



CAMPBELLTOWN
CITY COUNCIL

EXTRAORDINARY BUSINESS PAPER

30 JUNE 2020

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



23 June 2020

You are hereby notified that the next Extraordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 30 June 2020 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/ LEAVE OF ABSENCE

3. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

4. REPORTS FROM OFFICERS

4.1 Operational Plan, Budget, Fees and Charges - Adoption

Reporting Officer

Coordinator Corporate Planning and Strategy and
Executive Manager Corporate Services and Governance
City Growth / City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

Officer's Recommendation

That Council adopt the following corporate documents and make the 2020-2021 rates and charges contained herein:

- 1. The Delivery Program 2017-2021 and Operational Plan 2020-2021 incorporating the Budget and Revenue Pricing Policy reflecting the rating structure outlined below:

Ordinary Rate

- a. That the Ordinary Rate of 0.3206 cents in the dollar with a minimum of \$742.81 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as RESIDENTIAL in accordance with Section 516 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **RESIDENTIAL**.

- b. That the Ordinary Rate of 0.2489 cents in the dollar with a minimum of \$742.81 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as FARMLAND in accordance with Section 515 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **FARMLAND**.

- c. That the Ordinary Rate of 0.5888 cents in the dollar with a minimum of \$742.81 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as BUSINESS in accordance with Section 518 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **BUSINESS**.

- d. That the Ordinary Rate of 0.7494 cents in the dollar with a minimum of \$742.81 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as MINING in accordance with Section 517 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **MINING**.

Special Rate

That the Special Rate of 0.028 cents in the dollar with a minimum of \$2 in accordance with Section 548(3)(b) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown in accordance with Section 495 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(2) of the *Local Government Act 1993* this rate be named **SPECIAL RATE - INFRASTRUCTURE**.

Domestic Waste Management Service

- a. That a Domestic Waste Management Charge be made for the provision of domestic waste, recycling and organic waste removal services for each parcel of occupied land for which the service is available in the amount of \$357.52 per annum representing a weekly amount of \$6.87 in accordance with Section 496 of the *Local Government Act 1993* for the year 2020-2021.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **DOMESTIC WASTE MANAGEMENT (WRG)**.

- b. That a Domestic Waste Management Charge be made for the provision of domestic waste and recycling waste removal services for which the service is available in the amount of \$302.87 per annum representing a weekly amount of \$5.82 in accordance with Section 496 of the *Local Government Act 1993* for the year 2020-2021.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **DOMESTIC WASTE MANAGEMENT (WR)**.

- c. That the Domestic Waste Management Availability Charge be made for the availability of the service to vacant land in the amount of \$71.48 per annum representing a weekly amount of \$1.37 in accordance with Section 496 of the *Local Government Act 1993* for the year 2020-2021.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **DOMESTIC WASTE MANAGEMENT AVAILABILITY**.

- d. That the Additional Recycling – Domestic (dialysis) Charge be made for the provision of an additional recycling waste removal services for which the service is available based on information supplied by NSW Health in the amount of \$1 per annum in accordance with Section 496 of the *Local Government Act 1993* for the year 2020-2021.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **ADDITIONAL RECYCLING DIALYSIS**.

- e. That all other Domestic and Commercial Waste Management Charges be made and adopted in accordance with the 2020-2021 Fees and Charges.

Stormwater Management Service

That in accordance with Section 496A of the *Local Government Act 1993*, Council make an annual charge for stormwater management services for each parcel of urban land within the City of Campbelltown and categorised for rating purposes as Residential or Business excluding vacant land, land owned by the Crown (this includes Housing NSW).

For the 2020-2021 year, the following charges be made in respect of land to which the charge applies:

- \$25 per urban Residential rateable parcel
- \$12.50 per Residential (strata) rateable unit
- \$25 per 700sqm or part thereof for non-vacant Business land, capped to a maximum of \$1000
- \$25 per 700sqm or part thereof of surface land area for strata Business unit (proportioned to each lot based on unit entitlement) not less than \$5 or greater than \$1000.

In accordance with Section 543(3) of the *Local Government Act 1993* this charge be named **STORMWATER MANAGEMENT CHARGE**.

2. The 2020-2021 Fees and Charges including the amendment to Community Hall Hire - Security provided by Council per guard to \$50 per hour.
3. The 2020-2030 Long-Term Financial Plan.
4. The 2020-2024 Workforce Management Plan.
5. The 2020-2030 Asset Management Strategy.
6. The 2020-2030 Asset Management Plans.

Purpose

To seek Council's endorsement of key Corporate Planning documents and their financial and operational conditions to be implemented as of 1 July 2020.

To inform Council of any submissions received during the public exhibition period of the draft Delivery Program 2017-2021 and Operational Plan 2020-2021 (including the Budget, Fees and Charges) and any edits to these documents resulting from these submissions.

History

Council at its meeting held 28 April 2020, approved the public exhibition of the draft Delivery Program 2017-2021 and Operational Plan 2020-2021 (including the Budget, Fees and Charges).

Council is required to adopt the annual Operational Plan incorporating the Budget, Fees and Charges and Revenue Pricing Policy prior to 30 June each year. This requirement is in accordance with the *Local Government Act 1993*.

The Integrated Planning and Reporting Framework for NSW requires councils to prepare a Resourcing Strategy to support these documents, consisting of a Workforce Management Plan, Long Term Financial Plan, Asset Management Strategy and Asset Management Plans. Council reviews components of its Resourcing Strategy when required to ensure adherence to the Integrated Planning requirements and integration throughout Council's Corporate Planning documents.

Report

Council at its meeting held 28 April 2020, resolved to place the draft Delivery Program 2017-2021 and Operational Plan 2020-2021 (including the Budget, Fees and Charges) on public exhibition, in accordance with the *Local Government Act 1993*.

Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 (including the Budget, Fees and Charges)

Public Exhibition and Document Amendments

The documents were placed on public exhibition for the required 28 days from 29 April to 27 May 2020. Engagement through traditional channels was significantly constrained due to the social distancing restrictions of COVID-19.

As a result, Council promoted the documents to local stakeholders in the following ways:

- documents were made available to the community via soft copies on Council's website
- media Release
- social media posts
- Mayor's radio hour
- internal staff promotion.

Council received no external and two internal submissions on the documents during the public exhibition period.

Amendments made to the documents during the exhibition period are summarised below:

Delivery Program 2017-2021 and Operational Plan 2020-2021

Recommended Amendment	Source(s)
Minor wording changes to improve grammar, readability and better reflect Council's initiatives and strategy.	Internal submission – administrative changes.

Fees and Charges 2020-2021

Recommended Amendment	Source(s)
Community Hall Hire - Security provided by Council per guard - \$50 per hour	Internal submission - to enable an improved level of service and reduce risk.

The Draft Operational Plan and Draft Fees and Charges have been compiled based on productivity factors, efficiency savings, the influence of the Independent Pricing and Regulatory Tribunal (IPART) Local Government Cost Index (LGCI) and limit on increases to land rates.

In September 2019, IPART announced the percentage variation for land rates would be 2.6 percent. IPART determines the rate peg by measuring changes in the LGCI, which includes changes in the average costs faced by councils, and consideration of a factor to reflect improvements in productivity.

The LGCI in the year to June 2019 was 2.6 percent. According to IPART, this increase reflects the continuing low inflationary environment and modest rate of public sector wages growth in recent years. No adjustment for a productivity factor was made.

In calculating the 2020-2021 fees and charges, references are made to the LGCI as they affect the service level and costs in providing services to the community.

Rating structure (Revenue Pricing Policy)

In adopting the Operational Plan, the *Local Government Act 1993* requires Council to formally make, by resolution, the rates and charges for the period 1 July 2020 to 30 June 2021. This requirement exists to give legal form to the rating structure, rates and annual charges in addition to the summary information provided in the Operational Plan.

The Campbelltown Local Government Area is traditionally re-valued by the Office of the Valuer General every three years with the valuations used in the calculation and distribution of annual rate levies. The values have been determined as at 1 July 2019 and form the basis for the proposed 2020-2021 financial year rating structure.

Ordinary Rate

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In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **RESIDENTIAL**.

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In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **FARMLAND**.

- c. That the Ordinary Rate of 0.5888 cents in the dollar with a minimum of \$742.81 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as BUSINESS in accordance with Section 518 of the *Local Government Act 1993* be made for the year 2020-2021.

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- d. That the Ordinary Rate of 0.7494 cents in the dollar with a minimum of \$742.81 in accordance with Section 548(1)(a) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown categorised as MINING in accordance with Section 517 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(1) of the *Local Government Act 1993* this rate be named **MINING**.

Special Rates

That the Special Rate of 0.028 cents in the dollar with a minimum of \$2 in accordance with Section 548(3)(b) of the *Local Government Act 1993* on the land value of all rateable land in the City of Campbelltown in accordance with Section 495 of the *Local Government Act 1993* be made for the year 2020-2021.

In accordance with Section 543(2) of the *Local Government Act 1993* this rate be named **SPECIAL RATE - INFRASTRUCTURE**.

Council's General Income Variation has increased by 2.6 percent as approved by the IPART under delegation by the Minister for Local Government. The Operational Plan incorporating the budget has been prepared on the basis of a 2.6 percent increase in the general rate income for 2020-2021 providing a total rate yield of \$96,599,041.

The table and details below show the rating structure based on the rateable properties applicable to the 2020-2021 year.

Rate Type	Category	Ad Valorem Amount (¢ in \$)	Minimum Rate \$	Rate Yield \$
Ordinary	Residential	0.3206	742.81	69,030,743
Ordinary	Farmland	0.2489	742.81	598,997
Ordinary	Business	0.5888	742.81	20,130,208
Ordinary	Mining	0.7494	742.81	28,627
Special	Infrastructure	0.0280	2.00	6,810,466
			Total	96,599,041

In accordance with Section 514 of the *Local Government Act 1993*, each parcel of land within the Campbelltown Local Government Area has been categorised for rating purposes with owners notified via the annual rate notice.

Domestic Waste Management Service

Council provides a Domestic Waste Management (DWM) Charge for the provisions of the Domestic Waste Management Service for the period 1 July 2020 to 30 June 2021 as follows:

Waste Management Service	Annual Charge	Weekly
Domestic Waste Management Charge – WRG (3 bin service: waste, recycle + green)	\$357.52	\$6.87
Domestic Waste Management Charge – WR (2 bin service: waste + recycle)*	\$302.87	\$5.82
Domestic Waste Management Charge-Business (waste + recycle)	\$349.84	\$6.73
DWM Availability Charge [#]	\$71.48	\$1.12
Additional Recycling – Domestic (dialysis)	\$1.00	

[#] vacant land

* Residential two bin service applies to multi occupancy dwellings where owners share bins as approved by Council.

It is recommended that all other domestic and commercial/business waste charges be adopted in accordance with the 2020-2021 Fees and Charges document.

Stormwater Management Service Charge

In accordance with Section 496A of the *Local Government Act 1993*, Council makes an annual charge for Stormwater Management Services for each parcel of urban land within the City of Campbelltown and categorised for rating purposes as Residential or Business excluding vacant land and land owned by the Crown (this includes Housing NSW). It is recommended for the period 1 July 2020 to 30 June 2021 that the following charges be made in respect of land to which the charge applies:

- \$25 per urban Residential rateable parcel
- \$12.50 per Residential (strata) rateable unit
- \$25 per 700sqm or part thereof for non-vacant Business land, capped to a maximum of \$1000
- \$25 per 700sqm or part thereof of surface land area for strata Business unit (proportioned to each lot based on unit entitlement) not less than \$5 or greater than \$1000.

Stormwater Management Service Program of Works

Council intends to allocate the full amount collected from Stormwater Management charges towards Fishers Ghost Creek Stormwater improvements. Expenditure is expected to meet the revenue target of \$1,450,000 raised from the annual charges made in accordance with the above charging mechanism.

Accrual of Interest on Overdue Rates and Charges

In accordance with Section 566(3) of the *Local Government Act 1993*, the Minister for Local Government has determined that the maximum rate of interest payable on postponed and overdue rates and charges for the 2020-2021 rating year will be zero percent from 1 July 2020 to 31 December 2020 and seven percent per annum from 1 January 2021 to 30 June 2021.

Corporate Planning Documents

Elements of Council's Resourcing Strategy have been revised and updated to improve integration with Council's Corporate Planning Framework and better articulate Council's plans and initiatives.

Long Term Financial Plan (LTFP)

The Long Term Financial Plan focuses on Council's long term goal of financial sustainability and delivering quality services and outcomes for the community. It is a decision making tool that addresses areas of impact on Council's ability to fund services and capital works, while living within its means and ensuring financial viability over the next 10 year period. The plan is subject to continual review to ensure that changing community expectations are considered. The plan has been updated and rolled forward to improve future planning, scenario modelling and overall integration as part of Council's corporate planning framework.

Workforce Management Plan

The Workforce Management Plan ensures Council has the right people, skills, leadership and culture to drive effective and efficient delivery of Council's services and projects. The plan has been rolled forward as Council continues to deliver the key initiatives of the plan.

Asset Management Strategy and Plans

The Asset Management Strategy and Plans provide a 10 year forecast, detailing Council's approach to the management of community assets in line with appropriate standards and Asset Management Policy. These documents have been written in line with the International Infrastructure Management Manual and address the areas of levels of service, demand forecast, operations and maintenance, renewals, new works and disposals. The Asset Management Strategy and Plans integrate with the 10 year financial forecasts for the management of assets in the Long Term Financial Plan.

Campbelltown City Council's Asset Management Plans are broken up into four separate plans:

1. Buildings and Facilities Asset Management Plan
2. Road Network Asset Management Plan
3. Public Spaces Asset Management Plan
4. Stormwater and Drainage Asset Management Plan

The Strategy and Plans have been updated and rolled forward to include up to date information on Council's current asset condition and alignment to the Long Term Financial Plan.

Attachments

1. Delivery Program 2017-2021 and Operational Plan 2020-2021 (available electronically)
2. Fees and Charges 2020-2021 (available electronically)
3. Long Term Financial Plan 2020-2030 (available electronically)
4. Workforce Management Plan 2020-2024 (available electronically)
5. Asset Management Strategy 2020-2030 (available electronically)
6. Asset Management Plans 2020-2030 (available electronically)

5. URGENT GENERAL BUSINESS

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