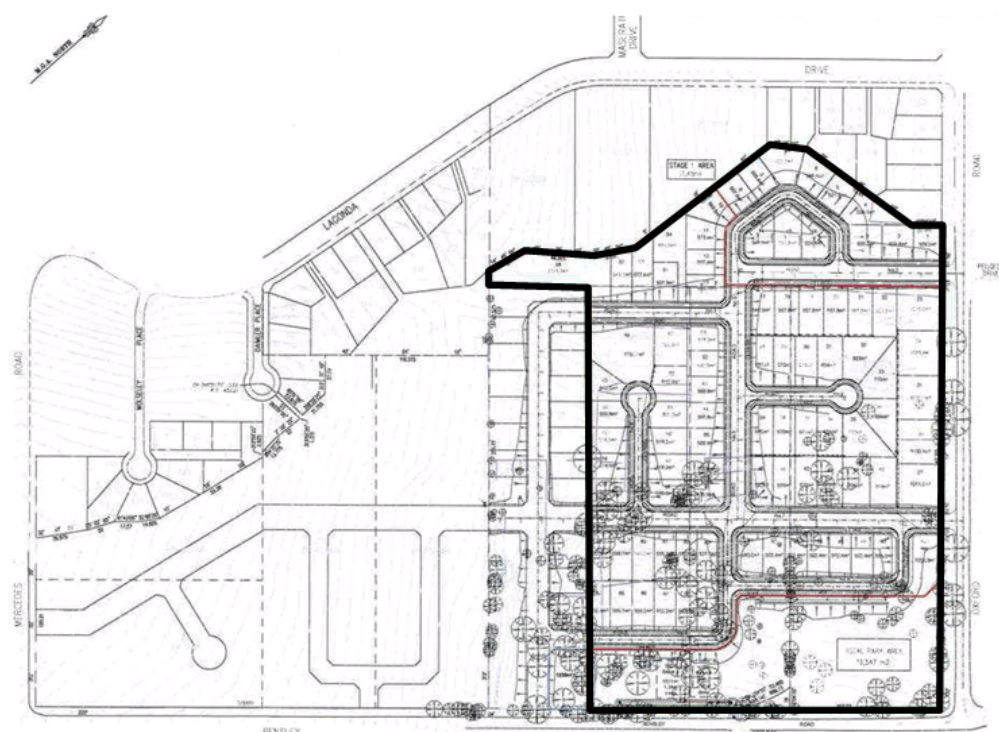


**Figure 2 – Proposed Zoning for the Caledonia Precinct**

Concept plans of the future subdivision indicate that the rezoning could facilitate the development of approximately 170 residential lots for low density residential housing. An indicative layout of the proposed subdivision has been included in the Development Control Plan to ensure the orderly development of the Precinct.

The majority of the open space land and stormwater management facilities would be provided in conjunction with the residential subdivision of the northern portion of the Precinct, which is controlled by a single developer. This developer has offered to enter into a voluntary planning agreement with Council to deliver the required infrastructure needed to support the development. The specific works and monetary contributions are outlined in Section 4 of this report.

Figure 3 illustrates the indicative subdivision layout for the northern portion of the Precinct, and the portion of the Precinct that is subject to the voluntary planning agreement, shown in black outline.



**Figure 3 – Indicative subdivision layout for the northern portion of the Precinct**

Development of the remaining land in the precinct would benefit from lead-in works established by the lead developer and would be required to meet the same development standards.

## **2. Exhibition and Review of Submissions**

A summary of the exhibition process and submissions received in relation to the draft planning proposal and voluntary planning agreement is discussed below.

## 2.1. Planning Proposal

In accordance with the requirements of the Gateway Determination, the planning proposal and associated documentation, was publicly exhibited by Council from 19 July 2017 to 18 August 2017. Notification of the exhibition was made in the local newspaper, letters mailed to government agencies and surrounding residents and exhibited at the Council Civic Centre, HJ Daley Library, Greg Percival Library and on Council's website.

During the exhibition period, a total of six government agency submissions were received and 27 public submissions (5 in support of the proposal, including one submission with 18 signatories, representing 17 households). Of these, 17 resident submissions opposing the plan were form letters, raising the same issues. The issues raised in submissions are addressed in attachment 2 and generally relate to the following matters:

### Agency submissions

- Request for an additional Aboriginal cultural heritage assessment
- Request to prepare a Statement of Heritage Impact in respect of Item 169 "Stone Cottage and Bushland Setting"
- Request to increase Asset Protection Zone

In response to the above issues, the applicant prepared an Aboriginal Archaeology Report and undertook test excavations which identify the Precinct to have low Aboriginal Heritage Significance. Additional work would be required at the development application stage, including a further referral to the office of Environment and Heritage to obtain an Aboriginal Heritage Impact Permit (AHIP).

In relation to the request for a Statement of Heritage Impact, the applicant prepared a Heritage Assessment and Statement of Heritage Impact with recommendations to protect a curtilage detailed in the proposed DCP. Finally, in relation to the Asset Protection Zone, amendments have been made to the Development Control Plan to increase the Asset Protection Zone width from 20 metres to 25 metres as requested by the Rural Fire Service.

### Public Submissions

- Traffic impacts, connectivity with the existing street network and accessibility to public transport
- Accuracy of flora surveys and preservation of Cumberland Plain Woodland and Koala Habitat
- Impact on the reservation of the Georges River Parkway
- Potential odour impact from local poultry farms
- View impact from properties on the current urban edge
- Provision of infrastructure and local services
- Management of stormwater and wastewater
- Lack of detailed subdivision plans
- Inclusion of 26 Mercedes Road in the planning proposal
- Reduction of lot size adjoining Bensley Road

In response to the submission issues concerning biodiversity and tree removal, the planning proposal has been updated to extend the existing Terrestrial Biodiversity Provisions of Council's LEP to identify significant vegetation on the site as mapped by Council officers.

This will ensure that future development of the land is required to demonstrate compliance with the objectives of the LEP in relation to the protection and conservation of native fauna and flora. Any future proposal to remove native vegetation would require further concurrence and consent from both State and Federal Agencies.

Further to above, the applicant has demonstrated that a satisfactory water management outcome would be implemented that meets Council's requirements in relation to Water Sensitive Urban Design.

## **2.2. Draft Voluntary Planning Agreement and Explanatory Note**

A separate exhibition of the draft Voluntary Planning Agreement and Explanatory Note occurred from 24 July 2018 to 21 August 2018. Notification of the proposed VPA was placed in the local newspaper, on Council's website and residents who were previously notified of the draft planning proposal. One public submission was received, which identified the following matters.

### **VPA submission**

- Fragmented holdings and staging of development
- Adequacy of stormwater and service provision
- Visual impact
- Concern regarding future development process and impact

The issues raised in the submission mainly relate the planning proposal or would be addressed at the development application stage. As discussed in part 1 of this report, although the lead developer only has an interest in land shown in Figure 3, rezoning would provide certainty to remaining owners who would benefit from the construction of lead-in works.

Accordingly, no amendment to the proposed VPA is recommended as a result of public consultation.

## **3. Rezoning of Additional Lands**

The Gateway Determination originally issued by the DP&E did not include the rezoning of Property Nos. 26 Mercedes Road and 39 Lagonda Drive, Ingleburn even though they are located within the investigation area. These properties are currently zoned E4 Environmental Living in accordance with Council's CLEP and would become isolated upon future development of surrounding land.

The owner of property No. 26 Mercedes Road has made numerous representations, including during the public exhibition period, for rezoning of their property to R2 Low Density Residential with a 500sqm minimum lot size, consistent with the adjoining land. No submission or contact has been made with the owner of property No. 39 Lagonda Drive.

The inclusion of these properties within the current rezoning process would require a Council resolution, updated Gateway Determination and re-exhibition. Recent advice from the DP&E provides that no further extensions to the current Gateway Determination which expires on 31 October 2018. As sufficient background information is available to support the rezoning of these properties, it is recommended that a separate planning proposal be prepared to address this planning anomaly.



#### 4. Draft Voluntary Planning Agreement

To secure the public benefits of the rezoning, the applicant Billbergia Pty Ltd' has offered to enter into a Voluntary Planning Agreement for their holdings within the Precinct. A description of this land is contained attachment 3 and relates to the potential development of 90 future residential allotment as shown in Figure 3. Should the rezoning proceed, the VPA would be registered on title and would continue to apply should the land be re-sold and developed by another applicant.

The following works and monetary contributions would be provided:

- Dedication of 16,547 square metres of open space - \$1,323,760
- Embellishment of open space - \$600,000
- A monetary contribution to community facilities - \$128,430
- A management fee of 1.5 percent of the total VPA value
- Environmental Conservation works in accordance with a Vegetation Management Plan (VMP)

The preparation of the draft VPA has been the subject of extensive consultation and peer review in relation to the value of open space land to be dedicated and embellishment to be undertaken. The Agreement has also been peer reviewed by Council's solicitor as suitable for finalisation.

As the draft VPA does not apply to all land in the Precinct, development of remaining lands would be subject to a Section 7.11 Development Contribution (formerly known as Section 94) in accordance with a new plan that is currently under development for the entire local government area of Campbelltown. This outcome is not uncommon in fragmented land holdings and would not prejudice the orderly development of the Precinct.

#### 4. Draft Development Control Plan – Caledonia Precinct

A draft Development Control Plan (DCP) as prepared by the applicant formed part of the planning information exhibited with the planning proposal.

In response to the submissions and matters raised in respect of the draft planning proposal, amendments are proposed to the DCP to strengthen provisions in relation to:

- Precinct vision
- Staging and avoidance of adverse impacts
- Strengthened streetscape outcomes
- Delivery of open space
- Vegetation management and biodiversity conservation
- Enhanced bushfire protection requirements
- Stormwater quality

The amended draft DCP seeks to reinforce delivery of the vision statement for Caledonia, including highlighting the need for additional investigations in respect of Aboriginal Heritage, Koala Habitat Management and terrestrial biodiversity generally.

Re-exhibition of the draft DCP is required to insert a new chapter in the Campbelltown (Sustainable City) Development Control Plan. Exhibition would occur for a minimum of 28 days and would involve notification in the local newspaper, Council's website and notification letters to affected and adjoining properties. A copy of the amended DCP is provided in attachment 4.



## **5. Proposed Street Name**

The family of a long term property owner and member of the Ingleburn Business Community has made representations to Council to name a road in the proposed new residential estate.

Notwithstanding the merits of the proposal, the process of assigning street names must, however, follow the procedure established by the Geographic Names Board. In this regard, the naming of roads and streets, must comply with the principles outlined in the NSW Addressing User Manual (AUM), published by the Geographical Names Board of NSW.

Principle 6.7.6 of the AUM deals with the naming of roads to commemorate a person. This principle states that the names of persons who are still alive shall not be used because their use can be subject to partisan perception and changes to community attitudes and opinions over time. Unfortunately, this prevents Council from complying with the request to name a street within this development after the land owner. In addition, the naming of the street would not occur until the issuing of a subdivision certificate which is the final step in the land development process and is not expected to occur within the next 18 months.

## **6. Next Steps**

Should Council support the finalisation of the planning proposal, next steps would involve submission of the planning proposal to the DP&E for finalisation. Commencement would occur upon the notification of the amendment on the NSW Legislation website.

Upon execution of the VPA, the Agreement would be registered on title of the subject lands and works provided in accordance with the schedule.

## **Financial Implications**

The proposed rezoning of the Caledonia Precinct will not have an adverse financial impact on Council. The provision of a draft VPA to secure the public benefits of the proposal will ensure that the dedication of public land does not provide a financial burden to Council in relation to its embellishment and maintenance prior to hand over.

The ongoing cost of maintenance would be funded as part of Council's Asset Management Plan. In addition, onsite conservation measures associated with the preparation of a vegetation management plan would be addressed via the payment of a lump sum fee to meet any ongoing management cost.

## **Conclusion**

The planning proposal to rezone the Caledonia Precinct has been exhibited in accordance with the Gateway Determination issued by the DP&E. In addition, the public benefits of the proposal would be secured by a draft voluntary planning agreement that was separately exhibited.

A total of six agency submissions and 27 public submissions were received in relation to various aspects of the proposal. One submission was received in relation to the draft VPA. In response, amendments have been made to the planning proposal to strengthen the protection of native vegetation by expanding the existing terrestrial biodiversity provisions of the CLEP to apply to the subject land. In addition, the proposed DCP has been updated to strengthen environmental, water management and streetscape outcomes.

Accordingly, it is recommended that Council forward the draft planning proposal attached to this report to the DP&E for finalisation. It is also recommended that the draft VPA be executed and the draft DCP re-exhibited. Finally, to ensure that property Nos. 26 Mercedes Road and 39 Lagonda Drive, Ingleburn are not isolated by the future subdivision of adjoining lands, it is recommended that a separate planning proposal be prepared and forwarded for Gateway Determination.

**Attachments**

1. Caledonia Precinct Planning Proposal (contained within this report)
2. Summary of Submissions for the Caledonia Precinct Planning Proposal (contained within this report)
3. Amended draft Caledonia Precinct Development Control Plan (contained within this report)
4. Planning Agreement (contained within this report)



**Planning Proposal  
Caledonia Precinct**

(Bensley, Mercedes and Oxford Roads,  
Ingleburn)

**Campbelltown City Council**

(Amendment No.7 - Campbelltown Local  
Environmental Plan 2015)

**Planning Proposal (PP)**

Caledonia Precinct

**Background**

The East Edge Scenic Protection Lands form a strategic transitional landscape unit located between the eastern urban edge of Campbelltown City and the proposed "Georges River Parkway" (Road). The Landscape Unit has been the subject of numerous scenic landscape and urban capability investigations over recent years. Most recently, at the Council meeting of 21 June 2016, Council reinforced the broad ranging development principles for the future of the Landscape Unit, including the East Edge Scenic Protection Lands – Ingleburn – EE2 (inclusive of the Caledonia Precinct).

The subject principles applying to the Caledonia Precinct in summary include:

- Any future developments within the Precinct should reflect a transition from the existing residential density (generally 500sqm) to large lot residential development of 1,000sqm and 2,000sqm allotments.
- Retention/management of remnant woodland and reinstatement of an informal rural woodland verge character of perimeter roads should be pursued where practical.

These principles have evolved during the review of a Planning Proposal Request (PPR) submitted for the part of the Ingleburn EE2 precinct known as the Caledonia Precinct.

In October 2016 Campbelltown City Council resolved to request a Gateway Determination from the Department of Planning and Environment (DPE) for the planning proposal. On 8 December 2016 DPE issued a Gateway Determination for the proposal. This report and the associated background studies have been updated to reflect the requirements of the Gateway Determination.

Additionally, the Gateway Determination was subsequently amended on 29 March 2017 to require consultation with the Office of Environment and Heritage and the Rural Fire Service prior to exhibition. The planning proposal has been updated to reflect these comments.

**Existing situation**

The site comprises approximately 17.65 hectares of rural residential land generally bounded by Mercedes Road, Bensley Road and Oxford Road. It forms part of the eastern edge of the suburb of Ingleburn and part of a landscape unit which is known as the East Edge Scenic Protection Lands or 'the Edgelands'. Generally, to the immediate east is the reservation of the proposed 'Georges River Parkway' (Road), which forms a clear divide to the densely vegetated George River environs.

Some two kilometres to the west of the site is the Ingleburn Town Centre, Industrial Precinct and transport hub focused on Ingleburn Railway Station.

An aerial photograph extract of the subject site in its immediate context is illustrated in Figure 1 below.



Figure 1 – Subject site and immediate locality

The real property description of the land is as follows:

Lot 41 DP 1021880 (No. 26 Mercedes Road)\*  
Lots 55-68 (inclusive) Sec A2 DP 2189 (No. 28 Mercedes Road)  
Lot 25 DP 617465 (No. 9 Daimler Place)  
Lot 2 DP 550894 (No. 308 Bensley Road)  
Lot 1 DP 597774 (No. 306 Bensley Road)  
Lot 2 DP 597774 (No. 304 Bensley Road)  
Lot 3 DP 597774 (No. 302 Bensley Road)  
Lot 47 DP 595243 (No. 300 Bensley Road)  
Lot 4 DP 261609 (Oxford Road) & Lot 1 DP 261609 (No. 233 Oxford Road)

*Note \*: Lot 41 DP 1021880 is within the area to which this planning proposal applies, however the zoning provisions remain unchanged as a result of this planning proposal.*

The site has a general open scattered remnant woodland, rural - residential character, a dominant feature being the informal grouping of trees which creates a distinct natural edge to Bensley and Oxford Roads.

Further, the site transitions into more heavily vegetated land to the immediate north and east and generally open rural residential land to the immediate south east and an operational poultry farm. The western interface comprises low density and medium density residential development. The perimeter roads (Mercedes and Oxford Roads) form the only connectivity with the existing residential communities.

The site has access to reticulated service provision, excluding sewer.

**Part 1 – Objectives or Intended Outcomes**

The objective of the Planning Proposal (PP) is to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) to facilitate the development of the subject land holding for predominantly low density residential purposes, supported with public recreation opportunities and infrastructure provision.

The Planning Proposal aims to deliver the following outcomes:

- a transition in residential densities and building typologies from the existing urban edge to the interface with the proposed "Georges River Parkway";
- conservation of the most significant on-site vegetation;
- enhanced water quality outcomes;
- preserve that part of the proposed Georges River Parkway reservation which impacts the site;
- retention and embellishment of the existing rural verge on the perimeter roads;
- minimisation of potential heritage impacts and implementation of a relevant conservation strategy;
- augmentation and reticulation of all essential services; and
- restriction on the subdivision of dual occupancies in the proposed R5 Zone.

**Part 2 – Explanation of provisions****2.1 Proposed amendments to CLEP 2015**

The proposed changes can be achieved by a series of mapping amendments. It is proposed that the following maps from CLEP 2015 be amended to reflect the envisaged land use distribution across the site. In this regard the following zoning controls are proposed:

**Changes to Zoning Map**

- R2 - low density residential from the existing urban edge;
- R5 - large lot residential generally for the road frontage perimeter of the site; and
- RE1 for the open space area generally aligning with the area of vegetation to be retained and the provision of stormwater management infrastructure.

The proposed Zoning Map in annexure 1 reflects the above.

It is noted that the SP2 Infrastructure Zone is to be retained where it aligns with the proposed Georges River Parkway Reservation (Road).



**Changes to Minimum Lot Size Map**

The proposed Minimum Lot Size Map in annexure 2 reflects lot sizes commensurate with the above referenced residential zones as follows:

- R2 - low density residential - 500sqm
- R5 - large lot residential - 1,000 and 2,000sqm. Changes to Land Reservation Acquisition Map

The proposed Land Reservation Acquisition Map in annexure 5 is to be amended to reflect the acquisition of the proposed RF1 Public Recreation land

**Changes to Terrestrial Biodiversity Map**

It is proposed to amend the Terrestrial Biodiversity Map as shown in annexure 5. This will facilitate the application of Clause 7.20 of the Campbelltown Local Environmental Plan 2015

**No amendments to the Maximum Height Map**

The Planning Proposal is not proposing any amendments to the Maximum Building Height Map, which will remain at nine metres.

**2.2 Proposed amendments to Campbelltown Development Control Plan 2015**

It is proposed to prepare a concurrent amendment to the Campbelltown Sustainable City DCP. This amendment will generally introduce the following controls to facilitate achieving the proposed objectives.

- a transition in residential densities and building typologies from the existing urban edge to the interface with proposed Georges River Parkway;
- conservation of the most significant on-site vegetation;
- enhanced water quality outcomes;
- preservation of that part of the proposed Georges River Parkway reservation which impacts the site;
- retention and embellishment of the existing rural verge on the perimeter roads;
- minimisation of potential heritage impact, implementation of an appropriate curtilage and a relevant conservation strategy; and
- the servicing of the land.

**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 consistent with a recent review of the planning provisions for the Eastern Edge Lands locality (Council meeting of 21 June 2016). It is noted that the Planning Proposal Request submitted in respect of the subject land is a professionally compiled report supported by a range of specialist studies.

The supporting reports address the following specific area:

- storm water management (as amended);
- traffic management and accessibility;

- service infrastructure provision;
- ecology (as amended);
- heritage (as amended);
- bushfire hazard;
- odour impacts;
- preliminary Concept Plan (as amended); and
- planning framework compliance.

The subject reports are included in the Planning Proposal and have been updated in response to the Gateway Determination. These revised reports/plans are provided separately.

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

The planning proposal is considered to be the best means of achieving the planning objective and intended outcomes detailed in Part 1. There are no other relevant means of accommodating the proposed development than to amend CLCP 2015 as promoted by this Planning Proposal.

**Section B Relationship to Strategic Planning Framework**

**3. Is the planning proposal consistent with the objectives and actions contained within the applicable Regional or Sub-regional Strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The Draft Southwest District Plan was released in December 2016 the planning proposal is deemed to be consistent with the Draft Plan in that it is consistent with the following actions:

**L3: Councils to increase housing capacity across the District**

The proposal will add approximately 170 new dwellings to the Campbelltown Local Government Area.

**L4: Encourage housing diversity**

The proposal will provide a range of lot sizes and dwelling sizes, adding to diversity in the housing supply within the area and catering for different lifestyle choices and budgets.

**S1: Protect the qualities of the Scenic Hills landscape**

While not technically part of the Scenic Hills the proposal is in the area known as the Eastern Edge Lands and it has been designed to provide a sensitive transition between the existing urban area and the Georges River Nature Reserve and the more rural and/or environmentally sensitive parts of the LGA. This was the subject of a policy decision by Council in mid 2016 and is further discussed below. The Planning Proposal is also consistent with the relevant areas of the former draft Sub-Regional Planning Strategy 2007 and in particular the dwellings target objectives and general locational criterion.

**4. Is the planning proposal consistent with the local Council's Community Strategic Plans?**

**Campbelltown Community Strategic Plan 2013 - 2023**

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

The Planning Proposal at a generic level is consistent with the relevant objectives, including:

- a sustainable environment;
- a strong economy;
- an accessible city; and
- a safe, healthy and connected community.

**Campbelltown Local Planning Strategy 2013**

The Edge Lands is identified as a sensitive landscape unit which provides limited environmental living opportunities in the form of large lot residential development which has regard to the general bushland character.

They are identified to fulfil a transitional function between the urban edge and heavily vegetated extensive Georges River 'foreshore' areas'; it being noted that 'requests for smaller residential/rural – residential/lifestyle housing development need to be balanced with the existing rural character and prevailing environmental quality of the area'.

Opportunities for limited 4,000sqm and large lot environmentally sensitive residential development were flagged to represent the general expectation in the fringing wood and areas. The strategy is less definitive in respect of the more open areas contiguous with existing urban communities. These areas may have some form of potential for transitional urban development as reflected in the Preliminary Concept Plan accompanying the Planning Proposal Request and Council's acknowledgement in its Planning Policy Position for the subject precinct, adopted at its Ordinary Meeting held on 21 June 2016.

The Planning Proposal is consistent with the above-mentioned Planning Policy Position.

#### **Campbelltown Residential Development Strategy 2013**

The Campbelltown Residential Development Strategy provided a broad strategic plan for delivering sub-regional housing supply objectives at a local level. It is heavily focused on urban renewal/infill areas and major Greenfield urban release areas.

Some passing reference is made to lifestyle housing opportunities. It does not however, address in any detail the transitional fringe rural/urban interface areas.

The Planning Proposal could be considered to be consistent to the extent of fulfilling underpinning housing supply and housing diversity objectives.

**5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The Planning Proposal is consistent with applicable State Environmental Planning Policies, as shown in Table 1 below.

**Table 1 – Consistency with State Environmental Planning Policies and deemed State Environmental Planning Policies.**

State Environmental Planning Policies (SEPPs)		
	Consistency	Comments
SEPP No 1 Development Standards	N/A	CLEP 2015 is a Standard Instrument Local Environmental Plan. It incorporates Clause 4.6 Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	N/A	N/A
SEPP No.6 - Number of Stories in a Building	Yes	The planning proposal does not contain provisions that will contradict or will hinder the application of the SEPP.
SEPP No. 14 - Coastal Wetlands	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 19 - Bushland in Urban Areas	Yes	The Planning Proposal facilitates a balanced planning outcome. Commentary needs to be expanded.
SEPP No. 21 - Caravan Parks	N/A	Not applicable to this Planning Proposal.
SEPP No. 22 - Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal.
SEPP No. 26 - Littoral Rainforests	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 30 - Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 33 - Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
SEPP No. 36 - Manufactured Home Estates	N/A	Not applicable in the Campbelltown City LGA.

SEPP No. 44 - Koala Habitat Protection	Potential to be	An ecological report is attached addressing the impact appropriate to the planning proposal stage. A further assessment consistent with SEPP44 will be required at DA stage.
SEPP No. 47 - Moore Park Showground	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 50 - Canal Estates	N/A	Not applicable to this Planning Proposal.
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 60 - Exempt and Complying Development	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP No. 62 - Sustainable Aquaculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 64 - Advertising and Signage	N/A	Not applicable to this Planning Proposal.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The Planning Proposal does not apply to zones where residential flat buildings are permissible.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 71 - Coastal Protection	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Affordable Rental Housing) 2009	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Yes	The planning proposal does not contain provisions that will contradict or would hinder a future application for SEPP (HSPC) housing.

SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Future development applications for dwellings will need to comply with this policy.
SEPP (Kumdi Peninsula) 1989	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable to this Planning Proposal.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal does not contain provisions which would contradict or hinder the application of this SEPP.
SEPP (Temporary Structures) 2007	N/A	Not applicable to this Planning Proposal.
SEPP (Infrastructure) 2007	Yes	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Rural Lands) 2008	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal does not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable in the Campbelltown City LGA.



Deemed Policies (Formerly State Environmental Planning Plans)	Consistency	Comments
REP No.2 – Georges River Catchment	Consistent	The proposal has been designed to provide a transition to Bensley Road through the use of open space and large lots. An appropriate level of stormwater treatment will be required under the future DCP to manage any potential water quality impacts to the Georges River Catchment. Bensley Road (and ultimately the Georges River Parkway) also provides an appropriate edge treatment to the Georges River Nature Reserve.
REP No.9 - Extractive Industry (No2)	N/A	Not applicable to this Planning Proposal.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	N/A	Not applicable to this Planning proposal.
Drinking Water Catchments REP No.1	N/A	Not applicable in the Campbelltown City LGA.

**6. Is the planning proposal consistent with the applicable Ministerial Directions (s.117 directions)?**

The Planning Proposal is generally consistent with applicable Ministerial Directions as shown in Table 2 below.

**Table 2 assesses the Planning Proposal against Section 117(2) Ministerial Directions issued under the *Environmental Planning and Assessment Act (EP&A) 1979*.**

Ministerial Direction	Applicable to LEP	Consistency of LEP with Direction	Assessment
<b>1. Employment and Resources</b>			
1.1 Business and industrial Zones	No	N/A	N/A
1.2 Rural Zones	No	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	N/A
1.4 Oyster Production	No	N/A	N/A
1.5 Rural Lands	No	N/A	N/A
<b>2. Environment and Heritage</b>			
2.1 Environmental Protection Zones	Yes	Justifiably Inconsistent	The Planning Proposal does potentially adversely impact on an lands currently zoned "Environmentally Living". In accordance with the Direction the inconsistency is largely justified by a supporting specialist ecological study and is considered to be of minor significance in accordance with the Direction exception criterion. Significant ecology on the site is largely contained within an area to be zoned open space and dedicated to Council for management in perpetuity.
2.2 Coastal Protection	No	N/A	N/A
2.3 Heritage Conservation	Yes	Potential	The site includes a heritage item. A heritage impact study has been completed by GBA Heritage Architects, it states that an appropriate curtilage can be achieved within the proposal. The recommendations of this report will be incorporated into the draft future DCP amendment.  An Aboriginal Cultural Heritage Assessment has been commissioned from GML and consultation is ongoing.

2.4 Recreation Vehicle Area	No	No	Direction does not apply.
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes	Justifiably Inconsistent	The proposed R2 Low Density Residential and R5 Large Lot residential zones permit a range of types of residential development adjacent to an existing urban area. The Direction is considered to be generally fulfilled. The "consumption" of land for urban purposes is not however, fulfilled. This inconsistently is considered to be justified by Council's recently adopted
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	Caravan Parks are currently precluded in both proposed residential zones.
3.3 Home Occupations	Yes	Yes	The R5 Large Lot Residential and R2 Low Density Residential zone permit "Home Occupations without consent"
3.4 Integrating Land Use and transport	Yes	Yes	The Planning Proposal seeks to rezone land adjoining an existing urban area for residential development. The site is proximate to public transport and will potentially facilitate expanded and enhanced bus services. Opportunities to optimise pedestrian/cycleway are incorporated in the Draft future DCP amendment.
3.5 Development Near Licensed Aerodromes	No	N/A	Direction does not apply.
3.6 Shooting Ranges	No	N/A	Direction does not apply.
<b>4. Hazard and Risk</b>			
4.1 Acid Sulphate Soils	No	N/A	Land not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence and Unstable Land	No	N/A	Direction does not apply.
4.3 Flood Prone Land	No	N/A	Land not recorded to be flood prone.

4.4 Planning for Bushfire Protection	Yes	Potentially	The Bushfire Impact assessment has been updated to reflect pre exhibition consultation comments from RFS. An appropriate vegetation management plan is required by the future DCP to balance the desire for a vegetated edge with any fire risk and need for an asset protection zone..
<b>5. Regional Planning</b>			
5.1 Implementation of Regional Strategies	No	N/A	Not applicable in the Campbelltown City LGA
5.2 Sydney Drinking Water Catchments	No	N/A	Not applicable in the Campbelltown City LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	Not applicable in the Campbelltown City LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	Not applicable in the Campbelltown City LGA.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	Revoked.
5.6 Sydney to Canberra Corridor	No	N/A	Revoked.
5.7 Central Coast	No	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	Not applicable in the Campbelltown City LGA
<b>6. Local Plan Making</b>			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Potential to be	The proposed dedication of land identified as RE1 is currently the subject of a VPA offer from the principal controlling party.
6.3 Site Specific Provisions	No	N/A	Not applicable in the Campbelltown City LGA
<b>7. Metropolitan Planning</b>			

7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Consistent – Seeks to increase housing supply at a local scale in a location which is generally consistent with the locational commentary of the Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A	The land is not in the subject investigation area.

#### Section C - Environmental, Social and Economic Impact

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

The Planning Proposal will have a minor impact upon the critically endangered Cumberland Plain Woodland ecological community. The impact however, from initial review, is not considered to be significant. The proposal contains an ecology report detailing potential impacts on flora and fauna which are deemed to be manageable within acceptable limits.

A Voluntary Planning Agreement (VPA) offer has been received for the dedication of the land to be zoned R11, this will ensure that the on-site vegetation to be retained in the proposed open space area is rehabilitated to a maintainable standard and then maintained in perpetuity, in accordance with a relevant Vegetation Management Plan.

Council is investigating an update to the Campbelltown Development Contribution Plan to further accommodate any offsite impacts arising from the development of the precinct. This may include higher-order open space recreation facilities and social infrastructure generally. Additionally, opportunities to fund embellishment and access to offsite woodland areas in public ownership is to be explored.

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

There are a number of potential environmental effects associated with the proposal on local ecology which require specific management strategies so as to ensure acceptable and sustainable environmental outcomes.

The relationship to the retained vegetation and fringing off-site vegetation requires a range of bushfire management measures. Modest asset protection zone requirements at Bushfire Attack Level 29 (BAL29) construction level are proposed to manage the potential bushfire hazard impacts.

The presence of a heritage item (local) at 28 Morcedos Road will require its retention, conservation and establishment of an appropriate curtilage. As mentioned above a heritage impact assessment has been completed and is provided with this Planning Proposal.

Advanced storm-water management practices will be required to ensure appropriate storm- water management outcomes, particularly given the relationship to the nearby Georges River. Appropriate provisions and standards have been incorporated into the proposed future DCP amendment to ensure that any application for subdivision addresses these requirements.

Amplification and reticulation of all service infrastructures including in particular water and sewer is required as the proposal is progressed. Additionally, it is noted the matter is further addressed by the future DCP and any application for subdivision will need to address this criteria.

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

The rezoning for residential purposes will result in positive economic effects. The planning proposal will potentially result in short and medium term employment opportunities related to development and construction activities associated with the sub-divisional works and the subsequent erection of dwellings.

The increased supply of diverse housing stock will also have positive social impacts. Additionally, an increase in the resident population will potentially have positive social and economic impacts on the Ingleburn Town Centre as a centre of commerce and recreation; this being reflected in increased employment and purchasing power.

**Section D - State and Commonwealth Interests**

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

Preliminary infrastructure investigations accompanied the Planning Proposal Request. These investigations were undertaken by Northrop Consulting Engineer and concluded that the existing service infrastructure network (water, sewer, electricity, telecommunications and gas servicing) was available in the locality and could be economically augmented and reticulated.

Perimeter roads will be upgraded as a requirement of development and likewise requisite storm- water management infrastructure and service roads.

Open space will be provide and embellished in accordance with Council's relevant standards.

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



OEH and RFS were consulted as required by the amended Gateway determination of 20 March 2017. OEH were generally supportive of the approach to preservation of Cumberland Plain Woodland onsite however they raised a number of issues relating *Pimelea spicata* and Koala feed tree species which have been clarified and addressed in the attached ecology report.

OEH also requested that a further archaeological assessment and cultural heritage assessment be undertaken. This has been commissioned and letter describing the proposed methodology is attached. OEH have advised that this can be done concurrent with the exhibition of the proposal.

The Rural Fire Service raised issues concerning the slope analysis and vegetation classification. The assessment has been updated to reflect these comments and is attached.

#### **Part 4 – Mapping**

In seeking to achieve the Planning Proposal objective and outcomes the following map amendments are proposed:

- 4.1 amendments to Zoning Map (refer to annexure 1);
- 4.2 amendments to Lot Size Map (refer to annexure 2);
- 4.3 amendments to Lot Size for Dual Occupancy Development Map (refer to annexure 3);
- 4.4 amendments to Lot Averaging Map (refer to annexure 4);
- 4.5 amendments to Land Reservation Acquisition Map (refer to annexure 5);
- 4.6 amendments to Terrestrial Biodiversity Map (refer to annexure 6)

It is noted that it is not proposed to amend the existing;

- Height of Buildings Map
- Infrastructure Map

#### **Part 5 – Community Consultation**

Public consultation will take place in accordance with the Gateway determination. Such determination requires prior consultation with OEH and RFS.

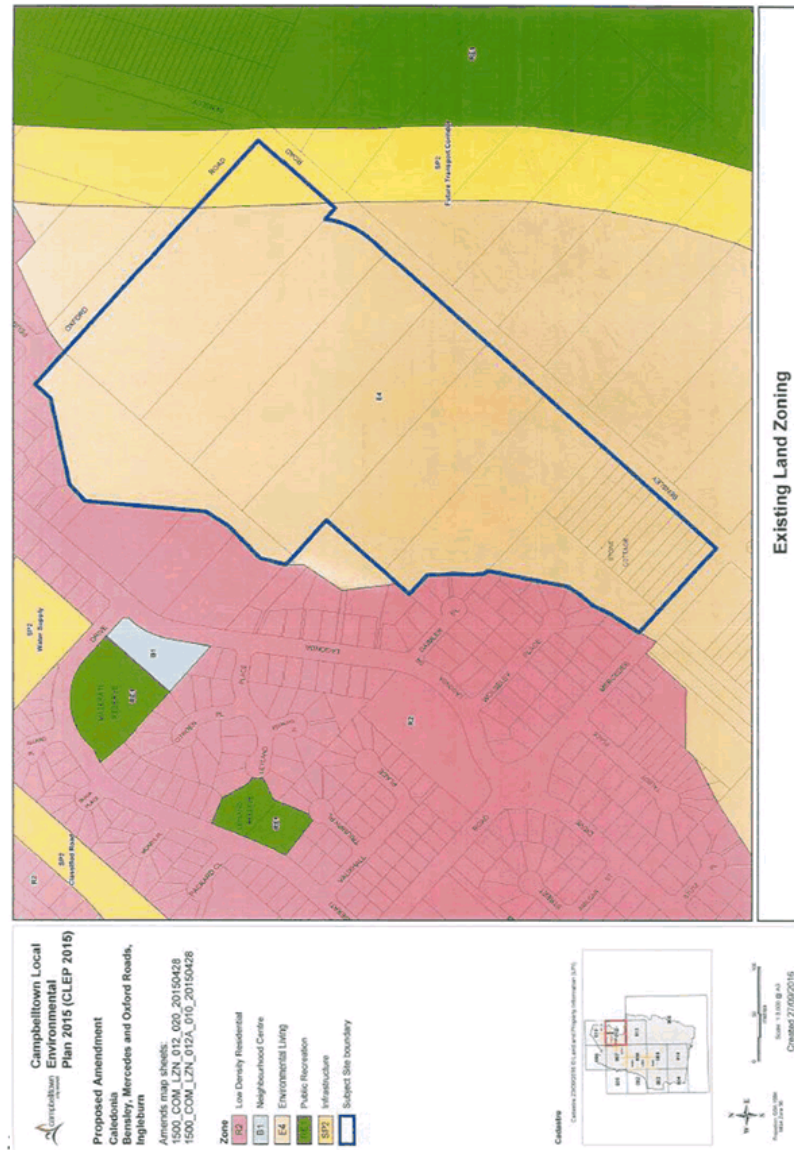
All relevant agencies and local community will also be consulted during the mandated 28 day public exhibition period.

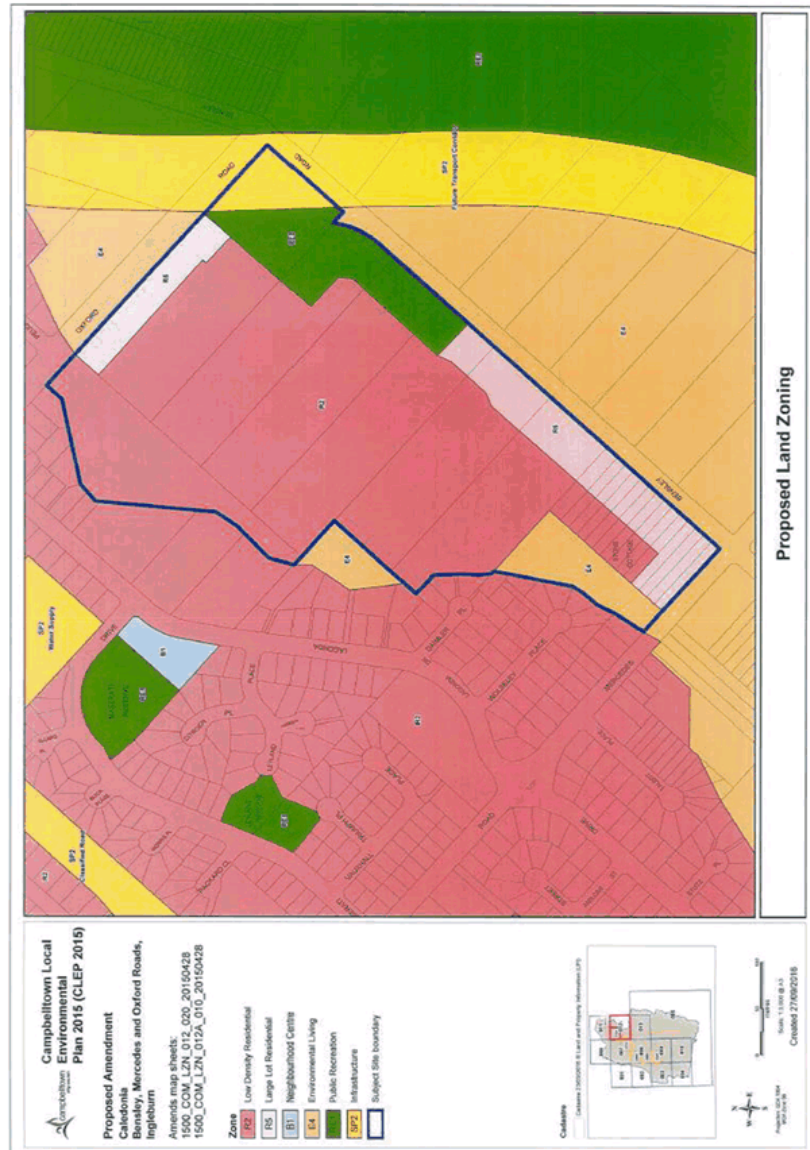
**Part 6 - Project Timeline**

The following notional project timeline is proposed:

Council endorsement of Planning Proposal	October 2016
Referral for a Gateway Determination	November 2016
Gateway Determination	December 2016
Amended Gateway Determination	March 2017
Public Exhibition	July/August 2017
Consideration of submissions (Report to Council)	September/October 2017
Referral to Department of Planning and Environment for finalisation	September 2018
Plan amendment made	October 2018

ANNEXURE 1





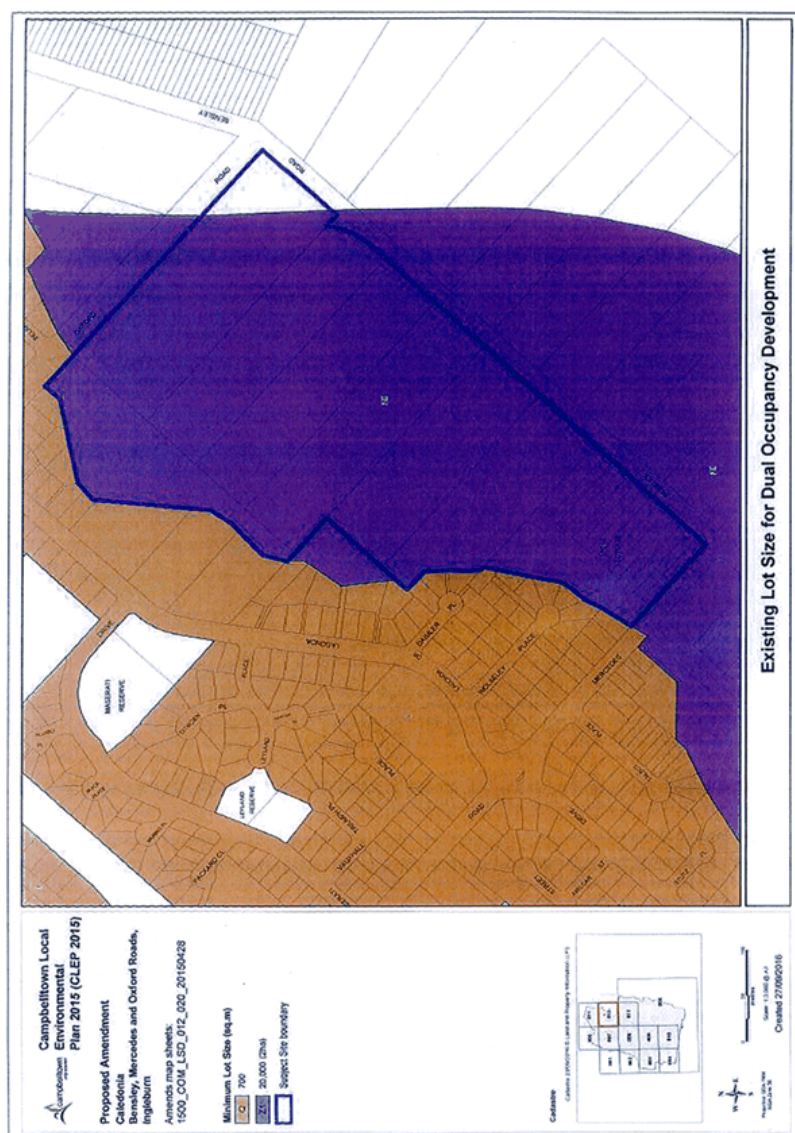
ANNEXURE 2

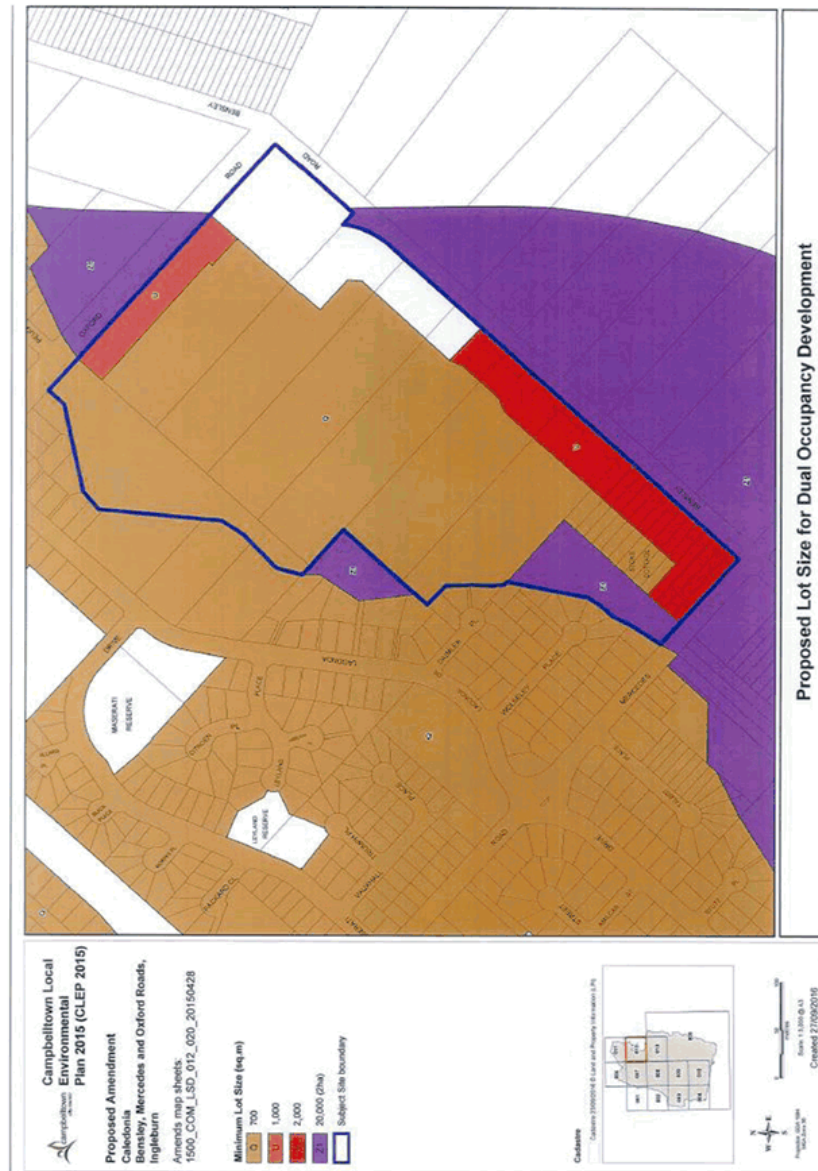




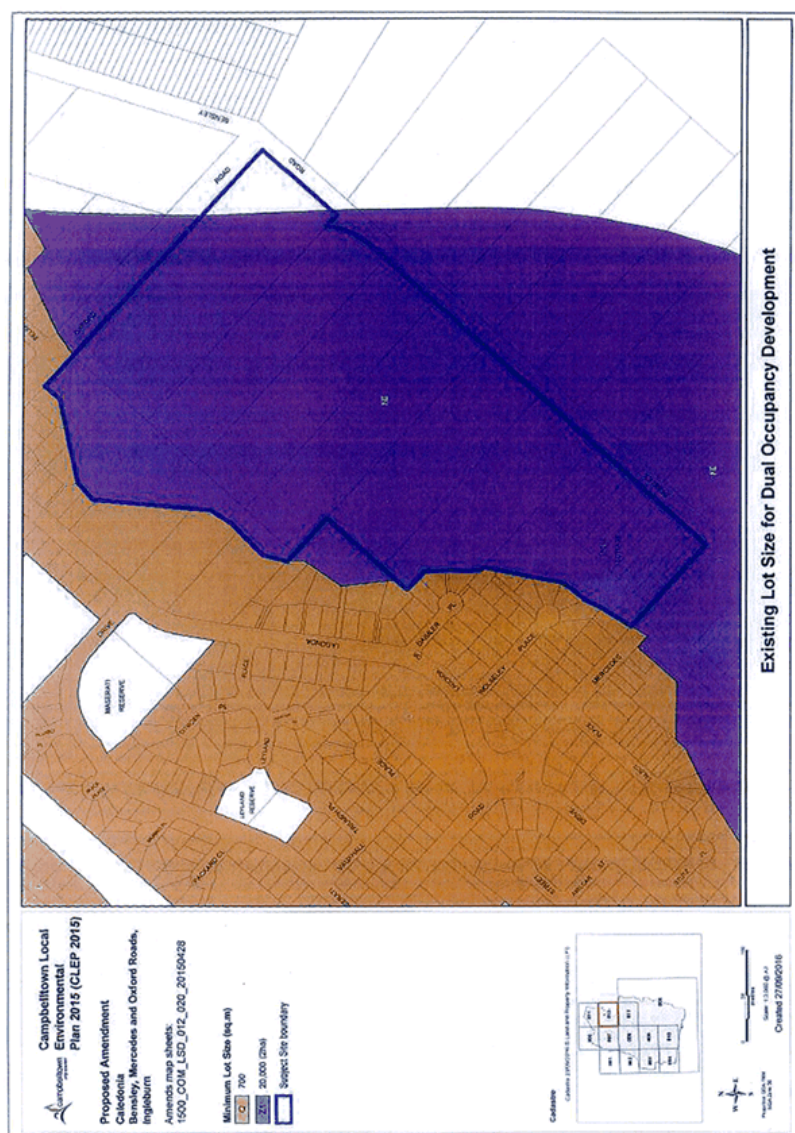


### ANNEXURE 3



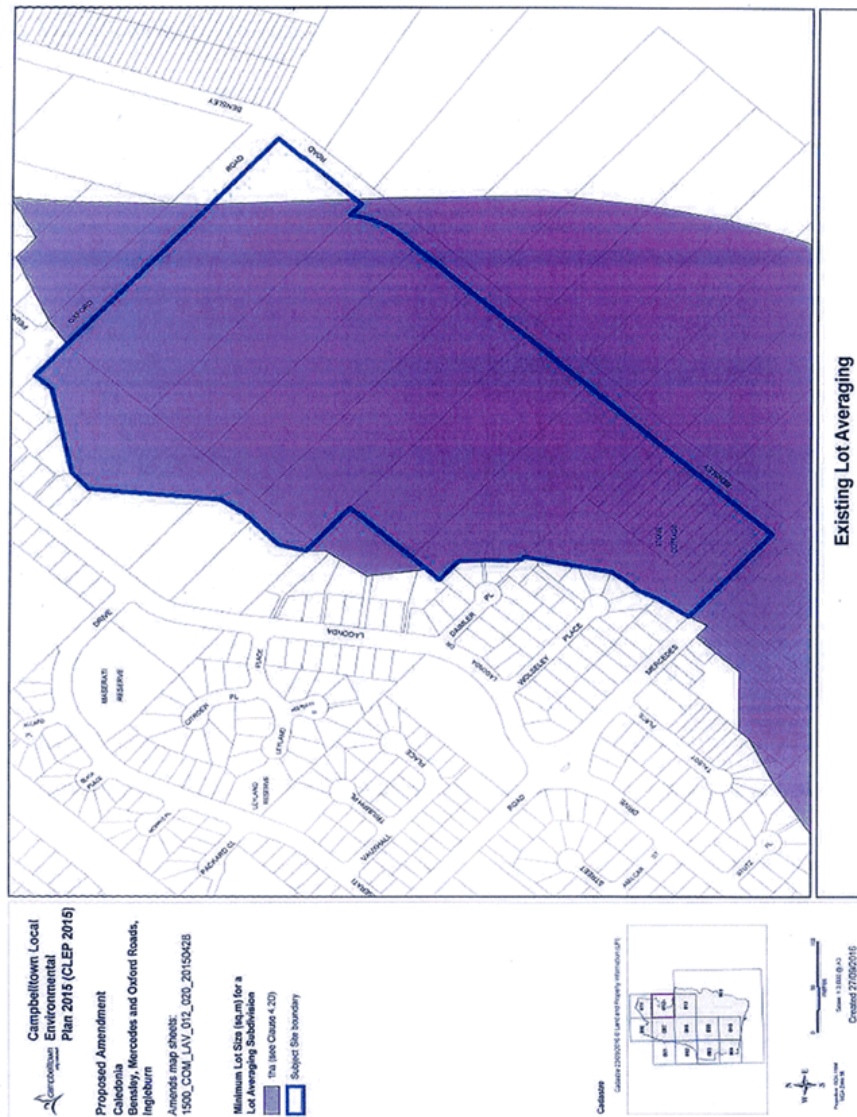


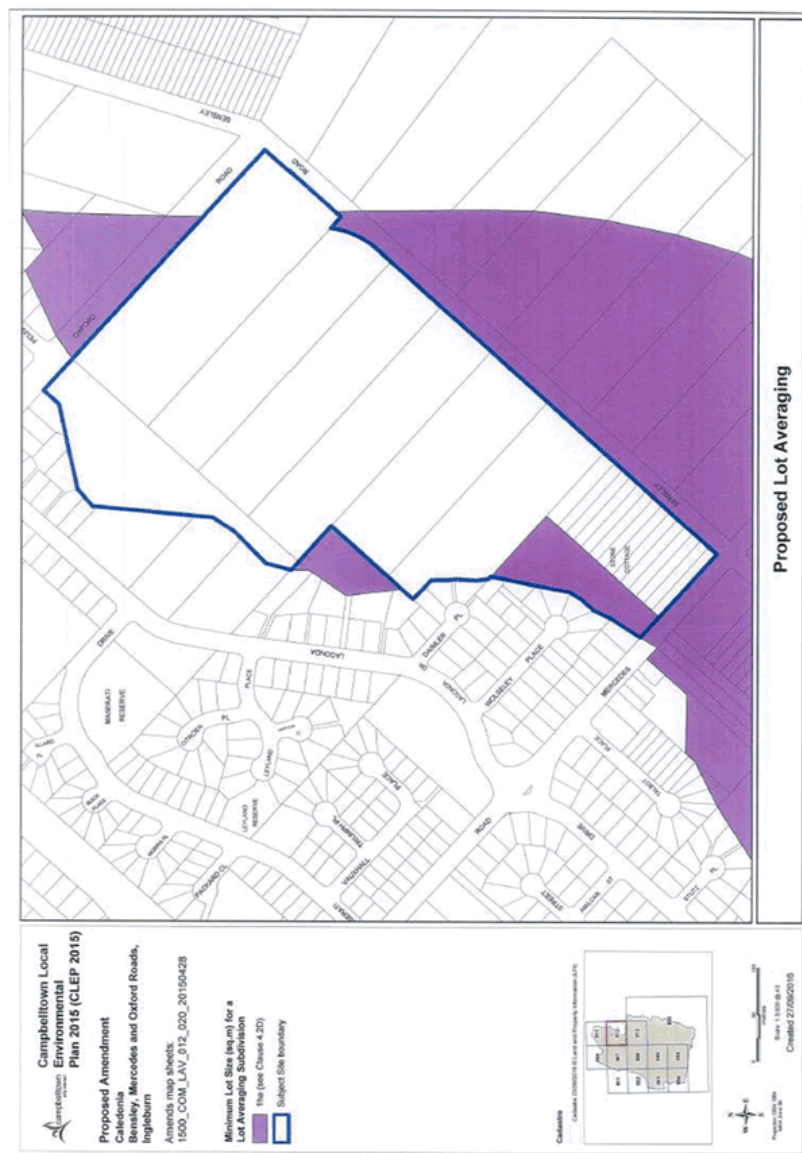
### Existing Lot Size for Dual Occupancy Development





ANNEXURE 4





## Summary of Submissions – Caledonia Precinct

### Planning Proposal

#### State Government Agencies

##### 1.0 Transport for NSW

- 1.1 Extension of existing bus route:** The proposed extension of the current bus route (as shown in the exhibited Draft DCP) to the internal roads within the subject site is supported, however, infrastructure such as internal roads layout and associated bus services facilities should comply with relevant specifications and guidelines.

**Comment:** The draft DCP includes provisions that outline an option for the extension of the current bus route and will be amended to reference relevant standard. Public transport will be considered further at the Development Application (DA) stage.

- 1.2 Provision of pathways:** Pathways should be provided along the three roads fronting the proposed development. There are existing bus stops located on Lagonda Drive and TINSW requests further information regarding a potential pathway connection into Maserati Drive to benefit future residents on the western side of the proposed development.

**Comment:** The planning proposal seeks to rezone land to facilitate limited residential development. Lagonda Drive and Maserati Drive are not part of the area covered by the Planning Proposal. Pursuit of enhanced connectivity beyond the Planning Proposal Precinct should be the subject of independent review and action if appropriate.

##### 2.0 NSW Office of Environment and Heritage (OEH)

- 2.1 *Pimelea spicata* (Spiked Rice Flower):** OEH recommended that the proponent clarify the surveys undertaken on the site, including details of surveys for *Pimelea spicata*. If no surveys for *Pimelea spicata* had been undertaken, it was recommended that they be completed.

**Comment:** Targeted field surveys for *Pimelea spicata* were conducted by two ecologists on 16 and 23 of October 2017. No threatened flora was identified within the study area during targeted survey. Most areas of native vegetation showed a history of disturbance and were considered unlikely to provide habitat for *Pimelea spicata* or *Pterostylis saxicola* which are known in the Ingleburn area or recorded in the vicinity. The systematic targeted survey for *Pimelea spicata* did not identify any individuals of this species within the study area.

Further surveys should be undertaken at DA stage to provide more confidence in completely ruling the presence of the species out.

- 2.2 Retention of Cumberland Plain Woodland (CPW):** OEH notes that much of the higher ecological value CPW at the corner of Bersley and Oxford Roads, and moderate quality CPW along Bersley Road is proposed to be retained in an RE1 zone. OEH supports the retention of moderate and high value CPW in public



ownership on the site, however, would prefer the land zoned E2 – Environmental Conservation with RE1 – Public Recreation OEHS's second preference.

**Comment:** The proposal would result in the reduction of CPW within the study area through the clearing of approximately 1.84 ha of CPW of moderate to low quality vegetation on site (0.18 ha of moderate quality and 1.66 ha of poor quality) upon redevelopment. The vegetation shows signs of disturbance and management for grazing, with disturbance to the groundcover and midstorey layers and invasion by weeds. An initial map of the CPW on site is shown below.

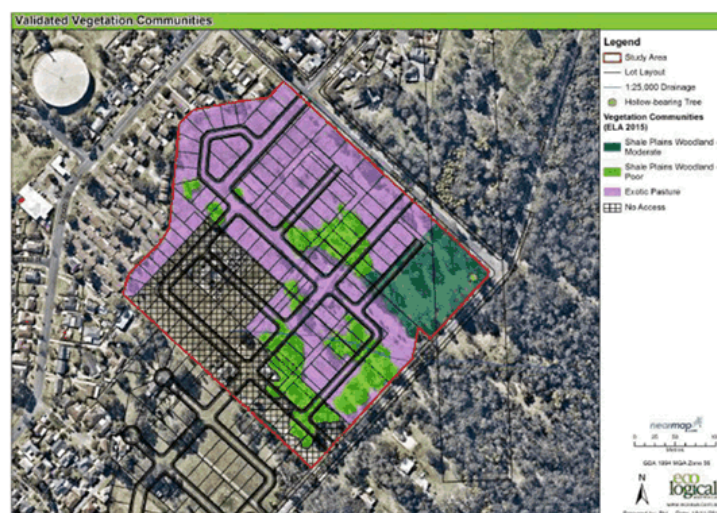


Figure 2 – CPW located on the subject site

From the outset it has been acknowledged that some vegetation would need to be removed to facilitate residential development.

The final impact of development on the Cumberland Plain Woodland, however, requires further assessment at the Development Application stage and potentially development of an "offsetting strategy". To this end it is proposed to introduce a "Terrestrial Biodiversity Map" to the proposed CLEP 2015 amendment. The Map has been compiled principally from mapping of the Office of Environment and Heritage and consultant Ecological. The subject map triggers the application of clause 7.20 of CLEP 2015 in respect of Terrestrial Biodiversity conservation. (Refer to Attachment "1").

The need to follow the subject procedure has been adopted as a proposed amendment to the draft Caledonia Development Control Plan (Refer to Attachment "3").

The subject process will lead to an acceptable outcome in accordance with the prevailing vegetation conservation/management legislation.

Further, it is noted that the majority of the high value CPW (shown in dark green) (1.15 ha) will be retained, managed and improved within the area of open space on site which is to be dedicated to Council and zoned RE1 – Public Recreation.

Assessments of significance under the *Threatened Species Conservation Act 1995* (TSC Act) and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have been undertaken for CPW and other threatened ecological communities/species in regard to the impacts of the proposal, by the Proponent. These assessments of significance concluded that the proposal is unlikely to have a significant impact on threatened biodiversity and therefore, offsetting is unlikely to be required. This conclusion requires more rigorous review in accordance with the process outlined previously and encapsulated in Clause 7.20 of CLEP 2015.

At the end of the day OEH's suggestion of an E2 – Environmental Conservation zone for this part of the site was considered, however, the proposed RE1 – Public Recreation zone is the preference in this circumstance due to the need to also balance passive recreational use of the area.

- 2.3 Koalas:** In a pre-exhibition submission dated 30 May 2017, OEH noted that there were inconsistencies between the koala feed tree (KFT) species listed in Schedule 2 of SEPP 44 and the draft Campbelltown Comprehensive Koala Plan of Management (KPoM). OEH requested a survey of the site to identify tree species to clarify if any of the additional tree species identified in the KPoM are located on the site and would be impacted by the proposal.

**Comment:** The Flora and Fauna Assessment report was updated to include details as requested by OEH.

The Flora and Fauna Assessment Report prepared by Ecological Australia notes that as the total number of koala feed trees within the site exceed the 15% threshold under the SEPP 44 definition, the site contains 'potential koala habitat'. The report notes that koalas have not been sighted on the land but have been sighted within the vicinity of the site.

Council's draft Koala Plan of Management (KPoM) was recently been revised in response to comments from DP&E and OEH and endorsed by Council (10 July 2018) to be resubmitted to the Department of Planning and Environment for approval. If at the time of DAs, Council's draft Koala Plan of Management is not in place, any areas within the site that meet the criteria of *SEPP 44 Koala Habitat Protection* will require a site-specific KPoM prior to any development approval being issued for the site. This individual KPoM would include recommendations for appropriate development controls for koala protection which would be enforced via a condition of any development consent granted on the site.

In addition to the RE1 zoning of the high-quality vegetation within the site, a site specific Development Control Plan (DCP) has been prepared to ensure that the retention and maintenance of the potential Koala Habitat is a key consideration for any future development.

Furthermore, OEH provided no objection in their submissions to the proposal in relation to Koala protection and management.

- 2.4 Aboriginal Cultural Heritage:** OEH suggested the completion of additional archaeological and cultural assessment studies to inform the planning process. This

includes consultation with Aboriginal stakeholders to explore options for conserving areas of Aboriginal heritage significance.

**Comment:** The proponent has begun to prepare studies as recommended by OEH. The completed studies will be submitted to Council as part of future DA's for the site.

In December 2017, test excavations were undertaken on site. Based on the preliminary findings, GML Heritage consultants and the RAPs believe that the Caledonia Precinct has low Aboriginal heritage significance.

Further investigation will be required at DA stage and a referral to OEH will be required if the proposal is classified as 'designated development' under the *Environmental Planning and Assessment Act 1979* (EP&A Act). If any Aboriginal object will be "harmed" (as defined in the *National Parks and Wildlife Act 1974* (NPW Act) as part of the DA, an Aboriginal Heritage Impact Permit (AHIP) will be required to be submitted to OEH for review. An Aboriginal Cultural Heritage Assessment Report (ACHAR) is required as part of this process.

It is considered that sufficient information is available to advance finalisation of the Planning Proposal and that the issue can be more fully addressed at the development application stage when details of proposed works are known. The preliminary studies indicate that the proposed zoning is suitable, given the site is considered to have low Aboriginal heritage significance. In any case, detailed requirements will be considered and assessed at DA stage. An AHIP is required under the NPW Act prior to any impacting works proceeding. As such, the completion of additional archaeological and cultural assessment studies at this stage is not considered practical or necessary given the assessment work and consultation already undertaken with Aboriginal stakeholders to inform the planning proposal having regard to Aboriginal heritage issues.

### 3.0 Heritage Council of New South Wales

The Heritage Council recommended that a Statement of Heritage Impact and historical archaeological assessment be prepared prior to exhibition of the planning proposal.

**Comment:** It is initially noted that a Heritage Assessment and Statement of Heritage Impact was undertaken by GBA Heritage in response to the Heritage Council requirement.

The Assessment/Impact Statement concluded:

- That the Planning Proposal does not require any variation to the standard heritage provisions at clause 5.10 of CLEP 2015.
- That the Caledonia DCP include provisions in respect of the identified curtilage, Mercedes Road development setbacks and an interpretation plan
- That the listing of the local heritage item be revised.
- That the site DCP reinforces the sensitivities of the heritage item and related development parameters.

Further, Clause 5.10 of Campbelltown Local Environmental Plan (CLEP) 2015 contains extensive existing objectives with regard heritage matters. Detailed studies and assessment will be undertaken and resolved at DA stage for subdivision and building works on site.

### 4.0 Rural Fire Service (RFS)

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- 4.1 Asset Protection Zone:** RFS disagrees with Eco Logical Bushfire Assessment which identified vegetation as 'Woodland' rather than the appropriate classification as 'Forest'. The RFS requires an Asset Protection Zone of 25m width, an additional 5m to that recommended in the Eco Logical report.

**Comment:** The draft DCP has been amended to refer to a 25m wide APZ along Bensley Road. Detailed bushfire requirements must comply with 'Planning for Bushfire Protection' 2006 and will be considered and resolved at the DA stage for subdivision and building works on site.

**5.0 Agencies with no objection**

The following agencies have advised that they have no objection to the proposal and/or have provided routine comments on development assessment issues that can be appropriately addressed at DA Stage for future road, building and subdivision works:

- Sydney Water noted that there is sufficient water and wastewater information to service future development. Detailed requirements will be addressed at Section 73 application phase.
- Roads & Maritime Services (RMS)
- Endeavour Energy
- Telstra

Council also advised the following government agencies and service providers of the public exhibition of this planning proposal but did not receive any comments:

- Fire and Rescue NSW
- NSW Department of Health.

Notwithstanding, the planning process must continue to proceed despite receiving no response from the authorities above.

**Public Submissions**

**6.0 Public Submissions**

Council received 27 submissions from surrounding residents. 17 of these were proforma submissions, and one of these submissions included signatures (18 signatures) of residents of Lagonca Drive. Five of the submissions were in support of the proposal.

The submissions highlight concern with the following key issues:

- Biodiversity,
- Potential removal of trees,
- Potential impacts on koala.
- Strategic planning
- Roads and traffic,
- Public transport,
- Context and design,
- Aboriginal heritage,
- Georges River Parkway,
- Public infrastructure and local services.

A comprehensive summary of concerns and issues raised is provided in Appendix "A" at the conclusion of this Attachment.

A detailed response to each issue raised in submissions is provided below.

#### **6.1 Biodiversity and Tree Removal**

Submissions highlight the positive impact the trees have including their contribution to fauna habitat, aesthetics and air purification. Concern was raised from residents regarding the potential loss of trees on site.

Higher ecological value Cumberland Plain Woodland (CPW) is located at the corner of Bensley Road and Oxford Road, and moderate quality CPW along Bensley Road. This vegetation is included in the RE1 – Public Recreation zone, which will substantially protect the vegetation. In addition, the proponent has offered to enter into a Voluntary Planning Agreement (VPA) with Council to retain the high quality vegetation (predominately Cumberland Plain Woodland) in the open space area and maintained in perpetuity in accordance with a relevant Vegetation Management Plan. OEH have raised no objection to this mechanism.

The public open space is approximately 17,786 in area and will allow for passive recreation, and well as the retention of biodiversity thereby, assisting in reducing any proposed loss of the carbon absorbing environment and habitat for native fauna.

All trees of high retention value are largely being conserved principally in the RE1 – Public Recreation zone. Where the remaining low to moderate quality vegetation is not retained, then the assessment of their removal and appropriate offsetting strategies can be considered at the development application stage.

The development of any rural land for urban purposes will result in a change in biodiversity. However, the studies that have been undertaken by various consultants with regard to the proposed Caledonia Precinct has shown that whilst recognising the constraints of the site it is capable of supporting urban development. Increased tree canopy will also be sought through tree planting as required by the draft UCP.

#### **6.2 Koala Protection**

Concerns were raised through submission regarding the protection of Koala habitat on the site. This matter has been addressed in detail in response to OEH's submission.

At the time of the subdivision application if any area within the site meets the criteria of *SEPP 44 Koala Habitat Protection* and Council's Comprehensive Koala Plan of Management has not been adopted by the Department of Planning and Environment a site-specific Koala Plan of Management (KPoM) will be required prior to any development approval being issued for the site. This individual KPoM would include recommendations for appropriate development controls for koala protection which would be enforced via a condition of any development consent granted on the site. It should be noted that OEH provided no objection to the proposal in relation to Koala protection and management.

#### **6.3 Roads and Traffic**

Traffic congestion was highlighted as a primary concern of residents during the exhibition of the planning proposal. A traffic study was prepared in support of the planning proposal, and has been reviewed by Council's traffic engineers and the

NSW Roads and Maritime Service. It has been established that traffic increases will be within the design capacity of the existing road network. The traffic study provides analysis of key intersection and roundabouts within the area of the site, modelling the current and future scenarios, as well as changes resulting from the proposal. Intersections within the vicinity of the development site have been determined to operate at a satisfactory level with adequate capacity for increased demands generated by the proposal.

It should be noted that the traffic study was based on an earlier scheme for the proposed development, which provided for 241 residential allotments rather than the current scheme of 170 residential allotments. As such, a reduction in the movements anticipated in the traffic study is expected. Although the traffic study was undertaken in late 2015, prior to lodgement of the planning proposal, the proposal and associated study have been reviewed by Roads and Maritime Services who raised no objection to the proposal.

While concern regarding increased traffic congestion is noted, only a marginal increase is projected to be generated from the proposed rezoning, with acceptable attendant impacts.

**6.4 Provision of Infrastructure and Local Services**

As noted in the submissions, the land subject to the planning proposal is not in single ownership. The community raised concerns regarding the delivery of required infrastructure in a piecemeal approach. Due to the future potential for rapid population growth in the area, Council is currently preparing a new comprehensive 7.11 Contributions Plan. Therefore, any future development of the site would be required to provide monetary contributions to ensure essential community facilities are delivered, regardless of land ownership, alternatively future developers may offer to enter into a VPA. It is noted that this is the case with the draft Bensley Developments Pty Ltd Planning Agreement.

Council notes the community concerns about the capacity of existing infrastructure. It is considered that existing infrastructure servicing the site has the capacity to accommodate the proposed number of dwellings, as reinforced by Sydney Water and Endeavour Energy. It is expected that these services would be upgraded by the developer, where required, to support the proposed development. The proposal will include an area for public recreational use (zone RE1 – Public Recreation) on the corner of Bensley Road and Oxford Road.

**6.5 Public Transport**

Submissions noted a lack of public transport servicing the proposed development and concerns that existing bus services would be compromised. The current bus route (at the time of this report - Route 873) servicing surrounding areas is proposed to potentially be extended to service the site, providing alternative transport options to future residents. Provisions to this effect have been included in the exhibited draft DCP and have been reiterated in the amended draft DCP (Attachment 3). Detailed consideration of bus routes will be addressed at DA stage.

**6.6 Stormwater and Wastewater**

The submissions highlighted concern that stormwater calculations contained in the Engineering report exhibited with the planning proposal were incorrect and that the proposed stormwater and sewerage system was not appropriate for future development.



In this regard, the proponent has agreed in principle to an amended stormwater management design. Concept stormwater management plans submitted to Council have adequately addressed the proposed methodology to manage the quantity and quality of stormwater drainage which is likely to result from any proposed urban development on the subject site.

The draft DCP has been amended to ensure the agreed upon stormwater management principles and related system, will be assessed and delivered as part of a future DA for subdivision. In addition, Sydney Water has advised that water and wastewater services can be provided to the subject land.

Further detailed water and wastewater requirements will be addressed at the DA stage in accordance with a stormwater management Masterplan as outlined in the amended DCP.

**6.7 Consistency with Campbelltown Council direction/strategic plans**

Submissions highlight concern that the proposal does not comply with Campbelltown Council's strategic planning objectives, or greater Sydney's strategic planning documents. Consideration of the proposal against the Western City District Plan' and the Greater Sydney Region Plan' is provided below.

The site is capable of supporting urban development and the constraints have been recognised, outlined and addressed in the various specialist technical reports and will be further attested to in supplementary investigations and strategy formulation. The proposal is also consistent with the recommendations of Councils Policy Position for the site as endorsed by Council at its meeting on 21 June 2016 as it reflects a transition from existing residential density to larger lot residential developments with varying lot sizes.

It is considered that the proposed draft planning proposal and amended draft DCP will provide for a viable urban community whilst appropriately respecting the existing natural and cultural heritage qualities of the land and ensuring access to requisite infrastructure.

**6.8 Georges River Parkway**

Residents highlighted concerns over the loss of land reserved for the proposed Georges River Parkway located on the corner of Bensley Road and Oxford Road. The proposal retains the current zoning for the future roadway, SP2 – Infrastructure and continues to identify the land on the Land Reservation Acquisition Map under Campbelltown Local Environmental Plan 2015.

**6.9 Footpaths and Cycleways**

Submissions requested the provision of footpaths and cycleways within the site. The exhibited draft DCP includes an objective to "provide a safe walkable community". The provision of footpaths and cycleway will be addressed in any future subdivision DA.

**6.10 Odour**

A number of submissions raised concerns that the any future development on the site may experience negative odour impacts from nearby land uses. Council notes that there is an existing poultry farm operation located on the corner of Bensley and Mercedes Road, approximately 100m from the southern boundary of the subject site. Pacific Environment were engaged to assess and evaluate potential odour impacts on the proposed future development. The predicted odour concentrations are

anticipated to be below the adopted odor performance goal as per various EPA requirements.

#### 6.11 Aboriginal Heritage

Concern was raised regarding the preservation of Aboriginal heritage on site. This matter has been discussed in detail above in response to OEH comments. In summary, the Aboriginal community have undertaken site visits with the Proponent's consultants with regard to Aboriginal cultural heritage and areas of archaeological sensitivity. Preliminary investigations have concluded that the site has low Aboriginal Heritage significance. Further investigation will, however, be required at DA stage.

Future development of the subject land must ensure compliance with the provisions of Campbelltown (Sustainable City) DCP 2015 through clause 2.11.1 Indigenous Heritage.

#### 6.12 Vista/View Loss

Residents of Lagonda Drive have noted concerns that future development may result in vista and view loss across the site. It is noted that any development of the Caledonia site will result in the loss of rural vistas across the subject site. It should be noted that the site is currently zoned to allow limited dwelling houses on the land and building heights across the site are not proposed to increase. Street tree planting throughout the site is proposed to soften the impact of any future development on the site, although this will take some time to establish. Any privacy issues or view loss associated with the construction of any future dwellings can be considered during the assessment of any future DA.

#### 6.13 Lot Sizes

Concerns were raised during exhibition that the proposed lot sizes of 225sqm and 300sqm were too small and uncharacteristic of the surrounding subdivision pattern.

Whilst it is noted that the original planning proposal request submitted to Council included lot sizes of 225sqm and 300sqm, the planning proposal was revised in response to Council's resolution to increase the minimum lot size and reduce the lot yield. The exhibited proposal includes a mix of 500sqm, 1000sqm and 2000sqm minimum lot sizes, consistent with the adopted policy position for the area (resolved at Council Meeting held 21 June 2016):

*"Any future developments should reflect a transition from the existing residential density (generally 500 sqm) to large lot residential development of 1,000sqm to 2,000sqm allotments. Retention/management of remnant woodland and reinstatement of an informal verge character of perimeter roads should be pursued where practical."*

The proposed lot sizes are considered to be consistent with the prevailing lot size of the surrounding area and representative of the desired future character of the area.

#### 6.14 Bushfire

Submissions noted concerns in relation to the adequacy of bushfire protection, including the proposed "bushfire buffer" to be provided. A bushfire assessment report was prepared by Eco Logical to inform this proposal. The recommendations of this report have been included in the draft Site Specific DCP for the Caledonia Precinct.

RFS raised no objection to the proposal, however have requested that the Asset Protection Zone (APZ) be increased by 5m, to a width of 25m. The draft DCP has been revised to identify this request.

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Detailed bushfire management can be addressed during the assessment of any potential development applications for the subject site. Any future development must consider and comply with 'Planning for Bushfire Protection' 2006.

#### **6.15 Watercourses**

Submissions raised concerns with the Proponent's view that the waterway located on the site does not fit the definition of 'river' as defined by legislation.

During the assessment of the planning proposal at Gateway, it was noted that there was one 1st order waterway within the site. In accordance with DPI Water's Riparian Guidelines a 1st order stream usually requires a 10m vegetated riparian zone on each side measured from the top of bank. A site inspection undertaken by Eco Logical found that the waterway did not meet the definition of a 'river' under the Water Management Act 200 (WM Act) because it has no defined channel, bed, bank or have evidence of geomorphic processes.

Department of Primary Industries (DPI) confirmed in their letter 5 September 2016 that they agree with the finding by Ecological Australia that the blue line shown on the topographic map on the western side of Bensley Road is not a 'river' under the provision of the WM Act. No further approvals or input from DPI is required at this stage.

#### **6.16 Lack of detailed plans**

Given the development is at planning proposal stage, the information and plans provided are considered to be adequate to allow proper assessment of the proposal. Detailed plans will be provided at DA stage for subdivision and/or building works, at which time the community will have the opportunity to review and comment on the details of the DA.

#### **6.17 26 Mercedes Road**

During exhibition, Council received a submission requesting changes to planning controls including zoning and minimum lot size for the above property. This property was not subject to planning control changes in the original Planning Proposal at what was understood to be the landowner's request. The amendments sought will trigger a requirement for an amended gateway or re-exhibition. As such, given the timeframes of this planning proposal, it is not intended to change the proposal to the extent that the finalisation of the proposal will be affected through the re-exhibition process.

If the landowner wishes to progress the requested changes in the future, these can be undertaken as a new planning proposal. Alternatively, Council may display the initiative to prepare a relevant Planning Proposal.

The land exhibits qualities which support its rezoning in a manner similar to adjoining lands. In this instance it is recommended that Council prepare a Planning Proposal based on the existing background information. Should any additional information be required Post Gateway it should be funded by the owner.

#### **6.18 28 Mercedes Road**

Council received a submission requesting decreased minimum lot size for the above property. The proposed minimum lot size of 2000sqm is considered appropriate as the property is located on the outer edge of the planning proposal site, adjacent to land zoned E4 – Environmental Living with a 2 hectare minimum lot size. As such, the proposed minimum lot sizes provide a transition from existing residential development to large lot residential development.

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## APPENDIX A – SUMMARY OF SUBMISSIONS

### Resident 1

- Concerns about protection of the environment by changing zoning to allow for residential housing.

### Resident 2

- Proposal is contrary to Campbelltown Council as it does not promote sustainability and should continue to be zoned "Environmental Protection" for environmental reasons.
- Create further dependencies on non-renewable energy (i.e. increased car trips, energy usage).
- It is proposed that sewage waste from the development will be collected and pumped uphill to an existing sewer system. This could fail during a power outage and result in contamination to nearby watercourses.
- Concerns in relation to tree removal and koala protection.

### Resident 3

- Request that 26 Mercedes Road be included in the planning proposal and rezoned from E4 Environmental Living to a mix of R2 Low Density Residential and/or R5 Large Lot Residential
- Include 26 Mercedes Road as part of the proposed minimum lot size amendments.
- Inconsistency between zoning and lot maps in comparison with DCP maps and Engineering Report with regard to 26 Mercedes Road.
- Proposal does not meet the "appropriate transition principles" as outlined in Campbelltown Local Planning Strategy 2013.

### Resident 4

- Request that proposed 2000 sq.m minimum lot size be made smaller for 28 Mercedes Road.
- Object to loss of 10m of private land for tree planting along Bensley Road.

### Resident 5

- Subject area should not be developed as Macquarie Fields and Ingleburn are already heavily congested.
- Proposal will result in further traffic in these areas.

### Resident 6

- Odour from nearby chicken farm will impact new residents and lead to increased energy consumption
- The proposed road layout does not provide good connectivity to nearby shops and services.
- Proposed extension of bus service should not impact on existing bus service.
- Potential for increased cars and impacts on cyclist and pedestrians along Bensley Road.
- Provision of footpaths and cycleways in new subdivision.
- Suggestions to include shared footpath/cycleways along Mercedes, Oxford and Bensley Road and provide connections to surrounding reserves and ovals.

- Need for increased formal recreation space, rather than bushland, including playground, seating etc.
- Impact on surrounding street network, including roundabout at Collins Prom and Chester Road during peak hour. Impact on school children and other pedestrians crossing the road. Suggest upgrade of intersection with traffic lights and controlled crossings.
- Concerns traffic study is 2 years old and does take into account traffic increases.
- Lot sizes of 225sqm and 300sqm are too small.

#### Resident 7 (Form letter)

- Proposal is inconsistent with relevant sub-regional and local planning guide lines
- Inconsistent with local land zoning and does not support the rural/urban interface of the site.
- Concerns that the proponent of the Proposal does not own all the land included in the Proposal.
- The Proposal would therefore be unable to meet relevant requirements in terms of roads and stormwater infrastructure.
- A piecemeal approach to the development would disrupt surrounding residents.
- The proposed rezoning will destroy the scenic landscape character of the area.
- The applicant proposed to bear the cost and construct a boundary fence, however, has not specified details such as height.
- Concerns relating to the visual impact of the proposed development on residents of Lagonda Drive.
- Concerns the proponent's original request for a planning proposal document does not adequately address visual impact of the development.
- Concerns that the proponent's original structure plan (contained within the proponents request for a planning proposal) contains 225sqm and 300sqm lots.
- Concerns that the 225sqm and 300sqm lots would require 2 storey dwellings to be constructed and therefore lead to privacy issues and loss of existing vistas from residential of Lagonda Drive.
- Loss of land reserved for Georges River Parkway.
- Inconsistent with 'A Plan for Growing Sydney'.
- No detailed plans, such as 3D perspectives, provided with the planning proposal.
- Incorrect information within the proponents request for a planning proposal document.
- Concerns that water retention/stormwater run-off has not been calculated correctly.
- Concerns that the proponent seeks to redefine the waterway to not comply with DPI's Water Riparian Guidelines.
- Concerns in relation to bushfire and provided fire buffer.
- Concerns that traffic studies and trip distribution calculations are incorrect given that all lots within the site may not be acquired by the proponent, and therefore making a private bus route unviable.
- Concern that traffic generation has been underestimated and that the planning proposal will lead to increased traffic congestion to surrounding roads.
- Impacts of planning proposal and increased population on car parking in nearby Ingleburn Town Centre.
- Lack of public transport.
- The Koala assessment was undertaken in a restricted area, and therefore there may be a possibility that the proposed development could threaten the species. This matter requires more investigation.
- The vegetation area set aside in the proposed development is too small to be a viable bio banking site. Loss of habitat for native birds.
- Poultry farm and odour control.

12

- It has been portrayed to Lagonda Drive residents that the subject site would remain an E2 zoning.

**Resident 8 – 12 (5 submissions)**

- Support planning proposal
- Land is currently not productive and increased population and low density residential would be beneficial to surrounding businesses.
- Provide needed housing within Western Sydney.
- Provide an economic boost to the surrounding Ingleburn Centre. Proposal provides adequate transition from surrounding environmentally significant land.

**Comment:** Submissions in support of the planning proposal are noted.

## **Voluntary Planning Agreement**

**Submission 1**

- Concern raised on the development of the Caledonia Precinct.
- The developer has not acquired all the land required to deliver the required infrastructure.
- Proposed dwellings adjoining properties along Lagonda Drive should be single storey to minimise the impact on their scenic views.
- Current road network is inadequate to cope with the increase in traffic.
- The proposed internal road network is not suitable for a bus service, forcing future residents to walk to Lagonda Drive and Oxford Road.
- Boundary fencing to match existing fence.
- Request for compensation for the internal and external cleaning of the properties due to dust created during the construction phase.

**Submission 2**

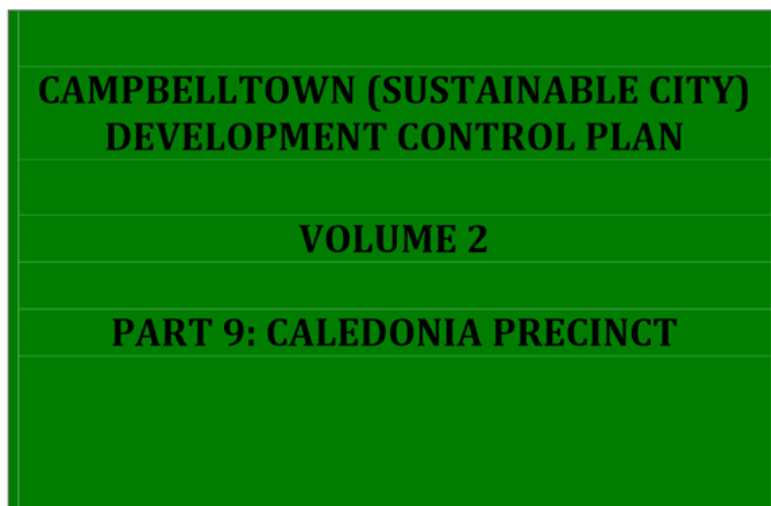
- A copy of a submission previously submitted to Council regarding the rezoning of the Caledonia Precinct. Summary issues.
  - Impact of the proposed development on Koala Habitat and general loss of trees.
  - The potential impact on Georges River if the proposed sewage pumping station needed for the residential development fails.

**Comment**

A majority of the issue raised in the submission are not VPA related and deal specifically with the rezoning of the land to permit residential development and its potential impact on the site and surrounding areas. These matters have been considered with the finalisation of the Planning Proposal and revised Development Control Plan.

In regards to the matter relating to the developer, Billergia Group, not having control of the entire Precinct, the VPA specific relates to land in the control or ownership of the developer. The infrastructure requirements on the remaining parcels of land will be delivered either through a VPA or be imposed as a condition of consent on the development of the site.





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## 1.1 APPLICATION

[illegible]

## 1.2 PURPOSE OF THIS PART

## 1.2 RELATIONSHIP TO OTHER PARTS OF THE DCP

3

In particular, this part should be read in conjunction with the following parts of Volume 1 of the Campbelltown (Sustainable) City Development Control Plan:

- Part 2 Requirements Applying to All Types of Development
- Part 3 Low and Medium Density Residential Development and Ancillary Residential Structures
- Part 4 Rural Residential Development and Ancillary Rural Residential Structures
- Part 8 Child Care Centres

The Campbelltown City Council Engineering Design Guide for Development also applies to development specified in this Part.

Where there is an inconsistency between Volume 2, Part 9 and any other part of this Development Control Plan, Volume 2, Part 9 applies to the extent of the inconsistency.

## 2. VISION AND DEVELOPMENT OBJECTIVES

### 2.1 VISION

The Caledonia Precinct will form a low density urban transition between the rural and woodland Edgelands hinterland to the east of the site, and the varying low to medium density urban environment of Ingleburn extending from the west of the site to the railway line.

The subdivision of the Caledonia Precinct will comprise a mix of lot types of a typical minimum lot size of 500sqm, surrounded by 1000sqm large lots fronting Oxford Road to the north, and 2000sqm lots to the Bensley Road frontage.

Full development of the precinct will allow for approximately 170 residential lots. While not specifically planned as such it is possible that some of these lots could include secondary dwellings such as granny flats.

Caledonia will be characterised by tree lined streets with integrated WSUD elements and environmentally responsible development. It will be highly permeable and include quality pathways, direct connections, attractive and safe streets which encourage walking and cycling.

The natural environment provides a visual backdrop and access to open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the heritage building to the South of the site.

### 2.2 KEY DEVELOPMENT OBJECTIVES

#### Objectives

1. To create a transition between the rural/woodland known as the Edgelands to the east of the precinct and the low to medium density urban environment of Ingleburn.
2. To develop the precinct in a way that respects and builds on the existing landscape character of the site and surrounds.
3. To provide a mix of lot sizes, ranging from 2,000 to 500 sqm, to provide for a diverse residential community.
4. To encourage walking and cycling through the precinct and to create a safe and walkable neighbourhood
5. To provide a highly permeable road network that creates a clear road hierarchy and provides convenient and safe links throughout the precinct.
6. To encourage the use of public transport, allowing for the extension of

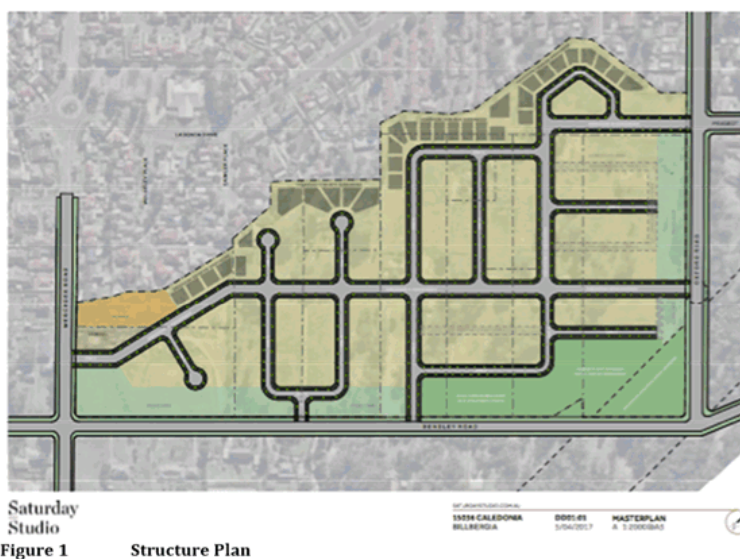
bus services into the precinct.

7. To protect areas of significant vegetation located within the precinct including the woodland area on the corner of Oxford Road and Mercedes Road and the large trees on Oxford Road.
8. To provide areas of open space that are well connected and provide opportunities for passive and active recreation.
9. To create a safe and secure environment with high levels of passive surveillance of the public domain.
10. To preserve and respect the heritage values of the stone cottage fronting Mercedes Road.

#### **Controls**

1. All development is to be undertaken generally in accordance with the Structure Plan at Figure 1 and the objectives and development controls set out in this Part.
2. Where variation from the Structure Plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the precinct set out in Section 2.1 and 2.2 of this part.
3. Lower density housing is to be located on large 'rural style' lots fronting Oxford and Mercedes Road.
4. Typical housing is to be located on 500sqm lots, some with dual frontage on primary streets enabling garage-free frontages.
5. The Woodland area on the corner of Oxford Road and Mercedes Road is to be preserved.





## 2.3 STAGING

## Objectives

1. To develop the land in an orderly manner and provide for reasonable flexibility.
2. To ensure the sufficient provision of infrastructure is in place prior to the release of land.
3. To mitigate against adverse impacts on nearby/neighbouring properties and the public realm.

### Controls

1. The various stages may be developed concurrently, provided adequate service infrastructure can be provided to support each stage.
2. Each released stage should have contiguous vehicular access to an existing street network.
3. Adverse drainage/stormwater and land form impacts shall be avoided in respect of nearby/neighbouring properties and the public realm.

### 3. DEVELOPMENT CONTROLS

#### 3.1 STREET AND PUBLIC TRANSPORT NETWORK

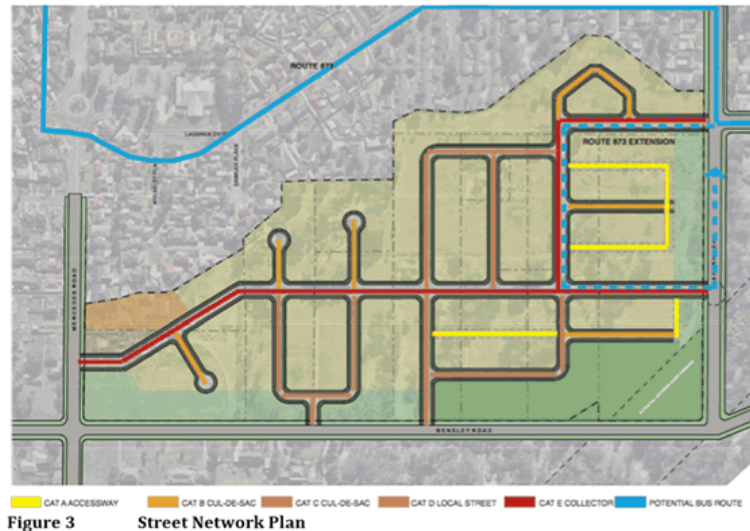
##### Objectives

1. Provide a highly permeable road network that creates a clear road hierarchy and facilitates safe, convenient and legible access.
2. Provide safe and accessible connections to the existing road network.
3. Provide access to a bus route to service the precinct.
4. Ensure carriageways and verges match the function of the road.
5. Provide adequate land within verges for infrastructure, landscaping and pathways.

##### Controls

1. Development of the street network and access to the existing road network is to be undertaken generally in accordance with the Street Network Plan at Figure 3.
2. Each street type shall be designed and constructed according to Campbelltown (Sustainable City) Development Control Plan 2009 Volume 2 Engineering Design for Development.
3. Alternative street designs may be permitted on a case-by-case basis if the functional objectives and requirements of the street design are maintained and the outcome is in accordance with the Campbelltown City Council Engineering Design Guide for Development.
4. The design of the local street network is to:
  - a. create a safe environment for walking and cycling with safe crossing points;
  - b. encourage a low-speed traffic environment;
  - c. optimise solar access opportunities for dwellings;
  - d. take into account the site's topography and view lines;
  - e. provide frontage to maximise surveillance of open space;
  - f. facilitate wayfinding and place making opportunities by taking into account streetscape features; and
  - g. be characterised by a street tree canopy
  - h. retain existing trees, where appropriate, within the road reserve.
  - i. make provision for the integration of WSUD where appropriate.

5. An extension of Bus Route 873 is to be investigated and integrated with the Structure Plan.



### 3.2 PUBLIC OPEN SPACE AND LANDSCAPING

#### Objectives

1. Maintain the landscape character of the precinct through retention of significant trees and planting.
2. Position and design open space areas to retain areas of significant vegetation.
3. Provide open space that is accessible, useable and safe for a range of users.
4. Incorporate an open active play area within the precinct.
5. Provide a landscape transition between the existing development of Ingleburn and the bushland of Georges River.
6. Optimise Koala Habitat retention.

#### Controls

1. Provision of open space areas is to be undertaken generally in accordance with the Landscape Plan at Figure 4.

2. The minimum area for the public open space within the development of the Caledonia Precinct shall be 17,786sqm.
3. Public open space should accommodate an active play area to encourage active lifestyles.
4. A Vegetation Management Plan and Landscape Concept Plan outlining the management and design of public open space areas is to be submitted and implementation commenced with the first subdivision application for land within the precinct.
5. The Vegetation Management Plan must outline:
  - a. How the Shale Plains Woodland area located within the precinct will be preserved and maintained; and
  - b. How any areas of potential koala habitat shall be protected and enhanced.



Figure 4 Landscape Plan

### 3.3 BUILDING SETBACKS

#### Objectives

1. Retain the landscape character of the precinct through appropriate building setbacks and landscaping.
2. Maintain and enhance the existing bushland character fronting Bensley and Oxford Roads.

**Controls**

1. Properties fronting Bensley and Oxford Road shall have a front setback of 10m that includes 60% soft landscaping.
2. Properties adjoining the existing development of Ingleburn (the north west of Caledonia) shall have a minimum rear setback of 3m, and the subdivision of these lots shall include Section 88b Covenants to effect the same.
3. The rear setback of properties adjoining the existing development of Ingleburn (the north west of Caledonia) shall maintain a minimum of 80% soft landscaping.
4. All other setbacks are to be provided in general accordance with the relevant provisions of Part 1 of the DCP.

**3.4 PRIVATE PROPERTY VEGETATION MANAGEMENT****Objectives**

1. Ensure conservation of retained remnant Vegetation.
2. Ensure landscaping on allotments is in keeping with the surrounding landscape context.

**Controls**

1. A Vegetation Management Plan for properties facing Bensley and Oxford Road shall be prepared and submitted with the first subdivision application that relates to these lots. Subdivision of these lots shall include Section 88b Covenants to reflect the plan.
2. The Vegetation Management Plan must outline measures to maintain and enhance the existing bushland character fronting Bensley and Oxford Roads and balance the Asset Protection Zone requirements.
3. Significant trees within each allotment are to be retained where possible.

**3.5 HERITAGE****Objectives**

1. Ensure areas identified as archaeologically or culturally significant are managed appropriately.
2. Protect heritage values associated with the Caledonia Stone Cottage.
3. Establish a public domain and urban character that respects and interprets the cultural heritage of the site and context.



### Controls

1. The original Caledonia stone cottage fronting Mercedes Road is to be protected by a curtilage as shown on Figure 6.
2. An Aboriginal Cultural Heritage assessment is to be submitted with development applications for subdivision or resulting in land modification within the precinct.
3. The curtilage and development parameters contained in "Heritage Assessment and Statement of Heritage Impact" prepared by GBA Heritage shall be addressed in respect of the local heritage item and development in the vicinity.

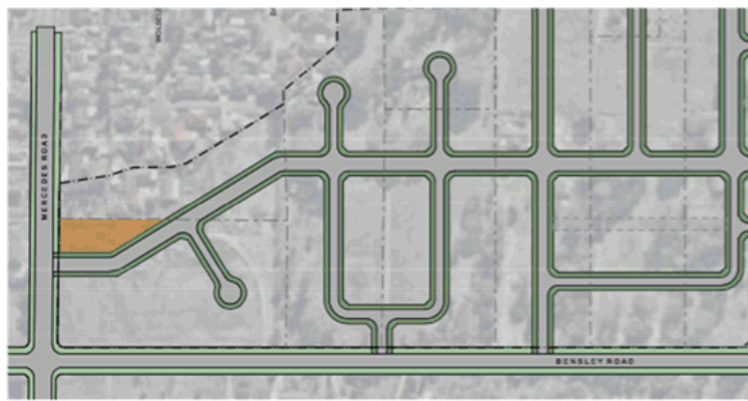


Figure 6 Heritage Curtilage

### 3.6 ASSET PROTECTION ZONES

#### Objectives

1. To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
2. To encourage sound management of bushfire-prone areas.
3. To manage bush fire risks while maintaining the character of Shale Plain Woodlands and potential Koala Habitat particularly near the corner of Oxford and Bensley Roads.

### Controls

1. The location and width of Asset Protection Zones (APZs) are to be provided generally in accordance with the Figure 7.
2. Where Asset Protection Zones are required, a Section 88B Instrument on the affected lot is to be included to require the use of 'Private Property Vegetation Management Plan' as described in Appendix C of this plan.
3. Public Open Space Asset Protection Zones shall be managed according to 'Public Open Space Vegetation Management Plan' as described in Appendix A of this plan.
4. Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.
5. APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with the development application.
6. APZs:
  - c. Are to be located wholly within the Precinct or within Bensley or Oxford Road;
  - d. May incorporate roads and flood prone land;
  - e. May be used for open space and recreation subject to appropriate fuel management;
  - f. Are to be maintained in accordance with the guidelines in Planning for Bushfire Protection 2006; and
  - g. may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ).
7. Where an allotment fronts and partially incorporates an APZ, it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.
8. Temporary APZs, identified through a Section 88B instrument, will be required where development is proposed on allotments next to undeveloped land that presents a bushfire hazard. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.
9. Reticulated water is to meet the standards contained within Planning for Bushfire Protection 2006. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations.
10. Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2006 and



Australian Standard 3959-1999-Construction of Building in Bushfire Prone Areas.



Figure 7 Asset Protection Zones

### 3.7 STORMWATER MANAGEMENT AND WATER QUALITY

#### Objectives

1. To avoid adverse impacts from stormwater runoff on other properties as a result of development in the catchment.
2. To minimise potable water consumption and maximise re-use of stormwater within urban areas.
3. To maintain and enhance the quality of natural water bodies.
4. To incorporate principles of Water Sensitive Urban Design (WSUD)

#### Controls

1. A WSUD Strategy is to be prepared for the precinct and submitted with the first development application for subdivision within the Precinct.
2. The WSUD Strategy is to incorporate use of the following:
  - a. On lot rainwater tanks with allocated stormwater retention
  - b. Subterranean detention through oversized stormwater infrastructure within road reserves

- c. Gross pollutant traps
  - d. Provision for a constructed wetland or rain garden (capable of servicing entire precinct catchment).
3. The integrated stormwater management system shall aim to achieve the "Landcom Water Quality Stretch Target"

## 8.7 Zonta Club Of Macarthur - Memorial - Mawson Park

### Reporting Officer

Executive Manager Open Space  
City Delivery

### 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 Council approves to locate a memorial garden bed in Mawson Park featuring the planting of six Zonta Roses and a small memorial plaque mounted on a stone that commemorates the Zonta International's centenary and recognises the 25th anniversary of the Zonta Club of Macarthur.

### Purpose

To seek Council approval to install small planting of roses in an existing garden bed and plaque in Mawson Park. This garden bed and rose planting will commemorate the work undertaken by Zonta in the community.

### History

Zonta International is a world-wide organisation of businesses and professionals that empowers women through service and advocacy. In the local community they support breast cancer survivors, local women's refuges, provide scholarships at local Macarthur High Schools and technology scholarships at TAFE and University.

The symbol of Zonta is the Zonta Rose. This rose was introduced at the 1984 Zonta International Convention and developed as a living symbol of Zonta International and its mission to improve the lives of women world-wide.

The Zonta Rose has bright yellow blooms that are produced in large sprays that are neatly spaced to form a bouquet. Each bloom is formed on its own long stem and has a particular long life. The roses reach an average height of 1.2 metres.

The centennial anniversary of Zonta International occurs in November 2019.

### Report

The Zonta Club of Macarthur will purchase six Zonta Roses and pay for a small brass plaque, mounted on a stone base to mark the planting. Council staff will work with Zonta to locate the proposed garden bed.

The Zonta Rose planting will commemorate the work undertaken by Zonta International and the Zonta Club of Australia. The Club will hold an official planting event to commemorate the occasion in November 2019.

The placement of the memorial garden bed and plaque would be undertaken in accordance with Council's Memorials and Monuments on Council Open Space Policy.

**Attachments**

Nil

## 8.8 Community Grants Review

### Reporting Officer

Executive Manager Community Life  
City Lifestyles

### Community Strategic Plan

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

### Officer's Recommendation

1. That the revised community grants program be renamed the Connected Communities Fund to open for applications in October 2019.
2. That a future review of Council's Grants, Sponsorship and Donations Policy reflect this change.

### Purpose

This report summarises the findings from the recent delivery of the 2019 Community Cultural Grants Pilot Program and the broader review of Council's key community grants programs. This report also provides a rationale for renaming the Community Capacity Building Grants to the Connected Communities Fund outlining the key benefits associated with this change.

### History

Council provides grants to support locally based non-profit community groups and organisations through a number of grants programs, including the Community Capacity Building Grants Program.

Following a low response to the program in 2018-2019, Council resolved to pilot a Community Cultural Grants Program to increase the quantity and quality of community applications being received and to test the framework for a future grants program. This pilot was undertaken in April 2019 focusing on community cultural programs and projects, specifically new and emerging community groups to run small place-based activities and programs.

## Report

A review of the Community Capacity Building Grants program and the pilot Community Cultural Grants program were undertaken, which included benchmarking against other councils, considering the needs and opportunities in our community, and the mechanisms by which the program is administered at present.

A broader review of Council's other grants programs was also conducted to identify opportunities to improve the marketing and administration of grants programs across all areas of Council.

Key findings from this process showed that:

- While the once a year funding round allowed for grants programs to be better promoted, as a result of a dedicated marketing plan around agreed timelines, this approach restricted the ability to respond to new initiatives that occurred outside prescribed funding rounds.

There is an opportunity for a revised funding program to award the bulk of available funds on an annual basis but seek to maintain a minor portion in order to fund new events and activities year round.

- The requirement for applicants seeking smaller grant amounts (\$250 - \$500) to be incorporated or supported by an incorporated organisation results in some applicants withdrawing due to the time required to confirm a supporting organisation in comparison to the amount of funds being requested.

There is an opportunity to enable non-incorporated applicants, seeking up to \$500, to submit applications on the basis that a) they meet all other eligibility criteria and b) that they complete the same acquittal process as other applicants.

- There is an opportunity to better promote the various grant programs that are available across Council and streamline the application process for once off and ongoing programs. It is proposed that an online application and acquittal process be developed that can be utilised by all areas of Council on an ongoing basis. Provision for paper-based processes would remain to ensure accessibility for all.
- It is proposed to rename the grants program the Connected Communities Fund to better convey the purpose and outcomes of the program.
- The Connected Communities Fund will seek to increase utilisation of Council grants over time to grow and spread the benefits and outcomes across the City.

It is proposed that the Connected Communities Fund open for applications in October 2019.

**Conclusion**

There is an opportunity to incorporate the changes from the recent grants review into a new Connected Communities Fund as a strategy for increasing the quantity and quality of the community events and activities being funded. Streamlining the marketing and administrative process will also further improve the outcomes of all grants programs. These proposed changes will be reflected as part of a future review of Council's Grants, Sponsorship and Donations Policy to ensure consistency across policy and program delivery.

Marketing for the Connected Communities is proposed to commence in October 2019, subject to Council endorsement.

**Attachments**

Nil



## 8.9 Revised Hardship Policy

### 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

1. That the revised Hardship Policy as attached to this report be adopted.
2. That the Hardship Policy review date be set at 18 November 2022.

### Purpose

To seek Council's endorsement of the revised Hardship Policy.

### History

The abovementioned policy was adopted by Council on 1 August 2006 and is now due for review in accordance with the Record Management Policy.

### Report

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

The review of this policy has been made taking into account Office of Local Government's Section 23A 'Debt Management and Hardship Guidelines'. Changes to the policy have been made to clarify the requirement for regular payments as prescribed by the *Local Government Act 1993*.

Changes have also been made to references of information used to determine eligibility of individual hardship. A reference to the 'Australian Government Department of Human Services – Income test for pensions' has superseded the former 'Pensions - Income and Assets Test' in September. In addition, updates to position titles have been made in line with the organisational structure.

## **Attachments**

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

		<b>POLICY</b>
Policy Title	Hardship Policy	
Related Documentation	Rate Recovery Policy	
Relevant Legislation/ Corporate Plan	Local Government Act 1993	
Responsible Officer	<del>Manager Financial Services</del> 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

To provide financial relief to customers of Council experiencing difficulties in meeting their commitments in Rates, Debtors and other Fees and Charges.

### Policy Statement

Assessment of financial hardship to be made internally following a set of guidelines and the completion of Council's 'Financial Hardship Relief Application Form'. Criteria for income and asset values shall be determined in accordance with the ~~Australian Government Department of Human Services – Income test for pensions Centrelink 'Pensions – Income and Assets Test'~~ as reviewed annually in September.

#### 1. Rates

- Write off interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid through regular payments in the agreed period.
- Reduce penalty interest by one half over a period of eighteen months on ratepayer accounts where financial hardship has resulted due to significant changes in the rateable valuation of their land.
- Limited to the single property owned and occupied (jointly or not) by the applicant.

#### 2. Debtors

- Write off interest or administration fees for debts paid within a structured payment plan geared to clear the debt within a maximum twelve-month period.

#### 3. Fees and Charges

##### Waste collection charges

- Write off interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid in this period.
- Limited to the single property owned and occupied (jointly or not) by the applicant.

DATA AND DOCUMENT CONTROL		
<b>Division:</b> Business Service <b>Section:</b> Financial Services <b>DocSet:</b> 2169806	<b>Adopted Date:</b> 1/08/2006	<b>Page:</b> 1 of 2
	<b>Revised Date:</b> 17/03/2015	
	<b>Minute Number:</b> 37	
	<b>Review Date:</b> 31/03/2018	

## Campbelltown City Council

### Other Fees and Charges

- Due to the nature of the adopted fees and charges, any reduction or abandonment of a fee due to financial hardship being incurred shall be determined on an individual basis subject to Council resolution.

Council must be satisfied that the case falls within a category of hardship, alternatively fees and charges must not be reduced unless public notice given over a twenty-eight day exhibition period.

### Scope

This Policy will be available to all ratepayers and organisations within the Local Government Area. It is however anticipated to have a direct impact on less than 100 individuals at any given time.

### Definitions

Date of Debt	The amount due to Council on the day an application is made including arrears and current annual instalments in any given year.
Penalty Interest	Interest raised in accordance with the <i>Local Government Act, 1993</i> and as adopted by Council within its Operational Plan.
Rateable Valuation	Land value used for rating purposes, ie net of allowances allowed by <i>Valuation of Land Act, 1916</i> and <i>Local Government Act, 1993</i> - Section 585.
Administration Fees	Standard flat fee as adopted by Council in annual Fees and Charges.

### Legislative Context

The following Sections of the *Local Government Act 1993* are included and influence this Policy:

Section 564  
Section 566  
Section 567  
Section 601  
Section 610E

### Principles

The ~~Manager Financial Services~~ Executive Manager Governance and Corporate Services will be responsible for administering the principles and that appropriate steps are taken to maintain a level of confidentiality with data supplied for the purposes of conducting a fair and equitable assessment.

### Responsibility

The ~~Manager Financial Services~~ Executive Manager Governance and Corporate Services may delegate their responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.


### Effectiveness of this Policy

#### Key Performance Indicators

- maintain or reduce the amount percentage of outstanding debts with Council through a formal customer assistance program.
- monitor the number of successfully completed applications within the scope of this Policy.

## END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL		
DocSet: 2169806	Page: 2 of 2	

 <b>CAMPBELLTOWN CITY COUNCIL</b>		<b>POLICY</b>
Policy Title	Hardship Policy	
Related Documentation	Rate Recovery Policy	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</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

To provide financial relief to customers of Council experiencing difficulties in meeting their commitments in Rates, Debtors and other Fees and Charges.

### Policy Statement

Assessment of financial hardship to be made internally following a set of guidelines and the completion of Council's 'Financial Hardship Relief Application Form'. Criteria for income and asset values shall be determined in accordance with the Australian Government Department of Human Services – Income test for pensions.

#### 1. Rates

- Write off interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid through regular payments in the agreed period.
- Reduce penalty interest by one half over a period of eighteen months on ratepayer accounts where financial hardship has resulted due to significant changes in the rateable valuation of their land.
- Limited to the single property owned and occupied (jointly or not) by the applicant.

#### 2. Debtors

- Write off interest or administration fees for debts paid within a structured payment plan geared to clear the debt within a maximum twelve-month period.

#### 3. Fees and Charges

##### Waste collection charges

- Write off interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid in this period.
- Limited to the single property owned and occupied (jointly or not) by the applicant.

##### Other Fees and Charges

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Governance <b>Section:</b> Financial Services <b>DocSet:</b> 2169806	<b>Adopted Date:</b> 1/08/2006	
	<b>Revised Date:</b> 17/03/2015	
	<b>Minute Number:</b> 37	
	<b>Review Date:</b> 31/03/2018	
		<b>Page:</b> 1 of 2

### Campbelltown City Council

- Due to the nature of the adopted fees and charges, any reduction or abandonment of a fee due to financial hardship being incurred shall be determined on an individual basis subject to Council resolution.

Council must be satisfied that the case falls within a category of hardship, alternatively fees and charges must not be reduced unless public notice given over a twenty-eight day exhibition period.

#### Scope

This Policy will be available to all ratepayers and organisations within the Local Government Area. It is however anticipated to have a direct impact on less than 100 individuals at any given time.

#### Definitions

Date of Debt	The amount due to Council on the day an application is made including arrears and current annual instalments in any given year.
Penalty Interest	Interest raised in accordance with the <i>Local Government Act, 1993</i> and as adopted by Council within its Operational Plan.
Rateable Valuation	Land value used for rating purposes, ie net of allowances allowed by <i>Valuation of Land Act, 1916</i> and <i>Local Government Act, 1993</i> - Section 585.
Administration Fees	Standard flat fee as adopted by Council in annual Fees and Charges.

#### Legislative Context

The following Sections of the *Local Government Act 1993* are included and influence this Policy:

Section 564  
 Section 566  
 Section 567  
 Section 601  
 Section 610E

#### Principles

The Executive Manager Governance and Corporate Services will be responsible for administering the principles and that appropriate steps are taken to maintain a level of confidentiality with data supplied for the purposes of conducting a fair and equitable assessment.

#### Responsibility

The Executive Manager Governance and Corporate Services may delegate their responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

#### Effectiveness of this Policy

##### Key Performance Indicators

- maintain or reduce the amount percentage of outstanding debts with Council through a formal customer assistance program.
- monitor the number of successfully completed applications within the scope of this Policy.

### END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL		
DocSet: 2169806	Page: 2 of 2	

## 8.10 Disclosure of Interest Returns 2018-2019

### 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

That the information be noted.

### Purpose

To table the 2018-2019 *Disclosure* of Interest Returns lodged by Councillors and Designated Persons in accordance with the requirements of the Model Code of Conduct.

### Report

Clause 4.21 of the Model Code of Conduct (the Code) requires a Councillor or Designated Person to lodge with the General Manager a return in the form set out in Schedule 2 of the Code.

A Designated Person is described in clause 4.8 of the Code and includes the General Manager, other Senior Staff of the Council, and persons who hold a position identified by the Council as a position which involves the exercise of functions under the *Local Government Act 1998*, or any other Act that, in their exercise, could give rise to a conflict between the person's duty as a member of staff or delegate and the person's private interest.

The purpose of the disclosure provisions within the Code is to ensure transparency and accountability for Council's actions. The Office of Local Government has stressed that the disclosure provisions are designed as a protection for Councillors and staff members as well as an opportunity to enhance public confidence in Local Government.

Pursuant to the requirements of the Code, the Disclosure of Interest Returns are now tabled for Council's consideration.

### Attachments

Nil



## 8.11 2020 Council Meeting Calendar

### Reporting Officer

Manager Governance and Risk  
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

That the 2020 Council meeting calendar be noted and adopted.

### Purpose

To submit for Council's consideration a meeting calendar for 2020.

### Report

The meeting calendar for 2020 proposes that meetings continue to be held on Tuesday evenings with Council meetings being held on the 2nd Tuesday of each month and briefings on other Tuesdays available within that month. The schedule is as follows:

- 1st Tuesday of the month - Briefing
- 2nd Tuesday of the month - Council meeting
- 3rd Tuesday of the month - Briefing
- 4th Tuesday of the month - Briefing
- 5th Tuesday of the month - Briefing (if required)

Under section 365 of the *Local Government Act 1993*, Council is required to meet at least ten times each year, each time in a different month.

The draft meeting calendar for 2020 provides for the first briefing to be held on Tuesday 28 January and the first Council Meeting to be held on Tuesday 11 February.

The Local Government election is scheduled to be held on Saturday 12 September 2020. Apart from the first extraordinary meeting of the new Council and the Annual General Meeting, the Council meeting cycle post September 2020 will be determined by the new Council.

### Attachments

1. 2020 Council Meeting Calendar (contained within this report)

## 2020 Council Meeting Calendar

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
January							February							March						
				1	2	3	4						1	2	3	4	5	6	7	
5	6	7	8	9	10	11	12	2	3	4	5	6	7	8	9	10	11	12	13	14
12	13	14	15	16	17	18	19	9	10	11	12	13	14	15	16	17	18	19	20	21
19	20	21	22	23	24	25	26	16	17	18	19	20	21	22	23	24	25	26	27	28
26	27	28	29	30	31			23	24	25	26	27	28	29	30	31				
May							June							July						
31					1	2	3	1	2	3	4	5	6							
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	
September							October							November						
						5				1	2	3		1	2	3	4	5		
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12		
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19		
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26		
27	28	29	30				25	26	27	28	29	30	31	29	30					
August							December							Briefings and Extraordinary Meetings						
						1								1	2	3	4	5		
30	31						6	7	8	9	10	11	12	6	7	8	9	10	11	12
2	3	4	5	6	7	8	13	14	15	16	17	18	19	13	14	15	16	17	18	19
9	10	11	12	13	14	15	16	17	18	19	20	21	22	20	21	22	23	24	25	26
16	17	18	19	20	21	22	23	24	25	26	27	28	29	27	28	29	30	31		
23	24	25	26	27	28	29														

	Briefing Nights
	Election
	Briefings and Extraordinary Meetings
	Councilor Strategic Planning Day
	Annual General / Council Meeting
	Public Holidays
	Council Meetings
	LG Conference

## 8.12 Investments and Revenue Report - August 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 August 2019.

### Report

#### Investments

Council's investment portfolio as at 31 August 2019 stood at approximately \$240m. 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 August, Council's return exceeded the benchmark by 25 basis points on an annualised basis.

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

The Reserve Bank left the cash rate unchanged at its August and September meetings at a record low of one percent. Economists interpret the Board minutes as suggesting a bias towards further easing with a further reduction if deteriorating economic conditions continue.

The ASX200 closed at 6604.20 at the completion of August. This represents an annualised monthly negative performance result of negative 36 percent ex dividend, the monthly change was negative 3.06 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 August 2019 totalled \$114,971,973 representing 100 percent of the current budget estimate.

The rates and charges receipts collected to the end of August totalled \$28,706,094. In percentage terms 24.6 percent of all rates and charges due to be paid have been collected, compared to 25.7 percent collected in the same period last year.

Debt recovery action during the month involved the issue of 38 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 7 Judgments and 31 Writs being served on ratepayers 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 354 ratepayers with a total arrears balance of \$765,452, 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, 36 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 August 2019 are \$1,671,944 reflecting an increase of \$337,870 since July 2019. During the month, 1510 invoices were raised totalling \$1,099,290. 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 \$244,436 as at 31 August 2019.

A significant portion of this debt relates Various Sundry Items totalling \$67,000. The majority of this debt is for costs of \$15,500 relating to a motor vehicle accident and damage to Council property (bus shelter) in Ambarvale. Extensive skip tracing has been conducted with the account now identified as unrecoverable and have recommended a write-off of the account.

Also incorporated in sundry items are two claims relating to Council vehicles damaged in traffic accidents. Both of the accounts have been referred to council's agents for formal recovery action.

An amount of \$59,000 relates to Road and Footpath Restoration works, the company involved has undergone system changes and staff turnover which has delayed the processing of invoices.

Public hall hire fees of \$59,228 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, five 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 agent was instructed to issue two Letter of Demand for motor vehicle accident claims and one Examination Summons relating to unpaid health licence inspection fees.

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

## Attachments

1. Summary of Council's Investment Portfolio August 2019 (contained within this report)
2. Rates and Charges summary and statistics August 2019 (contained within this report)
3. Debtors Summary and Ageing Report August 2019 (contained within this report)

## Summary of Council's Investment Portfolio

Portfolio as at 31 August 2019

Product Type	Face Value	% of Total
At Call Deposits	1,205,535	0.50%
Term Deposits - Fixed Rate	80,668,069	33.60%
Term Deposits - Fixed/Floating	15,000,000	6.25%
Term Deposits - Floating Rate	74,000,000	30.83%
FRN	32,000,000	13.33%
Managed Funds - TCorp	37,186,937	15.49%
<b>Grand Total</b>	<b>240,060,542</b>	<b>100.00%</b>

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

Credit Rating	Holdings	% of Total
AAA	3,760,000	2.2%
AA-	129,364,010	76.2%
A+	4,227,089	2.5%
A	5,000,000	2.9%
BBB+	21,316,970	12.6%
BBB	4,000,000	2.4%
Baa2	2,000,000	1.2%
<b>Total Term Deposits</b>	<b>169,668,069</b>	<b>100.0%</b>

## 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
AU3FN0049730	ANZ	AA-	29-Aug-24	3m BBSW + 0.77%	\$3,500,000

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	81.4%	50%	100%	Yes
A+, A, A- and above	85.2%	70%	100%	Yes
BBB+, BBB, BBB- and above	100.0%	100%	100%	Yes
TCorp Hour Glass Cash Fund	15.5%	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
30-Aug-2019	0.17%	2.07%
Bloomberg AusBond Bank Bill Index	Benchmark - Monthly Return	Benchmark - Rolling 12 months
30-Aug-2019	0.08%	1.82%

## 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	65,946,888.57	1,393,985.69	158,734.21	67,523,447.23	15,293,660.42	52,229,786.81	258,556.24	52,488,343.05
BUSINESS	355,656.57	19,612,596.65		8,777.53	19,977,030.75	6,059,277.23	13,917,753.52		13,917,753.52
FARMLAND	165,474.11	540,664.14	213.36	67.31	705,992.20	277,658.24	428,333.96	244,998.71	673,332.67
MINING	0.00	27,902.16		0.00	27,902.16	27,902.16	0.00		0.00
SR - LOAN	278.81	0.00		41.85	320.66	0.00	320.66	396.77	717.43
SR - INFRASTRUCTURE	319,047.27	6,508,166.49		1,644.30	6,828,858.06	1,582,374.34	5,246,483.72	51,193.65	5,297,677.37
TOTAL	53,652,266.90	592,636,218.01	51,394,199.05	5169,265.20	595,063,551.06	523,240,872.39	571,822,678.67	5555,145.37	572,377,824.04
GARBAGE	891,143.33	21,955,256.61	832,247.14	6,175.37	22,020,328.17	5,113,409.53	16,906,918.64		16,906,918.64
STORMWATER	60,278.75	1,410,837.91		122.93	1,471,239.59	351,812.51	1,119,427.08		1,119,427.08
GRAND TOTAL	54,603,688.98	5116,002,312.53	52,226,446.19	5175,563.50	5118,555,118.82	528,706,094.43	589,849,024.39	5555,145.37	590,404,169.76

Total from Rates Financial Transaction Summary	89,992,683.43
Overpayments	-411,486.33
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	5512,632.01



**RATES STATISTICS**

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Aug-18
Rate Notices	50,115	76											
Electronic - DoH	5,055												
Instalment Notices													
Electronic - DoH													
Missed Instalment Notices													
- Pensioners > \$15.00													
Notice to new owner	161	39											47
7-day Letters - Council issued													
- Pensioners > \$500.00													
7-day Letters - Agent Issued													
Statement of Claim													
Judgments	182	22											16
Writs	46	15											31
	32	27											20
Electronic - eRates & BPAYView	6,162	6,275											4,629
Arrangements	266	229											259

**DEBTORS SUMMARY 1 August 2019 to 31 August 2019**

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/07/2019	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/08/2019	% DEBT RATIO
Corporate Administration	227,097	4,719	43,077	188,739	29.49%
Abandoned Items	0	0	0	0	0.35%
Education and Care Services	18,710	3,564	3,564	18,710	0.98%
Community Bus	89	0	89	-0	0.01%
Sportsground and Field Hire	61,122	47,214	54,215	54,121	5.46%
Government and other Grants	365,533	461,748	204,180	623,101	12.87%
Public Hall Hire	193,378	66,599	68,766	191,212	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	120,450	165,790	176,139	110,101	5.63%
Healthy Lifestyles	35,447	36,572	39,912	32,107	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	41,572	112,889	44,554	109,907	1.85%
Pool Hire	12,373	8,557	7,842	13,087	0.39%
Private Works	2,612	0	1,189	1,423	0.52%
Road and Footpath Restoration	117,716	70,296	44,932	143,080	28.17%
Shop and Office Rentals	37,190	44,487	42,330	39,348	2.17%
Various Sundry Items	120,192	52,913	10,953	162,153	6.42%
Waste Collection Services	18,920	23,940	18,920	23,940	6.17%
	<b>1,334,074</b>	<b>1,099,290</b>	<b>761,420</b>	<b>1,671,944</b>	<b>100%</b>

**AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 August 2019**

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due
Corporate Administration	133,939	10,397	28,716	15,686	188,739
Abandoned Items	0	0	0	0	0
Education and Care Services	18,710	0	0	0	18,710
Community Bus	0	0	0	0	0
Sportsground and Field Hire	29,031	7,910	11,456	5,724	54,121
Government and other Grants	501,227	70,950	50,924	0	623,101
Public Hall Hire	63,140	40,430	28,415	59,228	191,212
Health Services	0	0	0	350	350
Land and Building Rentals	110,101	0	0	0	110,101
Healthy Lifestyles	6,562	9,706	4,581	11,259	32,107
Licence Fees	76,752	6,204	5,370	21,582	109,907
Pool Hire	4,380	3,052	3,946	1,709	13,087
Private Works	0	0	0	1,423	1,423
Road and Footpath Restoration	64,499	17,205	0	61,376	143,080
Shop and Office Rentals	39,348	0	0	0	39,348
Various Sundry Items	46,794	2,227	47,033	66,099	162,153
Waste Collection Services	23,940	0	0	0	23,940
	<b>1,078,987</b>	<b>168,080</b>	<b>180,440</b>	<b>244,436</b>	<b>1,671,944</b>
					<b>179,230</b>

Previous Month 90+ days	19,219
	0
	0
	0
	3,343
	0
	59,037
	350
	0
	8,527
	18,447
	1,709
	1,423
	3,929
	0
	63,246
	0
	179,230

## 8.13 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 1 October 2019.

### Attachments

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

### Reports Requested effective 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Lifestyles</b>			
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 December 2019.	December 2019
10.09.19 BG	ORD - 8.4 Aboriginal Interpretation Strategy  2. That a further report be provided to Council following the exhibition period to consider any submissions and final adoption.	Currently on public exhibition. A report is anticipated to be presented in November 2019.	November 2019

### Reports Requested effective 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Delivery</b>			
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. A briefing will be given to the Councillors, followed by a report to be presented with the findings to Council.	November 2019
<b>City Governance</b>			
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 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Governance</b>			
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.	December 2019
<b>City Development</b>			
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.  A report to be presented to Council at the November 2019 meeting.	November 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



### Reports Requested effective 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
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
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.  A report to be presented to Council at the October 2019 meeting.	October 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.	Currently awaiting Gateway determination.	February 2020

### Reports Requested effective 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
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
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.	Currently on public exhibition.	December 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.	Currently on public exhibition.	December 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 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
10.09.19 KH	ORD 8.1 Mount Gilead Planning Proposal - Relocation of Proposed Community Hub Building and Additional Permitted Use  5. That following an exhibition, a report on submissions be presented to Council.		
<b>City Growth</b>			
11.06.09 BG	ORD NM 11.2 Local Youth Art Showcase  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. 2. That the outcome of the feasibility investigation be reported back to Council.	Investigations have commenced with a report anticipated to be presented to Council in November 2019.	November 2019
11.06.09 BM	ORD NM 11.5 Global Climate Change  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.	Expected to be reported to Council in December 2019.	December 2019

### Reports Requested effective 1 October 2019

*Date of Decision *Mover *DocSet	Action Item	Comments / updates	Expected completion date
<b>City Growth</b>			
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 December 2019.	December 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 1 October 2019

*Date of Decision *Mover	Action Item	Comments / updates
<b>City Development</b>		
14.05.19 KH	<p>ORD - 7.1 - Emergency Veterinary Care for Injured Koalas</p> <ol style="list-style-type: none"> <li>1. That the letters be received and the information be noted.</li> <li>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</li> <li>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.</li> </ol>	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"> <li>4. That representations be made to the relevant Federal, State and Local members of parliament in support of the priority issues identified.</li> </ol>	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"> <li>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.</li> </ol>	Letters are being drafted.

## **8.14 Minutes of the Audit Risk and Improvement Committee meeting held 17 September 2019**

### **Reporting Officer**

Executive Manager Corporate Services and Governance  
City Governance

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### **Officer's Recommendation**

That the minutes of the Audit Risk and Improvement Committee held 17 September 2019 be noted.

### **Purpose**

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 17 September 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 Financial Statements 2018-2019**

That the information be noted.

#### **6.2 Combustible Cladding**

1. That Campbelltown City Council continues to fulfil its statutory obligations to audit buildings registered on the NSW Government's Combustible Cladding Register.
2. Where rectification works are deemed necessary, appropriate enforcement action to render the building safe be taken.
3. Council's fire safety officers continue to liaise with state government agencies to ensure best practice is being followed.

#### **6.3 Outstanding Actions**

That the information be noted.

## **Attachments**

1. Minutes of the Audit Risk and Improvement Committee held 17 September 2019  
(contained within this report)



# **CAMPBELLTOWN CITY COUNCIL**

## **Minutes Summary**

**Audit Risk and Improvement Committee Meeting held at 4.00pm on Tuesday, 17 September 2019.**

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**Minutes of the Audit Risk and Improvement Committee Meeting held on 17 September 2019**

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**Present** Mr Bruce Hanrahan - Independent Member (Chairperson)  
Mr Robert Rofe - Independent Member  
Mr Jim Mitchell - Independent Member  
Councillor Warren Morrison - Elected Council Representative

**Also Present** Ms Lindy Deitz - General Manager  
Mr Phu Nguyen - Director City Governance  
Mr Jim Baldwin - Director City Development  
Ms Corinne Mears - Executive Manager Corporate Services and Governance  
Ms Somaiya Ahmed - Director, Financial Audit Services - Audit Office of NSW  
Mr David Smith - Executive Manager Urban Centres  
Ms Monique Dunlop - Manager Governance and Risk  
Ms Cathy Gavin - Senior Financial Accountant  
Ms Melinda Champion - Senior Business Excellence Officer  
Ms Erin Austin - Executive Support

## **1. ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Chairperson Mr Bruce Hanrahan.

## **2. APOLOGIES**

Nil

## **3. CONFIRMATION OF MINUTES**

### **3.1 Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 20 August 2019**

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#### **Committee's Recommendation: (Mitchell/Rofe)**

That the information be noted.

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## **4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

## **5. REPORTS**

### **5.1 Financial Statements 2018-2019**

#### **Purpose**

To present the audited financial statements for the period 1 July 2018 to 30 June 2019.

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

That the information be noted.

#### **Committee's Recommendation: (Mitchell/Rofe)**

That the information be noted.

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### **5.2 Combustible Cladding**

#### **Purpose**

The purpose of this report is to provide the Audit Risk and Improvement Committee information on Council's actions following the State Government reforms relating to combustible cladding.

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

1. That Campbelltown City Council continues to fulfil its statutory obligations to audit buildings registered on the NSW Government's Combustible Cladding Register.
2. Where rectification works are deemed necessary, appropriate enforcement action to render the building safe be taken.
3. Council's fire safety officers continue to liaise with state government agencies to ensure best practice is being followed.

#### **Committee's Recommendation: (Mitchell/Rofe)**

1. That Campbelltown City Council continues to fulfil its statutory obligations to audit buildings registered on the NSW Government's Combustible Cladding Register.
-

2. Where rectification works are deemed necessary, appropriate enforcement action to render the building safe be taken.
  3. Council's fire safety officers continue to liaise with state government agencies to ensure best practice is being followed.
- 

### **5.3 Outstanding Actions**

#### **Purpose**

To ensure the Committee is aware of all outstanding actions and all completed actions.

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

That the information be noted.

#### **Committee's Recommendation: (Hanrahan/Rofe)**

That the information be noted.

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## **6. GENERAL BUSINESS**

The Committee advised that a discussion paper, A New Risk Management and Internal Audit Framework for Local Councils in NSW, has been released by the Office of Local Government detailing the proposed new framework for ARIC with Council's able to submit written feedback until 31 December 2019.

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 19 November 2019 at 4.00pm at the Committee Room 3, Level 3, Campbelltown City Council.

Independent Member Bruce Hanrahan

**Chairperson**

Meeting Concluded: 4.38pm

**9. QUESTIONS WITH NOTICE**

Nil

**10. RESCISSION MOTION**

Nil

## **11. NOTICE OF MOTION**

### **11.1 Local Government Election Costs**

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#### **Notice of Motion**

Councillor Meg Oates has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 08 October 2019.

1. That Council notes the recent response by the State Government to the recommendations made by the Independent Pricing and Regulatory Tribunal following the review of Local Government Election Costs.
  2. That Council write the State Government seeking:
    - a. Additional funding to implement community engagement strategies to maximise voter turnout at the Local Government election in 2020 from revenue raised by Revenue NSW through failure-to-vote penalties from prior elections.
    - b. Further investigation of other election cost saving measures to minimise the financial burden on Councils.
  3. That Council write to both our State members seeking their support for this motion.
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## **11.2 Digital Advertising in Shopping Precincts**

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### **Notice of Motion**

Councillor Meg Oates has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 08 October 2019.

1. That a report be presented to Council that explores the opportunities for digital advertising in public locations such as shopping centres to regularly promote Council's activities and programs.

The report should focus on key shopping precincts including Macarthur Square, Campbelltown Mall, Glenquarie Town Centre and Minto Marketplace and any other appropriate locations, assessing costs, feasibility of producing marketing material and any other operational benefits or implications.

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**12. URGENT GENERAL BUSINESS**

**13. PRESENTATIONS BY COUNCILLORS**

## **14. CONFIDENTIAL REPORTS FROM OFFICERS**

### **14.1 Partial Purchase of Land for Road Widening**

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.

PO Box 57, Campbelltown NSW 2560

**T** 02 4645 4000

**F** 02 4645 4111

**W** [campbelltown.nsw.gov.au](http://campbelltown.nsw.gov.au)