



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

13 OCTOBER 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



06 October 2020

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 13 October 2020 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Extraordinary Meeting of Council held 1 September 2020

Officer's Recommendation

That the Minutes of the Extraordinary Meeting of Council held 1 September 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Extraordinary Meeting of Council held 1 September 2020 are presented to Council for confirmation.

Attachments

1. Minutes of the Extraordinary Meeting of Council held 1 September 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Extraordinary Council Meeting held at 6.30pm on Tuesday, 1 September 2020.

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Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 1 September 2020

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

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/ LEAVE OF ABSENCE

Nil

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

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

4. REPORTS FROM OFFICERS

Meeting note: The Mayor, Councillor Brticevic vacated the Chair for the Election of Mayor and the General Manager assumed the role of Chairperson.

4.1 Election of Mayor

The General Manager conducted the election of the Mayor held at the Extraordinary meeting of Council on 1 September 2020.

One written nomination was received for Mayor for Councillor George Brticevic.

The nomination for Councillor George Brticevic was seconded by Councillor Meg Oates and Councillor Margaret Chivers.

Councillor George Brticevic consented to his nomination in writing.

As only one candidate was nominated, the General Manager declared Councillor George Brticevic elected as Mayor for the 2020-2021 term.

Councillor George Brticevic accepted the position as Mayor and resumed the chair.

4.2 Election of Deputy Mayor

The General Manager conducted the election of the Deputy Mayor held at the Extraordinary meeting of Council on 1 September 2020.

One written nomination was received for Deputy Mayor for Councillor Meg Oates.

The nomination was seconded by Councillor George Brticevic and Councillor Margaret Chivers.

Councillor Meg Oates consented to her nomination in writing.

As only one candidate was nominated, the General Manager declared Councillor Meg Oates elected as Deputy Mayor for the 2020-2021 term.

Councillor Meg Oates accepted the position of Deputy Mayor.

4.3 Election of Council Delegates to various Statutory Committees, Authorities and other organisations

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

That the following Councillors be appointed as delegates to the following Committees, Authorities and other organisations:

Council Committees

Arts Centre Strategic Committee

- Councillor Meg Oates
- Councillor Masood Chowdhury
- Councillor Ben Moroney

Audit, Risk and Improvement Committee

- Councillor Warren Morrison

Traffic Committee

- Councillor Karen Hunt

Council Delegates to various Authorities and other organisations

Floodplain Risk Management Committee

- Councillor Warren Morrison

Georges River Combined Councils Committee Inc. (trading as Georges Riverkeeper)

- Councillor Ben Moroney
- Councillor Rey Manoto

Macarthur Zone Bush Fire Management Committee

- Councillor Warren Morrison

Macarthur Zone Rural Fire Service District Liaison Committee

- Councillor Warren Morrison

NSW Public Libraries Association New South Wales

- Councillor Margaret Chivers
- Councillor Ben Moroney (alternate)

South West Sydney Academy of Sport

- Councillor Karen Hunt

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

5. URGENT GENERAL BUSINESS

There being no further business the meeting closed at 6.57pm.

Confirmed by Council on

..... General Manager Chairperson

3.2 Minutes of the Ordinary Meeting of Council held 8 September 2020

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 8 September 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 8 September 2020 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 8 September 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 8 September 2020.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 8 September 2020

Present

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

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Mayor, Councillor Brticevic.

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apology from Councillor P Lake be received and accepted.

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

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 11 August 2020

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

That the Minutes of the Ordinary Council Meeting held 11 August 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Councillor Warren Morrison – Item 8.1 – Strategic Review of Campbelltown Employment Lands. Councillor Morrison advised he has a pecuniary interest and will leave the meeting.

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Local Government Representation on the National Cabinet

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

1. That Council write to the Premier Gladys Berejiklian and to Dr Mike Freeland, Federal Member for Macarthur, the Member for Campbelltown, Greg Warren, and the member for Macquarie Fields, Anoulack Chanthivong which highlights Council's disappointment that Local Government is not represented on the newly formed National Cabinet and seeks their assistance in requesting that First Ministers review the decision to exclude Local Government.
2. That the Mayor and General Manager seek a meeting with local Federal and State Members to discuss in more detail the importance of having local government representation on National Cabinet and the value of partnerships with Councils in achieving the objectives of the National Cabinet and the national reform agenda.
3. That Council supports and notes that the Australian Local Government Association, Local Government NSW and other state/territory local government associations will continue to advocate for local government representation on the National Cabinet and for Local Government's interests in all relevant forums.

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

6. PETITIONS

7. CORRESPONDENCE

7.1 Funding Grants for Campbelltown Arts Centre

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

That the letters be received and the information be noted.

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

8. REPORTS FROM OFFICERS

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

8.1 Strategic Review of Campbelltown Employment Lands

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

1. That the draft Review of Employment Lands Strategy and background report (attachments 1 and 2) be placed on public exhibition for 28 days.
2. That the outcome of the exhibition be reported back to Council.

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, D Lound, R Manoto, B Gilholme, M Chivers, B Moroney, B Thompson, G Greiss and T Rowell.

Voting against the Resolution were Nil.

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

Meeting note: At the conclusion of the discussion regarding Item 8.1 Councillor Morrison returned to the meeting at 6:42pm.

8.2 Submissions Report Planning Proposal - Rezone land at 26 Mercedes Road, Ingleburn for R2 Low Density Residential Purposes

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

1. That Council forward the Planning Proposal at attachment 2, to rezone Property No. 26 Mercedes Road from E4 Environmental Living to R2 Low Density Residential to the Minister for Planning Public Spaces and request the amendment to Campbelltown Local Environmental Plan 2015 be made.
2. That subject to recommendation 1 Council not 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 14 October, 2012 due to an un-resolved objection from Heritage NSW concerning the undertaking of a historic archaeological assessment.
3. That Heritage NSW be thanked for their submission and be advised of Council's decision.
4. That the owner be advised of Council's decision.

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, W Morrison, B Thompson, G Greiss and T Rowell.

Voting against the Resolution was Councillor B Moroney.

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

8.3 Development Application Status

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

That the information be noted.

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

8.4 Review of Infrastructure Contributions in NSW

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

That Council endorse a formal submission to the NSW Productivity Commissioner's Issues Paper titled Review of Infrastructure Contributions in New South Wales with matters contained in this report, excluding item 13 and accompanying recommendation, and

response to pre-formatted discussion questions as provided in attachment 2.

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

8.5 Reports and Letters Requested

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

That the information be noted.

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

8.6 2021 Council Meeting Calendar

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

That the 2021 Council meeting calendar be noted and adopted.

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

8.7 Investments and Revenue Report - July 2020

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

That the information be noted.

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

8.8 Minutes of the Audit Risk and Improvement Committee Report

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

That the minutes of the Audit Risk and Improvement Committee held 18 August 2020 be noted.

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

8.9 Amendments to the Model Code of Conduct and Procedures

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

That Council adopt the amended Code of Conduct and Procedures for the Administration of the Code of Conduct shown as Attachments 1 and 2.

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

8.10 Amendment to Code of Meeting Practice

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

That Council adopt the amended Code of Meeting Practice shown as Attachment 1.

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

8.11 Determination of Number of Councillors for 2021-2024 Term

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

That Council determines that the number of councillors be maintained at 15 for the following term of office of the Campbelltown City Council, commencing in September 2021.

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

8.12 Deed of Licence Renewal - Glenalvon House

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

1. That Council endorse the granting of a new Deed of Licence for the property Glenalvon House located at 8-10 Lithgow Street, Campbelltown on terms and conditions outlined in this report.
 2. That any documentation associated with the Deed of Licence be executed under the Common Seal of Council, if required.
-

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

8.13 Delivery Program - Six Monthly Progress Report

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

That Council receive and note the Six-monthly Progress Report for the period of January 2020 to June 2020.

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Pedestrian Refuge on Queen Street

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

That Council investigate the feasibility of installing a pedestrian refuge on Queen Street, between Broughton Street and Chamberlain Street, or other alternative measures, to provide a safe crossing point for pedestrians along that very busy commercial strip.

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

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Meg Oates recently visited HJ Daley Library to view the textile art, 'Mapping Campbelltown' by award winning local artist Yvonne Line. The theme of the artwork is Campbelltown 2020 and the artwork is both visually and creatively exciting as it captures Yvonne's emotions about Campbelltown and the history of the past 200 years. Councillor Oates encouraged the community to view the artwork which is on display until 30 September.
2. Councillor Masood Chowdhury on 16 August attended the launch of a printed leaflet in both Bangla and English encouraging residents to download the COVIDSafe app. Councillor Chowdhury thanked the Bangobondhu Society for Australia Inc for undertaking this project and thanked Council for a grant which was used to partially fund this.
3. Councillor Ben Gilholme on 1 September attended a webinar, Essential By-Laws which was a great educational tool as we have a growing city. The presenter shared their expertise in strata laws and how to improve residents experiences of community living. The webinar provided advice on by-laws which can be put in place to help make the community more interactive, friendlier and safer.
4. Councillor Warren Morrison mentioned that the Macarthur Bushfire Management Committee had recently held a meeting to discuss and develop strategies to protect assets and ensure treatments required in the prevention of bushfires in the region. Councillor Morrison noted the importance of the prevention of bushfires as we head into the new bushfire season.
5. The Mayor, Councillor Brticevic thanked all the Councillors for his re-election as Mayor. Councillor Brticevic thanked Councillor Lound for all his support over the previous two years. Councillor Brticevic passed on his congratulations to Councillor Oates in being elected as the Deputy Mayor.
6. The Mayor, Councillor Brticevic on 29 August attended Wood Park, Ingleburn and met with the Ingleburn RSL Tigers JRLFC President, Jai Leatham and Committee to inspect the updated amenities block and improved fencing funded through a grant from the local member. The lighting had been upgraded by Council. Councillor Brticevic congratulated Ingleburn Tigers on their successful funding grant for irrigation works on the fields which have recently been completed. Councillor Brticevic noted how green the playing fields were starting to look.
7. The Mayor, Councillor Brticevic on 29 August attended Waminda Oval, the home of East Campbelltown Eagles RLFC with the President, Daniel Draper to officially open the new playground. Councillor Brticevic also admired the new club house which received funding from a partial Federal grant. Councillor Brticevic noted the upcoming improvements to Waminda Oval with improvements to fencing, new lighting that will be installed shortly by Council and a new scoreboard thanks to funding from the local member, Greg Warren, Community Building Partnership projects.

8. The Mayor, Councillor Brticevic on 24 August attended Glenfield Park for a sod turning, with Variety, for Livvi's Place which will be an all-inclusive playground at Glenfield Park. Councillor Brticevic was honoured to meet Touched by Olivia founder, Justine Perkins. The Mayor extended his support for the great work of Touched by Olivia and hopes that one day this becomes redundant as all playgrounds in the future will incorporate all-inclusive design.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Licence for Telecommunications Equipment, Campbelltown

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.

Item 14.2 Licence of Community Facility

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

Item 14.3 Proposed Lease

Item 14.3 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.

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

The Ordinary Meeting of Council was adjourned at 7.15pm and reconvened as a meeting of the Confidential Committee at 7.16pm.

Recommendations of the Confidential Committee

14.1 Licence for Telecommunications Equipment, Campbelltown

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

1. That Council endorse a variation to the essential terms set out in the access deeds for five Vodafone telecommunications towers situated in our Local Government Area on terms set out in this paper.
2. That the form of variation is executed under the common seal of Council (if required).
3. That Council endorse the removal of licence fees relating to Telecommunications equipment from the fees and charges schedule effective 1 July 2023.

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

14.2 Licence of Community Facility

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

1. That Council endorses the relocation of Meals on Wheels from their current location to Ruse Community Hall located at James Ruse Park on Cambewarra Reserve, Acacia Avenue, Ruse on terms and conditions set out in this paper
2. That as the term of the Licence exceeds five years that Council agrees to undertake a public consultation process of 28 days in accordance with the *Local Government Act 1993*.
3. That Council enter into a Deed of Licence to formalise the terms of the agreement.
4. That the Deed of Licence is executed under the common seal of Council (if required).
5. Council approves capital expenditure to fund the completion of Licensor's works in respect of works to the premises prior to handover of the site as outlined in the report.

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

14.3 Proposed Lease

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

1. That approval be granted to enter into a new lease over the property named in this report on the terms and conditions as outlined.
2. That any documentation associated with the lease/s be executed under the Common Seal of Council, if required.

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

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

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

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

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 7.19pm and the Mayor advised the resolutions for Items 14.1, 14.2 and 14.3 had been adopted.

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

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

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

There being no further business the meeting closed at 7.20pm.

Confirmed by Council on

..... General Manager Chairperson

3.3 Minutes of the Extraordinary Meeting of Council held 29 September 2020

Officer's Recommendation

That the Minutes of the Extraordinary Meeting of Council held 29 September 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Extraordinary Meeting of Council held 29 September 2020 are presented to Council for confirmation.

Attachments

1. Minutes of the Extraordinary Meeting of Council held 29 September 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Extraordinary Council Meeting held at 6.30pm on Tuesday, 29 September 2020.

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Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 29 September 2020

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

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/ LEAVE OF ABSENCE

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

That the apology from Councillor P Lake be received and accepted.

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

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

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Councillor Ben Gilholme – Item 4.1 – Draft Local Housing Strategy - Public Exhibition. Councillor Gilholme advised he has a non pecuniary significant interest as he made an individual submission during the public exhibition and will leave the meeting.

Councillor Ben Gilholme – Item 4.2 – Draft Campbelltown Local Housing Strategy - Additional Submission. Councillor Gilholme advised he has a non pecuniary significant interest as he made an individual submission during the public exhibition and will leave the meeting.

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

4. REPORTS FROM OFFICERS

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

That Item 4.2 – Draft Campbelltown Local Housing Strategy – Additional Submission be dealt with in conjunction with Item 4.1 – Draft Local Housing Strategy – Public Exhibition.

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

Meeting note: Having declared an interest in Item 4.1 Councillor Gilholme left the meeting at 6:37pm and did not take part in the discussion or vote on the matter.

4.1 Draft Local Housing Strategy - Public Exhibition and Draft Campbelltown Local Housing Strategy - Additional Submission

Meeting note: A written submission from Ms Tanya Whitehouse OAM was read at the meeting.

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

1. That the updated draft Campbelltown Local Housing Strategy (attachment 1) be endorsed by Council and forwarded to the Department of Planning, Industry and Environment for endorsement.
2. That all persons/groups making a submission during the exhibition of the draft Campbelltown Local Housing Strategy be advised of Council's decision.

A Division was recorded in regard to the Resolution for Item 4.1 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, M Chivers, W Morrison, B Thompson, G Greiss and T Rowell.

Voting against the Resolution was Councillor B Moroney.

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

Meeting note: At the conclusion of the discussion regarding Item 4.1 Councillor Gilholme returned to the meeting at 6:40pm.

5. URGENT GENERAL BUSINESS

There being no further business the meeting closed at 6.40pm.

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 2019-2020

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 2019 to 30 June 2020 be received and noted.

Purpose

Presentation of Councils annual financial statements for the period 1 July 2019 to 30 June 2020.

Report

Council at its meeting held 11 August 2020 resolved to refer the 2019-2020 General Purpose Financial Reports and the 2019-2020 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 commenced on Tuesday 29 September 2020 via Council's website.

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 28).

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 \$122m, 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 deficit of \$2.7m. Capital grants and contributions amounted to \$47.9m, which results in an adjusted operating result after capital grants and contributions of a surplus of \$45.2m.

In complying with the Australian Accounting Standards, income is assessed to be recognised either as sufficiently specific performance obligations are met, or where not applicable, recognised on receipt. As such some grant income, developer contributions and other income is brought to account when on receipt 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 7c to the Financial Statements. For the 2019-2020 financial year externally restricted funds, which are required to be committed to the purposes for which they were provided, amount to \$68.6m.

Performance Measures

The Office of Local Government requires a minimum number of prescribed indicators to be presented in Note 27 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 been impacted by the loss of revenue due to COVID-19 however remains slightly higher than the benchmark of > 0.

2020	2019
0.52%	5.84%

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 2019-2020 and remains above the benchmark of >60 percent.

2020	2019
65.32%	68.7%

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 \$37m 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.

2020	2019
79.17%	82.7%

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.

2020	2019
1.9:1	2.84:1

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

2020	2019
7.51:1	8.72:1

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.

2020	2019
4.29%	3.75%

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.

2020	2019
17.98 months	18.24 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 2019-2020 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 2020, 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 reports the current backlog at \$12.1m. This backlog and future funding gaps is being addressed by the special rate variation and loan borrowings under the Local Infrastructure Renewal Scheme. Since the special rate variation implementation Council's backlog has decreased from \$33.7m.

Summary

Council as at 30 June 2020 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 \$45.2m has now been consolidated into Council's total equity which now stands at \$2.6b.

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 2019-2020 financial period include:

- increase in rates and annual charges revenues of some \$1.7m largely attributable to residential rates growth
- decrease in user charges and fees of \$2.2m mainly attributable to closure of Council facilities due to COVID-19 public health orders
- increase in capital grants and contributions in the amount of \$7.2m of which \$3.5m is attributable to road and other asset dedications and \$2.6m in developer contributions
- increase in depreciation expense of \$1.8m mainly attributable to dedicated infrastructure assets over recent years
- Council's investment portfolio contributed \$4m in revenue to Council's operational result though fell \$1.4m short of original budget estimates due to 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 2019-2020 (distributed under separate cover)

8.3 Minutes of the Audit Risk and Improvement Committee meeting held 15 September 2020

Reporting Officer

Executive Manager Corporate Services and Governance

Officer's Recommendation

That the minutes of the Audit Risk and Improvement Committee held 15 September 2020 be noted.

Purpose

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 15 September 2020.

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 Draft Financial Statements 2019-2020

That the information be noted.

Attachments

1. Minutes of the Audit Risk and Improvement Committee held 15 September 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Audit Risk and Improvement Committee Meeting held at 4.00pm on Tuesday, 15 September 2020.

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Minutes of the Audit Risk and Improvement Committee Meeting held on 15 September 2020

Present	Mr Bruce Hanrahan - Independent Member (Chairperson) Mr Jim Mitchell - Independent Member Councillor Warren Morrison - Elected Council Representative
In attendance	Ms Lindy Deitz - General Manager Mr Sam Helweh - Internal Auditor Mr Phu Nguyen - Director City Governance Ms Corinne Mears - Executive Manager Corporate Services and Governance Ms Somaiya Ahmed - Director, Financial Audit Services - Audit Office of NSW Mr Ali Amjad - Audit Leader - Audit Office of NSW Ms Monique Dunlop - Manager Governance and Risk Ms Cathy Gavin - Senior Financial Accountant Ms Samantha Fletcher - Financial Reporting Accountant 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 18 August 2020**

Committee's Recommendation: (Hanrahan/Mitchell)

That the information be noted.

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

5. GENERAL MANAGER UPDATE – VERBAL UPDATE

- Council's Extraordinary meeting on 1 September - Councillor George Brticevic was re-appointed as Mayor and Councillor Meg Oates was appointed as Deputy Mayor for Council up until the next election. Council also thanked Councillor Darcy Lound for his efforts as the outgoing Deputy Mayor.
- Council's Extraordinary meeting on 1 September - Council also resolved positions for Councillor representation on Committees and other bodies and Councillor Warren Morrison will continue to be the Councillor representative for the Audit, Risk and Improvement Committee. The General Manager thanked Councillor Morrison for agreeing to continue play his important role as a member of the Audit, Risk and Improvement Committee.

6. REPORTS

6.1 Draft Financial Statements 2019-2020

Purpose

To present the audited financial statements for the period 1 July 2019 to 30 June 2020.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Mitchell/Hanrahan)

That the information be noted.

7. GENERAL BUSINESS

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 17 November 2020 at 4.00pm at the Civic Centre, Campbelltown.

Bruce Hanrahan

Chairperson

Meeting Concluded: 4.43pm

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 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 Sydney Western City Planning 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	>20 million (registered prior to \$30mil threshold)	Under assessment	
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	Electronic determination deferred pending receipt of additional information from applicant	
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	Waiting on information from applicant	
434/2020/DA-C	158 Queen Street Campbelltown	Amalgamation of two allotments, demolition of structures and construction of an 11 storey building comprising of a 2 storey RSL club with 152 hotel rooms above	\$50,056,894	>\$30 million capital investment value	Under assessment	
4204/2016/DA-RA/B	6-12 Dumaresq Street Campbelltown	Modification of a development consent to construct a multi-storey mixed use building	N/A	>\$30 million capital investment value	Completed	Approved with conditions in September 2020
4609/2018/DA-SW	Appin Road, Gilead	Staged subdivision to create 424 residential lots, 20 residue lots and associated civil works	\$33,446,465	>\$30 million capital investment value	Under assessment	

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2255/2018/DA-C	Western Sydney University, 183 Narellan Road, Campbelltown	Construction and operation of the Campbelltown Sports and Health Centre of Excellence including a two storey building, 120 on-site parking spaces, new driveways and landscaping works	\$29,214,249	>\$5 million capital investment value Council application	Under assessment	
4079/2017/DA-CD	Western Sydney University, 183 Narellan Road, Campbelltown	Concept application for the staged development of residential, mixed use and open space land uses including Stage 1 for super lot subdivision and civil works	\$6,175,279	>\$5 million capital investment value Crown development	Preparing for public exhibition	
906/2020/DA-SW	Gidley Crescent, Claymore	Subdivision to create 179 residential lots two residual lots including associated works - Stage 4	\$13,940,148	>\$5 million capital investment value Crown development	Under assessment	

DAs to be considered by the Department of Planning						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
SSD 17_8593	16 Kerr Road, Ingleburn	Expansion of existing waste recovery and reuse facility, extension of operating hours to 24 hours per day	\$1,813,000	State Significant Development	Under assessment	
SSD-9476	Commissioners Drive, Denham Court	Construction and operation of a new public primary school	Unavailable	State Significant Development	Completed	Approved with conditions September 2020

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
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 & tree removal Stage 1	\$19,072,587	More than 10 unique objections, planning agreement	Under assessment	
3493/2017/DA-RS	Linum and 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	
4618/2018/DA-C	4 Stranraer Drive, St Andrews	Use of building as an outside school hours child care facility	\$165,000	Council land	Reported to LPP's September 2020 meeting.	Approved with conditions
3503/2019/DA-M	19 Dan Street, Campbelltown	Demolition of an existing dwelling and construction of 5 x 2 storey multi dwellings and associated site works	\$647,000	Conflict of interest	Reported to LPP's September 2020 meeting.	Application deferred by Panel to allow applicant to provide further information
1470/2018/DA-BH	1 Koala Avenue, Ingleburn	Demolition of existing dwelling and construction of a three storey boarding house consisting of 14 self serviced rooms including a manager's room and associated car parking	\$2,341,657	Sensitive development, more than 10 unique objections	Reported to LPP's September 2020 meeting.	Approved with conditions
292/2018/DA-SW	Menangle Road, Menangle Park	Civil works and subdivision of land into 68 Torrens title allotments, including 1 residue allotment - Stage 2A Menangle Park	\$5,670,000	Planning agreement	Reported to LPP's September 2020 meeting.	Application deferred by Panel to separate electronic meeting with quorum of members

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2184/2019/DA-M	26 Brenda Street, Ingleburn	Demolition of existing structures and construction of two storey semi-detached dwellings	\$585,900	Development standard variation greater than 10%	Reported to LPP's September 2020 meeting.	Application deferred by Panel to allow applicant to provide further information
2225/2020/DA-DW	Lot 8177 DP 881519, Bayton Place, St Helens Park	Construction of a single storey dwelling	\$84,500	Development standard variation greater than 10%	Under assessment	
2183/2019/DA-M	25 Carinda Street, Ingleburn	Demolition of existing structures and construction of two storey semi-detached dwellings.	\$579,300	Development standard variation greater than 10%	Reported to LPP's September 2020 meeting.	Application deferred by Panel to allow applicant to provide further information

DAs with a 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
2204/2019/DA-M	8 – 10 Durham Street, Minto	Demolition of existing structures and construction of six two storey dwellings	\$1,796,524	Delegated	Completed	Approved with conditions
1768/2015/DA-M	Goldsmith Avenue, Campbelltown	Construction of two Sportsfield, landscaping, lighting and vegetation management works	\$4,900,000	Delegated	Completed	Approved with conditions
3904/2019/DA-I	149 Airds Road, Minto	Subdivision into 5 lots and construction of building service infrastructure.	\$7,649,087	Delegated	Completed	Approved with conditions

8.5 Update on Draft Biodiversity Certification Application for Mount Gilead Stage 2

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

Objective	Strategy
2 Outcome Two: A Respected and Protected Natural Environment	2.5 - Plan for and ensure that development in our city is sustainable and resilient

Officer's Recommendation

That the information be noted.

Purpose

To provide Council with an update on the status of Council's Draft Biodiversity Certification Application for Mount Gilead Stage 2 in relation to advice received from the NSW Minister for Energy and Environment, the Hon. Matt Kean MP.

The report also summarises the outcomes of a peer review undertaken by Dr Steve Phillips (Biolink Ecological Consultants) of a Koala Corridor Review Report and Koala Carrying Capacity Assessment Report submitted to Council by Lendlease (prepared by Ecological Australia) in relation to Mount Gilead Stage 2. Copies of these reports were also provided to the Koala Independent Expert Panel by Lendlease prior to finalisation of their advice.

History

Council considered a report at its Ordinary Meeting on 6 August 2019 in relation to Mount Gilead Stage 2, a Draft Biodiversity Certification Application and resolved, in part, to support its submission to the NSW Government. Council's support was conditional on various amendments to ensure alignment with the South Campbelltown Koala Connectivity Study (SCKCS).

In September 2019, the Department of Planning, Industry and Environment (DPIE) provided acknowledgement that the application was duly made for the purposes of Clause 37 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017.

Council's advice to Lendlease in relation to the above, confirmed that as part of the future planning process, amendments to the Biodiversity Certification Assessment Report and Biodiversity Certification Strategy would be required to align with the outcomes of specialised studies and feedback from relevant Federal and State agencies, including but not limited to, addressing opportunities to limit impacts on red flag entities and threatened species habitat and increase the width of wildlife corridors.

Since this time, the following has occurred:

- June 2019 to June 2020: Parliamentary Inquiry into Koala Conservation in NSW and final report published in fulfillment of the Committees Terms of Reference.
- October 2019: Environment, Energy and Science Division of DPIE publish 'Conserving Koalas in the Wollondilly and Campbelltown Local Government Areas' Report.
- December 2019 to August 2020: Chief Scientist and Engineer/Koala Independent Expert Panel 'Advice regarding the protection of the Campbelltown Koala Population Report' published.
- March 2020: Submission by Lendlease of the following reports to Council and NSW Government for review against Council's adopted Comprehensive Koala Plan of Management:
 - a. Eco Logical Australia. (2020a) Mt Gilead Koala Carrying Capacity Assessment. Prepared for Lendlease Communities (Figtree Hill) Pty Ltd
 - b. Eco Logical Australia. (2020b). Mt Gilead Corridor Review. Prepared for Lendlease Communities (Figtree Hill) Pty Ltd

Copies of the Eco Logical reports are available on the Lendlease website:
<https://www.lendlease.com/mount-gilead-conservation-portal/koala-population/>

- August 2020: Release of Cumberland Plain Conservation Plan for public comment, which incorporates recommendations from the Koala Independent Expert Panel's report.

In relation to the above enquiries and specialist reports, Council officers have offered advice consistent with Council's adopted positions. To assist this process, the services of Dr Steve Phillips were engaged to peer review the Lendlease submission (prepared by Eco Logical Australia) which was provided as an informal submission to the Koala Independent Expert Panel in June 2020 (attachment 1).

In August 2020, an acknowledgement response was received from the Minister for Energy and Environment, The Hon Matt Kean MP (attachment 2), indicating the imminent release of the Koala Independent Expert Panel report and foreshadowing amendments that Council should consider making to its biodiversity certification application, to be consistent with recommended corridors widths, fencing and buffer requirements.

The Minister's response is considered to be generally consistent with Council's adopted position on this matter, with details of the peer review discussed in this report.

Report

In response to Council's conditional support of the Draft Biodiversity Certification Application, and to advance discussion on corridor requirements, Lendlease commissioned Ecological Australia to prepare two reports addressing carrying capacity and corridor requirements for Mount Gilead Stage 2.

Arising from these reports, Lendlease has outlined the following opportunities to amend the Draft Biodiversity Certification Application and State Voluntary Planning Agreement to undertake the following:

1. Widen corridor widths associated with the Stage 2 Draft Biodiversity Certification Application
2. Include a 3m high x 40m long raised Appin Road to connect the Woodhouse Creek Corridor to allow koalas to traverse underneath

In response, planning officers engaged Dr Steve Phillips from Biolink Ecological Consultants (the author of the CCKPoM and SCKCS) to undertake a peer review of the offer and associated reports.

A copy of the Peer Review Report prepared by Biolink Ecological Consultants, 'Gilead Stage 2: A commentary on Koala Carrying Capacity and Corridor Review Reports prepared by Eco Logical Australia on behalf of Lendlease Communities (Fig tree Hill) Pty Ltd' is provided as attachment 1. The scope the review is outlined on page 6 of this document and focuses on matters pertaining to required corridor widths and the adequacy of connectivity structures on Appin Road.

1. Key findings and outcomes of Ecological Australia's, corridor review

Eco Logical Australia advise, according to recent studies, that the average size of a female koala's home range in the local area is smaller than 36ha which was used to define the optimal strategic linkage area (SLA) width in the Campbelltown Comprehensive Koala Plan of Management (CCKPoM) and South Campbelltown Koala Corridor Study (SCKCS). The report concludes that an SLA with an average width of 425m is an overestimate of the width required for female koalas in the local environment and that strict adherence to the 425m SLA rule as advocated by the CCKPoM is not required.

Biolink 2020 Findings: Qualified support to this finding is provided upon consideration of additional information, and determined that 33.5ha could be adopted as the new average female home range size for baseline corridor width purposes as opposed to the 36ha that formed the basis of optimal SLA width calculations within the CCKPoM and SCKCS.

This would reduce the optimal SLA width to 409m as detailed in attachment 1, which is a slight reduction of the 425m SLA width recommend by the CCKPoM and SCKCS, and could be recast as a revised optimal SLA width of 409-425m. Biolink clarify that reference to the average width of 425m in the CCKPoM has caused confusion, as strict adherence is not intended and should be considered an optimum.

When taking into account the revised average size of a female koala's home range (33.5ha), the length of the SLA (Woodhouse Creek) that intersects Stage 2, and the requirement for a SLA to accommodate a single breeding aggregation of two adult females and one adult male adult and ideally some unoccupied habitat, Biolink advise that a minimum SLA width of 200m (i.e. 105 ha of habitat) is required to satisfy minimum functional requirements and slightly more than 400m is required to satisfy optimal functional requirements of 210ha of habitat.

Biolink further concludes that an outcome that only focuses on connectivity would be inadequate, and to achieve an optimal width of 409m - 425m, would be realised by way of a minimum SLA of 250m and an overall average of 350m.

The means by which this measure is validated should also be transparent and statistically robust, to which end it is recommended that a series of measurements at 200m intervals along its entire length of the proposed SLA, each of which must evidence the minimum width requirement of 250m, the average of which must then be a minimum of 350m with a standard error of no less than 85m-90m. This approach would ensure (with a 95 percent confidence interval), that some parts of the SLA are at the optimum range of 409-425m.

Additional koala conservation measures would also need to be incorporated into any agreed SLA solution, including the matter of enclaving or fencing and the enforcement of the exclusion principle by way of koala grids at each entry and exit point.

2. Key findings and outcomes of Ecological Australia's, carrying capacity assessment

This report provides an assessment of koala carrying capacity of the Mount Gilead property (Stages 1 and 2) prior to the commencement of development or habitat clearing, and estimate of the carrying capacity at the conclusion of development over a 25 year period.

The assessment considers the ongoing deterioration of koala habitat on the property as a rural property without active management. The report aims to predict the increase in koala carrying capacity as a result of restoration and in perpetuity management of habitat, including the provision of fencing and fauna underpasses of Appin Road.

The report makes the following conclusions:

- The existing carrying capacity is 12.78 koalas based on 275.5ha of existing potential habitat
- In the absence of development, carrying capacity may reduce to 10.97 koalas over 25 years
- Under development scenario, carrying capacity would increase to 16.17 koalas over 25 years

The assumed increase in carrying capacity is proposed by way of permanent protection of 222.69ha of koala habitat and 61.69ha of restored open space which involves revegetation of 44.355 ha of cleared land to high quality koala habitat.

Biolink 2020 Findings: The findings of the carrying capacity assessment are generally not supported on the grounds that planted trees would not become a viable food source within four to seven years due to the local landscape, which is low nutrient, and would require a far greater measure of time (i.e. many decades) to become palatable to koalas. Biolink do not support the assumptions applied by the assessment and suggest an alternate modelling method should be applied.

The review also makes comment on the issue vehicle-strike of koalas which is not related to carrying capacity, but recruitment into areas of suitable habitat. On the grounds that vehicle-strike is known to be under-reported, future recovery of the Campbelltown koala population would be aided by wildlife exclusion fencing on both sides of Appin Road along with other measures such as koala-grids and underpasses.

3. Adequacy of proposed Appin Road crossing structure

Lendlease propose to raise a 40m length of Appin road to create a three metre high underpass at Beluah to connect the Woodhouse SLA that would allow koalas to traverse underneath. This outcome would form part of a future State Voluntary Planning Agreement for the upgrade of Appin Road associated with urban release of Stage 2.

Biolink 2020 Findings: Although the crossing structure is supported, it would require significant engineering works on both the southern and northern approaches and may require confirmation from Transport NSW that such an outcome is achievable and that a land bridge would not be a more cost effective option.

In terms of a crossing at Noorumba, Biolink considered that maintenance of connectivity is required for this SLA, with an overhead solution (i.e land bridge) considered the optimal outcome. In assessing this outcome, Lendlease tabled an underpass solution as detailed in attachment 1.

Biolink consider this structure would have a significant local impact (disturbance and loss of habitat within Noorumba Reserve and possibly to the east of Appin Road). The underpass would also be predisposed to flooding and long-term water impoundment which in turn would effectively render it unusable for koala's and other fauna in times of flood while also requiring a significant long-term maintenance requirement.

There are also matters of safety / public liability, considerations of which may require batters to be fenced. Unless these matters can be overcome and/or mitigated by design, Biolink is not convinced that such a structure would readily function to meet and satisfy urgent koala-crossing needs at this locality.

Therefore, further engagement with DPIE and Transport for NSW is required to evaluate other possible connectivity structures and related design requirements.

4. Alignment with Koala Independent Expert Panel and NSW Chief Scientist and Engineer Report

In August 2020, the NSW Chief Scientist and Engineer (CS&E) published their advice on the protection of the Campbelltown koala Population, with a focus on proposed measures for the Mount Gilead Stage 2 development and the draft Cumberland Plain Conservation Plan.

In summary, the Panel advises that access to increased (or retained) koala habitat has benefits and retained habitat in the east-west corridors between the Nepean and Georges Rivers should be managed such that koalas are not exposed to increased threats such as traffic and dogs, and require mitigation measures to separate koalas from these threats.

The report provides recommendations and considers a range of scenarios for the mitigation measures proposed. For the purpose of this report, the recommended options for Mount Gilead Stages 2 under pathway 4 as identified in the Report (being the scenario that results in an increase of koala numbers) is compared with the advice of Dr Steve Phillips:

CS&E Recommendation	Biolink Recommendation
<p data-bbox="188 275 446 309">Recommendation 2</p> <p data-bbox="188 342 829 577">East-west corridors within the Greater Macarthur Growth Area can provide connectivity and biodiversity values for flora and fauna species. Not all identified corridors are suitable to provide connectivity for koalas, but the habitat should be protected for koala habitat, biodiversity values and amenity in the region.</p> <p data-bbox="188 611 829 678">a) Within the proposed Mount Gilead development:</p> <ul style="list-style-type: none"> <li data-bbox="244 712 829 813">• The Menangle Creek to Noorumba Reserve corridor (A) should be used for koala movement if: <ul style="list-style-type: none"> <li data-bbox="331 846 829 1216">○ A connectivity structure can feasibility be constructed on Appin Road. The proposed tree top bridge is not likely to be adequate and would not be used by koalas. A land bridge should be considered to allow koalas and other fauna to cross Appin Road, an example of this is being developed for Wallabies in Mona Vale. <li data-bbox="331 1249 829 1462">○ If the crossing is not feasible, the koala habitat should be fenced off at Appin Road. In this case, the koalas within this fragmented area would need to be actively managed. <li data-bbox="244 1496 829 1899">• The Woodhouse Creek to Beulah reserve corridor (B) is an important northern connection for the koala population between the Georges River Reserve and the Nepean Corridor and should be retained. The proposed measures to protect that habitat in the corridor are currently not adequate and should be improved with the measures outlined in c). The underpass near Beulah Reserve as proposed by Lendlease should be constructed. <li data-bbox="244 1933 829 2033">• Close attention should be paid to test the feasibility of the design of the koala connectivity at the confluence of 	<p data-bbox="853 342 1404 409">A tree top bridge for koalas would not be adequate to facilitate koala movements.</p> <p data-bbox="853 443 1404 645">It is recommended that further investigation to be undertaken in relation to the feasibility of a proposed underpass that can in fact support koala movements and matters pertaining to flooding issues public liability and safety.</p> <p data-bbox="853 678 1404 913">Further, if such matters associated with an underpass cannot be resolved, the report recommends that an in-principle commitment form Transport NSW to construct a fauna overpass in the form of a land bridge in the vicinity of Noorumba reserve.</p> <p data-bbox="853 947 1404 1249">In relation to the Woodhouse Creek to Beulah reserve corridor, Biolink support the raising of a 3m high and 40m long section of Appin Road as important to the delivery of appropriate SLA's. Also important is the incorporation of additional protection measures such as koala proof fencing (refer to the response on recommendation 2c) for further details).</p>

CS&E Recommendation	Biolink Recommendation
Menangle Creek and Nepean River, near the Hume Highway and possibly under three bridges.	
<p>c): Habitat within identified corridors should be:</p> <ul style="list-style-type: none"> Protected (especially from development creep) 	<p>The proposal to protect identified SLA's as Biobank or Conservation Stewardship sites is supported. Such areas would need to be enclaved to prevent koalas accessing the development footprint.</p>
<ul style="list-style-type: none"> That identified corridors should be widened through revegetation (average size 390m to 425m) (p. xiv page c). <p>In addition to the above recommendation, the report also advises (p. ix paragraph 5) that 'Every opportunity to maintain or increase the width of corridors should be taken and work to understand whether there is a minimum width to make a viable corridor, as well as how this minimum is affected by vegetation density of the corridor and urban density of the surrounding developments'.</p>	<p>In terms of the Woodhouse Creek SLA, Biolink advice a minimum width of 200m is required to satisfy minimum functional requirements and slightly more than 400m to satisfy optimal functional requirements.</p> <p>To assist discussion, Biolink has updated its advice to confirm that an optimal (not average) width of 409m-425m be maintained as desirable, the achievement of which is assisted by requiring a minimum SLA width of 250m for all three SLA's in South Campbelltown (i.e. Menangle, Woodhouse and Mallett Creek SLAs) and an average overall width of 350m.</p>
<ul style="list-style-type: none"> Include a buffer on either side of the corridor habitat that is at least 30m wide from the corridor to the exclusion fence with feed trees permitted in this buffer. 	<p>The requirement for a buffer is supported and further discussion would need to be held with both the State Government and Lendlease in relation to how the buffer recommendations within the report are incorporated into conservation outcomes for Mount Gilead.</p> <p>For example, there would be circumstances where an Outer Protection Area (approx. 30m) for bushfire risk management is required to maximise the corridor width in constrained locations. This area would still provide an ecological function, with the retention of Koala Food Trees within an open canopy and managed understorey.</p>
<ul style="list-style-type: none"> Include, between the buffer area and urban areas, koala proof fencing to prevent the movement of koalas out of the corridor into urban areas (with trees more than 3m from the fencing to avoid damage) and the movement of domestic dogs (amongst other potential threats) into the corridor. 	<p>The installation of koala proof fencing is a recommendation of the Biolink review.</p>

<ul style="list-style-type: none"> For sites where exclusion fencing is unfeasible due to steep terrain, then an additional buffer width should be utilised (30m associated with use of exclusion fencing and 60m where exclusion fencing cannot be provided), with a traffic speed limit of 40 km/h and predator/dog monitoring. 	<p>This recommendation is supported and further discussion would need to be held with both the State Government and Lendlease in relation to how the buffer recommendations within the report are incorporated into conservation outcomes for Mount Gilead, without compromising the principle of enclaving.</p>
<ul style="list-style-type: none"> Asset protection zone is outside the exclusion fencing, within the development footprint. 	<p>This matter was not addressed in the Biolink report. As above, flexibility should remain to permit, in some locations, Outer Protection Areas and water management infrastructure to maximise the corridor width in constrained locations.</p>

Although the above table does not address all recommendations of the CS&E, it demonstrates that measures relevant to the Draft Biodiversity Certification Application for Mount Gilead Stage 2 are based on common ground. In particular, the identification of a minimum corridor width for Woodhouse Creek (as recommended by Biolink), compliments the CS&E recommendations. The only point of difference relates to the description of an average or optimal width, with the latter clarified by Biolink which draws in the home range requirements as the intended outcome, which accords with consensus on the average size of a female koala's home range as discussed in Section 1 above.

These matters will form the basis of future engagement with the Environment, Energy and Science Group within DPIE and is understood that Lendlease are supportive of modifying their proposal to meet these requirements, to support a best practice outcome.

Some of the scenarios identified for Corridor A (Menangle Creek to Noorumba) and Corridor B (Woodhouse Creek to Beulah) in Mount Gilead Stage 2 (as identified in the CS&E Report) represent a policy shift of the NSW Government on east-west koala movements within the Campbelltown LGA. In this regard, the CS&E report supports the installation of a feasible koala crossing structure in association with the Menangle Creek-Noorumba corridor and advises that the underpass at Beulah (Corridor B) as proposed by Lendlease should be constructed. However, it is acknowledged that any future north-south infrastructure intersecting east-west corridors would need to be constructed in a manner that does not impede the movements of koalas and other wildlife.

In contrast, the previous policy position of the NSW Government, as outlined in the 'Conserving Koalas in the Wollondilly and Campbelltown Local Government Areas' Report (published by the Environment, Energy and Science Division of DPIE in October 2019), does not propose any koala connectivity structures on Appin Road within the Campbelltown LGA. As such, east-west connectivity within the Campbelltown LGA was proposed to be severed and the sole focus of providing east-west connectivity was along Ousedale Creek in the Wollondilly LGA.

Conclusion

Notwithstanding concerns with the carrying capacity analysis, qualified support is offered by Biolink in relation to corridor width, and the associated ambiguity of Council's adopted CCKPoM and SCKCS which refers to an average width outcome of 425m. Biolink suggest a more meaningful approach to defining the dimension of SLAs would be to describe the optimal width, within the range of 409m-425m, the achievement of which would be assisted by requiring a minimum SLA width of 250m for all three SLAs (Menangle, Woodhouse and Mallaty Creek) and an average width of 350m.

Based on the contemporary examination of home range requirements, further engagement with the CS&E and DPIE is required in order to clarify required amendments to the Draft Biodiversity Certification Application for Mount Gilead Stage 2. Preliminary discussion with Lendlease suggest the recommended outcomes as advocated by both Biolink and CS&E can be accommodated and will be the subject of further investigation.

Attachments

1. Biolink Ecological Consultants - Advice to Campbelltown City Council (June 2020) (contained within this report)
2. Letter - Hon Matthew Kean Minister for Energy and Environment (contained within this report)

**Gilead Stage 2: A Commentary on Koala Carrying Capacity and Corridor
Review Reports prepared by Eco Logical Australia on behalf of Lend
Lease Communities (Fig Tree Hill) Pty. Ltd.**



**Advice to Campbelltown City Council
June 2020**



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1. Preamble

This advice has been prepared for Campbelltown City Council in response to a request for a review of reports and measures that have been proposed to address matters of koala connectivity as part of the proposed development at Mt. Gilead. To this end it is our understanding that options to address koala connectivity as part of Gilead Stage 2 have been presented to Council by Lendlease Communities (Fig Tree Hill) Pty. Ltd. which amongst other things includes a 3m high x 40 m raised section of Appin Road to allow koalas to traverse underneath, the area accessed from the west by way of a Strategic Linkage Area (SLA)/ corridor with a minimum width of 200 m and an average width of 347 m (E-mail: Council to biolink 11/06/2020).

The Lendlease offer will require the upgraded Appin Road to be raised by more than 3 m. This is no small task which will require significant engineering works on both the southern and northern approaches. Council should perhaps seek some confirmation from Transport NSW that such a thing is indeed achievable and more cost effective than a fauna overpass of the type illustrated in Figure 1. Regarding the envisaged koala-crossing structure at Noorumba, we note that the concept is based on an experimental design constructed in the Redlands LGA in south-eastern Queensland (Figure 2). Upon enquiry we understand that – despite the presence of koalas in the immediate area - no data is forthcoming that will evidence utility of such a structure by koalas, while engineering considerations required by the need for a significantly larger span across Appin Road (4-lanes plus a central median strip) also raise associated issues of structural needs / cost.

Other structures being considered for Noorumba include a 3 m x 2 m underpass to be accessed by an expansive area of battered slopes (Figure 3). In our opinion, such a structure is both poorly located and would have a significant local impact (disturbance and loss of habitat), while also being predisposed to flooding and long-term water impoundment which would in turn effectively render it of little utility to koalas, while also requiring a significant long-term maintenance commitment, presumably by Council. There is also the matter of safety / public liability, considerations of which may require the batters to be fenced. Unless these matters can be demonstrably overcome and/or mitigated by design components of which we are not aware, we are not convinced that a structure such as this will readily function to meet and satisfy the urgent koala-crossing needs at this key locality.



Figure 1. Typical fauna overpass over Pacific Highway in northern NSW. This type of overpass will be utilised by koalas and was originally promoted by biolink (2018) as suited for the Noorumba and Beulah areas as part of the proposed Appin Road upgrade.



Figure 2. Experimental koala-crossing over the two-lane Aberton Road in the Redlands LGA, south-eastern Queensland; a costly and poorly informed exercise with no evidence of use by koalas.



Figure 3. A conceptual 3 m x 2 m underpass at Noorumba, notionally accessed by way of extensively battered areas.

This review is focused on ecological matters relating to connectivity, koala carrying capacity in the Gilead area, and the mitigation of vehicle-strike. Underpinning the need for the review was the submission of two key reports to Council:

- Eco Logical Australia. (2020a). *Mt Gilead Koala Carrying Capacity Assessment*. Prepared for Lendlease Communities (Figtree Hill) Pty Limited.
- Eco Logical Australia. (2020b). *Mt. Gilead Koala Corridor Review*. Prepared for Lendlease Communities (Figtree Hill) Pty. Ltd.

These documents were, in turn, supported by several other documents/ presentations (Lendlease to Mayor 04/03/2020; submission to NSW Chief Scientist & Engineer 10/03/2020).

To further assist the process, we were provided with a brief by Council which, after the review, additionally requested the following advice to be provided:

1. Whether the ancillary koala considerations/metrics put forward by Lendlease are deemed adequate given regard to the requirements of 2018 Draft Campbelltown City Council Comprehensive Koala Plan of Management (DCCCKPoM).
2. Whether the koala conservation and connectivity measures associated with the current (Stage 2) offer comply with the requirements of the DCCCKPoM;

3. Whether the findings of the *Mt Gilead Koala Carrying Capacity Assessment* are supported having regard to the extent of koala habitat being removed and restored in association with Stage 2;
4. Whether the findings of the *Mt Gilead Koala Corridor Review* are supported.
5. Whether proposed open space areas are suitable for inclusion as part of the proposed koala corridor and for proposed koala habitat restoration works.
6. Whether compliance with the DCCCKPoM is relevant to the biodiversity certification process.
7. If the current (Stage 2) offer is deemed inadequate, outline what additional measures should be incorporated into the current offer to facilitate koala movements in the area (*i.e.* increased corridor widths, enclaving etc.) and comply with the DCCCKPoM; and
8. If the current offer is consistent with the recommendations of the *South Campbelltown Koala Connectivity Study* and if not outline what additional measures should be incorporated into the current offer to facilitate koala movements in the area and comply with the recommendations of that study.

It is germane to the commentary that follows that koala connectivity considerations to the west of Appin Road between the suburb of Rosemeadow and the village of Appin to the south is a matter of primary ecological importance given data confirming the progressive and ongoing range expansion of koalas from the general area of Wedderburn to the west and southwest (Biolink 2018a; Close and Durman 2019). In this latter context, the reports provided by Eco Logical are timely given the *hiatus* that currently exists between finalising of the DCCCKPoM and its approval by Government. For this reason, it is appropriate to commence this review with the relevant sections of the DCCCKPoM that form the basis for the current (Stage 2) offer from Lendlease and the two review reports by Eco Logical.

2. Basis for the Design of Strategic Linkage Areas (SLAs)

Landscape-scale connectivity for koalas within the Campbelltown City Council LGA (CCCLGA) is notionally provisioned through a network of Strategic Linkage Areas (SLAs). SLAs are defined on page 28 of the DCCCKPoM, the *optimal average width* of which was prescribed as 425 m. For reasons that are detailed below, this definition and its application become problematical by virtue of the word '*average*' being included in the definition (a matter now identified for rectification as an outcome of this review). The 425 m measure originally arose from considerations of buffer requirements for areas of Generational Persistence / Core Koala Habitat (CKH), which had been earlier identified across the CCCLGA on the basis of a grid-based (2 km x 2 km / 400 ha) analysis of historical koala records for the 3 koala generations 1997 – 2012 (Biolink 2016), the extent of which was updated on the basis of records up to and including 2017 (Biolink 2018a). At this juncture, it is noteworthy but contrary to the claims made in the Eco Logical (2020b) report that even

without a buffer, areas of Generational Persistence / CKH extended into the Gilead development site in both instances.

The 425 m buffer was considered necessary to accommodate spatial uncertainty of the grid-based approach whereby relevant generational records in some instances were located within but otherwise proximal to the edges of the outer-most grid-cells in the Generational Persistence series / array, the implication being that significant koala activity likely extended beyond the boundaries of the outer-most cells in some areas. For the buffer to be ecologically meaningful, it needed to be evidence-based and so reflect the koala carrying capacity of the landscape. To do this, we determined to apply knowledge about female koala home range size for which we were singularly reliant upon the work of Ward (2002) which provided useful home range metrics (Minimum Convex Polygon and 90% Harmonic Mean) for 7 adult females koalas with home ranges that ranged from 11 – 61 ha in size. Using the 90% Harmonic Mean estimates, we determined that a distribution-free, mid-point value of 36-ha was the better estimator of the average female koala home range size; this was because examination of central tendency measures indicated that the data were not distributed normally and so use of a mean value was not appropriate, while the median home range size of 21-ha appeared too small. Buffer Width (W) was subsequently calculated for Campbelltown koalas as:

$$W = \sqrt{(\text{home range (in meters)} / 2^1)}$$

$$W = \sqrt{360,000/2}$$

$$W = \sqrt{180,000} = 424.3 \text{ m which we rounded out to 425 m.}$$

To assist comprehension of the buffer / corridor / SLA concept more broadly, some hypothetical application is warranted. The average straight-line, east-west distance between Appin Road and the Nepean River in the area between Rosemeadow and Appin is approximately 3.5 km. If we apply the midpoint female home range size of 36-ha (further discussion on this metric is provided in the review commentary that follows) as applies across the low carrying capacity landscape that occurs in this area, and the intent is to accommodate a single breeding aggregation of 2 adult females / one adult male, then over that distance and using only female home range size (presuming male home range overlaps extensively with females home range but also giving the male a nominal but conservative 35-ha allowance), there is a requirement for a minimum habitat area of 105 ha (*i.e.* 3 x 35 ha) if such a requirement is to be met. Ideally, it would be useful for such a corridor to also contain empty (unoccupied) habitat to allow for dispersal and recruitment over time. Allowing for an optimal 50% occupancy metric benchmark², Table 1 indicates the need for an SLA traversing the 3,500 m to be

¹ Incorporated to accommodate an ~ 50% overlap in home range areas

² This measure has been demonstrated through several field-based assessments and is currently the subject of a publication submitted to the international journal *Landscape & Urban Planning*. Further details, including provision of reports can be provided if required.

approximately 600 m wide. The point here is that over a distance of 3,500 m an effective SLA width of 300 m (minimal) – 600 m (optimal) would be required if the objectives are for such areas to be able to accommodate a single breeding aggregation of koalas. It follows that if the average female koala home range area is smaller than the 36-ha used here, then both the minimal and optimal threshold values decrease commensurately.

Table 1. Influence of width on capacity of 3,500 m SLA to provide minimal (300 m) and optimal (600 m) habitat requirements necessary to sustain a single breeding aggregation (SBA) of koalas in the Gilead landscape when informed by a mid-point female koala home range area of 36 ha. Minimal and optimal values are bolded.

Width (m)	Length (m)	Area (ha)	SBA
100	3500	35	no
200	3500	70	no
300	3500	105	yes
400	3500	140	yes
500	3500	175	yes
600	3500	210	yes

An astute observer might also note that the mid-point between the hypothetical minimal and optimal SLA outcomes in Table 1 is 450 m, but that is not the point we are wanting to make; rather, that in addition to overall SLA length, application of a standardised minimum width, as opposed to average width overall, should be a fundamentally important consideration of SLA / corridor design generally. Moreover and coming back to the definition of an SLA and use of *optimal average width* of 425 m specifically, it follows that the width of the corridor at a given series of randomly sampled points would be required to be substantively greater than 425 m if the average measure was to be realised, while also allowing such a corridor to contain a corresponding numbers of lesser widths that have no minimal limit, thus enabling the creation of pinch-points that could work to compromise entire corridor function. This is neither what was intended by the DCCCKPoM, nor does it facilitate effective corridor design. Because of this, we forecast as an outcome from this review the need to revisit the terminology of the DCCCKPoM to resolve this issue in the interests of better corridor design and the Campbelltown koalas generally.

3. Review Commentary

Given the preceding background, the following commentary is provided in response to the two key reports which underpin the need for this review. In general terms both reports are well written and have presented information clearly and in a considered manner. Despite this, we have identified a few issues which, in our opinion, detract from the veracity and potential utility of the reports and their associated conclusions / recommendations. Because carrying capacity is a fundamental component of the connectivity equation, we considered this assessment first.

A. Mt Gilead Koala Carrying Capacity Assessment

As detailed on page 2 of this report, development works associated with Gilead Stage 2 will require removal of ~ 72-ha of mature Eucalypt woodland and forest areas, while ~ 202 ha of habitat is proposed for on-site protection and restoration, as well as a further 70 – 80-ha in off-site works.

At the outset, we were surprised by the lack of objectivity evidenced in this report, asserting as it does that in the absence of development, both the amount and quality of koala habitat in the Gilead area will deteriorate over time, which is not necessarily the case. The assumption that trees planted across the Gilead Stage 2 landscape will become a viable food resource for koalas at 4 - 7 years *post* planting is also fundamental to calculations relating to the koala carrying capacity of the site both during and *post*-development, but this critical milestone is not demonstrably possible for reasons which we argue in the following paragraphs.

The assumption regarding use of trees by koalas is reliant upon two referenced studies from the Liverpool Plains in central western NSW, and from a single study on North Stradbroke Island in southeast Queensland. Importantly, none of the referenced studies contain the Preferred Koala Food Tree (PKFT) species that occur at Campbelltown, nor are the soil landscapes anywhere near similar. Considering there is no evidence of the use of young trees of the species they are proposing to plant in Campbelltown, the report needs to acknowledge that they are assuming trees as palatable from the minimum 4-years or 7-years for their calculations because that is certainly implied in the various graphs that follow, all of which plot a significant increase in carrying capacity from year 7. However, extensive field survey data available to us from low nutrient soil landscapes evidence that unless such trees are planted on alluvial or other high nutrient soils, a far greater measure of time will be required until the tree species such as are typical of much of the Gilead area reach a threshold Diameter at Breast Height (DBH) of 300 mm and so start to become palatable to koalas. Given that DBH incremental growth of Eucalypts typically occurs in the range of 0.01 – 0.5 cm annum⁻¹ (Ngugi *et al.* 2015), the time in years it will take for trees to reach this minimum DBH implies that the restoration times utilised by the Eco Logical (2020a) report have been significantly underestimated by a matter of several decades. We would add that the notion of a size-class based model underpinning use of

preferred food tress is not a novel argument; rather it was first reported as a feature of tree use by koalas in the Campbelltown area by Phillips and Callaghan (2000), and has subsequently been confirmed for a range of other tree species known to be the subject of preferential utilisation by koalas.

The matter of numbers of koalas killed by vehicle-strike is a distracting element throughout the report. This is because vehicle-strike has absolutely nothing to do with the koala carrying capacity of the Gilead landscape; instead, it influences recruitment rate into areas of suitable habitat. While it may be a moot point, there are now at least two studies (Phillips and Fitzgerald 2014; Phillips *et al.* 2015) which imply that koala vehicle-strike may be underreported by as much as 100% (*i.e.* only 50% of vehicle-strikes are actually reported). Hence vehicle-strike is NOT a trivial matter and when considered in the context of the koala conservation, clearly raises the stakes in terms of impeding longer-term recovery prospects given that the numbers of koalas now being killed by vehicles along Appin Road is already unacceptable given the small population size of the Campbelltown koala population (*i.e.* 300 – 400 individuals). While the offer to install wildlife exclusion fencing is commendable, further information is required (*e.g.* one-side or both sides of Appin Road?), while such an action will only reduce the potential for vehicle-strike if it is installed along with other measures such as koala-grids and over- under-passes as part of an integrated koala management solution that is applied to the entire Appin Road upgrade, not just the interface with the Gilead Stage 2 development.

Extracts from the report by ArborSafe that are referred to in this assessment also raise a number of concerns for us; senescence is a growth trait of the Genus *Eucalyptus*, so we are not convinced that the matter is of any particular relevance, or indeed where the estimate of a life expectancy of 0 – 10 years for such trees may have come from. If true however, then 22 of the 1104 trees assessed in 2017, (this being one third of the 6% ($n = 66$) that would theoretically have succumbed to senescence over the ten-year time frame, should now be dead. We consider this outcome unlikely but testable and so stand to be corrected if substantive data evidencing such predictable mortality from senescence can be forthcoming. Of greater concern perhaps, is that the issue of senescence and impending mortality is being used by the assessment report to promote the benefits of development as the saviour of trees across the site, when the reality is that an ecological time deficit of many decades is invariably created by planting younger trees that are of little immediate value to koalas, to compensate for the loss of more mature trees that are.

Figure 3, nor anywhere else in the body of the assessment report for that matter, demonstrably fails to recognise and map the extensive dieback that occurs in the west of the Gilead site near the junction of Woodhouse, Menangle and Nepean Creeks within Gilead Stage 2. Indeed, Figure 4 which follows implies that the area of dieback, initially identified in the biolink (2018b) report, is actually a component of the 'protected' koala habitat area of 161.48 ha within the Gilead development site, with the associated vegetation communities similarly assessed as being in good to moderate condition. In our opinion, these

matters subtract from the both integrity of the report and the veracity of the associated claims about habitat quality generally and the associated koala carrying capacity of the site.

Use of the term *Core Koala Habitat* is unfortunate given its long-standing association with SEPP 44. This matter amongst others, was drawn to the attention of DPIE during an earlier process of peer-review which, for my part at least (as one of the reviewers of this work), also expressed concern about several aspects of the data interpretation and analysis. Additionally, it is also relevant that the DPIE's recently completed assessment in the area between Gilead and Appin being referred to in this report was a desktop exercise with no ground-truthing or even a fieldwork component. With regard to the last paragraph on page 8 of the report, our density estimate of 0.056 koalas ha⁻¹ has got nothing to do with the amount of habitat that is occupied by koalas (as is proposed by the report), rather and as detailed in biolink (2016) it is based on the extent of spatial overlap of male and female home range areas; use of the Ward (pers comm) in the context of koala density makes such a claim difficult to review objectively, hence it should be dismissed from consideration. This issue aside, we note that the koala density of 0.056 koalas ha⁻¹ estimated by biolink (2016) is entirely concordant with that of 0.052 koalas ha⁻¹ established independently by the DIPE spotlighting surveys.

Last, but by no means least and as we have already identified, this report fails to specify what assumptions are necessarily underpinning statements about increases, or indeed how much statistical uncertainty is associated with them. A more appropriate and objective way of working with the concept of population change / carrying capacity should have been application of *Vortex* or some other specialist population modelling software which has inbuilt capacity to accommodate uncertainty (which the approach taken by this report certainly does not); this is important when population size is small.

B. Mt Gilead Stage – Koala corridor review

Based on their review and amongst other recommendations, the Eco Logical review concluded that:

- a) "... more recent studies indicate that 425 m is an overestimate of the width required for female koalas in the local environment to hold a home range and that home ranges need not be based on a spherical shape to be suitable for Koalas to be present in use the corridor, and
- b) ... corridors of 200 - 300m should be more than adequate to meet the objective of linking / providing connectivity between the Georges and Nepean River catchments ..."

On the matter of koala home range size, nowhere in our reports has there ever been an assertion that koala home ranges must be spherical. Moreover and with regard to the 'more recent studies' that are being referred to in this report, we note that the home range areas for 13 females reported by Lunney *et al.* (2010)

shares seven of the animals earlier reported by Ward (2002), as have been three of the eight females reported by Close and Durman (2019), a matter which we have summarised in Table 2 below. Further and in terms of our original use of the Ward (2002) data, we correctly opted for use of a distribution-free, mid-point value of 36 ha as the better estimate due to the small sample size; this consideration aside and inclusive of the broad overlap of data, the Close & Durman (2019) data-set appears to be more parametrically aligned, the mid-point and the mean being the same, in this case 31 ha).

While additional insight into female home range size might be gained by analysis of a more carefully partitioned but combined data set of Ward (2002) and Lunney *et al.* (2010) (*i.e.* 13 female koalas), and – if possible – that of a further two females reported by Close & Durman (2019), we speculate that there is probably not much to be gained. We also note that Close and Durman (2019) were reliant upon a novel home range spatial calculation which they reported as a Maximum Convex Polygon (MaCP). This is a departure from that of the Minimum Convex Polygon (MCP) more typically used to broadly describe and communicate the results of radio-tracking data (*e.g.* Lunney *et al.* 2010 refers). As to whether the MaCP, because it captures a lesser area than a MCP, better approximates a 90% Harmonic Mean value remains to be argued, but for the purpose of this report we have assumed this to be the case. Given the extent of overlap between Ward's (2002) data set and that of Close and Durman (2019), the proximity of the two resulting estimates (31 ha vs 36 ha) to each other, and that they are unlikely to be significantly different statistically given the small size of the two informing and mutually exclusive data sets (7 vs 5 female home ranges respectively), we suggest a mid-point value of 33.5 ha could potentially be adopted as a 'new' average female koala home range size for baseline corridor width calculation purposes. Using the same approach (50% overlap, square root of female home range size), this reduced home range size results in a measure of optimal width of 409 m.

Table 2. Various shared ranging data reported for 15 radio-tracked female koalas in the Campbelltown LGA by each of three separately reported studies.

Ward (2002)	Lunney <i>et al.</i> (2010)	Close & Durman (2019)
Shirley	Shirley	Shirley
Francesca	Francesca	-
Lyn	Lyn	Lyn
Sarah	Sarah	-
Molly	Molly	-

Amanda	Amanda	Amanda
Phea	Phea	-
-	-	Vicki
-	June	June
-	Charlotte	Charlotte
-	-	Curls
-	Flossie	Flossie
-	Courtney	-
-	Elle	-
-	Martine	-

Given the above, and the lack of acknowledgement regarding the extent of data overlap, we consider that the table applying available data sets to demonstrate differences in buffer width as a direct consequence of on page 17 of the report by Eco Logical should be disregarded given that the informing data sets are not mutually exclusive / independent of each other. The preceding discussion on page 9 about corridors is also not cohesive or well founded; the SLAs and least-cost dispersal pathways identified by GAPCloSR are two completely different ecological entities, the former being validated by the GAPCloSR analytics as regionally significant elements of the landscape, while the latter offer an indicative insight into most likely routes across fragmented landscapes into larger habitat areas such as SLAs.

3. Responses to Advice required by Council

1. Are the ancillary koala considerations/metrics put forward by Lendlease and the associated documentation deemed adequate in regard to the requirements of 2018 DCCCKPoM?

In so far as provisions of the DCCCKPoM are concerned, the following requirements of a development proposal in the Gilead Stage 2 focal area would be expected:

Figure 5.3 on page 28 of the DCCCKPoM illustrates the intent for a SLA to be provided in the general area of Beulah across to the Nepean River in order to ensure and facilitate connectivity between the koala populations of the Georges and Nepean River catchments respectively. Sec. 5.4 of the DCCCKPoM provides a basis for designation of SLAs, including an expectation (Sec. 5.4(ii)) that where SLAs traverse cleared land, such areas will be revegetated to at least a woodland standard.

The ancillary koala information put forward by Lendlease is broadly consistent in principle with the aspirational objectives of the DCCCKPoM when considered in terms of the envisaged SLA in the area along Woodhouse Creek (Figure 5.3 of the DCCCKPoM refers). In its current form however, the DCCCKPoM specifies an optimal average width of 425 m for all SLAs, in which case the current (Stage 2) is clearly unsatisfactory, primarily because of the ambiguity in the definition of an SLA which implies that much greater widths than 425 m are required in order for the *average* width provision (as it currently reads) to be realised. We acknowledge that this ambiguity in part arises from the connectivity study which promoted 200 m as a minimum width, but on water quality grounds, and then (for koalas) an *optimum average* width of 425 m which, for reasons outlined in Part 2 of this report, is likely to be unattainable simply because of the associated word '*average*'.

2. Are the koala conservation and connectivity measures associated with the current (Stage 2) offer compliant with the requirements of the DCCCKPoM?

In the context of development such as that proposed for the Mt. Gilead area and additional to the connectivity issue, Part 6 of the DCCCKPoM applies. In this regard and in addition to more general provisions, Sec. 6.5 (Non-conforming developments) appears most relevant. In reviewing the Lendlease to Mayor presentation outlining the North Gilead Precinct Koala Plan of Management dated 4th March 2020, we note that none of measures required by the DCCCKPoM appear to have been adopted.

In terms of connectivity, the current (Stage 2) offer proposes 3 m x 40 m under-road crossing for koalas in the vicinity of the Beulah site, accessed *via* a corridor with an average width of 347 m. For reasons that are discussed below and independently of the DCCCKPoM specifications, the 347 m average width falls short of that identified in Table 3 below, which otherwise implies the need for a minimum width of slightly more than 200 m along the entire length (*i.e.* not an average) if it is to achieve even minimal functional requirements; thus and because it is working off an average width, the current (Stage 2) offer as illustrated in Figure 7 is too narrow, while also containing a number of obvious pinch points that could work to diminish or impede corridor function for koalas.

While the offer to provision the upgrade with a 3 m x 40 m raised structure is acknowledged as a generous commitment, we reiterate the need for such a measure to be part of an integrated koala vehicle-strike

management solution that is applied to the entire Appin Road upgrade, not just the interface with the Gilead Stage 2 development.

3. Are the findings of the Koala carrying capacity assessment by Eco Logical supported having regard to the extent of Koala habitat being removed and restored in association with Stage 2?

Unfortunately, the findings of the carrying capacity assessment insofar as they relate to the re-creation / restoration of koala habitat on the site cannot be supported for several reasons; the first being a failure to acknowledge the diminished state of koala habitat in the vicinity of the junction of Woodhouse, Menangle and Nepean Creeks, the second being a failure to adjust initial population estimates because of this (and so overstate the numbers of koalas on the site) and lastly, significantly (by a measure of decades) underestimating the time it will take to recreate meaningful koala habitat (*i.e.* PKFTs of a sufficiently large size so as to be palatable to koalas) in those areas of the site proposed for revegetation / restoration.

4. Whether the findings of the Koala corridor review are supported.

The primary findings of the Eco Logical review were that strict adherence to the 425 m rule as advocated by the DCCCKPoM was not required. Based on current wording but subject to some qualifications, we offer qualified support to this finding given information discussed herein and the confusion brought about by inherent ambiguities in the wording of the DCCCKPoM and also that of the connectivity study. Discounting the more trivial aspects of some of the material contained in the report (*e.g.* the movements of koalas through backyards and their use of single trees therein), we perceive a broad consensus in terms of a need to working towards a more meaningful SLA outcome, specifically that the optimal width falls within the range of 409 m – 425 m, along with recognition that it is in fragmented / developed landscapes where the matter of corridor/linkage width becomes an important consideration if koala population dynamics (recruitment / dispersal) and effective gene flow is to be maintained.

The SLA at Woodhouse Creek is one of three that were proposed by the DCCCKPoM for that area of the CCCLGA west of Appin Road between Rosemeadow and Appin. Aside from Woodhouse Creek, another SLA was identified along Menangle Creek in the north (which has not been forthcoming) and the third along Mallaty Creek in the south. We note that the length of the entire Woodhouse Creek SLA is ~ 5000 m. Based on the approach taken for the purposes of Table 1, a SLA of this length would still appear to require a minimum width of more than 200 m to satisfy minimum functional requirements (*i.e.* 105 ha of habitat) and slightly more than 400 m if it is to satisfy optimal functional requirements of 210 ha of habitat (Table 3). Given the length of this SLA, it would be our view that achieving optimal functional requirements should be the objective of the Woodhouse Creek SLA in this instance.

Table 3. Influence of width on capacity of 5,000 m SLA to provide minimal (200+ m) and optimal (400+ m) habitat requirements necessary to sustain a single breeding aggregation of koalas in the proposed Woodhouse Creek SLA. Minimal and optimal measures are bolded.

Min Width (m)	Length (m)	Area (ha)	SBA
100	5000	50	no
200	5000	100	no
300	5000	150	yes
400	5000	200	yes
500	5000	250	yes

5. Are proposed open space areas are suitable for inclusion as part of the proposed koala corridor and/or for proposed Koala habitat restoration works.

Open space is not readily defined in the carrying capacity report (variously referred to as Public Open Space / APZs and Public Open Space and Drainage), though it is currently considered to have low to moderate to high quality koala habitat with an unsupported and speculative koala density of 0.03 ha⁻¹. It has been proposed that with regenerative work by year 7 this area within Stage 2 will have a koala density of 0.04 ha⁻¹ (within Stage 1 it starts at density 0 and increases to 0.03 ha⁻¹ by year 13). There is not much discussion of what open space consists of in reality though there is some discussion of off-leash dog areas within open spaces (p.17 refers), which states “*Local Government Act by-laws will put controls in place for dogs in open space areas including, where appropriate, the provision of dedicated dogs off lead areas.*” Whether open space areas are appropriate for inclusion as part of a proposed koala corridor depend very much on their usage and dog exercise / off-leash areas would certainly not qualify as koala friendly corridor components in our opinion. There is the further issue of whether the carrying capacity for open spaces has been appropriately calculated because we do not know the details of what open spaces are.

Open space that can be included in corridor design needs to be unambiguously defined, e.g. can include historical curtilage, so long as the gap-crossing threshold distance for koalas (*i.e.* 220 m) is not exceeded.

6. Is compliance with the DCCCKPoM relevant to the biodiversity certification process?

While this is an interesting matter to contemplate, we are not aware of any CKPoM precedence that warrants compliance with a CKPoM to be a necessary component of the biodiversity certification process.

7. If the current (Stage 2) offer is deemed inadequate, outline what additional measures c/should be incorporated into the current offer to facilitate Koala movements in the area (i.e. increased corridor widths, enclaving etc.) and comply with the DCCCKPoM.

The current (Stage 2) offer exclusively focuses on connectivity. In this context it should be deemed inadequate in the absence of other measures necessary to comply with the DCCCKPoM have not been adequately addressed. As we have outlined below and in terms of the SLA, we would argue that the optimum width of 409 – 425 m remains as an aspirational objective, and that this be realised by way of a minimum SLA width of 250 m and an overall average width of 350 m.

Further information is also required in terms of how and to what extent koala management in the Gilead area will comply with Sec. 6.5 (Non-conforming developments) of the DCCCKPoM.

8. Is the current (Stage 2) offer consistent with the recommendations of the South Campbelltown Koala Connectivity Study and if not outline what additional measures should be incorporated into the current offer to facilitate Koala movements in the area and comply with the recommendations of this study.

In terms of connectivity considerations only, the current (Stage 2) offer is not consistent with the requirements of the South Campbelltown Koala Connectivity Study, which envisaged that at least one of the three east-west SLAs should strive to realise an optimum outcome for koalas by approaching an *optimal average* width of 425 m. Intuitively, it makes sense that the central corridor should be the largest, although this is not what the connectivity study actually specified.

Additional measures that need to be incorporated into the Lendlease offer relate to the finer detail of the SLA consolidation process, including the matter of fencing and the enforcement of the exclusion principle by way of koala-grids at each entry exit point.

4. Conclusion

The reports by Eco Logical have proved a useful and timely contribution to the consolidation of connectivity measures for koalas in the Campbelltown LGA, with reference to the Gilead area. Importantly, the reports have enabled us to build on available knowledge in such a way that the evidence-based approach

established by preceding reports can continue to be used as a foundation for further refinement of the relevant provisions of DCCCKPoM prior to its final approval.

Notwithstanding the minimal difference between the 409 m – 425 m that arises from objective evaluation of the female koala home range metrics, a further key outcome – facilitated in part by the Eco Logical reports and discussions with Council officers - has been the need to better define the relationship between a minimum corridor width and that area required to sustain one or more breeding aggregations of koalas. This realisation potentially enables both standardisation and flexibility in terms of the principles of corridor / SLA design and implementation, while also reducing ambiguity of definitions and the associated working provisions of the DCCCKPoM. Unfortunately, there is an ambiguity in the DCCCKPoM wording and that of ancillary documents such that, in a legal sense, strict enforcement of the *optimum average* 425 m wide SLA / corridor is likely to be untenable. We also remain aware that the western end of the SLA beyond the Lachlan Way aqueduct is ecologically compromised and will be unlikely to achieve any ecological function for koalas until the cause of the extensive dieback³ within the area identified in the biolink (2018b) report has been identified beyond speculation, and the associated area of potential PKH effectively remediated, mindful of the time required for food trees to become palatable to koalas. We recognise that any discussion of the Noorumba – Menangle Creek SLA (see below) is also affected by this consideration.

To assist further discussions, we offer the following recommendations for consideration:

1. Council work to resolve current ambiguities in wording around SLA requirements with a view to a further amendment of the DCCCKPoM prior to final approval. Discussion and further refinement / clarification of optimal SLA design should focus on determination of a fixed minimum width and an overall average width for each of the 3 SLAs identified by the DCCCKPoM, mindful that the average width cannot be 425 m for reasons identified in this review.
2. To assist discussion, we propose that an optimum width of 409 m - 425m be maintained as desirable, the achievement of which is assisted by requiring a minimum SLA width of 250 m for all three SLAs (*i.e.* Menangle, Woodhouse and Mallaty's Creek SLAs) and an average overall width of 350 m. The means by which these measures are to be validated must also be transparent and statistically robust, to which end we propose a series of width measurements at 200 m intervals along the entire length of the proposed SLA, each of which must evidence the minimum width requirement of 250 m, the average of which must then be a minimum of 350 m with a standard

³ Likely cause is eutrophication.

error of no less than 85 m - 90 m. This approach will ensure (with 95% confidence), that some parts of the SLA are at the optimum width range of 409 - 425 m.

3. Should this review result in broad agreement in terms of the SLA standard proposed in 2 above, some impetus for further engagement with Lendlease with a view to reaching agreement about the dimensions of Woodhouse Creek SLA should follow, aspects of which should also include consideration of the Noorumba – Menangle Creek SLA to the north. In terms of the latter, discussions should revolve around a SLA / corridor retrofit and the resolution of pinch points. This would also require in-principle commitment from Transport NSW to construct a fauna overpass across Appin Road in the vicinity of Noorumba Reserve, the type of which is illustrated in Figure 1 above or alternatively, that illustrated in Figure 3 subject to resolution of the matters previously identified.

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Ngugi, M. R., Doley, D., Cant, M. and Botkin, D. B. (2015). Growth rates of Eucalyptus and other Australian native tree species derived from seven decades of growth monitoring. *Journal of Forestry Research* **26** (4), 811-826.

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Ward, S. J. (2002). *Koalas and the community: a study of low-density populations in Southern Sydney*. Unpublished Ph.D. thesis, University of Western Sydney, Campbelltown, NSW.



The Honourable Matt Kean MP
Minister for Energy and Environment

DOC20/523081

Mr Jim Baldwin
Director City Development
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Mr Baldwin

Thank you for your correspondence of 18 June 2020 to Mr Brett Whitworth, Deputy Secretary, Department of Planning, Industry and Environment regarding the NSW Deputy Chief Scientist and Engineer (OCSE) report *Advice on the protection of the Campbelltown Koala population – Koala Independent Expert Panel*.

I support the OCSE report recommendations and it will be released soon. The report is considered final and no amendments will be made to the recommended corridor widths.

As you are aware, if Council proceeds with the biodiversity certification application for Mount Gilead Stage Two, I will assess it on its merits under the now repealed *Threatened Species Conservation Act 1995*. This will include assessing the measures taken to avoid and minimise impacts to all biodiversity values on the site to determine if the certification improves or maintains biodiversity values.

I would like to encourage you to consider revising and resubmitting this biodiversity certification application. While I have not yet formally assessed its merit, it does not appear consistent with the recommended corridor widths, fencing and buffer requirements. I would recommend the biodiversity certification assessment report itself is also amended. Council may also wish to consider amending the assessment report to address impacts to other threatened species and ecological communities on the site.

I understand Council and the Department of Planning, Industry and Environment are discussing potential planning pathways to rezone Mount Gilead Stage Two. I would encourage any revised biodiversity certification application to be supported by a proposal to rezone the land.

Thank you for Campbelltown City Council's continued commitment to delivering positive outcomes for koalas. If you would like to discuss this matter further, please contact Michelle Chung, Director Markets and Water, Policy Division in the Environment, Energy and Science Group at michelle.chung@environment.nsw.gov.au or at (02) 9995 6396.

Yours sincerely

Matt Kean MP
Minister for Energy and Environment

17.6.20
CC: The Hon Rob Stokes, Minister for Planning and Public Spaces

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8.6 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 6 October 2020.

Attachments

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

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
12.11.19 RM	ORD NM - 11.2 Stormwater Usage That a report be presented to Council on exploring ways and means for the public and private sectors as well as the Council itself to implement stormwater capture, storage, filtration, treatment and its subsequent use.	This item has been listed for a future briefing evening to Councillors. A report will follow the briefing.	February 2021
10.12.19 WM	ORD NM - 11.2 Grey Water Usage 1. That a report be presented on the feasibility of the re-use of grey water within the community.	This item has been listed for a future briefing evening to Councillors. A report will follow the briefing.	February 2021
City Development			
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.	February 2021
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.	Development Control Plan preparation held pending study completion.	March 2021

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
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.	December 2020
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.	First meeting held 26 March 2020.	March 2021
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.	Exhibition subject to the Gateway determination.	December 2020
10.03.20 WM	ORD 8.2 Menangle Park - Draft Planning Proposal 4. That following the public exhibition a report on any submissions received be presented to Council.	Exhibition subject to the Gateway determination.	December 2020

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
10.03.20 MO	<p>ORD 8.6 Mt Gilead - Draft Planning Proposal</p> <p>3. That should the Minister determine under section 3.3.4(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) that the proposal may proceed without significant amendment, Council publicly exhibit the draft Planning Proposal in accordance with the Gateway Determination.</p> <p>4. That following the public exhibition a report on any submissions received be presented to Council.</p>	Exhibition subject to the Gateway determination.	December 2020
12.05.20 BT	<p>ORD 8.3 Planning Proposal to rezone Land at the corner of Appin Road and Kellerman Drive, St Helens Park</p> <p>3. That subject to satisfying the requirements of the Gateway determination, the Proposal be placed on public exhibition and the outcome of that exhibition be reported to the Council.</p>	Exhibition subject to the Gateway determination.	December 2020

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Governance			
10.12.19 WM	<p>NM 11.1 - QR Codes on Monuments and Street Signage</p> <p>3. That in addition to street sign plates, the opportunity and feasibility of QR codes or similar electronic internet based information devices to be included on all similar information devices referred to in item No.1, across the Campbelltown LGA, be investigated and reported back to Council for its consideration.</p>	A report to be presented to Council at the October 2020 meeting as item 8.9 on the agenda.	October 2020
9.06.20 GB	<p>NM 11.1 - Extension of the Sponsorship Policy</p> <p>1. That Council seeks a feasibility report to consider extending the sponsorship policy in relation to the following:</p> <p>a. The extension of the roundabout beautification program by offering corporate sponsorship of major thoroughfare locations such as the intersection of Pembroke and Ben Lomond Roads at Minto.</p> <p>b. Expanding Council tree planting days by offering corporate sponsorship and consideration be given to include the expansion in the Koala Town Project.</p>	Consultation with the business has commenced and a report is anticipated to be presented to Council at the November 2020 meeting.	November 2020
9.06.20 BG	<p>NM 11.2 - Data Capture</p> <p>That a report be presented to Council that explores opportunities to engage and educate our community on the value of capturing, sharing and using data to help people, businesses and government make better evidence-based decisions and improve the lives of our citizens</p>	Management are currently reviewing opportunities and aim to have a report to Council by the December cycle.	December 2020

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
11.12.18 BM	<p>ORD - 14.4 - Engagement of Architects for Construction of a New Childcare Centre</p> <p>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</p> <p>2. That the scope of works and risk mitigation strategies are undertaken in accordance with this report and within the cost estimates</p> <p>3. That a further report be submitted to Council once a Development Approval has been obtained consistent with the analysis contained in this report.</p>	<p>Council has engaged the architect and commenced Stage one of the scope works.</p> <p>Stage one has been completed and Stage two is now in progress.</p> <p>Due to COVID-19 this project is on hold.</p>	December 2020
09.07.19 KH	<p>ORD NM 11.1 Reimagining Campbelltown</p> <p>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.</p> <p>2. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of energy- generating footpaths.</p>	<p>1. The team is investigating with a report on electric car charging stations anticipated to be presented to Council at the November 2020 meeting.</p> <p>2. A report on energy generating footpaths was prepared and presented to Council at the November 2019 meeting.</p>	November 2020
12.11.19 BM	<p>ORD NM 11.3 Coffee Cup Recycling</p> <p>That a report be presented to Council investigating options, in collaboration with local business owners, for the provision of takeaway coffee cup recycling along Queen St.</p>	A report is expected to be presented in November 2020.	November 2020

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
10.03.20 BM	<p>ORD 8.12 Latest Findings on Climate Change</p> <p>1. That a further report be provided outlining the emission reduction pathways required for Council and the community to transition towards net zero emissions.</p>	<p>Due to COVID-19 this project has been on hold.</p> <p>It is intended that a consultant will be engaged within the next 3 months to commence investigations.</p>	February 2021
14.04.20 GG	<p>ORD 8.8 Draft Reimagining Campbelltown City Centre Masterplan</p> <p>1. That Council endorse the draft Reimagining Campbelltown City Centre Masterplan.</p> <p>2. That Council place the Reimagining Campbelltown City Centre Master Plan on public exhibition for a period not less than 90 days.</p> <p>3. That a further report be presented to Council at the completion of the public exhibition period detailing outcomes of exhibition.</p>	A report to be presented to Council at the October 2020 meeting as Item 8.10 on the agenda.	October 2020
09.06.20 PL	<p>ORD 8.1 Development Application Status</p> <p>That Council prepare a feasibility report with regard to the development of a physical and virtual model of the LGA from Macarthur Square to Leumeah to provide a visual perspective of proposed developments in the LGA to be displayed in the foyer of the Council building and placed on Council's website.</p>	Initial investigations have begun and are scheduled to be complete by mid to late September 2020 with a report expected to be presented to Council in November 2020.	November 2020

Reports requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Lifestyles			
10.03.20 WM	<p>NM 11.1 - Flag Raising Day</p> <p>That a report be presented on the feasibility of a flag raising day for the combined Pacific Community.</p>	Work has commenced on the feasibility of flag raising days for specific cultures and community groups. A Council report is expected to be presented in November.	November 2020
General Manager			
08.10.19 MO	<p>ORD NM 11.2 Digital Advertising in Shopping Precincts</p> <p>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.</p> <p>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.</p>	<p>A Creative Marketing Specialist commences in January 2020 and will undertake the investigations so a report can be presented.</p> <p>A report is expected to be presented to Council at the November 2020 meeting.</p>	November 2020

Letters requested effective 6 October 2020

*Date of Decision *Mover	Action Item	Comments / updates
City Delivery		
11.08.20 KH	<p>NM 11.1 Protection of the Campbelltown Koala Colonies</p> <p>1. That Council write to the Minister for Energy and Environment, the Hon Matt Kean MP, requesting that in light of his recent public statements to double the koala population, the NSW state government provide immediate support for the preservation and protection of the Campbelltown and south-west koala colonies and habitats.</p> <p>2. That Council request the NSW Government commence immediate construction of viable, safe and effective East-West crossing points across Appin Road together with the requisite flexi-fencing along Appin Road.</p>	Letter sent on 18/09/2020 to the Minister for Energy and Environment, the Hon Matt Kean MP.
General Manager		
08.09.20 GB	<p>MM 5.1 Local Government Representation of the National Cabinet</p> <p>That Council write to the Premier Gladys Berejiklian and to Dr Mike Freeland, Federal Member for Macarthur and to the Member for Campbelltown, Greg Warren, the member for Macquarie Fields, Anoulack Chanthivong which highlights Council's disappointment that Local Government is not represented on the newly formed National Cabinet and seeks their assistance in requesting that First Ministers review the decision to exclude Local Government.</p>	Letters sent to the Premier Gladys Berejiklian, Dr Mike Freeland MP, Greg Warren MP and Anoulack Chanthivong MP.

8.7 Disclosure of Interest Returns 2019-2020

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 information be noted.

Purpose

To advise Council that the 2019-2020 Disclosure of Interest Returns have been 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.

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 Code, the information contained in the 2020 returns will be made publicly available on Council's website in accordance with the requirements of the *Government Information (Public Access) Act 2009*, the Government Information (Public Access) Regulation 2009 and guidelines issued by the Information Commissioner.

Attachments

Nil

8.8 Investments and Revenue Report - August 2020

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 2020.

Report

This monthly report provides details of Council's investment and revenue portfolio.

Investments

Council's investment portfolio as at 31 August stood at approximately \$236m. 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 whilst historically, has and continues to outperform the AusBond Bank Bill Index benchmark, the interest income will not reach the estimated original budget, which is a direct result of the ongoing impact to the economy of historically low interest rates due to COVID-19. The impact has been estimated and an adjustment will be reflected in future quarterly budget reviews.

For the month of August, Council's return exceeded the benchmark by some 96 basis points on an annualised basis. This return excludes funds held in at call accounts but includes the 30 day notice saver account and the NSW TCorp Cash Fund. The yield on the AusBond Bank Bill Index is very low and while Council's investment performance has fallen in recent times, it has however maintained an excellent return over the benchmark index and relative to comparative councils.

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

Council's investment advisor, Amicus Advisory have confirmed that Council's investment portfolio is being well managed and is compliant with legislation and current policy settings, with clear buffers between exposures to individual entities and credit limits.

Council's total liquidity of around \$39m to meet short to medium term cash flow needs, remains strong with \$1m held in an at call account, \$35m in the TCorp Cash Fund and \$3m in a 30 day notice account opened during the reporting period This account is effectively a hybrid of a term deposit and an at call account.

The official cash rate was not adjusted in this month's Reserve Bank Board meeting and remains at one quarter of one percent. The ASX200 closed at 6060.50 at the completion of August. This represents an annualised monthly performance result of positive 27 percent ex dividend, the monthly change was positive 2.24 percent and continues to reflect positive sentiment and optimism as the COVID-19 recovery phase begins globally.

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 *Trustee 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 2020 totalled \$124,016,498 representing 100 percent of the current budget estimate.

The rates and charges receipts collected to the end of August totalled \$21,119,694. In percentage terms 17.4 percent of all rates and charges due to be paid have been collected, compared to 24.6 percent collected in the same period last year.

The NSW Government made changes to the rates and charges due dates moving the first quarterly instalment back one month from 31 August to 30 September. This change is relevant this year only and does not affect the remaining instalment due dates.

Due to the current COVID-19 pandemic, no formal debt recovery action has been taken during the month. Council staff have been actively assisting ratepayers to manage any overdue quarterly instalments and advise on options available such as regular weekly payments. Council has created a dedicated 'Here for you' support page on the website including links to Councils online hardship application form, assistance packages provided by the Federal Government in the form of 'JobKeeper' and 'JobSeeker' along with detailed information on support packages offered in the Community.

Letters seeking additional contact points, not supplied on the transfer/notice of sale, continues to be highly successful in capturing email addresses and mobile phone numbers useful to staff in communicating with ratepayers.

Council has received positive feedback from Pensioners that can now make an application to receive a Pension Rebate Concession over the phone and internet. During the month, 114 applications were made over the phone and 56 online. Given the level of success, implementation for both phone and internet will continue as a permanent service to the community alongside the paper based over the counter process.

Ratepayers who purchased property since the annual rates and charges notices had been issued are provided a 'Notice to new owner' letter. During the month, 133 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 2020 are \$2,050,537 reflecting an increase of \$74,622 since July 2020. During the month, 680 invoices were raised totalling \$1,916,900. 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 \$608,306 as at 31 August 2020 with the primary portion of these debts relating to Corporate Administration totalling \$354,247. The most significant component of this debt is for \$334,786 and relates to contributions for the "Container Deposit Scheme Refund Sharing Agreement" between Council and Suez Recycling & Resource Recovery Pty Ltd. The account is in dispute over the submission of revised quarterly claims from Suez. Council staff are currently liaising with the debtor and are working towards a positive resolution.

Various Sundry Items totals \$69,188 with a major portion of this group of debts relating to Road and Footpath occupancy fees of \$10,547 for a development in Broughton Street. The company has entered into a legally binding settlement of \$5271 per month. The agreed payments have not been maintained and Council's agents have not been successful in negotiations with the debtor and have been instructed to issue a prejudgement letter with Council's intention to pursue the recovery of the debt.

Also incorporated within the sundry items group is \$11,284, which relates to a ticket sale rebate for the "Crusty Demons Event" at Campbelltown Sports Stadium in August 2019. The company involved has entered voluntary administration. Council has submitted a proof of debt to the Administrators who have established that the Company is insolvent and at their recommendation have placed the company into liquidation. Council now awaits reports advising of any dividend.

Debts categorised as relating to Sports and Field Hire totalled \$58,919, the most significant portion of \$49,420 is for "catering sales commission" at Campbelltown Sports Stadium for various events held. The company involved has reached out to Council advising that their income has been significantly affected due to the current pandemic. They have entered into an arrangement of \$5,000 per month with this to be reviewed quarterly.

Debts categorised within Healthy Lifestyles for \$23,500 consists of various amounts with the most significant relating to three groups whom hire Council's leisure centres for services. These debts total \$9506 with two of the debtors on a current payment plan of \$50 per week, this is to be reviewed on a quarterly basis with the prospect of increasing payments to finalise the debt within a six month timeframe in accordance with policy. Council staff are still continuing to liaise with one other debtor.

Public hall hire fees of \$42,147 are a result of debts raised in advance and in accordance with council policy do not need to be finalised until two weeks prior to function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event.

Debt recovery action is normally 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.

Due to the current pandemic no new formal recovery action is being taken, staff will be making contact with overdue debtors seeking suitable payment options and to check in on their current status.

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 2020 (contained within this report)
2. Rates and Charges Summary and Statistics August 2020 (contained within this report)
3. Debtors Summary and Ageing Report August 2020 (contained within this report)

Summary of Council's Investment Portfolio

Portfolio as at 31 August 2020



Product Type	Face Value	% of Total
At Call Deposits	11,069,521	4.7%
Notice Account	3,008,066	1.3%
Term Deposits - Fixed Rate	70,705,898	29.9%
Term Deposits - Floating Rate	84,000,000	35.5%
FRN	32,250,000	13.6%
Managed Funds - TCorp	35,508,412	15.0%
Grand Total	236,541,897	100.0%

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

Credit Rating	Holdings	% of Total
AAA	4,810,000	3.1%
AA-	107,741,997	69.6%
A+	8,000,000	5.2%
BBB+	23,153,901	15.0%
Baa1	3,000,000	1.9%
BBB	6,000,000	3.9%
Baa2	2,000,000	1.3%
Total Term Deposits	154,705,898	100.0%

Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
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
AU3FN0051165	Teachers Mutual Bank	BBB	28-Oct-22	3m BBSW + 0.90%	\$2,400,000
AU3FN0053146	RACQ Bank (prev QT Bank)	BBB+	24-Feb-23	3m BBSW + 0.93%	\$1,850,000
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
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 0.88%	\$1,000,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 0.84%	\$5,000,000

Summary of Council's Investment Portfolio - August 2020 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	68.9%	40%	100%	Yes
A+, A, A- and above	79.0%	60%^	100%	Yes
BBB+, BBB, BBB- and above	100.0%	100%	100%	Yes
TCorp MTGF and LTGF	0%	0%	20%	Yes
TCorp Hour Glass Cash Fund	15.0%	0%	20%	Yes

Portfolio Return

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

31 August 2020	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.09%	1.62%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.01%	0.66%
Performance Relative to Benchmark	0.08%	0.96%

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	Net Arrears 1/7/2020	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,134,057.23	69,240,700.00	1,431,535.80	365.06	70,943,586.49	11,398,654.10	59,544,932.39	273,268.17	59,818,200.56
Business	608,426.97	20,117,511.03		22.08	20,725,960.08	4,300,405.12	16,425,554.96		16,425,554.96
Farmland	16,104.97	556,684.46	215.39	0.00	572,574.04	76,308.07	496,265.97	268,502.39	764,768.36
Mining	0.00	28,627.08		0.00	28,627.08	28,627.08	0.00		0.00
SR - Loan	525.47	0.00		0.00	525.47	0.00	525.47	132.44	657.91
SR - Infrastructure	368,470.21	6,816,722.40		6.70	7,185,199.31	1,181,918.35	6,003,280.96	54,583.70	6,057,864.66
Total	\$4,127,584.85	\$96,760,244.97	\$1,431,751.19	\$393.84	\$99,456,472.47	\$16,985,912.72	\$82,470,559.75	\$596,486.70	\$83,067,046.45
Garbage	956,513.47	22,944,173.69	845,515.98	38.65	23,055,209.83	3,886,918.55	19,168,291.28		19,168,291.28
Stormwater	70,141.68	1,434,673.68		0.17	1,504,815.53	246,862.75	1,257,952.78		1,257,952.78
Grand Total	\$5,154,240.00	\$121,139,092.34	\$2,277,267.17	\$432.66	\$124,016,497.83	\$21,119,694.02	\$102,896,803.81	\$596,486.70	\$103,493,290.51

Total from Rates Financial Transaction Summary	103,059,555.68
Overpayments	-433,734.83
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	580,874.00
Rate accounts greater than 12 months less than 18 months in arrears	0.00
Rate accounts greater than 18 months in arrears	0.00
TOTAL rates and charges under instruction with Council's agents	\$580,874.00



Rates Statistics

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Sep-19
Rate Notices	56,941	485											76
Electronic - DoH	4,929												
Instalment Notices													
Electronic - DoH													
Missed Instalment Notices													
- Pensioners > \$15.00													
Notice to new owner	144	133											39
7-day Letters - Council issued													
- Pensioners > \$500.00													
7-day Letters - Agent Issued													
Statement of Claim													22
Judgments													15
Writs													27
Electronic - eRates & BPAYView	9,019	9,577											6,275
Pensioner applications	149	170											-
Arrangements	199	165											229

DEBTORS SUMMARY 1 August 2020 to 31 August 2020

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/07/2020	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/08/2020	% DEBT RATIO
Corporate Administration	635,730	60,604	62,777	633,557	29.49%
Abandoned Items	1,539	410	0	1,949	0.35%
Education and Care Services	18,710	0	0	18,710	0.98%
Community Bus	89	0	0	89	0.01%
Sportsground and Field Hire	65,971	25,086	14,146	76,911	5.46%
Government and other Grants	592,824	545,140	443,548	694,416	12.87%
Public Hall Hire	48,530	10,206	12,143	46,592	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	167,376	155,816	201,723	121,469	5.63%
Healthy Lifestyles	32,632	24,494	27,103	30,023	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	46,304	13,964	10,456	49,812	1.85%
Pool Hire	14,440	2,320	7,047	9,713	0.39%
Private Works	2,612	0	0	2,612	0.52%
Road and Footpath Restoration	232,046	0	32,911	199,135	28.17%
Shop and Office Rentals	40,657	49,007	38,139	51,525	2.17%
Various Sundry Items	102,282	51,395	23,361	130,315	6.42%
Waste Collection Services	12,500	22,365	12,830	22,035	6.17%
		956,093			
	1,975,915	1,916,900	886,185	2,050,537	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 August 2020

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	135,974	135,179	8,157	354,247	633,557	18,265
Abandoned Items	410	0	0	1,539	1,949	1,539
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	16,755	1,238	0	58,919	76,911	65,334
Government and other Grants	154,782	407,950	131,704	0	694,416	0
Public Hall Hire	3,298	1,147	0	42,147	46,592	47,510
Health Services	0	0	0	350	350	350
Land and Building Rentals	92,888	14,411	4,984	9,187	121,469	7,796
Healthy Lifestyles	3,763	1,684	1,076	23,500	30,023	25,812
Licence Fees	9,856	1,897	390	37,669	49,812	39,394
Pool Hire	3,672	4,768	0	1,273	9,713	1,373
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	7,545	27,807	155,616	8,167	199,135	8,167
Shop and Office Rentals	43,683	4,180	2,966	697	51,525	580
Various Sundry Items	33,810	11,208	16,110	69,188	130,315	64,718
Waste Collection Services	22,035	0	0	0	22,035	0
	509,760	611,468	321,003	608,306	2,050,537	282,260

8.9 Investigation on QR Codes on Monuments and Street Signage

Reporting Officer

Executive Manager Corporate Support Systems
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.3 - Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced

Officer's Recommendation

That the information be noted.

Purpose

To provide Council with information regarding the use of QR Codes to represent historic information.

History

At the meeting held on 10 December 2019, a report was requested to consider the feasibility of QR codes or similar electronic internet based information for inclusion on all street signs, monuments, plaques, information/historic name plates or similar, that display a name and/or other historic information within a public area for the education of the community.

Report

QR codes were designed in 1994 and never really became the revolutionary trend that was initially envisioned. Until recently, the technology was occasionally utilised in a retail environment, however the uptake of this technology was slow due to a number of limitations.

To scan a QR barcode requires either the download of a QR scanning app or knowledge of how the feature works on a smartphone. The scanning of a QR code typically requires the device camera to align itself up-close and can take a few seconds to process. People often refrained from using QR Codes, as the level of effort involved did not match the perceived/anticipated value of information offered, which was one of the reasons for lack of user adoption.

Since the COVID-19 pandemic, the use of QR codes is on the rise, as it has become one of the simplest ways for people to sign in to restaurants, meetings and other public venues.

QR codes have been used periodically by Council over the years in some of our marketing material where beneficial. Examples of where this has been used include: linking users to extended information about a project or event, to provide a link to a map or to take users directly to a form or other call to action.

We have also used QR codes on our development application signs to direct interested parties to the application.

In deploying QR codes, the functionality and practicality of where the QR code is located is important to ensure ease of access and safety. Given the proposed location of QR codes on street signs, the height of street signs will act as a barrier for successful scanning and their location near roadsides or intersections poses a safety concern, as the user must scan the QR code from up-close. Due to these limitations, it is not recommended that we install QR codes on our street signs.

There is however an opportunity to take advantage of the current uptake of QR code use and introduce these on a trial basis to assess their success. Given we have a large amount of existing heritage and general information available on our website about some of the properties in our ownership, it is proposed that signage be developed and installed temporarily in close proximity to Glenalvon House and the Queen Street historic properties, to include QR codes that directs users back to Council's website where they can learn more about the properties and their history.

The use of the codes would be tracked through analytics and the success of the trial would be reported back to Council.

In line with the ongoing and phased rollout of Council's new brand, a Signage Strategy is being developed to unify signage across our city. Consideration would be given to increasing awareness of our history in suburban locations, including the use of QR codes, should this trial prove successful.

Attachments

Nil

8.10 Reimagining Campbelltown City Centre Master Plan - Post-exhibition

Reporting Officer

Director City Growth
City Growth

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Officer's Recommendation

1. That Council note the submissions received during the Reimagining Campbelltown City Centre Master Plan public exhibition and the proposed refresh approach.
2. That Council delegate to the General Manager the ability to make minor amendments to the Campbelltown City Centre Master Plan that do not change the intent.

Purpose

To provide Council an update on the submissions received during the public exhibition of the Reimagining Campbelltown City Centre Master Plan (Reimagining), and the proposed refresh approach in supporting the master plan as a living document into the future.

History

In anticipation of the projected growth of the Macarthur Region, Campbelltown City Council led Reimagining to realise Campbelltown City Centre's metropolitan potential and to ensure the prosperity, sustainability and liveability of our Region.

Phase 1 commenced in late 2017 and focused on setting out the foundations for reimagining Campbelltown City Centre in acknowledgement of the key strategic centre's position as a Metropolitan Cluster Centre, servicing the broader Macarthur region and areas beyond, and boasting existing connections to major rail, road and significant regional community infrastructure.

Phase 2 of Reimagining Campbelltown City Centre produced the high-level master plan for the study area (Leumeah, Campbelltown and Macarthur Centres). Phase 2 was informed by significant engagement with the community, industry and government agencies.

On 14 April 2020, Council endorsed the Reimagining Campbelltown City Centre Master Plan and resolved to exhibit the master plan to enable further engagement for a period not less than 90 days. The exhibition period was from 20 April to 20 July 2020.

Report

Engagement activities during exhibition

Unfortunately, due to COVID-19, the planned program of engagement activities involving community and industry events were unable to be delivered in their desired format.

In the first engagement phase, undertaken in November 2019 we were able to test and trial a range of ideas with the community at face-to-face events, to be built upon during the final stages of engagement set to be delivered in March.

This final engagement was to include three major activations, aligned with the three centres, complemented by a comprehensive social media campaign. As the COVID-19 pandemic unfolded, it became clear that face-to-face engagement was not going to be possible so we quickly adapted the channel of delivery to focus on social media and traditional media.

We developed a social media strategy that was rolled out over the duration of the engagement period. During this time the Reimagining City Centre Master Plan “have your say” page received more than 28,000 views. Our social media campaign aimed to provide high level insights into the master plan and encourage submissions. The campaign was shared across Facebook, Instagram and LinkedIn and had an overall reach of more than 30,000 people.

As part of the social media and online engagement strategy, two explainer videos were produced. The first was released during the early stages of the exhibition period and provided an overview of the master plan and focused on what delivery of the master plan could mean for a series of archetypes, this video was viewed 3900 times. The second video set out to explain the six pillars in greater detail, using easy to understand language and sharing the broad benefits of the master plan. This video received 920 views.

In addition to the online campaign we also utilised the community newsletter Compass, eNewsletters and media releases to ensure the community were well informed and were encouraged to provide their feedback.

Submissions Received

There were 20 submissions received from the following:

- community members (x9)
- local elected representatives (x2): Dr Mike Freelander MP and Anoulack Chanthivong MP
- government agencies (x3)
- representatives of significant land owners with sites in the City Centre (x5)
- higher education provider (x1).

Fifteen of the submissions were deemed supportive, two were unsupportive and three were mixed. A summary of the key themes (identified by more than one respondent) emerging from the submissions are as follows:

Theme	Comments
Approach	<ul style="list-style-type: none"> Support for collaborative approach to development of the master plan and delivery
Vision	<ul style="list-style-type: none"> Generally supportive
Local economy	<ul style="list-style-type: none"> Attracting more jobs and business opportunities for the local economy
Transport	<ul style="list-style-type: none"> Support for improved walking and cycling opportunities Improved transport services
Culture	<ul style="list-style-type: none"> Support improved cultural facilities and local offer
Blue-Green infrastructure	<ul style="list-style-type: none"> Support for improved green spaces Concern for preservation of green space
Infrastructure and development	<ul style="list-style-type: none"> Expressions from significant landowners in support of increased residential development Concern with infrastructure delivery needs to support growth Support for increased diversity of housing offer
Strategic framework	<ul style="list-style-type: none"> Confusion regarding application of Glenfield to Macarthur Corridor Strategy in relation to zoning

Throughout the review of submissions, Council Officers also identified a number of opportunities for minor amendments of the master plan. In accordance with the recommendation, it is proposed that the General Manager be delegated the ability to make any minor amendments to the master plan that do not change the intent.

Approach to refresh

The master plan is underpinned with a strong evidence base. It considers the value of both economics and place, to support future decisions made in the City Centre. The place lens ensures we identify and celebrate our unique physical assets. The economic lens ensures we leverage our place assets and investment for a more prosperous future.

The master plan employs two types of indicators to inform the metrics for measurement:

- Lag metrics to inform the baseline (existing) conditions of the City Centre and to monitor implementation
- Lead metrics to measure the master plan to inform decision-making. Lead metrics represent data that is able to be captured from master planning and therefore include assumptions to inform outcomes.

With this data, we are able to benchmark where we are now, and the change that can be effected by the implementation of the master plan. Over time, we will then monitor change and refresh the master plan to reflect the evidence.

The master plan proposes refresh across the following horizons:

- Priority actions: 5 years
- Delivery Framework including City Making Moves and Actions: 10 years
- Place Framework including Pillars and Commitments: 20 years

If a refresh, or significant amendment to the master plan is proposed in the future outside of this program, a report will be brought back to Council for consideration.

Attachments

Nil

9. QUESTIONS WITH NOTICE

9.1 Community Partnerships - Macarthur Football Club

Councillor Paul Lake has given notice of the following Question with Notice that will be asked at the Ordinary Meeting of Council held 13 October 2020.

1. Has the \$475,000 payment for 2020-2021 relating to Community Partnership with Macarthur Football Club been paid and if so when?

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Charging for parking within the Campbelltown Local Government Area**

Notice of Motion

Councillor Paul Lake has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 13 October 2020.

That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.

11.2 Pedestrian Refuge - Fields Road, Macquarie Fields

Notice of Motion

Councillor Masood Chowdhury has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 13 October 2020.

That Council investigate the feasibility of installing a pedestrian refuge on Fields Road between Bingara Road and Bunbury Road, Macquarie Fields, to provide a safe crossing point for pedestrians on a very busy main road, especially during school hours.

11.3 Community Partnership - Macarthur Football Club

Notice of Motion

Councillor Paul Lake has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 13 October 2020.

1. That a report be presented to Council on the outcome of the first year of our Community Partnership with Macarthur Football Club valued at \$450,000.
 2. That report is to include the following:
 - a) That all various programs implemented for 2019-2020 be detailed in the report
 - b) The individual number of participants in each program
 - c) The length of each program
 - d) The cost of each program
 - e) Has all the money being \$450,000 been spent in the previous financial year? If not what balance is left and how will it be spent?
 - f) How were the various programs received by the participants?
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Proposed Easement for Water Supply - Pembroke Road, Minto

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

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

14.2 Lease of a Council Facility - Ingleburn

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

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

14.3 Lease of Council Property

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

commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

14.4 Extended Medical Leave Request

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

personnel matters concerning particular individuals (other than Councillors).

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