



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

9 JUNE 2020

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	– A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



2 June 2020

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 9 June 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 Ordinary Meeting of Council held 12 May 2020

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 12 May 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 12 May 2020 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 12 May 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 12 May 2020.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 12 May 2020

Present The Mayor, Councillor G Brticevic
 Councillor M Chivers
 Councillor M Chowdhury
 Councillor B Gilholme
 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

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

That the apology from Councillor G Greiss be received and accepted.

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

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 14 April 2020

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

That the Minutes of the Ordinary Council Meeting held 14 April 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed, subject to minor typographical amendments identified by Councillor Hunt.

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

3.2 Minutes of the Extraordinary Meeting of Council held 28 April 2020

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

That the Minutes of the Extraordinary Council Meeting held 28 April 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

072 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 Chivers – Item 8.2 – Menangle Park Contributions Plan. Councillor Chivers advised she has a pecuniary interest in the item and will leave the meeting.

Non Pecuniary – Significant Interests

Councillor Lound – Item 8.3 – Planning Proposal to rezone the corner of Appin Road and Kellerman Drive, St Helens Park. Councillor Lound advised he is a member of the Sydney Western Planning Panel and will leave the meeting.

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Letter of Thanks to Anoulack Chanthivong MP

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

That the letter be received and the information be noted.

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

8. REPORTS FROM OFFICERS

8.1 Development Application Status

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

That the information be noted.

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

Meeting note: Having declared an interest in Item 8.2 Councillor Chivers left the meeting at 6:41pm and did not take part in the discussion or vote on the matter.

8.2 Menangle Park Contributions Plan

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

1. That Council endorse public exhibition of the draft amendment to the Menangle Park Contributions Plan as provided in attachment 1 for 28 days.
 2. That public exhibition be notified on Council's "have your say" webpage due to the indefinite closure of local newspaper publications, consistent with the Environmental Planning and Assessment Amendment (Public Exhibition) Regulation 2020 which commenced on 17 April 2020.
 3. That where non-supportive submissions are received during the public exhibition period, a further report be presented to the Council on the outcome of the public exhibition and the response to the submissions.
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4. That subject to recommendations No.1 and 2, the General Manager be authorised to adopt and formally notify the commencement of the amended Contributions Plan.

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, P Lake, B Moroney, W Morrison, B Thompson and T Rowell.

Voting against the Resolution were Nil.

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

Meeting note: At the conclusion of the discussion regarding Item 8.2 Councillor Chivers returned to the meeting at 6:43pm.

Meeting note: Having declared an interest in Item 8.3 Councillor Lound left the meeting at 6:43pm and did not take part in the discussion or vote on the matter.

8.3 Planning Proposal to rezone Land at the corner of Appin Road and Kellerman Drive, St Helens Park

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

1. That Council endorse the attached draft Planning Proposal (the Proposal) which seeks to make amendments to the Campbelltown Local Environmental Plan 2015 (LEP2015) and forward the proposal to the Minister for Planning and Public Spaces for a Gateway determination.
2. That subject to a successful Gateway determination, further in depth traffic studies be required and consultation with the NSW Roads and Maritime Service be undertaken given the location of the subject land in proximity to Appin Road.
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.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, P Lake, B Moroney, W Morrison, B Thompson and T Rowell.

Voting against the Resolution were Nil.

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

Meeting note: At the conclusion of the discussion regarding Item 8.3 Councillor Lound returned to the meeting at 6:45pm.

8.4 Investments and Revenue Report - March 2020

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

That the information be noted.

077 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.

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

8.6 Updated 2020 Council Meeting Calendar

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

That the 2020 Council meeting calendar, confirming the Council meeting dates for September, October, November and December 2020 be noted and adopted.

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

8.7 Quarterly Business Review Statement as at 31 March 2020

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

That the adjustments recommended in the Quarterly Business Review be adopted.

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Service NSW - Service Centre

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

1. That Council write to the state Member for Campbelltown, Greg Warren, to make appropriate recommendations to the Premier, Gladys Berejiklian, and Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service centre co-located at the Campbelltown Civic Centre.
2. That the General Manager and Mayor advocate on behalf of the Council to the Premier, Gladys Berejiklian, and the Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service co-located at Campbelltown City Council Civic Centre.

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

11.2 Bereavement Leave

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

1. That Council's staff leave policy be amended to reflect:
 - a) That upon the death of a child [including step children, adopted children and foster children] or spouse [including de-facto] employees be entitled to up to 10 days paid bereavement leave in addition to the award entitlement.
 - b) That upon the death of an immediate or extended family member, staff will not be unreasonably refused additional leave, i.e. Special Leave or additional bereavement leave, once the staff member's current paid leave entitlements have been exhausted.

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

11.3 Funding Grants - Campbelltown Regional Arts Centre

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

1. That Council write to the Member for Macarthur, Dr Mike Freeland, expressing Council's concern regarding the loss of a four year funding grant for programs and operations at Campbelltown Regional Arts Centre as advised by the funding body, The Australia Council for the Arts.
2. That Council write to the Minister for the Arts, the Hon Paul Fletcher and the Shadow Minister for the Arts, the Hon Tony Burke, to request that additional grant funding be made available to eligible cultural organisations that reside in regions that are facing massive population growth who were unsuccessful in receiving funding through recent decisions made by The Australia Council for the Arts for the upcoming four year funding period.

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

12. URGENT GENERAL BUSINESS

Nil

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Meg Oates passed on her thanks to all the staff at the Campbelltown Arts Centre and all our libraries for their amazing work in not only supporting the HSC visual art students with study days, but providing support to our artistic community with online children's activities, interactive tours and exhibitions which enable Campbelltown Arts Centre to remain open online.
2. Councillor Masood Chowdhury passed on his thanks to Council for the support provided to both local small businesses and the local not for profit organisations during this time.
3. Councillor Masood Chowdhury wished all the mothers in the Campbelltown community a Happy Mother's Day.
4. Councillor Masood Chowdhury advised that it is the Holy Month of Ramadan which began on the 24 April and will end on the 24 May. Councillor Chowdhury wished everyone a Happy Ramadan.

5. Councillor Karen Hunt congratulated Council and the Mayor on launching Koalatown. This extremely important initiative is another step by Council to ensure all our residents can actively engage in protecting, conserving and nurturing our local koalas within their habitats. In conjunction with our very own Koala Plan of Management, more education and awareness throughout our region, together we all will be able to keep our koala colonies safe. Councillor Hunt encouraged everyone to go to Council's website and register as a Koalatown supporter so they can be kept up to date with koala projects, programs and future events.
6. Councillor Karen Hunt advised Council that the CoolSeal trial is still underway at HJ Daley Library, but after only three weeks the results from the air temperature sensors showed a significant drop in temperature of 10.1 degrees on one particular day. Campbelltown is participating in this product trial in partnership with two other metropolitan councils, which will ensure a good cross-section of data to be examined. The LGA continues to experience extreme temperatures each summer, so we need to be on the lookout for ways and means to help our communities safely enjoy the great Australian lifestyle, especially the outdoors. Council continues to research and monitor innovative methods for the benefit of our community. Councillor Hunt thanked everyone involved in this project.
7. Councillor Rey Manoto thanked the Director of City Delivery and his staff for their recent parkland hazard reduction and fire prevention programs, partly funded by the NSW Rural Fire Service, which have been undertaken in Keith Longhurst Reserve that forms part of the Georges River Nature Reserve. Councillor Manoto noted his appreciation in being proactive in protecting and maintaining this scenic location with wonderful bushland walking trails.
8. Councillor Rey Manoto advised the Council that National Tree Day is scheduled for 2 August, with Council already identifying a site where this event could take place. Councillor Manoto thanked the Director of City Delivery and his staff for their work with National Tree Day.
9. Councillor Darcy Lound passed on his thanks to both the City Delivery and City Lifestyles teams for the recent irrigation works at Blinman Oval, Eschol Park Sports Complex, Macquarie Fields Park, Victoria Park and Wood Park. Councillor Lound noted his appreciation to staff for maintaining all the sporting fields in an excellent condition ready to be utilised by local teams once restrictions are lifted.
10. Councillor Ben Gilholme passed on his thanks to the Director of City Lifestyles and the staff for their efforts in running the Youth Week celebrations held over 1-9 April. Councillor Gilholme noted the difficult restrictions during this time, but was pleased how a number of activities were able to be held including a social media competition with headspace Campbelltown, an online rock band competition and holding one-on-one tutorials in the skilful art of brush lettering. Councillor Gilholme thanked Gametraders Macarthur Square for their donations.
11. Councillor Ben Gilholme passed on his thanks to library staff for their online comic drawing competition initiative, as the current restrictions prevented the Comic Book Day event. Councillor Gilholme encouraged residents to visit the Campbelltown City Library Facebook page and vote for their favourite comic drawing.

12. Councillor Margaret Chivers passed on her thanks to the Director of City Growth and her staff for the business support services that have been on offer and acknowledged the variety in scope of support to all businesses in our LGA.
13. Councillor Margaret Chivers passed on her thanks to the Director of City Lifestyles and all the library staff for really going above and beyond in creating posts, videos and sharing ideas. The librarians are so committed in offering advice, reassurance and happiness through sharing information to our HSC students, holding online night-time story times, celebrating Easter and Mother's Day and even showing parents how to make playdough. Councillor Chivers noted the library programs are keeping our residents connected to the libraries.
14. Councillor Ben Moroney payed tribute to the recent passing of Jack Munday AO, a union and environmental activist. Mr Munday rose to prominence in the 1970s for his leadership of the Builders Labourers Federation, which was best known for its green bans and credited with stopping several developments at The Rocks. Mr Munday was credited with preserving working-class communities and historic buildings in areas like Woolloomooloo, Potts Point and The Rocks. In recent years Mr Munday continued to fight against development and campaigned to protect historic sites including the Sirius building and Bondi Pavilion. [Councillor Oates advised Council that Mr Munday came to Campbelltown to support locals who opposed the subdivision and development of Wedderburn].
15. Councillor Bob Thompson thanked the Director of City Delivery and his staff for the upkeep of the parks and gardens. He passed on his thanks noting the well maintained landscaping and hedges in the LGA.
16. Councillor Ted Rowell congratulated the staff at the Animal Care Facility, noting the low numbers of animals, of cats in particular, seeking adoption. Councillor Rowell appreciated the high standards of care being given to all animals while waiting for their forever home.
17. The Mayor, Councillor George Brticevic thanked Council staff and the President of Campbelltown RSL Sub-Branch, Warren Browning for their assistance in being able to conduct an online ANZAC Day service. The service also involved our local State and Federal members, Mr Greg Warren MP who is also the Shadow Minister Veterans and Dr Mike Freelander MP, the General Manager, Ms Lindy Deitz, a bugler and also a piper. Councillor Brticevic passed on the thanks he received from the Mr Warren Browning in organising this online service. Councillor Brticevic noted how important and pleased he was that Australians were still able to honour ANZAC Day and pay their respects.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

There being no further business the meeting closed at 8.10pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Establishment of a Service NSW Centre in Campbelltown

Officer's Recommendation

That the letters be received and the information be noted.

A copy of the letter from Greg Warren MP to the Minister for Customer Service, the Hon Victor Dominello requesting the establishment of a Service NSW centre in Campbelltown.

Attachments

1. Letter from Greg Warren MP to the Minister for Customer Service, the Hon Victor Dominello regarding the establishment of a Service NSW centre (contained within this report)
2. Letter to Greg Warren MP regarding a Service NSW centre at Campbelltown (contained within this report)



Greg Warren MP

SHADOW MINISTER FOR LOCAL GOVERNMENT
SHADOW MINISTER FOR VETERANS
SHADOW MINISTER FOR WESTERN SYDNEY
MEMBER FOR CAMPBELLTOWN

The Hon. Victor Dominello
Minister for Customer Service
GPO Box 5341
SYDNEY NSW 2001

Dear Minister, *Victor,*

Further to our conversation, I write to you regarding the ongoing issues regarding the absence of a Service NSW in Campbelltown.

On the 12th of May, 2020, Campbelltown City Council passed a resolution to write to the NSW Government regarding the possibility of establishing a Service NSW centre that would be co-located in the Campbelltown Civic Centre.

As we recently discussed, I welcome Council's initiative, however, it does not solve the issues created by your Government's closure of the former Campbelltown RMS office.

In 2013 the decision to close the Campbelltown RMS office was made – with the ultimate closure occurring two years later.

The move was not welcomed by the local community back then and that sentiment remains to date.

The decision to remove the centre from Campbelltown remains highly problematic for many in our community; particularly the elderly, our seniors, those with additional needs and those who are mobility challenged, to make their way from Campbelltown to the closest Service NSW centre in Gregory Hills – located in the neighbouring electorate of Camden.

Late last year I launched a petition calling for a Service NSW centre to be established in Campbelltown. Thousands of people have eagerly signed the petition with more signatures being collected each week.

Discussions with various members of the Campbelltown community from all backgrounds and demographics have revealed that the frustrations in relation to the 2015 closure of the Campbelltown RMS office are not limited to a certain group.

OFFICE: Shop 3, 72 Queen St, Campbelltown 2560

PHONE: (02) 4625 3344 EMAIL: Campbelltown@parliament.nsw.gov.au

It would be remiss of me not to express the feelings of the overwhelming majority of residents who have expressed their displeasure with the decision to close our motor registry, that they - and I - believe was irrational, unfair and incomprehensible.

I draw your attention to the **enclosed** media release on August 13, 2014, which stated a Service NSW centre would be established in Campbelltown, **together with** the recent council resolution as previously referred, **and further**, an article in relation to the matter for your convenience and consideration.

I thank you for your time to briefly discuss the matter and request a further meeting with you and Campbelltown City Council to display how we can work together to achieve what would be a good outcome for everyone – including the government.

Yours sincerely,



Greg Warren MP

Shadow Minister for Local Government
Shadow Minister for Veterans
Shadow Minister for Western Sydney
Member for Campbelltown

cc: Campbelltown City Council

Ordinary Council Meeting

12/05/2020

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Service NSW - Service Centre**

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

1. That Council write to the state Member for Campbelltown, Greg Warren, to make appropriate recommendations to the Premier, Gladys Berejiklian, and Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service centre co-located at the Campbelltown Civic Centre.
2. That the General Manager and Mayor advocate on behalf of the Council to the Premier, Gladys Berejiklian, and the Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service co-located at Campbelltown City Council Civic Centre.

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

11.2 Bereavement Leave

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

1. That Council's staff leave policy be amended to reflect:
 - a) That upon the death of a child [including step children, adopted children and foster children] or spouse [including de-facto] employees be entitled to up to 10 days paid bereavement leave in addition to the award entitlement.
 - b) That upon the death of an immediate or extended family member, staff will not be unreasonably refused additional leave, i.e. Special Leave or additional bereavement leave, once the staff member's current paid leave entitlements have been exhausted.

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

GREGORY HILLS

Longer centre hours vital for accessibility



Leumeah's Jo Pattison, 86, who has mobility issues, explains her concerns over the Macarthur Service Centre to Campbelltown state Labor MP Greg Warren. Picture: Robert Pozo

Lulsa Cagno

LEUMEAH resident Jo Pattison, 86, is the latest person to voice outrage at the State Government's decision to cut the opening hours of one-stop shop the Macarthur Service Centre at Gregory Hills.

Mrs Pattison said she was angry about the cut because the shorter hours were a big thing for residents like her who have mobility issues.

"Especially since they closed down the motor registries at Ingleburn, Campbelltown and Narellan, which were easier to get to and a shorter distance," she said. "The longer opening hours were important and people would go before or after work. Now they will have to go in the boss's time and it will be difficult for people to do that."

As reported in the *Macarthur Chronicle*, the Gregory Hills centre now opens from

Not happy

- » Macarthur Service Centre's opening hours have been cut to 8am-6pm on weekdays
- » The move was based on customer visitor patterns

8am-6pm on weekdays and from 8.30am-3pm on Saturday. It previously operated from 7am-7pm on weekdays and 7am-3pm on Saturdays.

Macarthur Chronicle's readers on Facebook have also reacted angrily (right) to the shorter hours and the inconvenience it would cause. When it opened, the service centre, which replaced motor registries at Campbelltown, Narellan and Ingleburn, was described as a convenient one-stop shop, which would be open for longer hours.

The Campbelltown Motor Registry remains open for

Now they (customers) will have to go in the boss's time and it will be difficult for people to do that

Leumeah's Jo Pattison, 86

heavy vehicle registration inspections.

Mrs Pattison said the Gregory Hills centre was in an isolated spot and it was difficult for some to find it.

Campbelltown state Labor MP Greg Warren said the changes to the opening hours made it effectively impossible for local residents to access it before or after work on weekdays.

"If they (local workers) left Campbelltown at 5pm on the dot they would struggle to make it through Narellan Rd to get to Gregory Hills by 6pm," he said.

Camden state Liberal MP

Chris Patterson said he would take the criticism back to the minister, and ask for a review of the reduced hours if in 12 months it was found that the centre was not serving the community.

"The new hours are still longer than the former RTA hours and more people are being served quicker but like everyone a responsible government needs to over time look at how they are doing things" he said.

Residents have also been critical that the Macarthur centre did not have public toilet access for customers.

Service NSW Operations director Tim Bostock said the revised hours were based on customer visiting patterns.

"We have examined ticketing and queue data ... and have adjusted our operating hours so we can provide staff for when they are needed most," he said.

» Editorial: page 29

Visit our [COVID-19 page](#) for information and advice on the assistance available for NSW residents and businesses.



New locations planned for new government one-stop shops

Service NSW news articles and media releases are point-in-time statements. Please note the date of issue.

13 August 2014

NSW Minister for Finance and Services Dominic Perrottet today announced the next 10 locations for Service NSW centres as the NSW Government continues to expand the one-stop-shop government network.

"These 10 new service centres are in addition to the eight service centres already being planned for opening in the coming 12 months, and follow the successful roll out of the initial 18 service centres already operating around the State," Mr Perrottet said.

"By June 2015, we plan to have 36 one-stop-shops trading across NSW, offering expanded and convenient services to the residents and businesses of NSW. We are also expanding our digital service so customers have more choice when they interact with government."

"We are also planning to open more innovative outlets, such as stores within council offices particularly, to expand our footprint in rural and regional NSW."

The new Service NSW centre locations are:

- Bankstown
- Bathurst
- Broken Hill
- Burwood
- Campbelltown
- Coffs Harbour
- Grafton
- Goulburn
- Marrickville
- Wetherill Park

Plans are also underway to convert the existing Roads & Maritime registries at Hurstville and Blacktown for October openings.

"We are also progressing plans for service centres at Bondi Junction, North Sydney, Ryde, Armidale, Albury and Maitland," said Mr Perrottet.

"Where possible, registries will be refurbished to make way for the one-stop-shops, or in some cases new locations will be utilised for the one-stop-shops."



15 May 2020

Mr Greg Warren MP
Member for Campbelltown
PO Box 895
CAMPBELLTOWN NSW 2560

Dear Mr Warren,

Service NSW – Service Centre

At the Council meeting of the 12th May Council resolved the following –

"That Council write to the state Member for Campbelltown, Greg Warren, to make appropriate recommendations to the Premier, Gladys Berejiklian, and Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service centre co-located at the Campbelltown Civic Centre."

Council would appreciate if you would make the appropriate representations.

If you require any further information please contact Lindy Deitz General Manager on 02 4645 4659.

Yours Sincerely

SIGNATURE HAS BEEN REMOVED

Lindy Deitz
General Manager

8. REPORTS FROM OFFICERS

8.1 Development Application Status

Reporting Officer

Director City Development
City Development

Community Strategic Plan

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

Officer's Recommendation

That the information be noted.

Purpose

To advise Council of the status of development applications within the City Development Division.

Report

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

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

Attachments

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

Development Application Register

DAs to be considered by the Regional Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
389/2017/DA-RA	'Raith' 74 Fern Avenue, Campbelltown	Construction of a residential development containing 134 residences and alterations to and use of the existing heritage building.	\$26,000,000	>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	Under assessment	
1227/2019/DA-M	12-16 Francis Street and 121 Minto Road, Minto	Demolition of four existing dwellings and construction of 23 'affordable rental housing' townhouses and basement car parking	\$7,995,408	>\$5 million capital investment value for affordable rental housing	Under assessment	
2117/2019/DA-DE	Lot 104 Hephher Road, Campbelltown	Construction and operation of a waste management facility in the form of a community recycling centre	\$480,000	Designated development	To be considered by Panel at its June meeting	
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 Dumaesq Street Campbelltown	Modification of a development consent to construct a multi-storey mixed use building	N/A	>\$30 million capital investment value	Under assessment	
4204/2016/DA-RA/B	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 Regional 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	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	Preparing for public exhibition	

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	Under assessment	
SSD-10420	6A Watsford Road, Campbelltown	Construction and operation of a new school	Unavailable	State Significant Development	Under assessment	
SSD-10136	St Andrews Road, Varroville	Conversion of an existing advertising sign to LED panel	Unavailable	State Significant Development	Completed	Approved by Dept. of Planning with conditions on 11 May 2020

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2238/2017/DA-RA	37 Cumberland Road, Ingleburn	Demolition of an existing dwelling and construction of a five storey residential apartment building containing 30 units, basement car parking	\$8,712,418	Residential Flat Building - more than 3 storeys	Deferred for amendments at December 2019 Panel meeting	
3885/2017/DA-SW	Lot 3 Menangle Rd, Menangle Park	Stage 1 – Menangle Park Urban Release Area – civil works and subdivision of land to create 255 residential lots and seven super lots	\$19,330,000	VPA	Being considered at the Panel's May meeting (determination unavailable at time of table preparation)	
368/2016/DA-U	150 Georges River Road, Kentlyn	Extension of existing poultry sheds	\$10,000	Number of objections	Waiting on information from Department of Planning	
368/2016/DA-U	104 Hephher Road, Campbelltown	Subdivision into two allotments	Nil	Council-owned land	Being considered at the Panel's May meeting (determination unavailable at time of table preparation)	
743/2018/DA-SW	901 & 913 Appin Road, Campbelltown	Subdivision into 333 residential allotments, 5 residue allotments with associated civil works including road construction, stormwater management facilities & tree removal Stage 1	\$19,072,587	Number of objections, VPA	Under assessment	

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
3493/2017/DA-RS	Lot 1 Linum and Lot 143 Lantana Streets, Macquarie Fields	Construction of 12 two storey dwellings and subdivision into 12 Torrens title allotments	\$3,200,000	Council land	Awaiting further information from applicant	
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 April 2020 LPP meeting. Deferred for further information.	

DAs with a stated value of \$1 million or more approved under Delegated Authority by the General Manager since last Council meeting						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
Nil						

8.2 Consideration of Submissions - Review of Campbelltown Local Environmental Plan 2015

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

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

Officer's Recommendation

1. That Council forward the planning proposal at attachment 1 to this report to the Minister for Planning and Public Spaces and request that Amendment No. 24 to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) be made along with the concurrent repeal of Campbelltown (Urban Areas) Local Environmental Plan 2002, Interim Development Order No. 15, Interim Development Order No. 29 and Campbelltown Local Environmental Plan – District 8 (Central Hills Lands).
2. That everyone who was recorded as making a submission in response to the public exhibition of the planning proposal be advised of Council's decision.

Executive Summary

- The *Environmental Planning and Assessment Act, 1979* (EP&A Act) requires Council to amend its' environmental planning instruments to align with the Western City District Plan.
- This project commenced in 2018. Council's first consideration of the LEP review was at its' meeting on 10 July, 2018. The due date for the LEP review has been set at 30 June, 2020 since that time. The NSW government has provided financial assistance to Council for this work to be undertaken.
- As a part of the review process a project plan was prepared detailing proposed changes to the CLEP 2015 to align it with the Western City District Plan. This project plan was considered at Council's extraordinary meeting of 30 October, 2018 where Council adopted this project plan.
- On 10 September, 2019 Council considered a report on the LEP review planning proposal which was supported and forwarded to Department of Planning, Industry and Environment (DPIE) for a gateway determination.
- On 4 February, 2020 Council received the Gateway determination which is attachment 2 to this report.
- The planning proposal was amended in response to the pre-exhibition requirements of the Gateway determination and the planning proposal was placed on public exhibition from 1 April 2020 to 6 May 2020.

- 29 submissions were received during the public exhibition, eight of these were from Government Agencies. Of the public submissions, seven were in support of the planning proposal and 14 were either in partial or total opposition. Some of the submissions requested changes to the planning proposal.
- This report considers those submissions. It is recommended that Council support some minor amendments that have been made to the planning proposal in response to these submissions and that the amended proposal be forwarded to the Minister for Planning and Public Spaces with a request that Amendment No. 24 to CLEP 2015 be made.

Purpose

The purpose of this report is to outline a summary of the submissions received during the public exhibition of the planning proposal to amend the CLEP 2015 and expand its area of application to the whole Local Government Area and in conjunction repeal older environmental planning instruments that currently apply to parts of the Campbelltown Local Government Area. The public exhibition version of the planning proposal and attachments is located at attachment 4. The purpose of the report is also to seek Council's approval to forward the amended planning proposal to the Minister for Planning and Public Spaces.

History

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

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

- Infrastructure and Collaboration
- Liveability
- Productivity
- Sustainability

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

The NSW Government's Affordability Strategy provided up to \$2.5m in funding to a number of Councils including Campbelltown to undertake the review of their individual LEPs within two years. Council agreed to the terms of this funding agreement at its meeting on 10 July, 2018.

At the Extraordinary Meeting of Campbelltown City Council on 30 October 2018, Council supported a review of its Campbelltown Local Environmental Plan 2015, and forwarded the report and draft Project Plan to the Greater Sydney Commission (GSC) for endorsement in accordance with the legislative requirements outlined in the EP&A Act. This project plan was accepted.

The Project Plan provided tasks that are required to be met in order to satisfy the funding agreement between Council and State Government. The project plan also identified additional studies that are required to be undertaken to further align Council's LEP with the Western City District Plan. A local housing strategy and strategic review of employment lands are currently being undertaken to address future demand within the LGA. Reimagining Campbelltown City Centre Master Plan is currently on exhibition.

The preparation, exhibition and making of the Campbelltown Local Strategic Planning Statement (LSPS) was an important milestone in the process. The proposed amendments to the CLEP 2015 are consistent with the endorsed LSPS which came into effect on 31 March, 2020.

On 24 July 2019, the planning proposal was considered by the Campbelltown Local Planning Panel who provided their advice on the proposal. The planning proposal was then considered by Council on 10 September 2019 and it was resolved that the planning proposal and associated attachments be sent to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination. A request for Gateway Determination was made to DPIE on 17 September 2019. The Gateway Determination was issued to Council on 4 February 2020 and is located at attachment 2.

Report

The planning proposal to align the CLEP 2015 with the Western District Plan was publically exhibited from 1 April 2020 until 6 May 2020.

The major changes within the planning proposal include the provision of planning controls for the areas of the Local Government Area (LGA) that CLEP2015 does not currently apply to and concurrent repeal the environmental planning instruments that currently apply to these locations; an expansion of the terrestrial biodiversity map; the mapping and establishment of additional assessment criteria for the Scenic Hills; an increase in the maximum height of buildings for industrial zones from 12m to 19m; the removal of sex services premises from the list of uses permissible with development consent in the B5 zone; the inclusion of public health objectives; and the amendment of clauses 4.1B, 4.1C, 4.1D and 4.4 to improve the usability of the plan and reduce the risk of misinterpretation and errors when applying the instrument.

Land owners affected by the repeal of the environmental planning instrument currently applying to their land and the conversion of the planning rules for their land to the CLEP2015 were individually notified in writing. Exhibition materials were made available on Council's website and on the Department of Planning, Industry and Environment's Planning Portal website.

Public authorities and Camden Council were also notified in writing of the public exhibition.

Due to the recent events relating to COVID-19, an amendment to the EP&A Act, specifically the inclusion of Clauses 10.7 and 10.8, allowed Councils to satisfy the requirements for public exhibition by having the documentation for the LEP Review on Council's website. Notwithstanding this, an advertisement of the planning proposal did appear in the Campbelltown-Macarthur Advertiser on 1 April 2020.

A summary of submissions made during the public exhibition are outlined below along with responses from Council Staff.

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
In-Support			
1 Western Sydney University	Supportive of the planning proposal. Include land located north of William Downes Avenue and University Drive in Additional Permitted Uses map to align with proposed inclusion of additional permitted uses in written instrument.	1	The planning proposal seeks to include additional permitted uses for land located north of William Downes Avenue and University Drive specifically Lot 3098 DP 1230014. This part of their land is currently subject to a Development Application lodged in accordance with CLEP 2002 but not determined. The proposed zoning would allow the land owner to develop this parcel of land. The additional permitted uses are Attached dwellings, building identification signs, business identification signs, centre-based child care facilities, dual occupancies, dwelling houses, emergency services facilities, environmental protection works, exhibition homes, exhibition village, home businesses, home occupation, home based child care, multi dwelling housing, recreation areas, recreation facilities (outdoor), residential flat buildings, roads, semi-detached dwellings, seniors housing and secondary dwellings.
2 Property Council of Australia	Supportive of the Proposal. No concerns.	1	Noted
3 Landcom	The submission supports the planning proposal but also requests the following in relation to the Macarthur Gardens North Site: <ul style="list-style-type: none"> - Include multi dwellings as a permissible use on the site; - Adjust the B4 zone boundary to align with the proposed 	1	Multi dwellings are not considered appropriate for the proposed R4 and B4 zoned land. They are not a permissible use on other R4 and B4 zoned land under CLPE 2015. The use of this land for multi dwelling housing would be inconsistent with the District Plan, Glenfield to Macarthur Urban Renewal Corridor Strategy and the draft Reimagining Campbelltown Master Plan. Land this close to Macarthur railway station should

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>road layout provided in the submission;</p> <ul style="list-style-type: none"> - Limit the application of Clause 7.9 to a designated street frontage within the B4 zone; - Delete the proposed amendment requiring non-residential development above ground level in B4 zone; - Council's agreement to the landowner preparing a site specific DCP to guide a future residential and mixed use precinct. 		<p>be used for higher density purposes.</p> <p>The adjustment of the B4 zone to align with the proposed layout as provided in the submission is considered to be acceptable. A map showing the realignment of the B4 zone is shown in attachment 3. The planning proposal in attachment 1 has been amended to show the new alignment.</p> <p>Due to the slope of the site it may be appropriate to have uses other than the non-residential uses required under clause 7.9 at ground level. There may be benefits by enabling the ability to have non-residential development at the same level as the exit from Macarthur Railway Station to provide a transition as identified in the planning proposal. Therefore no changes have been made to the exhibited version of the planning proposal in this regard.</p> <p>There is no concern with Landcom preparing a site specific DCP, however it should be in a form that responds to the adopted CLEP2015 once this proposal is made.</p>
4 File Planning	<p>The submission supports the proposed amendments to preserve the Scenic Hills.</p> <p>The submission also makes mention of a potential planning proposal for this land.</p>	1	Noted
5 CSK Planning	<p>The submission supports the LEP Review process. The submission advocates for the inclusion of No. 203 Eagleview Road, Minto in Schedule 1</p>	2	<p>This LEP Review is not a suitable pathway for the proposed amendment. The purpose of the LEP review planning proposal is to align the CLEP 2015 with the Western City District Plan. The submitter</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	'Additional Permitted Uses' to permit places of public worship on the property,		is able to lodge and pay for their own planning proposal to enable consideration of this change.
6 Individual submission	<p>The submission supports the idea of aligning the CLEP 2015 with the Western City District Plan and repeal of older environmental planning instruments that currently apply to certain land.</p> <p>The submission also requests the inclusion of an 8.5m maximum building height for the land located at No. 34 Sturt Street, Campbelltown where a development application is currently active for Seniors Housing.</p> <p>The site currently incorporates a State Heritage Item and the 8.5m height limit would maintain its heritage significance and its visible place on an important ridge line on the eastern side of Campbelltown. The proposed height limit would also be in character of the land's neighbourhood, being consistent with the height limit of all surrounding residentially zoned land. It is also not inconsistent with Clause 40(4) of the Seniors Housing SEPP, which states that when a</p>	1	This LEP Review is not a suitable pathway for the proposed amendment. The purpose of the planning proposal is to align the CLEP 2015 with the Western City District Plan.

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>development is located in a zone where apartment buildings are not permitted, such as the subject land, then the maximum building height shall be 8 metres.</p> <p>This is a development standard that must be complied with. Except on the land at No. 34 Sturt Street, Campbelltown.</p>		
In-Opposition			
<p>7 Individual submission</p>	<p>Campbelltown is unable to support continued population growth.</p> <p>The heat and pollution will only increase with additional cars, houses and people. More houses and less trees will contribute to the increasing temperatures.</p> <p>Campbelltown has had a history of being a low class suburb and having fought our way out of that you are condemning us to repeat that history.</p>	1	<p>Council is currently preparing a local housing strategy for the LGA which will investigate current and future housing demand.</p> <p>The planning proposal seeks to include biodiversity mapping for the whole LGA and a dedicated Scenic Hills Preservation area to protect environmental and scenic values.</p> <p>The planning proposal does not seek to increase dwelling density.</p>
<p>8 Hanson Heidelberg Cement Group</p>	<p>The proposed zoning is unsuitable for existing operations and does not encourage future expansion or development on their site at 66 Blaxland Road, Campbelltown.</p> <p>The site is currently zoned Industry Zone - 4(b) under LEP2002 and operates as a concrete batching plant. Under the proposed amendment</p>	1	<p>The proposal does not impact on the existing use of the site. Clause 4.67 and 4.68 of the Environmental Planning and Assessment Act 1979 make provision for the existing use and the carrying out of alterations and additions. The proposal would not impact on the ability to develop the site subject to a development application. Council is preparing a review of employment lands that will consider the land allocated to each employment zone and the</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>to rezone the land Light Industrial – IN2 the use and potential expansion of the site would be inconsistent with the zone.</p> <p>It is recommended the site be rezoned to IN1 – General Industrial or amend the current proposed zoning of IN2 conditions to allow for a concrete batching plant as a permissible use.</p>		<p>range of land uses permissible in each zone.</p>
<p>9 BBC Planners</p>	<p>The following concerns were raised relating to 717 Appin Road and Meadowvale:</p> <p>1. The Council letter was misleading when it outlined the following: “The current heritage listing ‘Meadowvale’ will also be included in CLEP 2015”.</p> <p>The existing heritage listing in IDO 15, (just being the homestead) and the proposed heritage listing in the planning proposal are very different: the former only relates to a small part of the property, whereas the latter relates to all of the property.</p> <p>2. There is no proper basis to identify the whole site as a heritage item.</p> <p>Correspondence provided to Council dated 23 March 2015 advised that the proposed heritage map is excessive.</p>	<p>1</p>	<p>A heritage report undertaken as part of the draft CLEP in 2014 identified Meadowvale as potentially having state heritage significance due to the original land grant and existing planting on the site. The heritage report submitted by the proponent seeks to provide justification for a heritage listing for the item and a limited curtilage rather than for the whole site.</p> <p>To reduce the scale of the curtilage would be inconsistent with other heritage listings transferred from IDO 15 to CLEP 2015, such as ‘Beulah’, ‘Glenlee’, ‘Kilbride’ and ‘Menangle House’. The consideration of whether the curtilage should be reduced needs to be based on careful consideration of all of the factors of the site and therefore is beyond the scope and timing of this planning proposal which simply seeks to transfer the planning controls to the predominant environmental planning instrument for Campbelltown. The land owner is able to make their own planning proposal to justify the change proposed in the heritage</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>3. Correspondence from Brad Vale of NBR Architecture & Heritage which identifies a suitable curtilage for Meadowvale and it should be this extent and no more which is shown on the Heritage Map.</p> <p>4. The proposed height of 9m is less than the height of Meadowvale which is 11m.</p> <p>An additional letter/submission was sent to the Council on by BBC Planners expressing an objection to the inclusion of the terrestrial biodiversity map on 717 Appin Road. This submission also expressed concern that the letter received from Council advising of the planning proposal, did not expressly refer to the application of the terrestrial biodiversity map to the land.</p>		<p>report.</p> <p>Further planning assessment is happening as part of Greater Macarthur 2040 and the development potential of the property, and the heritage significance of 'Meadowvale' will receive further careful assessment in due course.</p> <p>The terrestrial biodiversity map is based on a study by Bios and is being applied broadly across the local government area. It would not be appropriate to exclude this land from the map. Further planning work as part of Greater Macarthur 2040 will include the review of biodiversity and associated mapping. The letter from Council to the land owner in regards to this planning proposal explained the proposed changes in converting from IDO 15 to CLEP 2015 as required by the Gateway determination. The Gateway determination did not require Council to write to every property affected by the terrestrial biodiversity map.</p>
10 Michael Brown Planning Strategies	The submission outlines that the proposed IN2 – Light Industrial zone for property No. 38 Blaxland Road, Campbelltown would not be consistent with State Government Plans and the proposal lacks vision. The applicant requests a B4 – Mixed Use zone.	1	The property is currently zoned 4(b) Industry under LEP2002. As part of the proposal the lot is proposed to be IN2 – Light Industrial. The purpose of the planning proposal is to repeal the current planning instrument applying to this land and transfer it to an equivalent zone under CLEP 2015. The proposed IN2 zone continues to provide an industrial zone for land which is consistent with the zoning in

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	The submission is also critical that the employment lands review and local housing strategy have not been completed ahead of this proposal and that reimagining Campbelltown has not been completed ahead of this planning proposal.		LEP2002. The planning proposal does not prevent the submission of an independent planning proposal to Council. The LEP Review is not a suitable pathway for spot rezoning of the land. Any amendments to the CLEP 2015 arising from the review of employment lands, local housing strategy or reimagining Campbelltown will occur after the adoption of these documents. This process will be easier once the whole of the LGA is under the one LEP, the delivery of which is the intention of this planning proposal.
11 Individual submission	The submission advises that the increase in density and small lot subdivision will have an impact on school capacity, heat and the natural habitat specifically the koala population. Council should undertake the additional studies listed in the project plan such as the walkable and cycle accessways and urban tree canopy to combat heat island and promote the LGA.	2	The planning proposal does not seek to increase dwelling density nor create subdivision. Council is preparing a local housing strategy for the LGA which will investigate current and future housing demand. The planning proposal seeks to include biodiversity mapping for the whole LGA and a dedicated Scenic Hills Preservation area to protect environmental and scenic values. The studies outlined in the project plan that have not yet been undertaken will be undertaken as resources permit. To some extent these studies have been completed for the city centre at a high strategic level as part of the Reimagining Campbelltown Master Plan, however it is acknowledged that further work needs to be undertaken in the future.
12 Individual submission	The land that is excluded from the Scenic Hills boundary in Blairmount should be included within the	1	The planning proposal outlines that land currently zoned for residential purposes or subject to an existing development consent for subdivision within Blairmount

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	identified Scenic Hills.		is not included in the Scenic Hills. There is a separate planning proposal request for Blairmount. This separate planning proposal request needs to go through its own separate planning assessment process.
13 BT Concepts	<p>The submission relates to property No. 205 Campbelltown Road, Denham Court. The submission opposes inclusion of the property into the Scenic Hills Preservation Area and the inclusion of proposed additional assessment criteria which relate to the Scenic Hills. Additionally, the submission also is in opposition to the proposed biodiversity mapping. The submission outlines that the proposed changes to the CLEP 2015 will prevent further development and restrict potential uses for the site. It is also noted that the submission seeks clarification on whether the biodiversity on the site is considered "Area of biodiversity significance" or "Biodiversity-Habitat corridor" under Clause 7.20 of the CLEP. The submission further details that they have received their own biodiversity constraints</p>	1	<p>The proposed identification of the Scenic Hills does not prevent future development of the site. The purpose of the Scenic Hills map and assessment criteria is to provide clear identification of the Scenic Hills in line with the requirements of the Western City District Plan. Future development of land within the Scenic Hills will continue to be assessed in accordance with the relevant approval pathways. Council staff will write to the concerned party and clarify the Terrestrial Biodiversity Map Category that applies to their holdings and the criteria associated with the development of this category. In this regard, the layer only currently shows 'Areas of Biodiversity Significance' and what is meant by this term. It is anticipated that the Biodiversity-Habitat corridor category will be incorporated into the map as part of a future LEP amendment. Council staff will seek a copy of the ecological assessment that has been prepared. As this was not provided with the submission Council is unable to include it in the current planning proposal. If required this can be amended through a future housekeeping planning proposal.</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	assessment report.		
14 Georges River Environmental Alliance	The submission opposes further subdivision of land for housing and increased density. The submission also outlines that it does not support any proposal that threatens threatened species and the enablement of the Georges River parkway as a main transport corridor.	1	The planning proposal does not seek to create smaller allotment sizes. The proposal seeks to include biodiversity mapping for the whole LGA to provide further identification of biodiversity land. The planning proposal does not seek to enable the Georges River Parkway as a main transport corridor.
15 Keep Sydney Beautiful	The submission opposes the planning proposal for the following reasons: <ul style="list-style-type: none"> - rezoning of bushland or rural lands for the purposes of urban subdivision or infrastructure provision - strongly opposed to any development that threatens threatened species and their habitat and movement corridors - Better controls for Mt Gilead and act to prevent the possible further subdivision for urban purposes, of the adjoining Meadowvale property. - Reduce the lot size in the eastern bushland edges of the LGA must be abandoned. - Oppose Georges 	1	The planning proposal does not seek to create smaller allotment sizes or rezone rural land for urban purposes. The proposal seeks to include biodiversity mapping for the whole LGA to provide further identification of biodiversity land. The proposal does not seek to subdivide Meadowvale but rather to transfer the controls that apply to the 'Meadowvale' site into CLEP 2015 in a manner consistent with the way the controls for other land was converted from the IDO15 to CLEP2015. There is no proposed lot size reduction for the eastern bushland within this planning proposal.

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>River Parkway</p> <ul style="list-style-type: none"> - Native trees must be protected. Large canopy trees with habitat value must be prioritised ahead of a style of densification that is incompatible with them. <p>It is recommended that additional clauses be included in the LEP that will ensure Water Sensitive Urban Design, in terms of stormwater management, and buffer zones around waterways, that are currently double those set out for streams (ie 10 metres each side for 1st order, 20m for 2nd order, 30m for 3rd order, 40m for 4th order and above)."</p>		
16 Save Mt. Gilead Inc	<p>The submission raises the following concerns: The Proposed Amendment to Meadowvale at 717 Appin Road, Gilead is unclear what is planned for this important heritage site. RU2 zoning does allow housing and is easily changed to a more intensive urban zoning. A social and economic assessment for Campbelltown LGA should be undertaken before this Proposal is approved. The omission of additional areas of the Critically Endangered</p>	1	<p>The planning proposal seeks to transfer the planning rules for 'Meadowvale' from the IDO15 to the CLEP2015 in a similar way to the way planning controls for other land under the IDO15 was converted by providing an equivalent zoning of RU2 for the land and a heritage listing. The minimum lot size of 40ha which is currently in place under IDO15 will be maintained in CLEP 2015. This current planning proposal does not enable any intensification or subdivision of the land. The comments on social and economic assessments are noted. Council is working on an economic development strategy and an employment lands review. These items may</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>Ecological Community Cumberland Plain Woodland from Lot 2 DP 603674 Gilead (also known as Glenhorne)</p> <p>In relation to land addressed by the Macarthur Development Plan (MDP)/Gilead Stage concerns were raised that scattered trees that form important koala habitat and linkage through the area to Beulah/Browns Bush were omitted as were Derived Native Grasslands and areas of Blackthorn and Tea Trees linking the two patches on Lot 61 DP 752042.</p>		<p>potentially include recommendations for changes to the CLEP 2015. However it is not considered necessary to hold up this planning proposal for these studies. Any amendments to the CLEP 2015 arising from them can be suitably addressed through a separate planning proposal. There is a strict deadline for this planning proposal under the funding agreement.</p> <p>The Terrestrial Biodiversity map has been amended to include the area of Shale Sandstone Transition Forest on Lot 1 DP 603675 Gilead and additional areas of Cumberland Plain Woodland on Lot 2 DP 603674 Gilead.</p> <p>In relation to the MDP Land/Gilead Stage 1 no changes were made to the Terrestrial Biodiversity map noting that the native vegetation in question occurs on land that has been Biodiversity Certified under the now repealed Threatened Species Conservation Act 1995.</p>
17 Planning Ingenuity	<p>The submission was made on behalf of the landowners at No. 48 Blaxland Road, Campbelltown. The submission raises concerns in relation to the proposed IN2 zoning of the site. The submission advises a B5 – Business Development zone would be more suitable with the surrounding area,</p>	1	<p>The property is currently zoned 4(b) Industry under LEP2002. As part of the planning proposal the land is proposed to be IN2 – Light Industrial. The purpose of the planning proposal is to repeal the current planning instrument applying to this land and transfer it to an equivalent zone under CLEP 2015. The proposed IN2 continues to provide an industrial zone for land which is consistent with the zoning in LEP2002.</p> <p>The planning proposal does not prevent a separate planning proposal request being submitted and paid for.</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
			<p>This LEP Review is not a suitable pathway for spot rezoning of the land.</p> <p>There is further strategic work occurring with the Reimagining Campbelltown Master Plan on exhibition and the Employment Lands Strategy being prepared and this will lead to a future review of the planning controls for land on Blaxland Road.</p>
18 Premise	<p>This submission was made on behalf land owners at Eagle Vale Drive and Blairmount. This submission seeks the addition of a residential zone at the site of an approved development at Eagle Vale Drive.</p> <p>The submission also notes the presence of a Planning Proposal Request with Council for the Blairmount site and requests that the scenic hills boundary be reconsidered as part of that request.</p> <p>The submission also raises a concern over the proposed zone and minimum lot size for landholdings in Blairmount and requests that the planning rules applied under the LEP review planning proposal not prevent their further consideration under the planning proposal request and that the minimum lot size for the part of the site that is in the 1d zone under CLEP2002 be changed from 100ha to</p>	1	<p>The planning proposal as exhibited identified the existing residential zoned land and proposes to transfer this to the R2 zone under CLEP 2015. The submission seeks the expansion of this site to include additional land within the current 7(d)(i) zone that was the subject of a development application to Council. As the LEP review planning proposal has been done on a like for like transition, as best as is able to be done within the limitation of the Standard LEP, the limitations of the residential zone are not proposed to change. Should the land be developed in accordance with an active consent, then it would be appropriate to amend the CLEP to the surveyed residential boundaries once that development is completed. To change the zone before then would increase the quantum of residential zoned land on the lot without the certainty of the form of development and final boundary locations.</p> <p>The process for any planning proposal request is that the request is assessed on its individual merits. There is nothing in the LEP review planning proposal that prevents the Blairmount planning proposal request from being assessed or</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
	<p>40ha. The submission additionally notes that there is no directly comparable zone in CLEP 2015 to the 1d zone in CLEP2002 which has the objective to identify and protect land held in reserve for future urban use.</p>		<p>considered by Council officer or Council, including not only the zoning but also minimum lot size, height of buildings, scenic hills boundary and any other map as part of CLEP 2015.</p> <p>The proposed change to the minimum lot size from 100ha to 40ha for that part of the site currently in the 1d zone under CLEP 2002 would be more consistent with the current control and therefore is supported.</p> <p>The lack of consistency of the standard instrument with the 1d zone under CLEP2002 is noted, however the future urban use of the land is able to be considered as part of the submitted planning proposal request.</p>
19 Individual Submission	<p>The submission opposes the planning proposal for the following reasons:</p> <ul style="list-style-type: none"> - High rise development is creating a breeding ground for COVID-19. - Development removes trees and other natural components which in turn remove oxygen. - Bird populations are diminishing. - Glenfield is losing its semi-rural character. - Development is impacting on lifestyles of the Glenfield residents who have lived in the area for a long time. 	1	<p>The planning proposal does not seek to increase dwelling density.</p> <p>The planning proposal seeks to include biodiversity mapping for the whole LGA and a dedicated Scenic Hills Preservation area to protect environmental and scenic values.</p>

Submitter	Concern(s)	No. of submissions that raise the concern	Council Response
20 Individual submission	<p>The submission opposes the planning proposal for the following reasons:</p> <ul style="list-style-type: none"> - High rise development will impact on the semi-rural character of Glenfield. - Opposed to 3,000 houses being built at the Hurlstone School site. - Opposed to any development being undertaken at Seddon Park. 		<p>The planning proposal does not seek to increase dwelling density and does not propose any changes to Seddon Park.</p> <p>The planning proposal does not facilitate any additional development in Glenfield.</p>

A number of the submissions and enquiries fielded during the exhibition period related to the Glenfield area and the Glenfield to Macarthur Urban Renewal Corridor Strategy.

This proposal does not seek to implement the Glenfield precinct plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy. It simply seeks to transfer the current provisions for the deferred area at Glenfield currently under Campbelltown (Urban Area) Local Environmental Plan, 2002 to CLEP2015. In doing so, a maximum building height and a minimum lot size control are added to the land. These controls are not contained in the Campbelltown (Urban Area) Local Environmental Plan, 2002.

There is separate planning work underway for the implementation of the Glenfield to Macarthur Urban Renewal Corridor Strategy through separate planning proposals for Ingleburn and Minto. Affected land owners will be consulted on these as they progress through the process.

Government Agency Submissions

As part of the Gateway Determination Council Staff were required to consult the particular State Agencies. This section summarises the responses received from state agencies:

Rural Fire Service (NSWRFS)

The NSW RFS submission advises that no objection or concerns are raised with regards to the Proposal. The proposed amendments would not have any negative impact on bushfire prone land as noted in Section 4 Hazard and Risk in the Planning for Bushfire Protection document.

The proposed amendments are considered to be consistent with Section 9.1 Ministerial Directions with no changes to the Bushfire Prone mapping. This response was received prior to public exhibition as required in the Gateway determination.

- **Greater Sydney Commission (GSC)**

A submission was not received from the GSC in response to the public exhibition of the planning proposal.

However it is noted that the planning proposal is consistent with the Campbelltown Local Strategic Planning Statement (LSPS) which came into effect on 31 March, 2020. Council received a letter of support from the GSC to enable the Campbelltown LSPS to be made and published.

- **Camden Council**

The submission made by Camden Council raises no objections or concerns relating to the planning proposal.

- **Environment, Energy and Science (EES) Group within DPIE**

The submission from the EES Group of DPIE recommend the following amendments to the proposed Terrestrial Biodiversity map:

- The inclusion of native vegetation on Lot 1 DP 603675, (part) Lot 101 DP 842937 and Lot 102 DP 842937 noting that the vegetation on these lots comprise the Critically Endangered Ecological Communities Shale Sandstone Transition Forest; and
- Reduction of the thickness of the 'LGA Boundary' because it is obscuring some of the 'Biodiversity – 'significant vegetation' mapping.

The Terrestrial Biodiversity Map has been amended to include areas of native vegetation on Lot 1 603675, (part) Lot 101 DP 842937 and Lot 102 DP 842937 and the width of the LGA boundary on the map will be reduced. The omission of this native vegetation was likely to be the result on an editing error during the development of the map. The maps in the planning proposal at attachment 1 have been updated to reflect this change. A map comparing the exhibited map and the map now proposed in the planning proposal is shown in attachment 3 to this report.

The submission also recommended that Council undertake periodical reviews of the Terrestrial Biodiversity Map to ensure that it continues to be based on the best available information in relation to the requirements of Clause 7.20 Terrestrial Biodiversity subclause (4) (b) (iii) of the LEP that Council develop a local offset strategy to address impacts that do not exceed the Biodiversity Offset Scheme Thresholds.

The submission also recommended that Council consider developing mapping to identify areas of urban tree canopy that are providing climate, urban heat island and native species habitat.

Response

Council will continue to work towards finalising its Draft Local Offset Strategy and the Terrestrial Biodiversity Map will be periodically reviewed by Council to ensure that it is based on the most recent available information. Council Staff will also explore opportunities to include an urban canopy overlay and associated local provisions within Part 7 of the Campbelltown LEP as part of a future LEP amendment.

- **Sydney Water**

No submission has been received from Sydney Water.

- **Water NSW**

A submission was lodged to Council by Water NSW who advised of the following concerns regarding the planning proposal.

Concerns are raised in relation to the biodiversity mapping particularly areas within the Upper Canal Corridor. Water NSW requests the exclusion of the Upper Canal Corridor from the biodiversity mapping, as the Corridor provides critical water supply infrastructure and is primarily managed for water supply purposes. The mapping may raise community expectations that parts of the Corridor need to be managed for biodiversity conservation purposes rather than for water supply. Public access to the Woronora Special Areas and the Upper Canal Corridor is prohibited (except where the Upper Canal occurs within a tunnel).

Inclusion of the Woronora Special Area within the biodiversity mapping will assist the protection of water quality and maintenance of ecological integrity within the Special Area and in keeping with the 2015 Special Areas Strategic Plan of Management.

The submission also recommends that the LEP include the concept of safety in addition to the proposed provisions relating to health objectives. The submission also recommends the inclusion of such objectives in industrial zones as well as residential and business zones.

The submission supports the inclusion of the scenic hills map and recommends collaborating with Camden to have a map that extends into the Camden LGA.

It is noted that the submission also recommends the inclusion of stormwater management clauses and water related LEP aims.

Response

Any management works within the upper canal corridor can be undertaken in accordance with the authorities that Water NSW already have to do this work. The inclusion of this land on the terrestrial biodiversity map does not alter this authority.

The Terrestrial Biodiversity Map complies with DPIE mapping requirements. The planning proposal has been updated to provide additional information around the criteria used to identify areas of Biodiversity Significance identified on the Terrestrial Biodiversity Map.

- **South West Sydney Local Health District (SWSLHD)**

Council was not required to consult with SWSLHD as part of the public exhibition however a submission was made. The submission supports effort to include health objectives into residential and business zones under CLEP 2015. The submission recommends the inclusion of health objectives into Rural and Industrial zones which would provide further consistency with the Campbelltown LSPS. The following examples have been provided in the submission:

For Zones RU2 Rural Landscape, Zone RU5 Village, and Zone RU6 Transition

“To promote healthy living by ensuring that land is available for local production and consumption of fresh foods”

For Zones IN1 General Industrial, IN2 Light Industrial, RE1 Public Recreation and RE2 Private Recreation

“To maximise public transport patronage and encourage walking and cycling.”

Response

The inclusion of the health objectives is considered to be consistent and would further align CLEP 2015 with the Campbelltown LSPS. The objectives would also assist in working towards net-zero greenhouse gas emissions into the future.

- **Botanical Gardens and Centennial Parklands**

The submission requests the removal of the biodiversity layer from the land as the vegetation is a noxious weed identified as African Olive. The submission advises Council that the vegetation is currently being removed.

Response

The subject area of African Olive has been removed from the terrestrial biodiversity map in the planning proposal at attachment 1.

- **Transport for NSW**

Transport for NSW advised Council of the following concerns with regards to the LEP Review:

Lot 102 DP 1141484 is proposed to be zoned SP2 – Road under CLEP 2015. It is suggested that no reference be made to ‘road’ given the site is owned by RailCorp and currently comprises rail infrastructure including track segments. Lot 110 DP 1141484 is proposed to be zoned RE1 – Public Recreation and IN2 – Light Industrial. It is considered that zone RE1 is not appropriate for the western part of the site given that it holds rail infrastructure and is more appropriate that the whole site is zoned IN2.

Lot 1 DP 1006377 is proposed to be zoned RE1 – Public Recreation under CLEP 2015. It is considered zone RE1 is not appropriate for this site given that it holds rail infrastructure and is more suited to be zoned IN2, which would potentially adjoin IN2 zoned land at Lot 110 DP 1141484 if the previous above point is agreed to by Council (i.e. the entire Lot 110 DP 1141484 is zoned IN2).

TfNSW does not support the public transport Corridor which is shown from Rosemeadow to St Helens Park.

Response

The purpose of the planning proposal is to align existing zones with zoning under CLEP 2015. It would not be appropriate to provide an industrial zone for land identified as local open space under current controls. It is considered appropriate to amend the SP2 zoning and remove the term ‘road’ for Lot 102 DP 1141484 and this change has been incorporated into the planning proposal at attachment 1.

The transport corridor which is shown from Rosemeadow to St Helens Park is not a newly proposed corridor and has been in existence since IDO29. As the proposal seeks to repeal the current planning instrument it would be appropriate in this case to zone the land SP2.

Gateway Determination Conditions

The table below outlines the conditions that were required to be met as part of the Gateway Determination.

No.	Condition/Requirement	Response
1	<p>Prior to public exhibition, the planning proposal is to be amended as follows:</p> <p>(a) if the Glenfield Precinct is rezoned prior to the finalisation of this planning proposal then Amendment 1A is to be removed from the planning proposal;</p> <p>(b) update Amendment 1B of the planning proposal to include:</p> <p>i. further justification for the proposed SP2 Educational Establishment zoning including a comparison of the existing and proposed permissible uses on the sites; and</p> <p>ii. if there is a loss of development potential, Council is required to either rezone the land to a more equivalent zone or include the additional development types as an additional permitted use;</p> <p>(c) update Amendment 2 of the planning proposal to refer to the relevant biodiversity study or identify the biodiversity data used to map the terrestrial biodiversity;</p> <p>(d) update Amendment 3 of the planning proposal to clarify the exclusion of the remainder of Blairmount from the proposed Scenic Hills Preservation Area Map</p> <p>(e) update Amendment 4 of the planning proposal to include further information on what is desired and proposed to be included for the health objectives;</p> <p>(f) update Amendment 5B of the planning proposal to remove the savings and transition clause and insert</p>	<p>Amendments were made prior to the public exhibition as detailed below.</p> <p>Amendment 1(a) was not made as the Glenfield precinct was not rezoned.</p> <p>Justification has been provided regarding the SP2 Educational Establishment zone.</p> <p>The planning proposal was amended to include reference of biodiversity study undertaken by Bios.</p> <p>The planning proposal was updated to include further justification for the exclusion of the remainder of Blairmount from the Scenic Hills Preservation Area Map.</p> <p>Further information has been provided in the planning proposal to include the desired and proposed health objectives.</p> <p>The savings and transition clause was removed and a new sub clause was inserted to provide an exception to the</p>

	<p>a new subclause to provide an exception to the restriction in subclause 4.1C(3)</p> <p>(g) update Amendment 5D of the planning proposal to provide further justification for the nominated FSR for attached dwellings</p> <p>(h) include a note that the draft proposed clauses will be subject to legal drafting and may alter under this process</p> <p>(i) consult the NSW Rural Fire Service prior to public exhibition in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency</p> <p>(j) update the consistency of the planning proposal with the relevant section 9.1 Directions as outlined in this report</p>	<p>restriction in subclause 4.1C (3). This change is to enable CLEP 2015 to be amended to restore the planning rules that applied to the Ingleburn finger lots before CLEP 2015 in accordance with Council resolutions.</p> <p>Further justification was added to the proposal in regards to the FSR for attached dwellings.</p> <p>The requested note was added in regards to legal drafting.</p> <p>Consultation was undertaken with NSW RFS prior to exhibition.</p> <p>The sections of the planning proposal relating to section 9.1 directions were updated in the manner required.</p>
2	The revised planning proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to public exhibition.	The planning proposal was revised and forwarded to DPIE for review and approval to exhibit on 20 March 2020. Approval was received in writing on 24 March 2020.
3	<p>Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:</p> <p>(a) the planning proposal must be made publicly available for a minimum of 28 days; and</p> <p>(b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made</p>	<p>The planning proposal was made publically available on Council's website from 1 April to 6 May 2020 and was consistent with the notice requirements as identified in 'A guide to preparing local environmental plans'.</p> <p>Due to the recent events relating to COVID-19, an amendment to the EP&A Act, specifically the inclusion of Clauses 10.7 and 10.8, allowed Councils to satisfy the requirements for public exhibition by having the documentation</p>

	publicly available along with planning proposals as identified in section 6.5.2 of A guide to preparing local environmental plans (Department of Planning, Industry and Environment, 2018).	for the LEP Review on Council's website. Notwithstanding this, there was an advertisement placed in the Campbelltown-Macarthur Advertiser on 1 April 2020 in regards to the planning proposal.
4	Council is to inform all landowners affected by the deferred matter amendments in writing about the exhibition of the proposal, outlining the effect of the proposed changes.	All landowners affected by the deferred matter amendments were notified in writing of the planning proposal. Letters outlined the current status and proposed amendments as they are proposed to apply to their land.
5	<p>Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:</p> <ul style="list-style-type: none"> • Greater Sydney Commission; • Camden Council; • Environment, Energy and Science Group within the Department of Planning, Industry and Environment; and • Sydney Water <p>Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.</p>	Letters were sent to public authorities/agencies outlined in the table. Agencies were notified and given a minimum of 21 days to respond to the planning proposal.
6	A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	N/A
7	Given the nature of the planning proposal, Council is not authorised to exercise delegation to make this plan.	Noted. Subject to the decision of Council at this meeting, the planning proposal will be forwarded to DPIE for making.
8	Council is required to submit the planning proposal to the Department for finalisation prior to 1 July 2020.	Noted. If Council is supportive of this proposal with the amendments proposed, or with other amendments made by Councillors, the planning proposal and associated attachments is able to be submitted by this deadline.

Other Changes to the Planning Proposal

Since the terrestrial biodiversity map was initially prepared and placed on public exhibition Council has received additional information for one site. As part of a development application for the subdivision of Lot 7304 DP 1018242 and Lot 8178 DP 881519 at Kellerman Drive, St Helens Park a Species Impact Statement was provided that included more detailed and ground truthed vegetation mapping for the site. This resulted in additional native vegetation being mapped for the site and this has been added to the terrestrial biodiversity map in the planning proposal at attachment 1 to this report.

Further refinements were also made in Gilead to add previously omitted vegetation.

Next Steps and Timeframe

The next step in the process is to forward the planning proposal and attachments to the Minister for Planning and Public Spaces and request the finalisation of the planning proposal and the making of the amendment in accordance with the Gateway Determination. The deadline for this step in the Gateway Determination is prior to 1 July, 2020 (that is, by 30 June, 2020).

Conclusion

A total of 29 submissions were made during the public exhibition of the planning proposal to amend the CLEP 2015 and expand its area of application and repeal the current environmental planning instruments applying to certain parts of the Local Government Area. The submissions received have raised issues relating to density, permissibility and heritage as well as issues related to the application of the planning proposal to particular sites. These matters have been discussed in the body of this report and some minor amendments to the planning proposal have been made in response to these submissions. These changes have been incorporated into attachment 1 to this report. In summary, these amendments include the following:

- Minor adjustments to the location of the B4 zone on land owned by Landcom (Macarthur Gardens North)
- Minor amendments to the proposed terrestrial biodiversity layer have been made including adding vegetation to the map (on the eastern side of Appin Road) in response to issues raised in the submissions and updating the vegetation mapping within Gilead stage 2 and for land at Kellerman Drive, St Helens Park in response to further assessment on these lands as a result of ground-truthed vegetation mapping becoming available
- Remove the term 'road' from the SP2 zone for Lot 102 DP 1141484
- Adjust the minimum lot size map for land currently in the 1d zone under CLEP2002 at Blairmount from 100ha to 40ha.

It is noted that there were three submissions in regards to land in Blaxland Road, Campbelltown. Despite their proximity to each other, three different zones were sought, being the B4 mixed use, B5 business development and IN1 General Industrial zones. The future land use along this section of Blaxland Road needs to be consistent with the Reimagining Campbelltown Master Plan, currently on exhibition, and the outcomes of the review of employment lands which is currently being prepared. The transition of these lands to an IN2 zone under CLEP 2015 does not prevent the current operations continuing on the site while the important strategic work is completed, considered and adopted.

The submissions included other requests to make changes to the CLEP 2015 that were not related to the planning proposal at hand. The pursuit of these requests should be made through separate independent planning proposal requests.

It is recommended that Council forward the amended planning proposal and its attachments located at attachment 1 to this report to the Minister for Planning and Public Spaces and request that the planning proposal be made.

Attachments

1. Final Planning Proposal LEP Review (due to Size) (distributed under separate cover)
2. LEP Review - Gateway determination 24-2-2020 (distributed under separate cover)
3. Amended Maps (distributed under separate cover)
4. Public Exhibition Documents (available electronically)

8.3 Kellicar Road Planning Proposal

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

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

Officer's Recommendation

1. That Council support the planning proposal at attachment 1 to this report and forward the planning proposal to the Department of Planning, Industry and Environment and request a Gateway Determination.
2. That Council request delegation from the Department of Planning, Industry and Environment to allow Council to finalise the planning proposal.
3. That Council request the following be required as conditions of any Gateway Determination:
 - a. A detailed traffic study that identifies short, medium and long term traffic solutions for the precinct
 - b. A flood study considering the impacts of flooding from Birunji Creek
 - c. A comprehensive public domain plan
 - d. An evidence based site sustainability and resilience strategy
 - e. A site specific Development Control Plan
 - f. A study/strategy/plan that details how affordable housing will be provided within the future development of this site
4. That Council advise all land owners within the subject site of its decision.

Executive Summary

- This report considers a Planning Proposal Request (PPR) over lands addressed to both Bugden Place and Tindall Street, Campbelltown. The subject lands are bounded by Menangle Road, Narellan Road, Gilchrist Drive and Kellicar Road.
- The PPR seeks to increase the maximum height of buildings for this site to enable including 3 buildings x 25 levels, 2 x 23 levels, 1 x 22 level and 1 x 17 level building, with all other buildings at 10 storeys or less. The PPR also seeks to apply a maximum floor space ratio of 3.5:1 to the site.
- The site is within the area covered by the Macarthur Precinct Plan in the NSW Government's Glenfield to Macarthur Urban Renewal Corridor Strategy (Corridor Strategy). The proposal is considered generally consistent with the precinct plan.
- The site is also within the area covered by Council's draft Reimagining Campbelltown Master Plan (RCMP) which is currently on public exhibition. The progress of the subject planning proposal has been on hold while Council prepared the RCMP. A review of the final draft of the RCMP found that the proposal was generally in alignment with the principals (pillars) detailed in RCMP. The heights proposed by the planning proposal introduce both challenges and support to the commitments made in the RCMP when having regard specifically to the principles of 'City in a Valley' and 'City & Bush'. This report includes a detailed discussion on the alignment, or otherwise, between the RCMP and the Proposal.
- On balance, the PPR is considered to have strategic merit and therefore a Planning Proposal has been prepared and is Attachment 1 to this report.
- There are matters that need further investigation in regards to this proposal, the most important of which is traffic. Traffic is able to be addressed post gateway, but prior to public exhibition, in a detailed traffic study considering short, medium and long term implications of the proposal. Further details also need to be provided in regard to the development of the site including a detailed public domain plan and site specific development control plan. It is recommended that the planning proposal not be placed on exhibition until these have been prepared and are suitable for exhibition concurrently with the planning proposal.
- After consideration of the PPR, the RCMP and the context of the site within the valley it is proposed to apply a maximum height of 80m to the whole site but further control its future development by a site specific clause to limit the number of towers, limit the floor plate size of these towers to 700sqm, require a minimum tower separation of 24m, require variation in the vertical height plane, set a maximum podium height of 3 storeys, set a 10m setback for towers, set a minimum FSR for employment uses and ensure the provision of open space in the manner detailed in the planning proposal. These controls are considered to assist in achieving a more considered, sensitive and a lighter weight urban design response, and provide for a reduced visual impact than that which might be developed under the current planning controls that apply to the site.
- The proposed FSR would be further examined after Gateway Determination and prior to public exhibition to ensure that it correlates with the proposed heights across the site.

- Subject to the above requirements, it is recommended that Council forward the planning proposal at attachment 1 to this report to the Department of Planning, Industry and Environment and request a Gateway Determination.

Purpose

To inform Council of a Planning Proposal Request for land at Nos. 1, 2, 3 and 6 Bugden Place; and 4 Tindall Street, Campbelltown, which is collectively identified as the Kellicar Precinct, provide an assessment of that proposal and inform Councillors of the advice of the Campbelltown Local Planning Panel in this regard.

Property Description	1 Bugden Place, Campbelltown (Lot 1, DP 882496) 2 Bugden Place, Campbelltown (Lot 1, DP 747811) 3 Bugden Place, Campbelltown (Lot 2614, DP 262484) 6 Bugden Place, Campbelltown (Lot 22, DP 862080) 4 Tindall Street (Lot 2341, DP 830786)
Application No	2267/2018/PP
Applicant	Memphis Strategic
Owners	Dumarchand Holdings & Dankur Pty Ltd; Sen Khun Two Pty; Fort Street Pty Ltd, Morad Group Pty Ltd and NSW Department of Health
Date Received	8 June 2018

History

- On 8 June 2018 Council received a Planning Proposal Request (PPR) from Memphis Strategic which sought an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) - Height of Buildings Map to increase the permissible building height for the subject sites from 32m to 84m, 90m and 112m (approx. 35 storeys) over various parts of the site. The original PPR suggested building heights up to 35 floors and a floor space ratio (FSR) of 4:1, which included 260,000sqm of GFA distributed across the precinct.
- The applicant briefed the Councillors on the PPR on 17 July 2018. Following feedback from the Councillors, and as a result of ongoing discussions between Council and the proponent, the proponent revised its PPR and resubmitted it in June, 2019. Progress of the consideration of the PPR was adjusted pending the substantial completion of Stage 2 of the Reimagining Campbelltown masterplan (RCMP) which would better inform Council's future strategic decisions for this precinct. The RCMP is currently on public exhibition for a period of 90 days.
- The proponent's revised PPR seeks to increase the permissible building height for the subject sites from the current maximum height of 32m to enable the construction of 3 buildings x 25 levels, 2 x 23 levels, 1 x 22 level and 1 x 17 level building over various parts of the site. The PPR includes a proposed maximum building height of 80m and a floor space ratio (FSR) of 3.5:1, which includes 224,000sqm of GFA distributed across the precinct.

- In February 2020, the applicant met with council staff and was briefed on the anticipated outcome and directions of the RCMP. This was to assist the progression of the PPR in an attempt to ensure alignment of the Proposal with the RCMP.
- The revised PPR was presented to the Councillors on 25 February 2020 and is located at attachment 2 to this report.

Report

The Site – Kellicar Precinct

The Kellicar Precinct consists of Nos. 1, 2, 3 and 6 Bugden Place; and No. 4 Tindall Street, Campbelltown, and has a total area of approximately 64,000sqm, which excludes land along Menangle Road that is currently zoned SP2 (Infrastructure) as a road widening reservation.

The site gradually falls from east to west. The Kellicar Precinct is irregular in shape and currently accommodates several street trees as well as denser vegetation coverage located along its eastern (Narellan Road) boundary.

The combined sites are part of an existing retail precinct which is bounded by:

- Narellan Road (East)
- Gilchrist Drive (West)
- Menangle Road (North)
- Kellicar Road (South)

The State Government owned land presently occupied by a women's health care facility known as the WILMA Centre forms part of this Proposal.

These combined sites also contain a Bunnings Warehouse, Discount Party Warehouse, Fit HQ, Hogs Breath Café, a disused RMS building and the Market-Fair Shopping Centre.

The site has respective 460m and 360m frontages along Kellicar Road and Narellan Roads in addition to being serviced by Tindall Street and Bugden Place which are both existing public roads that run north-south, connecting Menangle Road to Kellicar Road.

The site is approximately 300m from Macarthur Station and 1.3km from Campbelltown Station.

The site has a slight fall from west (Bunnings) to east (Market-Fair) and is generally constraint free with the exception of the part of the site that is located above Birunji Creek, and is flood affected.

Existing Zoning and Building Height

The site is currently zoned B4 Mixed Use under Campbelltown Local Environmental Plan 2015 (CLEP 2015) and has a maximum building height of 32m (approximately 10 storeys) with no current FSR restrictions.

Purpose and details of the Revised Planning Proposal Request

Ongoing discussions with the proponent regarding key elements of the PPR including its scale, proposed building heights and open space provisions resulted in the submission of a revised PPR in June 2019.

The revised PPR reduced the overall height of all proposed buildings, in addition to the scale of the project, in order to incorporate more substantial open space areas on site.

Originally, the Proposal incorporated:

- 260,000sqm of GFA distributed across the precinct, with an FSR of 4:1
- Seven out of the 27 proposed buildings on site exceeded 25 storeys (i.e. two x 35 levels, two x 28 levels and three x 26 levels) while the remaining 20 were less than 10m in height

In June 2019, the PPR was scaled back to provide:

- a total GFA of 224,000sqm, with an FSR of 3.5:1
- a total of 27 buildings on site which range in height up to a maximum of 25 levels – with three buildings x 25 levels, two x 23 levels, one x 22 levels, one x 17 levels, 10 x 10 levels, one x 8 levels, eight x six levels and one x five level building
- a central park of approximately 5,000sqm, an enlarged civic plaza and central pedestrian spine proposes that a minimum 30 percent of the entire site will now be used as open space and/or public domain

The PPR submitted by the proponent is shown as attachment 2 to this report. The framework of a relevant DCP has been included within the PPR. It addresses public and communal open space, street setbacks, sustainability and other measures but requires further refinement before being in a suitable form that could be publicly exhibited. The draft Development Control Plan needs to be reported to Council's Design Excellence Panel before being submitted to Council for endorsement for public exhibition.

A maximum FSR of 3.5:1 has also been requested for this site, noting that CLEP 2015 does not currently specify FSR controls for these sites.

The proposed scheme has been arranged to share building floorspace between four individual sites/allotments, with land owned by the Morad Group and NSW Health being consolidated into a single site (i.e. Site 3). This arrangement allows for specific sites within the precinct to be developed individually or as a single staged project.

Under the suggested scheme, buildings are purported to have been arranged in accordance with the solar access and the building separation provisions specified in State Environmental Planning Policy No. 65 (SEPP 65) – Design Quality of Residential Apartment Development, and the associated Apartment Design Guide (ADG). Further, the highest proposed buildings have been positioned toward the Macarthur Railway Station end of the site.

The PPR advocates that the subject site is suitable to accommodate higher buildings primarily due to its unconstrained nature and strategic location between Campbelltown and Macarthur.

The PPR's proponent suggests that the height of buildings proposed in the Kellicar Precinct should be consistent with other building heights recently approved by Council on the Campbelltown RSL Club site and reflect the intended future appearance of constructed development in close proximity to Macarthur Station.

Assessment of the Planning Proposal Request

Strategic Context – Relationship to State and Local Planning Policies

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released A Plan for Growing Sydney which outlined actions to achieve the Government's vision for Sydney which is a strong global city and a great place to live.

A Plan for Growing Sydney sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport community facilities and services.

The PPR is considered to be consistent with the actions and objectives of 'A Plan for Growing Sydney' as the Proposal will facilitate high density mixed use and residential development within the Campbelltown CBD.

Greater Sydney Region Plan 2018

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

Four key components have been identified within the document:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

The most relevant aspects of the vision statements to this PPR relate to liveability and productivity. Increasing the residential densities and employment opportunities as proposed would provide a platform for future residents to live closer to jobs and to be located within a walking distance from public transport and services.

Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as being located within the Western City District Plan. The District Plan provides guidance in relation to job creation, housing supply and sustainability. The following objectives and planning priorities are relevant:

- Planning Priority W3 - The Planning Proposal supports integrated land uses to provide services that meets the needs of the communities.

- Planning Priority W6 - The Planning Proposal supports the creation of great local places with a mix of land uses and provision of well-designed open space.
- Planning Priority W11 - The Planning Proposal supports investment and business activity in local centres and the creation of local jobs.

The Proposal is considered to be consistent with the objectives and planning priorities for the Western City District Plan.

Campbelltown Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March, 2020. All planning proposals are now required to demonstrate consistency with the LSPS. Of particular relevance to this Proposal are the following actions identified in the LSPS:

1.24 – Work in partnership with Government to enable urban growth supported by infrastructure with a focus on connectivity through sustainable land use integrated with transport planning, and transit-orientated development.

2.5 – Contain urban development to existing urban areas and within identified growth and urban investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area.

2.8 – Work with the NSW Government to refine and implement Greater Macarthur 2040 to achieve required growth and respect local needs and priorities, and the environmental context.

2.9 – Work with the NSW Government to facilitate the strategic rezoning of land and the provision of associated infrastructure for identified urban growth and renewal areas, including identification of appropriate staging and alignment of infrastructure provision with anticipated growth

2.12 – Promote housing diversity through local planning controls and initiatives.

2.14 – Prepare master plans for the town centres identified within the Glenfield to Macarthur Urban Renewal Corridor that incorporate opportunities for in-centre living.

2.15 – Ensure that sufficient, quality and accessible open space is provided for new urban areas.

2.16 – Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas.

2.17 – Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments.

3.7 – Manage development outcomes having appropriate regard to environmental and heritage considerations.

6.17 – Design and upgrade parks and open space for a diverse and growing population.

6.19 – Continue to promote and work with Government and other key stakeholders to achieve the conservation of open space for community and recreational use.

6.25 – Work towards residents being a maximum of 400m from quality open space.

7.11 – Identify appropriate building heights through design requirements to ensure that solar access is not restricted in open space areas adjoining multi-storey developments.

10.15 – Continue to recognise and plan for a range of retail uses within centres, and enable appropriate retail growth in centres that have the capacity and demand to accommodate additional retail growth.

The proposal has been assessed against all the relevant state and local planning policies, and is not considered to work adversely to the stated objectives of any of these strategies.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The Corridor Strategy was released by the State Government for the purposes of revitalisation of existing urban centres through good design, providing jobs, open space and improved movement networks. The subject site is within the Macarthur precinct which is one of the identified precincts for revitalisation and future rezoning as part of the Corridor Strategy.

The Macarthur Precinct Plan identified this site as “mixed use retail and residential” and describes this area in the following way:

“This area could accommodate a mix of retail and residential uses that would complement the character of the local area and would be carefully designed to integrate into the surrounding landscape. Buildings would have ground floor retail that would provide local services for residents and commuters, with apartments ranging from 7+ storeys in height. Detailed planning would be required to identify appropriate height and built form outcomes for development in this area”.

More detailed planning work has been undertaken through the Reimagining Campbelltown project and preparation of RCMP which is currently on public exhibition. The proposed uses described in this PPR are considered not inconsistent with the draft Reimagining Campbelltown Master Plan (RCMP) and provide the opportunity for not only retail uses but also other medical and educational uses permissible in the B4 mixed use zone that already applies to the site. The draft RCMP provides an assessment basis for the evaluation of the proposed heights which under the Corridor Strategy have no specified upper limit. The issues of height and urban design are discussed later in this report.

Section 9.1 (formerly Section 117) of the EP&A Act allows the Minister for Planning to provide direction to Council in relation to the preparation of draft local environmental plans.

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

- Direction 1.1 Business and Industrial Zones
- Direction 3.4 Integrated Land Use and Transport
- Direction 4.3 Flood Prone Land
- Direction 5.10 Implementation of Regional Plans
- Direction 6.2 Reserving Land for Public Purposes
- Direction 7.1 Implementation of a ‘A Plan for Growing Sydney’
- Direction 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor

The planning proposal at attachment 1 to this report provides more detail on the assessment of the proposal against these directions. The planning proposal is considered to be generally consistent with the relevant Section 9.1 Directions (or considered justifiably inconsistent).

Consideration of State Environmental Planning Policies (SEPPs)

The following SEPPs are applicable and their effect on the future development of the site is explained in the planning proposal at attachment 1 to this report.

- SEPP 55 - Remediation of Land
- SEPP (Infrastructure) 2007

Consideration of the Campbelltown Local Environmental Plan 2015

The Proposal seeks to amend the CLEP 2015 by increasing the maximum height of buildings applying to the land and apply a maximum floor space ratio to the site. Other existing clauses in the CLEP 2015 will apply to future development. In particular clause 7.13 which requires design excellence will apply to the assessment of any future development applications.

Campbelltown Community Strategic Plan 2027

The Campbelltown Community Strategic Plan 2027 is a document which will guide the Local Government Area over the next 10 years through a series of goals and strategies including, but not limited to housing choice, strengthening the local economy and promoting the use of public spaces.

The proposed increase in residential densities would provide the opportunity for a revitalised commercial and retail area which will support the growth of a strong local economy.

Strategy No 4.6 of the Community Strategic Plan (Plan and invest in the revitalisation of Campbelltown-Macarthur Town Centre, Ingleburn and other town centres) is identified as one of the main actions needed to achieve a successful city. The PPR is considered to be consistent with this strategy as the concept development presented and increased building heights would encourage investment in Campbelltown-Macarthur which would lead to its further revitalisation.

Advice of Campbelltown Local Planning Panel

The PPR was considered by the Campbelltown Local Planning Panel at its meeting on 25 March, 2020. The table below identifies their advice in the column on the left and provides a response in the column on the right.

Panel's advice	Response
Without the benefit of considering the Reimagining Campbelltown CBD master plan and any recommended hierarchy of centres within that plan, the Panel, at this time, does not have sufficient information to form a view on the strategic and site specific merit of the proposal.	Councillors have seen and considered the draft RCMP and are in a position to form a view on whether or not the proposal has strategic and site specific merit.
The panel recommends that the Council considers the Planning Proposal following the adoption of the Reimagining	The RCMP is on public exhibition, but not yet adopted. The assessment of a planning proposal has many steps. The PPR is

Campbelltown CBD master plan, noting that its exhibition is imminent.	considered to be generally consistent with the RCMP on public exhibition. Further consideration of the proposal will occur post exhibition of RCMP as further reports will be required for Council consideration prior to the exhibition of a site specific Development Control Plan and post its concurrent public exhibition of the planning proposal. In other words the planning proposal will again be considered by Council after the completion of public exhibition at which time Council will be able to consider the proposal in the light of the adopted RCMP and having regard to any submissions received from members of the public.
The panel recognises the strategic importance of the site.	Noted.
The panel acknowledges the Council's and State Government's aspirations for the locality as expressed in the Western City District Plan, the Glenfield to Macarthur Urban Renewal Corridor Strategy and Reimagining Campbelltown Phase 1. The panel notes the Council officer's advice of the need for further investigation into a wide range of matters. In the event that the Council resolves to support the Planning Proposal proceeding to a Gateway determination the Panel suggests to the Council that considerably more investigation is required.	Noted. It is agreed that further investigation of a number of matters is required should a positive gateway determination be received.
If the proposal does proceed to a Gateway Determination, the panel recommends that the Council give consideration to appropriate mechanisms to deliver affordable housing across the site.	Noted. This has been incorporated into the recommendation.
The panel does not have sufficient information to form a view on the site and strategic merit of the proposal and notes that this needs to be included in a report to Council before a decision is made on the proposal.	This report considers the merits of the proposal.

Reimagining Campbelltown CBD

Reimagining Campbelltown CBD sets the community's vision for the future of the Campbelltown, Macarthur and Leumeah centres. It aims to create a Metropolitan CBD, a leading centre of health services, medical research and med-tech activity. The city would be designed for ambition, innovation and opportunity.

Reimagining Campbelltown CBD sets out six pillars/principles for growing the Campbelltown/Macarthur CBD, as follows:

1. No Grey to be seen
2. City and Bush
3. Connected Places and Community
4. Confident and Self Driven
5. Centre of Opportunity
6. The Good Life

The Reimagining Campbelltown (Phase 2) master plan (RCMP) is currently on public exhibition. The masterplan establishes a framework to ensure smooth strategic planning and deliver on its Vision. The masterplan does not detail proposed building heights but rather provides an assessment framework against which each Planning Proposal Request is able to be assessed.

The planning proposal is considered generally consistent with the main directions of RCMP and supports the pillars in various ways. A detailed analysis of the PPR against the commitments made in the RCMP is included in the table below.

Commitments	Key Outcomes	Assessment of Planning Proposal
Pillar 1 – Confident and Self Driven		
1.1 Seek and act upon opportunities	<ul style="list-style-type: none"> • Innovative attitude • Seeks and acts on opportunities • Align opportunities with strategic directions 	The proposal is consistent with this commitment.
1.2 Smart City approach	<ul style="list-style-type: none"> • Data as a community asset • Better monitoring and reporting the delivery of Master Plan • Improved insights and better decisions • Evidence driven advocacy 	The future development of the site is able to be accomplished in a manner that is consistent with this commitment and contributes to the gathering of evidence and the achievement of the identified indicators.
1.3 Collaborating for change	<ul style="list-style-type: none"> • Valuing our diversity • Partnering with industry • Collaboration with agencies • Partnering with State and Federal Government 	The site is of a scale that is able to contribute to the diversity of the city but is also able to do that in a manner that complements the role of the Macarthur precinct under RCMP. The progression of this proposal is an opportunity to partner and collaborate with state agencies particularly in regards to road infrastructure. This can be investigated in further detail should a positive gateway determination be received.
1.4 Reduce shocks and stresses	<ul style="list-style-type: none"> • We integrate resilience into planning and design • We plan for disruptions • We invest in resilience • We connect for strength 	The future development of the site is able to be done in a manner consistent with this commitment. These matters can be suitably addressed in the site specific development control plan and future development applications.

Pillar 2 – Connected Place		
2.1 Streets for people	<ul style="list-style-type: none"> • Vibrant high street • Healthy local streets • City boulevards • Intuitive wayfinding • East-west rail connections 	The future development of the site is capable of being undertaken in a manner consistent with this commitment, however additional details of how this will occur need to be incorporated into a site specific development control plan. In particular the site specific development control plan will need to address how these issues should be managed during a staged development of the site. The future development of this site does need to occur within the confines of the B4 mixed use zone so that it does not attract the types of uses that should be directed to the B3 commercial core zone along Queen Street where they would contribute to the creation of a vibrant high street. This proposal does not seek to rezone the land.
2.2 connectivity servicing	Optimise and <ul style="list-style-type: none"> • Seamless connections between the three centres • Efficient freight/loading and servicing • Effective city centre parking management • Future-proof for emerging technologies • Flexible event mode • Convenient bus layover 	These issues have not yet been fully addressed. It is recommended that a detailed traffic study, and any other studies required to address these issues, be provided post gateway determination but prior to the exhibition of the planning proposal. The site is well placed to facilitate a seamless connection between Campbelltown and Macarthur due to its position between Kellicar Road and Menangle Road and it is recommended that details of how the future development of the site will facilitate and interact with this connection need to be detailed as controls for development within a site specific development control plan (DCP). An effective parking arrangement will also need to be detailed within the site specific DCP.
2.3 connections Macarthur	Enhance to <ul style="list-style-type: none"> • Expanded city-shaping network • Connected personal mobility network • On demand services for equitable and convenient access 	These issues have not yet been fully addressed. It is recommended that a detailed traffic study, and any other studies required to address these issues, be provided post gateway determination but prior to the exhibition of the planning proposal. The site is well placed to facilitate and contribute to enhanced connections to Macarthur.
2.4 Connect to greater Sydney	<ul style="list-style-type: none"> • Efficient connections to Greater Sydney • Connecting the city centre to the regions • Inviting transport gateways 	The site is well placed to benefit from enhanced connections. The proposal is able to contribute to overall connectivity between Campbelltown and Macarthur including access to Macarthur railway station providing the opportunity for efficient connections to Greater Sydney.

Pillar 3 – Centre of Opportunity		
3.1 Cluster business	<ul style="list-style-type: none"> • Core CBD • World class health, knowledge and innovation precinct • Sports and entertainment precinct • Cultural precinct • Tech and city servicing innovation precinct 	The proposal is well placed to assist the delivery of this commitment particularly in regards to creating a world class health, knowledge and innovation precinct. This will be facilitated through the sites B4 mixed use zone.
3.2 Intensify land use	<ul style="list-style-type: none"> • High intensity core CBD • Intensive innovative Macarthur • High intensity health • A transition from low to medium intensity 	This proposal would enable the intensification of an innovative Macarthur and high intensity health precinct by encouraging a greater density of development in a setting attractive to this type of industry due to its location between the WSU and the Campbelltown Hospital and due to its high quality network of open space.
3.3 Increase local jobs	<ul style="list-style-type: none"> • Increased number of jobs • High amenity • Attractive business environment • Entrepreneurial ecosystem 	The proposal is well placed to assist the delivery of this commitment by providing significant additional floor space for employment uses in a location with high amenity through the construction of a network of high quality open spaces on the site. This high quality public domain will help attract jobs to this location which is well located to the health and education precinct. Combined, quality public domain and location will assist in the attraction of employers/businesses which offer high value health and education jobs.
3.4 Upskill local residents	<ul style="list-style-type: none"> • Extensive education offer • Build on existing sector strengths • Pathways for learning 	The proposal will provide additional floor space which, being within the B4 mixed use zone, is available for use for education purposes.
Pillar 4 – No Green be seen		
4.1 Connected green grid	<ul style="list-style-type: none"> • Active and healthy people places for urban liveability • An accessible and connected network of green • Growing our native urban forest • Green and blue not grey infrastructure 	The proposed public domain and open space areas account for 31% of the site area. The connection of the green network and the extent of any opportunities to grow a native urban forest need to be further considered as part of a more detailed public domain plan and the site specific development control plan.
4.2 Enhanced and resilient blue grid	<ul style="list-style-type: none"> • Attractive, healthy and accessible waterways • Bow Bowing • Resilient water management • A water smart city centre community 	The future development of the site is able to reasonably cater for resilient water management and provide a water smart environment. The measures to be incorporated into the development in this regard need to be detailed in the controls to be included in the site specific DCP.

4.3 Low resource, low carbon, low waste	<ul style="list-style-type: none"> • Improve resources recovery • Low energy and carbon technologies are embedded throughout the city • Use water efficiently 	The future development of the site is able to reasonably cater for the achievement of these commitments. The further explanation of the controls to be applied to the future development of this site needs to be detailed in the draft site specific development control plan.
4.4 Reduce urban heat	<ul style="list-style-type: none"> • A city centre that works with water • Materials that cool • Shading and protection 	Measures are able to be incorporated to reduce urban heat. The further explanation of the controls to be applied to the future development of this site needs to be detailed in the draft site specific development control plan. The controls will need to detail matters including landscaping and solar access requirements, how water will be used to cool spaces, how shade will be provided to pedestrian walkways and material choices for external paved surfaces.
Pillar 5 – City and Bush		
5.1 Multi-use open space	<ul style="list-style-type: none"> • Gathering, events and celebration • Cultural education and learning • Passive recreation and community life • Discovery and adventure play • Active and programmed recreation • Different times and seasons 	The proposal provides for an appropriate amount of multi-use open space relative to the scale of the proposed development with the total area of public domain and open space provided being 31% of the site. The site specific development control plan will need to detail how this space and also explain how the space it to be provided if the development is staged.
5.2 Active urban spaces	<ul style="list-style-type: none"> • The cultural precinct as a site for creativity • Great civic spaces • Small scale spaces • Fine grain connections 	The proposal is able to achieve this commitment, through its combination of open spaces and ability to provide fine grain connections through the site. However further detail is required in the public domain plan and controls will need to be included in the site specific DCP.
5.3 A city in a valley	<ul style="list-style-type: none"> • A city skyline framed in green • Memorable green arrivals • A city centre infused in green • Place-responsive buildings and spaces to navigate the city centre 	A detailed discussion of heights and visual impacts is provided below this table. The proposal, on balance, is considered a reasonable approach to achieving this commitment. However it is recommended that a site specific clause be included to limit the height of the podium to 3 storeys, limit the total number of towers, require a separation between towers of at least 24m and to require a minimum street setback above the podium of 10m to be consistent with this commitment. Further, it is recommended that this clause also set a maximum floor plate for towers of 700sqm to ensure that a slim tower design is achieved for future developments. Further, the generous provision of 31% of the site as open space and public domain provides opportunity for the site to be infused in green.

5.4 Campus city	<ul style="list-style-type: none"> • Dense urban core • Hillside campus • Valley campus • Tech and city servicing • Buildings in landscape 	The proposal represents an urban design outcome that will be more consistent with this commitment than development that could occur under the current planning controls applying to the site. The controls proposed in this report to limit the floorplate of towers to 700sqm and limit the podium height to 3 storeys are required to ensure that the buildings sit in the landscape, allow views through the site and ensure that podiums are within the scale of landscaping that can be provided within the open space on the site.
5.5 Design excellence	<ul style="list-style-type: none"> • Design excellence framework • Contextual responses • Cultural values embedded in design • Functional and adaptive • Innovative and inspiring 	The future development of the site, and any proposed controls for a site specific development control plan will be considered by Council's Design Excellence Panel and will also need to comply with Clause 7.13 of the Campbelltown Local Environmental Plan, 2015. Further controls are also recommended as detailed in response to commitment 5.3.
Pillar 6 – The Good Life		
6.1 A city you can call home	<ul style="list-style-type: none"> • Three distinct neighbourhoods • Density done well • A city for everyone 	The future development of this proposal would be consistent with this commitment as it will provide an example of density done well. The future development has the potential to be part of a city for everyone, however further work is required to identify how affordable housing will be provided on site as recommended by the Local Planning Panel.
6.2 Regional facilities which are the pride of the Macarthur	<ul style="list-style-type: none"> • A bustling City Centre community hub • Leumeah Live • An upsized arts centre • Future proofed facilities 	The proposal does not directly provide the facilities listed. The proposal is able to be future proofed and built in a way that is able to be adapted to other land uses over time. Additionally the site itself if of sufficient scale that land uses of a regional scale, including health and education uses, would be able to be established on the site.
6.3 A city of energy and enchantment	<ul style="list-style-type: none"> • City of playfulness • Activity spine • Concentrated creative energy 	The future development of this site is able to be done in a manner that is consistent with this commitment. The combination of open spaces will provide opportunities for playfulness for all ages.
6.4 Telling our stories old and new	<ul style="list-style-type: none"> • Aboriginal cultural connections • Heritage at the heart of the city • Our stories told in new ways • Spaces to gather 	While the site does not include any heritage items, there are opportunities for spaces to gather within the open space provided across the site. These spaces also provide opportunities to include public art and site features that tell a range of stories suitable for each particular element of the development. The way these matters are incorporated into the future development of the site needs to be further detailed in the site specific development control plan and public domain plan.

Important Issues concerning the Planning Proposal Request:**Height and Urban Design**

This planning proposal seeks to increase the maximum height of buildings permissible on the subject land above the current maximum height of 32m. As discussed above the strategic context is that the Corridor Strategy promotes heights of seven plus storeys with no prescribed maximum height identified.

Currently the maximum height permissible within the Campbelltown CBD Central Core is 45m (approx. 14-15 storeys) on a group of sites bounded by Hurley Street, Railway Street, Short Street, Coogan Lane and Dumaresq Street with the remainder of the Campbelltown CBD (majority) limited to 32m (approx. 10 storeys).

The success of the CBD's Central Core area to provide higher order civic, cultural, employment, residential and retail opportunities is dependent on the concentration of development in close proximity to railway stations and other existing retail, government and service industry land uses. Therefore, care needs to be taken to ensure that any development further from the traditional centre of the CBD does not act in an adverse way against these goals.

The heights proposed under the PPR lodged by the proponent for the Kellicar Precinct are similar to those which were supported by Council on 14 August, 2018 in its consideration of the draft Planning Proposal for the Campbelltown RSL site in Queen Street, Campbelltown. The draft Planning Proposal for the RSL site seeks a maximum permissible building height of 85m on the rear of the site and 45m towards Queen Street. The Campbelltown RSL Planning Proposal has since received a positive gateway determination generally as lodged.

Having regard to the above, and when considering the relevant pillars of the RCMP, the heights proposed within the proponent's proposal for the Kellicar Precinct may act to dominate the future building heights within the CBD core which includes the RSL. Even though the subject planning proposal will arguably provide the opportunity for much needed additional housing and employment opportunities between the centres of Macarthur and Campbelltown, it also has the potential to compete with the areas targeted for the highest and densest level of development in the RCMP. This aspect needs to be carefully considered as the city moves forward under RCMP.

Notably, Council has also considered and supported a planning proposal to increase building height at No. 22-32 Queen Street (known as the Former Direct Factory Outlet (DFO)) from 26m to 45m (approx. 14-15 storeys). A separate report to Council considers whether the proposed height limit for the DFO site should be increased to 50m (approx. 15-16 storeys). The former DFO site is located at the northern end of Queen Street, has an area of approx. 2ha and is about 1km north of the Campbelltown Railway Station. The planning proposal for that site has also been issued with a positive Gateway determination.

However, when comparing the north Queen Street sites against the Kellicar Precinct, it is considered that with its higher visibility from a wider area of the LGA and in particular the western gateway to the City; its relatively unique large site proportion; its position between the centres of Macarthur and Campbelltown and its cultural precinct; its strategically important link and close and walkable proximity to the health and education precinct within the bounds of the Campbelltown Hospital and the Western Sydney University; and its location in respect to greater employment opportunities close to home ranging through but not limited to business, retail, tourism, health and education in such a compact area, the

redevelopment of the Kellicar Precinct is expected to play a more pivotal and catalytic role in the revitalisation of the Campbelltown/Macarthur CBD area than the northern end of Queen Street.

The unique opportunity that the Kellicar Precinct provides the city is that it is ideally located to show case design excellence and set a new bench mark for the future redevelopment of Campbelltown/Macarthur CBD. As such, it is arguable that with a considered, innovative and contemporary and collaborative planning and urban design focus, the Kellicar Precinct could deliver an outcome of exemplar proportions and one that is very desirable for both industry, workers and future home owners.

Notwithstanding the above, the submitted PPR includes plans which demonstrate a thoughtful and considered building configuration with a range of building heights providing five and six storey buildings at street edges with strategically positioned slim taller towers interspersed across the entirety of the site. This design mix of building heights, with less bulky building massing at higher levels, has been designed so as to not adversely impede the important distant view corridors of the city, through to and from its valuable and defining green edges, whilst attempting to deliver a skyline that emotes opportunity, progress, and diversity and importantly a proposal that both delivers a new style of built form to the city but protects and actively responds to the theme of City in a Valley being a key theme in the reimagining Campbelltown master plan. However, this element of the proposal is inconsistent with the examples for place sensitive outcomes in reimagining Campbelltown commitment 5.3 which suggests a street edge (podium height) should be a max of three storeys with towers set back 10m from street frontages. Additionally the proposed maximum floor plate in the proponent's PPR for the towers of 1000sqm leaves open the possibility of designs that appear bulky from some elevations and instead a maximum floorplate for towers of 700sqm is preferred to ensure that towers are slimline. It is recommended that these elements be incorporated into a site specific clause in the CLEP 2015. This clause should also detail how the height of towers will vary across the site to provide variation.

Another nearby site that is important to consider alongside this proposal, and in particular it's relative building height and scale, is the Campbelltown Hospital expansion which is currently under construction. This site is within close proximity to the Kellicar Precinct. The Campbelltown Hospital Redevelopment will deliver a building of significant bulk and scale, with a height of 52.4m when measured from the ground level.

The height of the hospital relative to the Australian Height Datum (AHD) is approximately 83.2m AHD at ground level and 135.6m AHD at its highest point (52.4m building height).

AHD: The Australian Height Datum (AHD) is the official national vertical datum for Australia and is taken as a value of 0.000m at the average sea levels at various points around Australia. To establish relative heights at different sites across a town, city, or even the Country, all levels are quoted relative to a single datum (or starting point) being the Australian Height Datum. Relating the heights of a series of buildings to such a datum can be useful when attempting to compare the actual relative heights of those buildings across a visual landscape.

In comparison to the hospital site, the proposed building heights when measured Above Ground Level (AGL) for the Kellicar Precinct, range from 70m AGL (approx. 23 storeys) at the Narellan Road end of the site to 84m AGL (approx. 28 storeys) at the Gilchrist Drive end of the site. Relative to the Australian Height Datum, these heights range from 137m AHD to 160m AHD respectively compared to the hospital building height of the hospital being 135.6m AHD.

As noted previously, the draft Planning Proposal for the RSL site within the Campbelltown CBD has been issued a Gateway approval with a maximum building height of 85m which when related to the Australian Height Datum, has a relative proposed building height of approximately 160m AHD.

In the circumstances where the building heights proposed on the Kellicar Precinct site were set at a level that did not exceed the maximum relative height plane of the buildings currently being constructed on the hospital site (135.6m AHD), the maximum building height of the buildings on the Kellicar Precinct site when measured above the existing ground level would need to be limited in height at the Narellan Road end of the site to approximately 69m AGL (approx. 23 storeys) through to approximately 59m AGL (approx. 20 storeys) at the Gilchrist Drive end of the site (to allow for topographical differences across the site), instead of 23 to 28 storeys AGL as proposed.

Notwithstanding the above, the Proposal, including the proposed demolition of all existing buildings on site, is generally supported. The Proposal will provide a unique opportunity to redesign the interface between the Kellicar Rd, Narellan Rd, Menangle Rd and Gilchrist Dr frontages by significantly improving the urban design and built form on these sites and provide a designed visual interruption to the bulky massing of the future hospital building when viewed at a distance from the west.

Visual Impacts

The applicant has prepared a diagrammatic visual analysis to examine the visual impacts of the proposed building heights on the Campbelltown CBD which also includes a view corridor to the commercial core.

This analysis demonstrates that the proposed development would be obvious and visible from various key view locations across the Campbelltown area, but quite limited from others. The impacts would not be insignificant when viewed from areas within close proximity to the site, such as numerous closer vantage points along Narellan Road and Gilchrist Drive while heading toward Campbelltown.

Given the previous discussion on building heights, and the potential for buildings of taller heights to have an increasingly adverse impact on the current view corridors and the wider Campbelltown CBD skyline, the proposed distribution of the residential towers and a designed variation in building heights across the site at targeted locations is considered a more favourable response, and should be incorporated in site specific controls for the site within the CLEP 2015. Such an approach is considered an appropriate response by further protecting important view lines and setting the desired character for the precinct and the wider Campbelltown CBD. However, whilst the proposed buildings would have an impact on currently uninterrupted view corridors, this design approach is not considered to have an impact that would result in a significant and/or irretrievably adverse influence on the wider view corridors to, and from the scenic hills and the natural landscape of the surrounding areas. This is particularly evident when comparing the proposal to the view corridors outlined in the RCMP.

Breaking the building mass in the horizontal plane and introducing deliberate variances in the vertical plane, would not only deliver and promote a visually interesting landscape when viewed from a distance, but would also provide practical and amenity advantages by way of maximising solar penetration to the lower areas of the site and beyond. This response is considered to be a highly superior response to that of providing a simple linear and bulky building mass that would tend to dominate the landscape, adversely impact on valuable view corridors, and only delivers a minimum in terms of amenity to the occupiers and community of Campbelltown.

Notwithstanding the above, it is important to note that the view corridor that is considered to be impacted most by this proposal is the important entry view corridor enjoyed when travelling east along Narellan Road towards Campbelltown from the freeway. It is the case that without any development on the subject site, the new hospital building currently being constructed at the hospital site will dominate the same view corridor as it will be the largest building of greatest massing for the short to medium future.

By way of its operational nature and requirements, the form of the new hospital building is extremely large in scale and bulky in mass with minimal opportunities for significant articulation to reduce its massing or relative scale from a visual context both at day-time and night-time. Despite the facility and the hospital expansion being greatly welcomed, and all efforts made through the design phase to lessen the buildings impact on the day-time and night-time visual landscape, the building will still weigh heavy on a landscape that is very important to the Council and its community.

With this in mind, the subject planning proposal is considered to provide an excellent opportunity to significantly reduce the dominating impact and bulkiness of the hospital development when viewed from the Narellan Road view corridor through considered design and architecture. In this regard, it is considered that on balance and despite the discussed challenges that the proponents building height proposal might pose to the wider Campbelltown CBD, in the circumstances allowing strategically placed and well-designed slim-line buildings of a height well above the existing permissible height plane, are design responses that can all work in unison to reduce the bulkiness and perceptible scale of the hospital building across all hours of the day/night. Having said this, it is considered that a maximum floor plate for towers of 700sqm will deliver a superior design outcome compared to the 1000sqm requested by the proponent. Slim towers resulting from an increase in building height will enable views through the site which compares favourably to a development complying with the current planning controls which have no restriction on building floor plate and no street setback to towers resulting in development that hides distant views.

One of the most significant strategic contexts of the draft RCMP is the theme of “City in a Valley”. Campbelltown’s celebrated natural surrounding landscapes and the setting of the city within the valley are one of the city’s greatest assets and the foundation upon which the city’s structure will continue to evolve. Campbelltown is where the city meets the bush, and it is expected that decisions being made moving forward are made with a mind and the objective to strengthen, validate and proudly communicate the strategic context and importance of being A City in a Valley. Accommodating good growth and thoughtfully planned intensification within the city centre that respects, enhances and champions the city’s natural beauty and green assets is key to shaping its identity, enriching its lifestyle offer and defining its competitive edge.

In support of this strategic context, Pillar 5 of the draft RCMP (City & Bush) is there to protect the Campbelltown CBD's natural and bush-like character and setting, but also embrace growth and innovation as it relates to city life. The visual character of A City in a Valley includes the powerful and distinctive themes of green, natural and wide open, but at the same time the visual character holds and deliver a long term visual response that is more in line with the desires and objectives of the RCMP.

Buildings of innovation and excellence will create an optimistic and inspiring urban setting. Similar to that of all future development sites, future controls for this site should articulate controls that encourage an optimistic and inspiring urban form. All proposed site specific controls for the future development of the site that will be contained in the site specific DCP will be reported to Council's Design Excellence Panel for advice before they are reported to Council for consideration.

Traffic, Parking and Access

The proposed increase in permissible building height from 32m to 80m would accommodate approximately 15 additional storeys of residential apartments. This change would result in a significant increase in vehicle movements accessing and egressing the site. This would be in addition to vehicles (including heavy vehicles) servicing the commercial component of the completed development.

The applicant has submitted a Traffic and Parking Impact Assessment, prepared by Arup Engineering, which considered the following: -

- The potential impacts of the future traffic generation, the appropriate access and circulation arrangements within the site and recommendations for future upgrades to the road network to accommodate growth.
- The potential traffic generation against both the Campbelltown (Sustainable City) DCP 2015 parking rates and the RMS rates, and recommends that the RMS rates be adopted given the proximity of the site to an extensive network of public transport and the reduced impacts of future development
- The impacts that future development will have on the surrounding road network, and make recommendations on the site access and circulation which will be incorporated and addressed at the DA stage. The Report evaluates the geometries of three intersections that will be particularly affected and suggests appropriate upgrades to ensure acceptable intersection performance as the staged development is realised in the future. These intersections include Kellicar/Narellan Roads, Kellicar/Gilchrist Roads and Kellicar/Centennial Roads.

The report also recommended that more detailed design and testing of intersection upgrades be undertaken as the development concept is refined and progresses to the next stage of development.

Councils' engineers reviewed the applicant's traffic assessment report and identified the need for further in-depth studies to be undertaken to test and understand more clearly current and future road network capacities and the relationship with that of the traffic generated by the development; consideration of changes to regional road networks and their influence on traffic capacity over the 15-20 year life of the delivery of the project including the Spring Farm Parkway connection to the M31, the Spring Farm Parkway Link Road and the Outer Sydney Orbital; and potential staging of the development to evolve in step with the delivery of required road infrastructure and/or increases in capacity.

It is clear from the above that the road network surrounding the wider Kellicar Precinct is in need of further investigation to address the traffic impacts generated by not just the redevelopment of this site but also the redevelopment of Menangle Park, Gilead to the south and any future development within Macarthur and Campbelltown CBDs.

The redevelopment of the site is able to contribute to the provision of pedestrian and cycle linkages to Campbelltown and Macarthur Railway Station. This is a key feature of the Proposal and one which would be considered in more detail following a positive Gateway determination.

Private and Public Open Space

The revised Proposal proposes a number of parks/open space areas that would have various functions including a central park with an area of 46,800sqm, a linear park of 1,800sqm (currently zoned for road widening), a fountain Park of 1,690sqm and a civic plaza of 2,293sqm. The proposed public domain and open space areas account for 31 percent of the site area. The applicant states that this is far exceeding comparable renewal precincts in other parts of Sydney, which generally deliver between 10-15 percent of site area as public space (e.g. Green Square, Victoria Park, Central Park, Rhodes West). Additionally all of the proposed dwellings will be within 200m of publicly accessible open space.

Further detailed analysis is required in respect to the resultant overshadowing impacts on the surrounding public domain, adjoining properties and open space. The proposal to use road widening reserves for a linear park is also yet to be investigated and relies heavily on the outcome of further studies and the surrounding road networks where the planning proposal was to be issued with a positive gateway determination. The traffic management investigations and solutions for this proposal will be considerably complex and given the extent of work that will be required, this matter is not reasonably expected to be resolved until after a positive gateway determination but potentially could also impact on the overall quantity of private and public open space.

Should the proposal proceed to the Gateway for a determination, it is recommended that a detailed Public Domain Plan be prepared for the site which provides further consideration to the open space and place making requirements on site and addresses the matters raised throughout this report. It is also proposed that the site specific DCP detail how the open space is to be provided across the site and how public access to this open space will be guaranteed.

Drainage and Flooding

Councils' engineers reviewed the applicant's proposal and identified the need for further in-depth studies to be undertaken to test and understand more clearly the flooding impacts that the proposal would have on the operation of Birunji Creek and the local area, up to and including flood controls for the Probable Maximum Flood (PMF).

This would need to give full regard to the changes to the amount of impervious areas across the whole of the site and consideration of water quality works as part of the development.

It is considered that these matters can be adequately addressed through the requirement of further detailed technical studies being undertaken post gateway.

Site Specific Development Control Plan

The proponent submitted an urban design study which also included concept plans. These are provided at attachment 2 of this report.

Site specific development control plans (DCP) can be used to guide the design of a development as a means of achieving a satisfactory outcome which corresponds to the surrounding locality of a subject site. The implementation of a site specific DCP would promote excellent design outcomes which address potential design issues such as overshadowing, view lines, pedestrian spaces, etc. and would provide a mechanism for providing greater certainty that commitments made by the proponent can and would be delivered at the Development Application and delivery phases of the proposal.

A site specific DCP would also complement the site specific controls proposed to be incorporated into the CLEP 2015. A site specific DCP may also be required to address issues raised in any Gateway Determination.

It is intended for a site specific DCP to be prepared and publicly exhibited at the same time that the planning proposal is exhibited. The site specific DCP will detail planning controls for the site as discussed throughout this report.

Special Infrastructure Contributions (SIC)

According to the Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area, two separate draft Special Infrastructure Contributions (SIC) schemes have been developed; one for the land release precinct in the south of the Growth Area and the Glenfield to Macarthur corridor in the north. The Department of Planning Industry and Environment has exhibited both schemes and is currently considering submissions. It is expected that a SIC will be adopted and will apply to future development on this site. The result of the SIC is that as part of the future development of this site contributions would need to be paid to the NSW government for state infrastructure, including improvements to state roads.

Local Development Contributions/ Voluntary Planning Agreement

The Campbelltown Local Infrastructure Contributions Plan 2018 was adopted on 19 December 2018 and sets contribution rates for both residential and non-residential development.

The proponent has indicated a willingness to look into the potential benefits of a voluntary planning agreement (VPA) to both parties. Were the proponent to offer to enter into a VPA with the Council, the draft VPA would be separately reported to Council for consideration.

If a VPA is the chosen path for developer contributions, matters that can be potentially addressed include:

- Land dedication for open space
- Road widening and road infrastructure upgrades
- Active transport infrastructure and increased connectivity to public transport
- E-vehicle charging and car sharing
- Allocation of facilities for the community, such as child-care, a women's health centre (i.e. WILMA) and recreational space (indoor/outdoor)
- Pedestrian connections to other parts of the CBD

- A public domain strategy
- Contributions to CBD-wide traffic modelling and other studies

Conclusion

The revised PPR seeks to achieve an increase in height for the lands identified as the Kellicar Precinct. The Kellicar Precinct is considered to have significant strategic importance to the future of the Campbelltown CBD given its location and size. The proponents proposed planning height introduces both challenges and opportunities for the area, however when considered against the important matters of enhancement of view corridors and the like, and that many facets of the proposal align well with and support the draft Reimagining Campbelltown masterplan (RCMP), the proposal is considered to have sufficient merit for it to continue through the Gateway process and for subsequent in depth investigation.

While an increase in height is supported, the application of a variable height plane is considered more appropriate when addressing the community's priorities of visual enhancement and scenic values across the Campbelltown LGA. This variable height plane needs to be included in a site specific clause within the CLEP 2015 that also provides controls for tower separation, maximum tower floor plates of 700sqm, maximum podium height of 11m, street setbacks for towers of 10m and minimum floor space ratios for employment uses. Therefore while the height of buildings maps will show a maximum height of buildings of 80m, the site specific clause will detail how the physical height of the buildings will vary across the site.

The Kellicar Precinct is an opportunity to provide a very large population access to a diversity of affordable and premium living options and a diverse range of close-to-home employment and business opportunities. This precinct is in a location that is extremely well serviced and within easy walking distance of major public transport modes; major shopping centres, restaurants/entertainment districts; a major hospital and supporting services; major education institutions; a major club; active and passive open spaces; two regional parks; and culture and tourism facilities. The benefits of this location need to be given equal importance in balancing the merit of height and scale across the Kellicar Precinct. Equally, important consideration and balance must be given to the priority of the Campbelltown CBD core against the powerful synergies of the wider health and education precinct. The use of different land use zones (B3 commercial core for the Campbelltown CBD core and B4 Mixed Use for the Kellicar Precinct) ensures that each site performs its own role and function within the broader context of the city.

Aside from the matter of height, the urban design principles of the proposal are considered sound, and complementary to the strategic context and pillars of RCMP. In this regard, the Proposal is considered to hold sufficient merit at this point in time, to allow progression to the Gateway. Further investigation and work is required on this proposal and accordingly it is recommended that Council request that these be incorporated as conditions of any Gateway determination.

Attachments

1. Planning Proposal Kellicar Road (contained within this report)
2. Revised Market Fair (Kellicar Precinct) Planning Proposal (due to size) (distributed under separate cover)



Planning Proposal
Kellicar Road Precinct

June 2020

1. Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to *Campbelltown Local Environmental Plan 2015* for the following sites:

- Bunnings – 12/1 Kellicar Road (Lot 1, DP882496) having an approximate area of 2.3ha and owned by Dumarchand Holdings Pty Ltd & Dankur Pty Ltd
- Fit HQ – 1 Tindall Street (Lot 1, DP747811), 1.03ha and owned by Senkhun Two Pty Ltd
- Ex-RMS site – 3 Tindall Street (Lot 2614, DP262484), 0.45ha and owned by Morad Group Pty Ltd
- Marketfair Shopping Centre – 4 Tindall Street (Lot 2341, DP830786) with an area of 2.341ha and owned by Fort Street Real Estate Capital Group

The Planning Proposal also encompasses adjacent land owned by NSW Health at 6 Bugden Place (Lot 22, DP862080). This land is approximately 0.3ha in area and is currently occupied by the Macarthur Women's Health Centre (WILMA). NSW Health is not part of the applicant group but is aware of the proposal and has not raised objection to its lodgement.

The site occupies three (3) blocks of land between Kellicar Road (to the south), Gilchrist Drive (to the west), Menangle Road (to the north) and Narellan Road (east). The combined parcel has a total area of approximately 6.4ha, not including the public roads that it spans.

The whole of the site, except for a sliver of land adjacent to Menangle Road, is zoned B4 Mixed Use under *Campbelltown Local Environmental Plan (CLEP) 2015*. Part of the Bunnings and Wilma sites, with frontage to Menangle Road, are zoned for road widening. The Planning Proposal suggests that this land is best utilised for open space purposes, incorporated with the site's proposed provisions.

The proponent seeks an amendment to the *Campbelltown Local Environmental Plan (CLEP) 2015* Height of Building Map to increase the permissible building height from 32m (approximately 10 levels) to allow a range of buildings from 5-25 levels. No change to the land's primary B4 zoning is sought.

The proposed building height adjustment allows for a master-planned arrangement of buildings across the site, intermixed with a pedestrian 'walk' and various pockets of open space, including a civic piazza, a central park and a linear park along Menangle Road. A range of building heights is proposed, including 3 buildings x 25 levels, 2 x 23 levels, 1 x 22 level and 1 x 17 level building, with all other buildings at 10 storeys or less. The resultant scale is befitting of the Campbelltown-Macarthur Strategic Centre.

The masterplan proposed by the proponent enables a total gross floor area of 224,000m², at a floor space ratio (FSR) of 3.5:1. *CLEP 2015* does not currently incorporate FSR controls for the Campbelltown-Macarthur CBD. The applicant has suggested an FSR ceiling via an amendment to the LEP, accompanied by a site-specific DCP.

Table 1: Summary of Existing and Proposed LEP Controls

Control	Existing	Proposed
Height	32m (10 storeys)	80m (25 storeys)
FSR	NA	3.5:1 maximum

**Note: These controls are proposed to be complemented by a site-specific DCP applying to the land*

Whilst no change to the land's primary B4 zoning is currently sought, ultimately, parts of the site may be classified for specific purposes – e.g. proposed civic parks and plazas may be zoned public open space. It is necessary at this stage of the project's assessment, however, to maximise flexibility in terms of how the project is considered and delivered.

The inclusion of a specific clause in 'Part 7 Additional local provisions' of the CLEP 2015 is proposed to detail particular controls for the future development of the site including a limit the number of towers, a limit on the floor plate size of these towers of 700sqm, a minimum tower separation of 24m, require variation in the vertical height plane, set a minimum FSR for employment uses and ensure the provision of open space in the manner detailed in the planning proposal. The proposed FSR would be further examined after Gateway Determination and prior to public exhibition to ensure that it correlates with the proposed heights across the site.

2. Local Planning Panel's Recommendation and Council's Current Consideration

The Planning Proposal was considered by the Local Planning Panel on 25 March 2020. The Panel noted the strategic importance of the site and recommended that Council consider the Planning Proposal following the adoption of the Reimagining Campbelltown CBD master plan.

The Panel also noted that the Planning Proposal raises a wide range of matters relating to development in the Campbelltown-Macarthur centre (mainly relating to traffic and transport issues) and suggested that these matters be investigated further should a Gateway determination be achieved.

Council 'endorsed' the draft Reimagining Campbelltown CBD master plan for exhibition at its meeting on 14 April 2020, clearing the way for the current Planning Proposal to be formally considered. Notably:

- The Reimagining Campbelltown master plan is not a statutory document but importantly provides a blueprint and future vision for the future development of the Leumeah-Campbelltown-Macarthur city centre.
- Reimagining Campbelltown is very much a schematic document. It will not alter any of the current planning controls across the city centre nor set a specific street hierarchy or carparking rate for new development. Further capacity studies will more precisely identify site opportunities and subsequent planning proposals post the adoption of reimagining Campbelltown Master Plan may alter building heights and related planning controls.
- The process required to ratify a fully 'reimagined Campbelltown' could take years to implement. Putting new development on hold until this process is complete would put Campbelltown at a distinct market disadvantage. It is not in the best interest of the LGA for new development in the Leumeah-Campbelltown-Macarthur city centre not to be considered during this time.
- Council has, during the preparation of Reimagining Campbelltown, considered other proposals including the RSL redevelopment and 22-32 Queen Street. The site of the current Planning Proposal is as strategically important as these other sites that have now progressed through Gateway.

- The current Planning Proposal was first lodged with Council in May 2018. It was subsequently 'put on ice' by the applicant pending Council's parallel consideration of the Reimagining Campbelltown initiative. The applicant has worked closely with Council during this time. A substantial amendment to the planning proposal was made in 2019, reducing the height of its tallest towers from 35 levels down to 25 levels and, in doing so, reducing the combined site's gross floor area by 36,000m².

The refined Planning Proposal aligns with the draft Reimagining Campbelltown strategy. The proposal presents a high-quality, master-planned approach that encompasses three city blocks. It is unique in terms of the opportunities it offers, particularly at its ground level which features an impressively enhanced public domain and generous open spaces.

The Planning Proposal envisages a mix of residential, retail, hospitality and commercial floorspace that is suited to health, education, innovation and start-up workspace, consistent with the future role of Macarthur under the Reimagining framework. Part of the commercial floorspace will be allocated to community uses, including the re-housing of WILMA. The Planning Proposal paves the way for new private investment in Macarthur, consolidating its twin centre status and presenting opportunities for a better-connected city.

3. Matters for Further Consideration

The Planning Proposal is large in scale and, importantly, presents as a substantial kick-start project for the Reimagining initiative. Whilst the proposal has aesthetic appeal and is consistent with the built form outcomes envisaged by Reimagining Campbelltown, it does raise issues of site capacity that will require a broader, CBD-wide consideration. These matters are discussed below:

- Drainage – there is an existing culvert beneath the Marketfair shopping centre site that is proposed to be upgraded to contain a 1:100-year storm event. The applicant's initial studies demonstrate that this flood planning level can be accommodated. Consideration is also required, however, of the potential for higher order flooding – particularly with respect to the design of basement entries. The applicant will work with Council's engineers in undertaking further flood modelling, but this will occur post-Gateway. The modelling will inform other considerations such as the transformation of Bow Bowing Creek, a key 'city making move' and 'priority project' identified by Reimagining Campbelltown.
- Traffic and transport – the applicant's study of traffic impacts identifies a series of road upgrades to accommodate the project. The applicant has also detailed a framework for the further consideration of broader transport issues, having regard for the cumulative impact of development across the city centre and the Greater Macarthur Strategic Growth Area, as well as the implications of future transport infrastructure including the Outer Sydney Orbital, the Spring Farm Parkway and the North South Rail Line. This detailed micro-simulation modelling could be undertaken following a Gateway determination of the Planning Proposal, preferably with input from key agencies. The need to develop a place-based Integrated Transport and Parking Strategy that reduces reliance on private transport is identified by Reimagining Campbelltown as a key 'foundational study' to inform further city centre decision-making.
- City connectivity – the Planning Proposal suggests a pedestrian-cycle-bus only connection between Macarthur and Campbelltown stations. The concept could deliver a sophisticated 'city walk' that enhances the sense of arrival for city visitors / commuters and activates key

land parcels either side of the overbridge. Whilst consistent with the 'city centre stitch' theme of Reimagining Campbelltown, the concept relies upon a direct connection beneath the Narellan Road rail overpass and clearly requires transport agency support. The concept, nonetheless, is worthy of further post-Gateway consideration and could tie in with the abovementioned transport investigations.

A distinct advantage of the Planning Proposal's progress through to Gateway is that these issues can be addressed from a city-wide perspective that simultaneously sheds light on site and overall city capacity.

Importantly, whilst the Planning Proposal raises broader questions relating to the city centre it is not, of itself, solely responsible for their solution. A key outcome of further investigations therefore is to ensure that the function of the city centre is not compromised by the project and that future development is not sterilised as a result of the proposal.

4. Site and Project Context

The site context and location of individual properties that comprise the Planning Proposal is depicted below.



Figure 1: Location Map - Subject site and its immediate locality

The site is one of few large, unconstrained 'mixed-use' sites in the city centre – a pivotal site that links the Campbelltown and Macarthur centres and the existing health and education campuses.



Figure 2: Site Ownership

The site is identified as having 'Mixed Use & Residential' potential under the Macarthur Precinct Plan issued by NSW Planning & Environment in November 2017. Under the draft Reimagining Campbelltown master plan Macarthur is identified as evolving into a regionally significant 'Health, Knowledge and Innovation Precinct'. The site's development, as suggested by the Planning Proposal, is consistent with both hypotheses. It proposes:

- 144,000m² of residential floorspace, providing between 1,600-1,800 new homes
- 25,000m² of retail floorspace – replacing what is presently on the site
- 10,000m² allocated to a hotel (with interest expressed by Marriott and Intercontinental)
- 45,000m² for general commercial and health/education uses, involving innovation employment and co-work space, with a partial allocation to community uses, including the re-housing of WILMA

The proposed 80,000m² of employment floorspace could generate 2,000+ jobs for the precinct.

The Kellicar Precinct will be developed over a 5-20-year horizon, subject to market interest, with development occurring in stages as current site leases expire.

A site-specific DCP is proposed to ensure that development proceeds in accordance with pre-determined outcomes. The development scheme for the site is shown below.

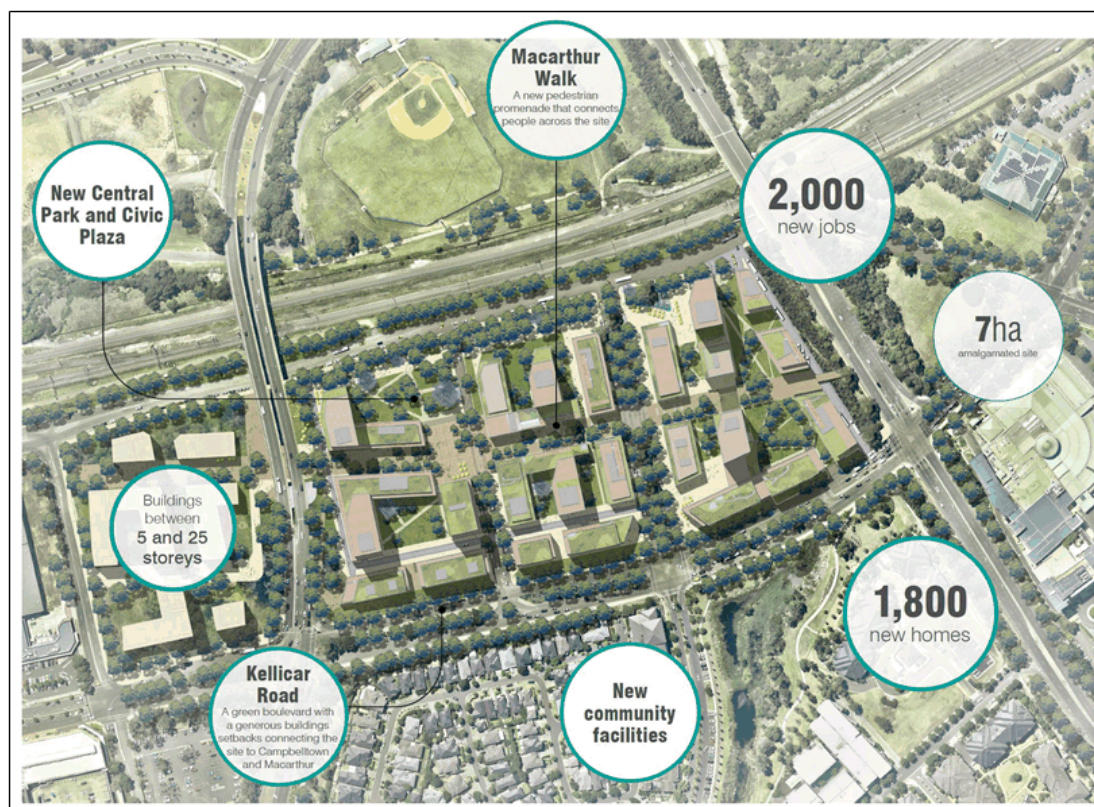


Figure 3: Planning Proposal – Site Masterplan

5. Legislative Requirements for the Preparation of a Planning Proposal

The Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals' August 2016.

Part 1 – Objectives or intended outcomes

The objective or intended outcomes of the Planning Proposal are:

- To nominate a building height and floor space ratio that provides for an appropriate built form and land use intensity across the site,
- To ensure that the scale of development is suitable to the locality,
- To facilitate the provision of additional housing and employment opportunity close to transport services,
- To consolidate the role of Macarthur as a mixed-use centre that supports its progression to a regionally significant health and innovation precinct,
- To promote Campbelltown-Macarthur as the key south-west metropolitan centre,
- To ensure that future residents and workers have access to quality open space within their reach,

- To incorporate a civic park, a central pedestrian walkway and other open space provisions within the precinct, and
- To ensure that public domain improvements are delivered in sync with the site's future development

Part 2 – Explanation of provisions

2.1 Proposed amendments to CLEP 2015

It is proposed to amend the CLEP 2015 'Height of Building Map' to achieve an increase in maximum building height from 32m to 80m (maximum) for the site and to introduce a floor space ratio limit for the site of 3.5:1. These provisions will be supported by a site-specific DCP.

Further, a new inclusion under 'Part 7 Additional Local Provisions' is proposed, although the detail of this clause will be fine-tuned as the assessment of the Planning Proposal is progressed. An example of new clause and what it could include follows:

Part 7 Additional Local Provisions

7.23 Development within the Kellicar Precinct

- (1) This clause applies to land at Lot 1, DP882496, Lot 1, DP747811, Lot 2614, DP262484 and Lot 2341, DP830786, bound by Kellicar Road, Gilchrist Drive, Menangle Road and Narellan Road, Macarthur.
- (2) The objectives of this clause are to –
 - (a) to facilitate the provision of additional housing and employment opportunity in a manner that promotes Campbelltown-Macarthur as the key south-west metropolitan centre
 - (b) to ensure that the density of land uses across the precinct is integrated with nearby transport infrastructure and encourages travel by public transport, walking and cycling
 - (c) to achieve a high-quality urban form by ensuring that new development exhibits design excellence and responds to the character of the local area
 - (e) to ensure that quality open space is incorporated with development within the precinct and includes a civic park, a central pedestrian walkway and other open provisions
 - (d) to promote ecologically sustainable development
 - (e) to ensure the development is consistent with the principles of the reimagining Campbelltown City Centre Master Plan
- (3) The consent authority must not consent to development on land within the Kellicar Precinct unless it is satisfied that the development delivers the following outcomes:
 - (a) will not result in a gross floor area across the site that exceeds 224,000 square metres,

- (b) will contribute to the provision of employment and community uses on the site and the achievement of at least 80,000 square metres of gross floor area for non-residential (employment and community) purposes across the whole site,
- (c) development that is consistent with a public domain strategy for the precinct which incorporates a civic park, a central pedestrian walkway and other land for publicly accessible open space.
- (d) the maximum height of any development adjacent to any public road boundary is 11m
- (e) any development above 11m in height shall be set back at least 10m from any public road boundary
- (f) the maximum floor plate for any development (tower) above 11m shall be 700m square metres
- (g) there shall be a minimum building separation of 24 metres between any buildings or parts of buildings that are located more than 11m above ground level
- (h) there is a variation of the overall height of any buildings within the precinct with a height of more than 11 metres

Part 3 – Justification

Section A – Need for the planning proposal

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

No, the planning proposal was initiated by the owners of the site, who collectively seek to achieve a more fitting development outcome for the land than would otherwise be achievable under current controls.

The site is identified for urban renewal in several key planning strategies including the Glenfield to Macarthur Urban Transformation Corridor (Macarthur Precinct), the Greater Sydney Region Plan, the Western District Plan.

The Planning Proposal relates to land that is a key site in the transformation of Campbelltown-Macarthur as a metropolitan centre. It is identified in the Greater Sydney Commission's 'Campbelltown-Macarthur Place Strategy' (March 2020) and in Council's 'draft Reimagining Campbelltown CBD master plan' (April 2020) as having high-density mixed-use potential that supports the future role of Macarthur in a twin-city context.

The proposal to increase the permissible building height complements state and local government strategies and will facilitate the provision of new housing and jobs close to transport services.

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

Yes.

Proceeding with a stand-alone planning proposal is considered appropriate in this instance to enable the timely consideration of urban design, traffic and other city-centre capacity issues.

The Planning Proposal is worthy of independent consideration. It presents a high-quality, master-planned approach that encompasses three city blocks. It offers an enhanced public domain together with a mix of residential, retail, hospitality and commercial floorspace that is suited to health, education, innovation and start-up workspace.

The Planning Proposal paves the way for new private investment in Macarthur and presents opportunities for a better-connected city.

Section B – Relationship to strategic planning framework

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

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Sydney Metropolitan Strategy 'A Plan for Growing Sydney', Greater Sydney Region Plan and the Western City District Plan.

A Plan for Growing Sydney

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and its employment needs. The Plan identifies that the most suitable areas for new housing and jobs are in locations close to public transport, community facilities and services.

The proposal is consistent with the strategy. It provides for a mix of uses that are suited to and will help to promote the twin-city centre of Campbelltown-Macarthur.

Greater Sydney Region Plan

Key forecasts of the Region Plan include 725,000 additional dwellings for Sydney from 2016-2036 and 817,000 additional jobs for this same period.

The Plan identifies the site as falling within the Western 'Parkland' City District which will contribute 29.2% of the total dwelling growth across Sydney by 2036. The proposal contributes to the achievement of several of the objectives of the plan, specifically the achievement of a metropolis of three 30-minute cities through four key themes – infrastructure and collaboration, liveability, productivity and sustainability.

- Infrastructure and collaboration – the proposal is proximate to Macarthur and Campbelltown stations, Campbelltown Hospital, the Western Sydney University and the city centre's cultural facilities. The site is also less than 30km to the Western Sydney Airport.
- Liveability – the concept masterplan supplied with the Planning Proposal demonstrates a significantly enhanced public domain with a variety of public open spaces. Additional private open space in the form of activated rooftops will supplement the site's public provisions, ensuring an attractive, activated and liveable environment in the heart of Macarthur.

- **Productivity** – the proposal incorporates a generous inclusion of employment floorspace – 80,000m² at a FSR of 1.25:1. This floorspace is eminently suited to educational, health and knowledge-intensive pursuits which require and are attracted to districts of high amenity. The employment floorspace could generate 2,000+ jobs for the precinct, consolidating Macarthur's role as a regionally significant health and innovation precinct.
- **Sustainability** – the Planning Proposal outlines a range of possibilities to achieve a Green Star Communities rating for the project. The applicant will work closely with Council to incorporate energy renewal, waste and grey water recycling, and integrated waste removal.

The Planning Proposal is an appropriate means of achieving additional housing and employment opportunity. It presents a 'kick-start' opportunity for the implementation of the vision outlined for Campbelltown-Macarthur in the GSC's Collaboration Area Place Strategy and in Council's Reimagining Campbelltown initiative.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on the key themes presented in the Greater Sydney Region Plan.

The District Plan sets a 5-year housing target for the Campbelltown LGA of 6,800 and a 20-year District target of 184,500. The Plan recognises the critical role that urban renewal in strategic centres will play in achieving these targets.

The District Plan also sets a jobs target for the combined Campbelltown-Macarthur centre of 27,000-31,000 by 2036, representing an increase of around 6,600-10,600 jobs.

The District Plan identifies Campbelltown-Macarthur as a health and education precinct, designated as a 'Collaboration Area' – which also includes Macarthur Square, Campbelltown Mall and surrounding areas. The Kellicar Precinct is central to this area.

The Plan suggests that the Collaborative Area has the potential to grow up to 31,000 new jobs (a 32% increase) by 2036 and identifies the need to review current planning controls to create capacity accordingly.

The proposal contributes fittingly to this capacity.

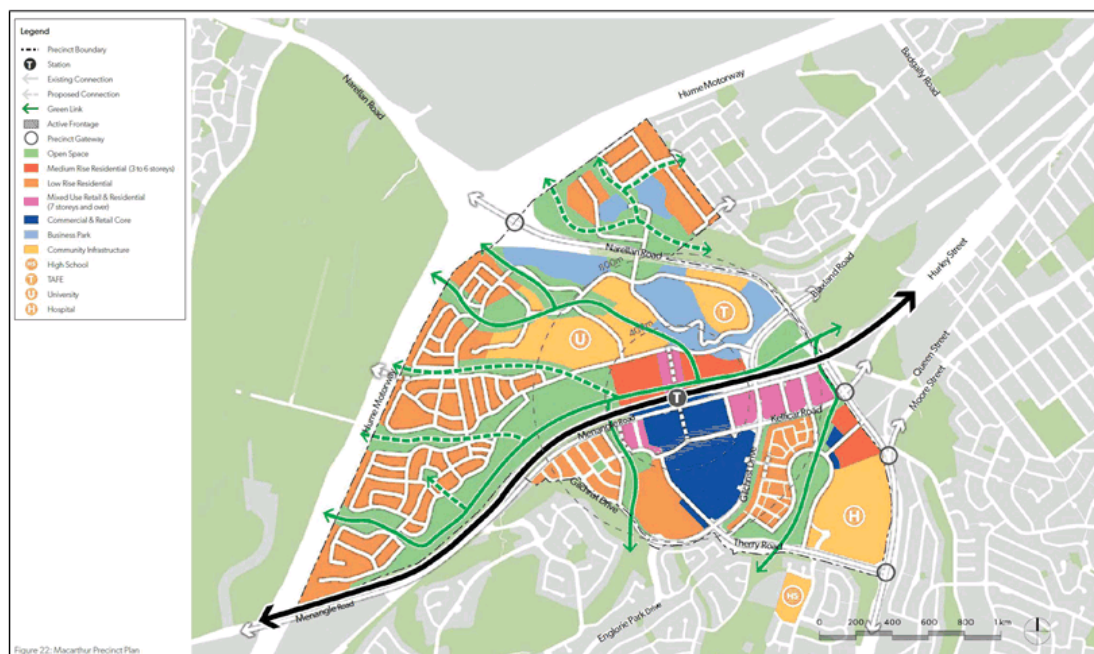
Glenfield to Macarthur Urban Renewal Precinct

The Strategy identifies that urban renewal will be key to meeting housing and employment targets over the next 20 years (664,000 homes and 689,000 jobs) in the South West.

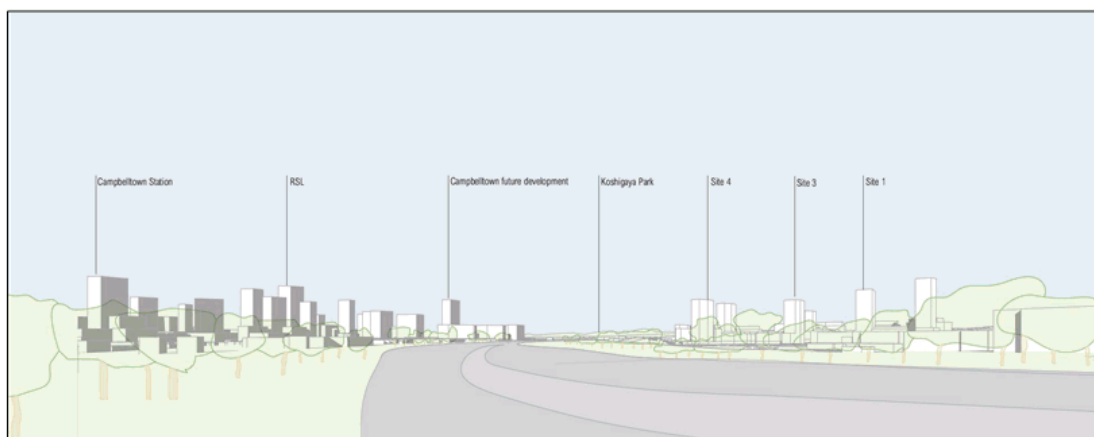
Accordingly, the strategy aims to accelerate urban renewal within the Glenfield to Macarthur rail corridor by identifying those areas where additional density can be achieved, particularly near to train stations (400m-800m).

The final Macarthur Precinct Plan, released in November 2017, is shown below. Notably, the whole of the Kellicar land parcel is identified as being located within a 'Mixed Use Retail & Residential (7 storeys and over)' zone, with no maximum height set.

The Precinct Strategy applies the assumption that mixed use development (80% residential / 20% retail) will require a FSR of between 2:1 - 4:1 and that high-rise development (7+ storeys) will require an FSR of between 3:1 - 4:1. This is consistent with the density proposed in the Planning Proposal, noting that building height has since been revisited by Council's own draft Reimagining Campbelltown CBD master plan and as demonstrated in the Gateway approval for the Campbelltown RSL redevelopment at 85 metres.



Building height at the Kellicar site is addressed in detail within the Urban Design Study prepared by CHROFI and Architectus (dated 07 June 2019). This report documents the public domain contributions of the Planning Proposal and provides a detailed solar access, overshadowing and visual impact analysis of the proposal having regard for views from neighbouring sites and district vantages, and the complementary roles of the Campbelltown and Macarthur centres.



The Planning Proposal appropriately responds to the Glenfield-Macarthur Corridor Strategy.

Draft Greater Macarthur 2040 Interim Plan

In November 2018, the Department of Planning and Environment released a 20-year vision, entitled Greater Macarthur 2040: An interim Plan for the Greater Macarthur Growth Area (the draft Plan 2040) that sets out the strategic planning framework for the Growth Area. This is the most recent state-government strategy that relates specifically to the site of the Planning Proposal.

The draft Plan aims to provide new homes and local centres in addition to improving transport connections, providing open space and parks and protecting koala habitat.

Its key actions include the rezoning of precincts as agreed with Council, specifically identifying an opportunity for land owners to bring forward the release and rezoning of land where there is no financial impost on Government.

Under the 2040 Strategy Campbelltown-Macarthur is recognised as:

- a **metropolitan city cluster** that will provide substantial housing and employment growth for the Western City District.
- an important **health and education precinct** that is critical to the region's growth in knowledge intensive jobs, building education and skills and servicing the employment needs of its growing population
- one of several rail-oriented precincts identified in the **Greater Macarthur 2040** as ready for development, subject to its consistency with the long-term vision for the precinct and growth area

Greater Macarthur 2040 recognises the strategic importance of Campbelltown-Macarthur as the region's primary centre:

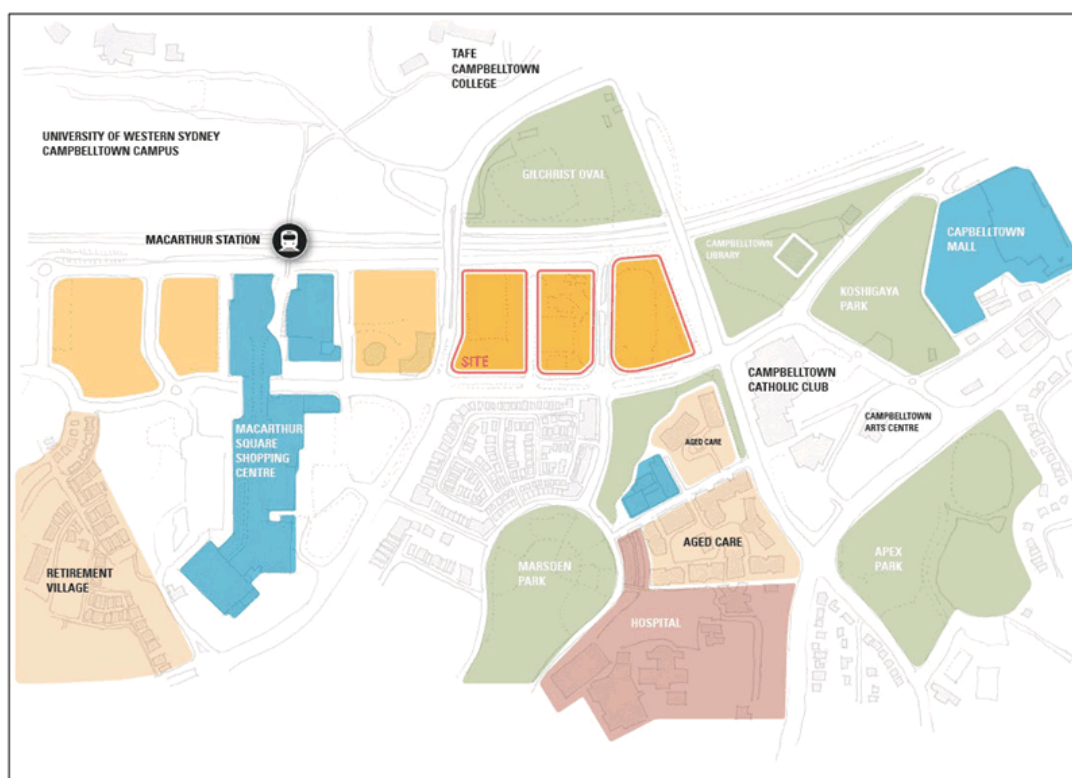
"The Greater Macarthur Growth Area pivots on Campbelltown-Macarthur" (page 2)

"Campbelltown-Macarthur will thrive as part of the burgeoning metropolitan cluster. With further investment in tertiary education and health and connection to the Western Sydney Airport via a new rail line, the centre will grow to provide an economic and social hub for the Growth Area and region." (page 7)

Importantly, under the Strategy, Campbelltown-Macarthur is the only major centre identified. No other metropolitan centre is required, although other centres will evolve to fulfill different functions.

Pursuant to the strategy's intentions, the Kellicar Precinct presents a unique opportunity to:

- Consolidate Campbelltown-Macarthur; and to
- Realise higher density mixed-use development on unconstrained and available land that is rail-focused, whilst protecting the historical fabric and heritage character of Campbelltown.



The site adjoins an important retail, health and education precinct and is proximate to key open spaces and rail transport.

The future development of Macarthur is further identified under Greater Macarthur 2040 as:

- Provide(ing) a range of building heights, with taller buildings close to the station to maximise pedestrian activity and increase trade for local businesses
- Retain(ing) the character of areas east of Gilchrist Avenue, with a mix of detached dwellings, townhouses and terraces
- Plan for a large floor plate, campus-style office park west of the station

The submitted planning proposal for the Kellicar Precinct is consistent with these objectives and will enable achievement of other key elements of the 2040 strategy that seek to encourage:

- transport-oriented development in urban renewal precincts
- homes in a variety of forms to meet the needs of people of different ages and incomes
- a highly accessible transport corridor
- public open space and amenities for new communities
- walkable neighbourhoods for all age groups

- cycle paths connecting neighbourhoods with public transport, jobs, education and open space
- economic opportunities through an economically strong Campbelltown-Macarthur

Greater Macarthur 2040 identifies that the Macarthur precinct could accommodate a housing yield of 4,650 new dwellings based on an initial assessment of suitable locations for higher, medium and low-density development, although noting that precinct planning will allow this estimated yield and capacity to be further refined.

Greater Macarthur does not explicitly nominate job targets for each of its rail-based centres or for the new release precincts south of the primary Campbelltown-Macarthur city centre. Instead it references a City Deal focus on “supercharging the Aerotropolis and delivering industry precincts to create 200,000 new jobs across Western Sydney” and suggests that the Strategy itself provides opportunity for employment and social services, “creating 40,000 local jobs, with opportunities for small business ownership in and around local centres and more intensive employment activities in designated areas” (page 24).

The Kellicar Planning Proposal incorporates provision for 2,000 + dwellings and 2,000 + jobs across key retail, commercial, hospitality, health and education sectors and contributes considerably to the Greater Macarthur 2040 housing and job targets.

The built form vision for Greater Macarthur 2040 incorporates the following key principles, each of which is consistent with the public domain and innovative built form focus of the Kellicar Planning Proposal:

- High quality urban design of the public and private realm (to) complement areas of conservation to provide high amenity
- A connected urban community (where) people can come together in public places in streets, plazas, parks and recreation spaces providing opportunities for community events, markets and festivals
- Engaging, well designed places – better design, guided by green and sustainable planning controls and complemented by innovative approaches by the private sector (to) create places where people want to live and work
- Great streets with taller buildings set-back behind human scale street edges
- Built-form shaped to ensure sunny public spaces in winter combined with ‘cooling’ public domain treatments for pedestrian amenity during the summer months
- City-scale homes and offices near transit nodes – a variety of building forms will include multi-storey development near train stations and centres and along transport corridors
- Compact walkable neighbourhoods - towns within the Growth Area will be attractive places where it is easy to walk and cycle to schools, open space, services and employment.

The Strategy suggests that further precinct planning will seek to create innovative and creative places, improve public space, and deliver a high-quality public domain.

The Kellicar PP proposes a built form outcome that is consistent with these objectives. It proposes a series of buildings that range in height (some tall, others more of a campus-style) that have been carefully sited to minimise the effect of shadow and to maximise solar access at the ground level. The proposal is supported by a retail curation strategy that identifies appropriate ground and upper floor land uses to interface with the generous north-south pedestrian spine that binds and connects the site to adjacent developments.

Overall, the Planning Proposal is considered to be consistent with the desired outcomes expressed in the Kellicar Precinct Plan (2017) and the broader Greater Macarthur 2040 Interim Plan (2018).

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

Campbelltown Community Strategic Plan – Campbelltown 2027

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

The Planning Proposal is consistent with this Plan's overarching objectives, which include:

- A vibrant, liveable city
- A respected and protected natural environment
- A thriving attractive city
- A successful city

The proposed increase in building height anchors the site's enhanced public domain and provides the opportunity for the site's revitalisation. The master-planned approach delivers a permeable and high-amenity outcome that would otherwise not be achievable across the of the three-block precinct. The Planning Proposal is unique in this aspect.

The Planning Proposal presents an early opportunity for Campbelltown-Macarthur to achieve its 'confident and self-driven' aspirations. The proposal delivers future housing and employment opportunity and embeds community floorspace within its provisions.

Campbelltown Local Planning Strategy 2013

The Strategy is a background document used to inform the preparation of the CLEP 2015. It seeks to guide future planning decisions to realise a community-shared vision. Its intentions remain relevant, albeit now updated via the recent Reimagining Campbelltown process and outcomes.

The Planning Proposal is consistent with the directions of the Local Planning Strategy.

Campbelltown Residential Development Strategy 2014

The 2014 Strategy is a background document which informed the preparation of the CLEP 2015. The proposal assists in the provision of affordable, well-placed housing by increasing the availability of housing options in proximity to transport services.

The Residential Strategy notes that the LGA's changing demographic will continue to require new housing that is both sustainable and accessible, particularly for its ageing component. The Planning Proposal offers a range of housing possibilities within the city centre and is consistent with the objectives of the Residential Strategy.

Draft Reimagining Campbelltown Master Plan

The Reimagining Campbelltown City Centre Master Plan applies to Campbelltown-Macarthur and extends to include Leumeah due to its regional role as the hub of sports and events.

The master plan provides a framework for the future planning of the city centre.

Specifically, of relevance to the Planning Proposal, the master plan identifies Macarthur as a mixed-use wellbeing precinct with private health, education, research and high density mixed residential living. It is further identified under commitment 3.2 of the 'City of Opportunity' pillar as "Intensive, Innovative Macarthur", noting that its health, knowledge and innovation potential cross-pollinates business, research and ideas through higher intensity mixed use development.

Notably, Commitment 5.3 under the 'City and Bush' pillar includes a schematic building height map which identifies the subject site as having a 'tall' (but not the tallest) height potential. The building height of the Planning Proposal is consistent with this guidance map.

The Planning Proposal seeks to achieve additional height on the site to allow for an FSR of 3.5:1, consistent with the role of Macarthur as envisaged in state-government precinct and growth area strategies and with those being achieved at comparable strategic centres.

The proposed varied height approach (5-25 levels) enables a built form that maintains district sight lines and is in keeping with the 'city in a valley' aspiration of the Reimagining strategy. Tower buildings at the Kellicar Precinct are from 17-25 storeys and have been designed with a slender form to allow solar access and views between buildings.

The building height proposed by the Planning Proposal is addressed in detail by the *Urban Design Study* (by CHROFI and Architectus) and submitted to Council with the amended proposal in June 2019.

The Design Study justifies the provision of tall towers on the 7ha site by considering the views of the property from key vantage points at city approaches. Additional site specific controls are proposed to limit the height of street walls and ensure a 24m separation between towers. Further, the site specific control proposes to limit the floor plate of the towers to 700 square metres to ensure towers are of slim design.

With respect to other matters and to further inform ongoing decision-making for the city centre, the Reimagining master plan identifies a series of further foundational studies to consider, inter alia, active transport options, parking strategies and city connections. The progress of the Planning Proposal through Gateway will fast-track the consideration given to these issues.

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

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	Not applicable as Clause 4.6 of the CLEP 2015 negates the need for SEPP 1.
SEPP 14 – Coastal Wetlands	Not applicable.
SEPP 19 – Bushland in Urban Areas	The site does not contain any significant vegetation.

SEPP 21 – Caravan Parks	Not relevant to the proposal.
SEPP 26 – Littoral Rainforests	Not relevant to the proposal.
SEPP 30 – Intensive Agriculture	Not relevant to the proposal.
SEPP 33 – Hazardous or Offensive Development	Not relevant to the proposal.
SEPP 36 – Manufactured Home Estates	Not relevant to the proposal.
SEPP 44 – Koala Habitat Protection	This site does not contain any koala habitat.
SEPP 47 – Moore Park Showground	Does not apply to land within Campbelltown.
SEPP 50 – Canal Estate Development	Not relevant to the proposal.
SEPP 52 – Farm Dams	Not relevant to the proposal.
SEPP 55 – Remediation of Lands	The existing urban use of the land is unlikely to result in land contamination. Future development of the site will need to address the requirements of the SEPP.
SEPP 62 – Sustainable Aquaculture	Not relevant to the proposal.
SEPP 64 – Advertising and Signage	The planning proposal is consistent with the SEPP. Future development of the site would need to take the SEPP into consideration.
SEPP 65 – Design Quality of Residential Apartment Development	The Planning Proposal seeks to facilitate high rise residential development. The proposal's masterplan has considered the various design specifications of the SEPP – relating to solar access, overshadowing and building separation and is consistent with its requirements.
SEPP 70 – Affordable Housing Schemes	Future development on the site may incorporate affordable housing provisions. The applicant will work with Campbelltown Council in this regard.
SEPP 71 – Coastal Protection	Not relevant to this proposal.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site will have regard for the requirements of the SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	The planning proposal is consistent with the SEPP. The proposed commercial floorspace is conducive to educational and child care use.
SEPP (Affordable Rental Housing) 2009	The proposal is consistent with the SEPP. Future development on the site may incorporate affordable housing provisions.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal.
SEPP (Infrastructure) 2007	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP. Agency input into the post-gateway assessment of the proposal is necessary.
SEPP (Housing for Seniors or People with a Disability)	The Planning Proposal does not nominate specific residential uses. Any future proposal for seniors housing would be assessed according to the SEPP.

SEPP (Integration and Repeals) 2016	Not relevant to the proposal.
SEPP (Kosciusko National Park) 2007	The SEPP does not apply to the land.
SEPP (Kurnell Peninsular) 1989	The SEPP does not apply to the land.
SEPP (Mining and Extractive Industries) 2007	Not relevant to the proposal.
SEPP (Miscellaneous Consent Provisions)	Not relevant to the proposal.
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the proposal.
SEPP (Rural Lands) 2008	Not relevant to the proposal.
SEPP (State and Regional Development) 2011	Future development of the site may constitute 'regional development', requiring assessment and determination by the regional panel.
SEPP (State Significant Precincts) 2005	The SEPP does not apply to the land.
SEPP (Sydney Drinking Water Catchment) 2011	The SEPP does not apply to the land.
SEPP (Sydney Region Growth Centres) 2006	The SEPP does not apply to the land.
SEPP (Three Ports) 2013	The SEPP does not apply to the land.
SEPP (Urban Renewal) 2010	The SEPP does not apply to the land.
SEPP (Western Sydney Employment Area) 2009	The SEPP does not apply to the land.
SEPP (Western Sydney Parklands) 2009	The SEPP does not apply to the land.
SEPP (Vegetation in Non-Rural Areas) 2017	The subject site is located within a built-up urban area and is currently developed. The proposal does not impact any significant vegetation.

The following table provides a brief assessment of consistency against each Deemed SEPP relevant to the Planning Proposal.

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal.
Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment	Consistent. The proposal does not impact on the water quality and river flows of the Georges River and its tributaries. The Proposal would be subject to further assessment relating to stormwater and drainage should a future development application be lodged.

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

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	The proposal is consistent with this Direction as the amendment to the Height of Building Map and the inclusion of a Floor Space Ratio Map would not seek to reduce the amount of commercial/retail floor space available within the Campbelltown CBD. The proposed amendment seeks to allow an increased provision of retail/commercial floorspace consistent with the site's B4 zoning.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. The subject site is not located within a residential zone, although shop-top housing is encouraged within the B4 Mixed Business zone. The proposal is consistent with this Direction as additional dwellings will be provided close to existing infrastructure and services.
3.2 Caravan Parks and Manufactured Homes Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and Transport	Consistent. The subject site is within 400m of the Macarthur rail station and other transport services.
3.5 Development Near Licensed Aerodromes	Not applicable.
3.6 Shooting Ranges	Not applicable.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable.

4.2 Mine Subsidence and Unstable Land	Not applicable.
4.3 Flood Prone Land	Not applicable.
4.4 Planning for Bushfire Protection	Not applicable.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5 – 5.7	Repealed
5.8 Second Sydney Airport	Not applicable.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2 Reserving Land for Public Purposes	The Planning Proposal suggests that part of the Bunnings and Wilma sites, with frontage to Menangle Road, and zoned SP2 for road widening would be best utilised for open space purposes, incorporated with the site's provisions. The proposal suggests that Menangle Road could be converted to a pedestrian-cycle-bus only connection between Macarthur and Campbelltown stations. This part of the Planning Proposal will require agency consideration post-Gateway although it is noted that the proposal is not dependent upon the change in status of Menangle Road. Its primary objective to alter building height and floor space ratio provisions can be considered regardless of the future role of Menangle Road.
6.3 Site Specific Provisions	The proposal is relating primarily to building height, and therefore is consistent with this Direction.
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The proposal is consistent with the requirements of the strategy as discussed in Part 3 of this Planning Proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.

7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	<p>The proposal is consistent with this Direction as it allows for the revitalisation and intensification of land within the Macarthur Precinct.</p> <p>The 7+-storeys building height assigned to high-density precincts by the Corridor Strategy is tested by the Planning Proposal's <i>Urban Design Study</i> (by CHROFI and Architectus). The Design Study provides justification for the proposed building heights (from 5-25 storeys) having regard for the proposal's substantial public domain and the lack of impact associated with its tower buildings. The project's thin building towers are limited in number, well-spaced, do not shed unreasonable shadow and complement the site's central location and proximity to transport services.</p> <p>The concept masterplan suggests a range of building heights that is appropriate to the site's central location and to the future metropolitan role of Campbelltown-Macarthur. This is proposed to be reinforced through a site specific control.</p> <p>The proposal incorporates a substantially improved public domain and will incorporate community uses within the precinct.</p>

Section C – Environmental, Social and Economic Impact

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

No.

The subject site does not contain any known critical habitat or threatened species, populations' or ecological communities, or any other habitat. The proposal will not impact upon any ecological communities.

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

Yes.

The Planning Proposal seeks to increase the maximum building height across three blocks of land that are centrally located within the Macarthur centre. The site of the proposal is not environmentally or heritage-constrained, but the proposal will have various impacts relating to urban design, traffic management, drainage, solar access and sustainable building outcomes that require careful and ongoing consideration.

A series of further investigations are anticipated post-Gateway, primarily relating to both site and CBD capacity. These will address site drainage, the traffic / transport implications of the proposal and the consideration of best-fit sustainability measures for the project. Close liaison with Council and key agencies will be required. The further studies will help to ensure that the function of the city centre is not compromised by the project and that future development is not sterilised as a result of it.

A site-specific DCP is also proposed to 'lock in' design and associated measures to ensure a consistent project quality over the project's duration.

The additional studies and investigations required of the Planning Proposal include:

- Additional Traffic/Transport Investigations relating to city centre capacity and the impact of new transport infrastructure and mode-shift initiatives
- Examination of the impact of the Probable Maximum Flood (PMF) on site designs and city centre infrastructure
- A Public Domain Strategy
- A Site Sustainability Approach – working with Council to identify realistic and practical precinct-level sustainability measures
- A Voluntary Planning Agreement (VPA) that considers opportunities for the inclusion of social infrastructure on the site and open space provisions to be dedicated to the public

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

The Planning Proposal is supported by social or economic assessments undertaken by expert consultants.

The *Community Needs and Social Impact Assessment* by Architectus (May 2018) considers the demographic characteristics of the locality and benchmarks the provision of community facilities and open space.

A substantial provision of open space is planned for the precinct, commensurate with its future population, involving up to 30% of the site and including a central park (4,680m²), an under-bridge park (1,800m²), a fountain park (1,690m²), a civic piazza (2,293m²), Macarthur Walk (7,704m²) and an optional linear park (1,800m²) along the Menangle Road corridor. These spaces will be complemented by a series of roof-top green spaces and ground-level communal areas for the enjoyment of residents and workers.

The proposed public domain and open space provisions exceed comparable renewal precincts in other parts of Sydney, which generally deliver between 10-15% of site area as public space (e.g. Green Square, Victoria Park, Central Park, Rhodes West).

Other communal facilities/uses can be incorporated within project's commercial floorspace allocation – whether this involves specific provisions (e.g. a library, multi-functional meeting rooms or the re-housing of WILMA) or dedicated recreational facilities. Details of a VPA offer for the project will be informed by ongoing discussions with Council. It is also expected that a public domain strategy will form part of a site-specific DCP for the site.

The site's floorspace provisions have been carefully considered having regard for both site capacity and the broader needs of the Campbelltown-Macarthur city centre, as documented in MacroPlan's *Market Analysis* (May 2018).

Based on the early projections of Reimagining Campbelltown, the Planning Proposal's residential offering will contribute less than 15% of the city centre's required housing yield.

Housing Strategy	Dwelling Targets (dwellings)
Kellicar PP	1,600-1,800 new apartments
Greater Sydney Regional Plan 2056	+ 725,000 additional dwellings
Western City District 2036 – District target	+ 184,500 additional dwellings
Western District Plan – Campbelltown LGA	+ 6,800 additional dwellings
0-5-year housing supply target 2016-2021	
<i>Reimagining Campbelltown - Macarthur Region</i>	+ 186,000 additional dwellings
<i>Reimagining Campbelltown - CBD Study Area</i>	16,000 (+11,000) dwellings, accommodating 35,500 CBD residents

It is noted that the Western City District Plan's 5-year housing target of 6,800 new dwellings by 2021 (for the Campbelltown LGA) is a minimum target. This target reflects existing development pipelines and existing planning circumstances.

Councils are required to identify new housing opportunities to achieve the overall target for Greater Sydney of an additional 725,000 dwellings by 2036. Achieving the Sydney-wide target will require the market to deliver new housing at higher than peak production rates consistently for the next 20 years.

The scale and mix of the Planning Proposal's retail/commercial floorspace provisions are confirmed by a separate assessment undertaken by MacroPlan (2018) which identifies market demand for its various components. Key findings from this work demonstrate that:

- The projected growth in the local population within the Campbelltown-Macarthur city centre (using TPA projections) will drive demand for an additional 20,000m² of traditional retail floorspace by 2036, whilst projected growth in the broader main trade area served by Campbelltown-Macarthur is estimated to require an additional circa 250,000m² of traditional retail floorspace by 2036.
- The projected growth in the local workforce within the Campbelltown-Macarthur centre alone is estimated to drive demand for a further 2,000-3,000m² of retail floorspace by 2036.

- A recommended quantum of around 20,000-25,000m² of (replacement) retail GFA is proposed for the precinct, representing a small portion of the additional floorspace required by 2036.
- The workforce within the Campbelltown-Macarthur city centre is projected to grow by around 5,000+ workers to reach around 22,000 by 2036 (using TPA figures), an increase of 30-35%. This additional workforce will require an additional provision of 125,000-150,000m² of employment floorspace.
- For the Kellicar precinct a minimum provision of around 45,000m² of general commercial and health/educational floorspace is recommended, with additional potential for a city-based hotel offering.

The mix and scale of non-residential floorspace has been carefully selected for the site. It represents a small portion of the total additional GFA expected of the centre over the next 20 years. These forecasts are modest and will be driven significantly higher with the advent of a North-South Rail connection at Campbelltown-Macarthur.

The Planning Proposal will contribute to 5% of the Reimagining Campbelltown's jobs projection.

Employment Strategy	Job Targets
Kellicar PP	2,000+ (ret/com, hotel + other) – 80,000m ²
Greater Sydney Regional Plan 2036	+ 817,000 additional jobs
Western City District 2036 – Campbelltown-Macarthur Strategic Centre (pg.84)	27,000-31,000 jobs
Reimagining Campbelltown – Campbelltown CBD Study Area (jobs)	+6,000-10,000 jobs (from 21,000 current)
Reimagining Campbelltown – CBD employment floorspace	55,500 (+ 38,000) jobs (servicing a regional population of 800,000 people)
	1,600,000m ² GFA (current 525,000m ² incl. approx. 250,000m ² retail/commercial GFA)

Section D – State and Commonwealth Interests

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

Yes, however further improvements are necessary.

The site is within walking distance of the Macarthur rail station and is accessible by existing bus services. Road network improvements will be required, however, to accommodate the project. Additional public open space will also be required to meet the needs of residents and workers attracted to the site.

Other community services are available in the vicinity of the site although there is opportunity for some new and some existing services to be housed within the project, including accommodation for the Macarthur Women's Health Centre (WILMA).

A specific desired outcome of the Planning Proposal is to encourage greater use of the public transport services that are available to the site. Further transport investigations, as identified by Reimagining Campbelltown, will seek to develop an integrated transport and parking strategy that reduces reliance on private vehicles. Ultimately, through its improved permeability, enhanced ground level environment and co-location of housing and employment floorspace, the proposal seeks to encourage a modal shift to public transport.

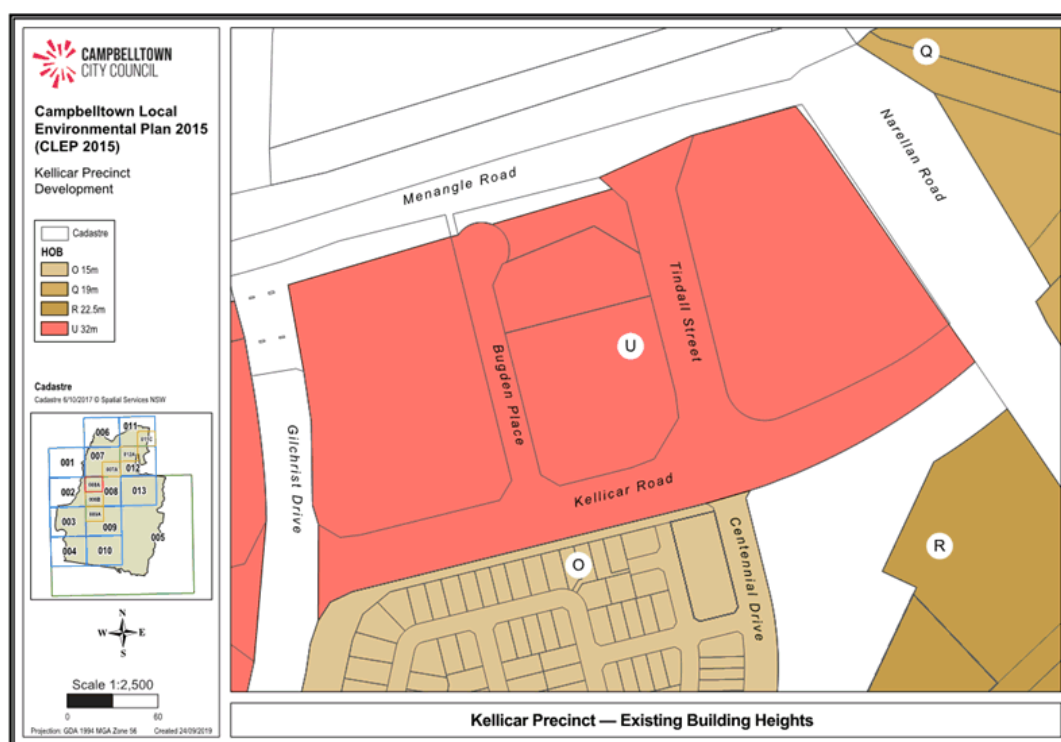
11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation will occur with the public authorities identified in the Gateway Determination, including Transport for NSW, NSW Police and the Office of Environment and Heritage.

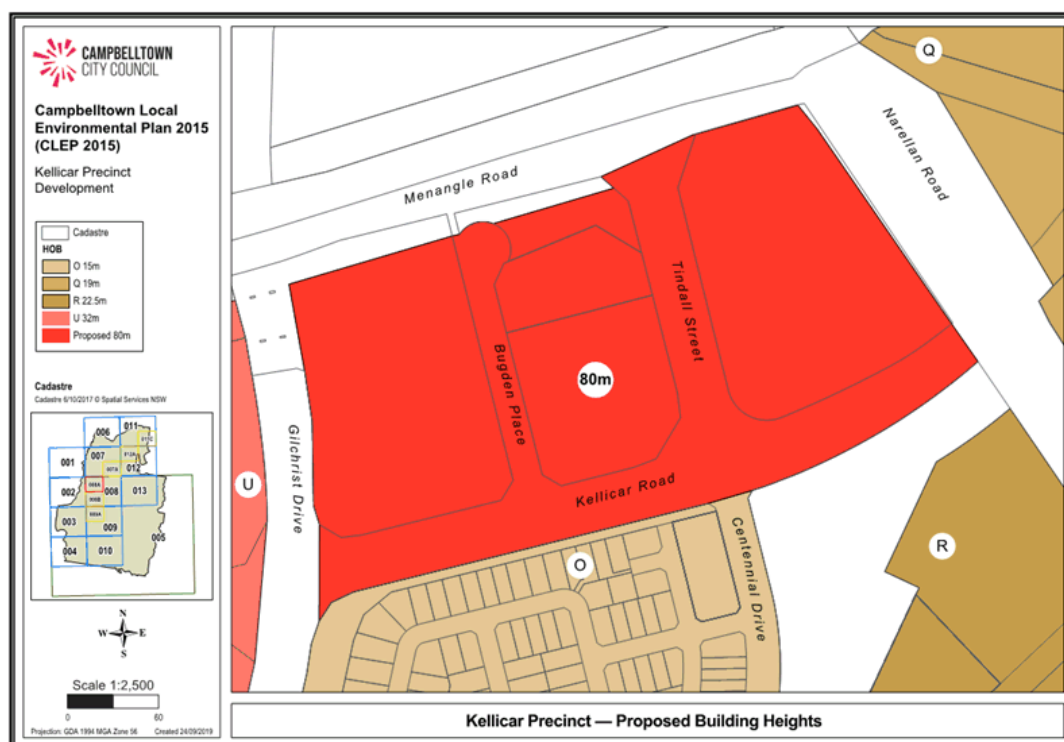
Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Height of Building Maps as proposed below: -

Map	No	Requested Amendment
Height of Buildings Map	Sheet HOB_008 Date 11 March 2016	Amend the height of building map for properties located between Gilchrist Drive, Menangle Road, Narellan Road and Kellicar Road, Macarthur from 32m to a maximum of 80m.
Floor Space Ratio Map	Sheet FSR_008	Amend the Floor Space ratio map so that the maximum permissible floor space ratio for this site is 3.5:1



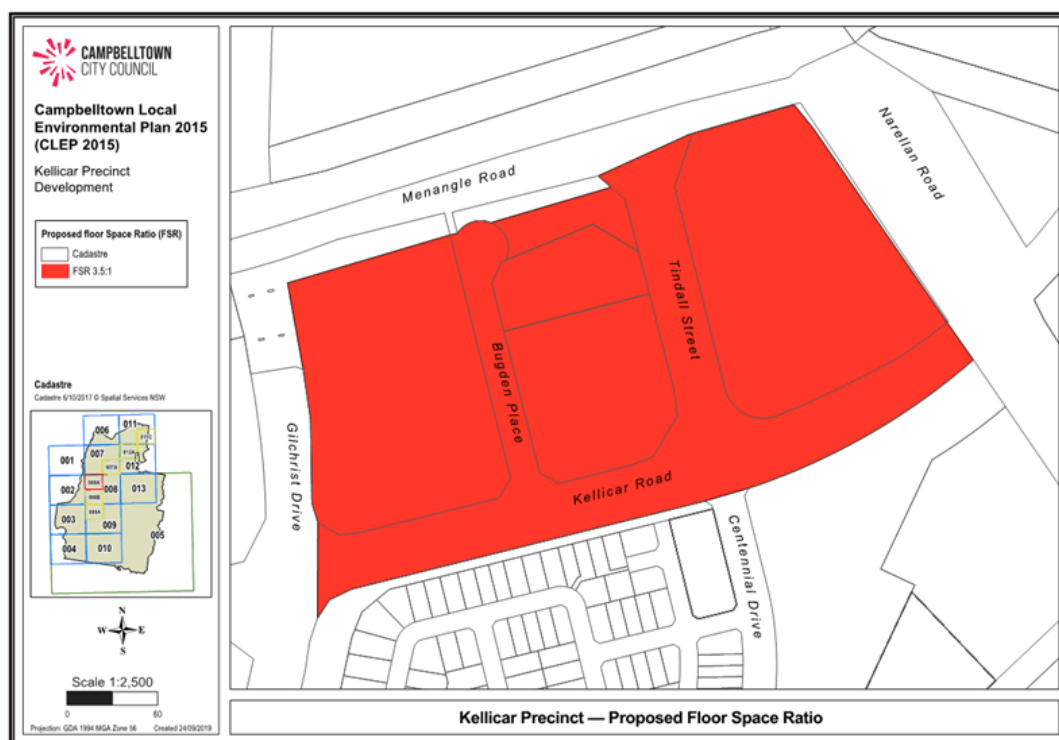
Current CLEP 2015 Height of Building Map



Proposed CLEP 2015 Height of Building Map

The Planning Proposal also seeks to incorporate a floor space ratio limitation by introducing a floor space ratio limitation for the subject site as described below:

Map	No	Requested Amendment
Floor Space Ratio Map	Sheet FSR_008 Date 11 March 2016	Amend the Floor Space ratio Map by introducing a limit of 3.5:1 for the subject site, bounded by Gilchrist Drive, Menangle Road, Narellan Road and Kellicar Road, Macarthur.



Proposed CLEP 2015 Floor Space Ratio Map

Part 5 – Community consultation

In accordance with “A guide to preparing local environmental plans” prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

Advertisement on the Council website

The Planning Proposal would be exhibited on Council's website (www.campbelltown.nsw.gov.au). Council's libraries also have access to the website.

Documentation relating to the Planning Proposal will be available online (Council's web site and the NSW Planning Portal) for the duration of exhibition period.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the site, advising them of the exhibition of the Proposal and inviting submissions.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
-----------------------------------	------

0	Gateway Determination
12	Response to Gateway Requirements
16	Consultation with government agencies
16	Preparation of draft DCP and consultation with Design Excellence Panel
20	Approval to exhibit draft DCP
24	Exhibition Start for Planning Proposal, Draft DCP and Public Domain Plan
28	Exhibition End
32	Consideration of submissions from exhibition
36	Report to Council on submissions
40	Request draft instrument be prepared

8.4 Investments and Revenue Report - April 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 April 2020.

Report

Investments

Council's investment portfolio as at 30 April stood at approximately \$226m. 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 outperformed the AusBond Bank Bill Index benchmark, will not reach the estimated original budget, which is a direct result of the impact of COVID-19, the stalled economy and unprecedented low interest rates. For the month of April, Council's return exceeded the benchmark by some 89 basis points on an annualised basis which is a positive on an absolute basis. This return includes the NSW TCorp Cash Fund which during April saw the unit price increase as the value of the fixed interest securities it holds improved.

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 is not close to any individual investment policy limit parameters with clear buffers across all ratings bands and that the exposures to individual entities and credit limits in general have been well managed.

Council's liquidity at this point remains strong with approximately \$1m in an at call account and around \$25m in TCorp Cash Fund to meet cash flow needs, particularly if the estimated reduction in revenues during the COVID-19 restrictions are realised over the coming months.

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 5522.40 at the completion of April. This represents an annualised monthly performance result of positive 105 percent ex dividend, the monthly change was positive 8.78 percent and is mainly attributable to a positive market response to the four major bank stock prices. 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 30 April 2020 totalled \$119,985,275 representing 100 percent of the current budget estimate.

The rates and charges receipts collected to the end of April totalled \$94,331,415. In percentage terms 79.6 percent of all rates and charges due to be paid have been collected, compared to 78.8 percent collected in the same period last year.

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 for any future instalments, such as the fourth instalment due 31 May 2020. Links to assistance packages provided by the Federal Government in the form of 'JobKeeper' and 'JobSeeker' are provided on our website along with details of Council's Financial Hardship Policy.

A recent initiative launched earlier in the year to collect additional contact points not supplied on the transfer/notice of sale has proven to be highly successful in capturing email addresses and mobile phone numbers. This new process has enabled officers to communicate more efficiently with ratepayers by email and provided further contact points if posted mail is returned.

Council has received positive feedback from pensioners that can now make an application to receive a Pension Rebate Concession over the phone. The Office of Local Government has recently made changes that enable councils to process concession applications by phone and over the internet. The implementation and testing phase for telephone requests had been finalised during March, with the pandemic resulting in the closure of the Civic Centre expediting implementation.

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, 17 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 30 April 2020 were \$2,465,995 reflecting an increase of \$1,119,403 since March 2020. During the month, 312 invoices were raised totalling \$2,419,655. 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 \$380,584 as at 30 April 2020. The majority of this debt relates to Various Sundry Items totalling \$119,270. A major portion of this group of debts is for carnival ride commission on sales of \$40,000. The company has approached Council and requested a payment plan of \$10,000 per month due to COVID-19. An arrangement has been entered into and will continue to be monitored throughout this time.

Road and footpath occupancy fees represent another significant group of debts with a single debt of \$15,812 for a development in Broughton Street. The debtor has entered into a legally binding settlement of \$5271 per month. The agreed payments have not been maintained and Council's agents are continuing to work with the debtor. A payment has been received early in May reducing the debt to \$10,547.

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.

The \$87,450 identified in Government and other Grants is represented by two separate amounts of \$49,500 which relates to The Australia Council for the Arts Sydney Festival Show Grant. Council has been advised that payment has been delayed due to system changes and is expected to be paid by the end of the month. Another amount of \$37,950 for Sydney Water relates to the Water Efficiency Council Partnership Program. This program has been put on hold due to the current pandemic, the invoice has been rescinded until the program can be resumed.

Debts categorised as relating to Sports and Field Hire total \$26,998, a major part of this debt is \$13,197 for the summer field hire for Camden District Cricket. Payment has been delayed due to a change of committee members and bank details, payment is now expected by end of the month.

Public hall hire fees of \$42,444 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 gives hirers an option to book in advance and then to make smaller regular payments leading up to their event. The debts outstanding relate to bookings in the new financial year, which will be reassessed in line with ongoing COVID-19 restrictions.

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, however staff will continue to make 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 - April 2020 (contained within this report)
2. Rates and Charges summary and statistics - April 2020 (contained within this report)
3. Debtors Summary and Ageing Report - April 2020 (contained within this report)

Summary of Council's Investment Portfolio

Portfolio as at 30 April 2020

Product Type	Face Value	% of Total
At Call Deposits	1,059,758	0.5%
Term Deposits - Fixed Rate	73,608,477	32.5%
Term Deposits - Fixed/Floating	5,000,000	2.2%
Term Deposits - Floating Rate	84,000,000	37.1%
FRN	37,250,000	16.5%
Managed Funds - TCorp	25,421,900	11.2%
Grand Total	226,340,135	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	3.0%
AA-	102,677,453	63.1%
A+	16,000,000	9.8%
BBB+	27,121,023	16.7%
Baa1	4,000,000	2.5%
BBB	6,000,000	3.7%
Baa2	2,000,000	1.2%
Total Term Deposits	162,608,477	100.0%

Floating Rate Notes

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

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	67.5%	40%	100%	Yes
A+, A, A- and above	77.2%	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	11.2%	0%	20%	Yes

Portfolio Return

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

30 April 2020	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.16%	2.00%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.05%	1.12%
Performance Relative to Benchmark	0.11%	0.89%

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2019	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,811,810.14	66,806,302.89	1,440,869.35	468,089.64	68,645,333.32	53,536,842.35	15,108,490.97	270,035.85	15,378,526.82
BUSINESS	355,656.57	19,597,546.62		38,003.03	19,991,206.22	16,244,216.72	3,746,989.50		3,746,989.50
FARMLAND	165,474.11	540,664.14	678.09	306.50	705,766.66	628,812.31	76,954.35	256,873.36	333,827.71
MINING	0.00	27,902.16		0.00	27,902.16	27,902.16	0.00		0.00
SR - LOAN	278.81	0.00		206.32	485.13	0.00	485.13	396.77	881.90
SR - INFRASTRUCTURE	319,047.27	6,587,908.10		9,851.88	6,916,807.25	5,364,677.73	1,552,129.52	53,592.86	1,605,722.38
TOTAL	\$3,652,266.90	\$93,560,323.91	\$1,441,547.44	\$516,457.37	\$96,287,500.74	\$75,802,451.27	\$20,485,049.47	\$580,898.84	\$21,065,948.31
GARBAGE	891,143.33	22,149,626.60	860,704.95	38,926.12	22,218,991.10	17,364,997.19	4,853,993.91		4,853,993.91
STORMWATER	60,278.75	1,418,038.07		466.45	1,478,783.27	1,163,966.82	314,816.45		314,816.45
GRAND TOTAL	\$4,603,688.98	\$117,127,988.58	\$2,302,252.39	\$555,848.94	\$119,985,275.11	\$94,331,415.28	\$25,653,859.83	\$580,898.84	\$26,234,758.67

Total from Rates Financial Transaction Summary	25,105,495.90
Overpayments	-1,129,262.77
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	613,000.00
Rate accounts greater than 12 months less than 18 months in arrears	78,246.00
Rate accounts greater than 18 months in arrears	18,256.00
TOTAL rates and charges under instruction with Council's agents	\$709,502.00

RATES STATISTICS

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	May-19
Rate Notices	50,115	76		109			94			269			
Electronic - DoH	5,055												
Instalment Notices				48,385			47,825						
Electronic - DoH				5,048			5,040						
Missed Instalment Notices			8,232			6,957							
- Pensioners > \$15.00			716			768							
Notice to new owner	161	39	25	22	20	31	39	25	19	17			22
7-day Letters - Council issued			2,358			2,377							
- Pensioners > \$500.00			206			199							
7-day Letters - Agent Issued			617				179						
Statement of Claim	182	22	6	143	34	6	57	14	4	0			21
Judgments	46	15	47	9	19	4	42	8	8	0			2
Writs	32	27	22	8	20	12	19	7	32	0			1
Electronic - eRates & BPAYView	6,162	6,275	6,304	6,487	7,499	7,503	7,516	8,340	8,396	8,562			5,262
Arrangements	266	229	403	239	515	487	399	300	326	191			298

DEBTORS SUMMARY 1 April 2020 to 30 April 2020

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/03/2020	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/04/2020	% DEBT RATIO
Corporate Administration	212,015	89,620	177,073	124,562	29.49%
Abandoned Items	1,539	0	0	1,539	0.35%
Education and Care Services	18,710	0	0	18,710	0.98%
Community Bus	0	0	0	0	0.01%
Sportsground and Field Hire	115,477	19,420	22,451	112,446	5.46%
Government and other Grants	402,792	1,794,886	685,342	1,512,336	12.87%
Public Hall Hire	109,704	5,848	31,906	83,646	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	106,813	198,925	197,015	108,723	5.63%
Healthy Lifestyles	47,070	15,119	15,921	46,268	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	83,817	6,698	18,515	72,000	1.85%
Pool Hire	43,898	15,020	28,753	30,164	0.39%
Private Works	2,612	0	0	2,612	0.52%
Road and Footpath Restoration	12,632	193,715	39,205	167,142	28.17%
Shop and Office Rentals	46,392	54,236	53,412	47,216	2.17%
Various Sundry Items	181,450	1,200	32,535	150,115	6.42%
Waste Collection Services	38,594	24,968	36,717	26,845	6.17%
	1,346,592	2,419,655	1,338,846	2,465,995	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 April 2020

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	18,849	82,800	2,165	20,749	124,562	17,584
Abandoned Items	0	0	0	1,539	1,539	0
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	0	0	0	0	0	0
Sportsground and Field Hire	17,493	64,355	3,600	26,998	112,446	26,311
Government and other Grants	1,419,386	5,500	0	87,450	1,512,336	0
Public Hall Hire	5,209	20,046	15,948	42,444	83,646	35,672
Health Services	0	0	0	350	350	350
Land and Building Rentals	96,968	6,523	5,114	117	108,723	23
Healthy Lifestyles	9,282	14,614	5,867	16,505	46,268	15,495
Licence Fees	5,164	14,417	12,981	39,438	72,000	38,616
Pool Hire	12,247	3,305	0	14,612	30,164	14,712
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	158,733	0	0	8,409	167,142	12,632
Shop and Office Rentals	37,878	8,058	0	1,279	47,216	1,830
Various Sundry Items	5,584	13,290	11,971	119,270	150,115	69,729
Waste Collection Services	14,293	0	12,552	0	26,845	0
	1,782,306	232,907	70,198	380,584	2,465,995	234,378

8.5 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 2 June 2020.

Attachments

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

Reports Requested effective 2 June 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.	July 2020
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.	July 2020
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.	July 2020
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.	Gateway determination received from the Department in March 2020.	October 2020

Reports Requested effective 2 June 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
11.06.19 MC	ORD 8.10 Planning Proposal 22-32 Queen St, Campbelltown 2. That subject to the Gateway Determination and prior to public exhibition, a further report be presented to Council with a draft development control plan for the site.	Gateway determination received 20 January 2020. A report is currently being prepared and is anticipated to be presented in July 2020.	July 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 2 June 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
10.03.20 KH	<p>ORD 8.3 Amendment to Campbelltown (Sustainable City) Development Control Plan - Seniors Living Developments</p> <p>2. That following completion of the public exhibition period, where submissions have been received, a further report be provided to Council to consider the submissions prior to the making of the draft amendment.</p>		April 2021
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 WM	<p>ORD 8.2 Menangle Park Contributions Plan</p> <p>3. That where non-supportive submissions are received during the public exhibition period, a further report be presented to the Council on the outcome of the public exhibition and the response to the submissions.</p>		August 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 2 June 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 is being prepared and anticipated to be presented in July 2020.	July 2020
11.02.20 WM	<p>ORD 7.2 - Local Government Election Costs</p> <p>2. That Council requests a report that outlines the costs and benefits of universal postal voting.</p>	<p>The Minister for Local Government has indicated that consultation with regard to universal postal voting will commence with the sector in 2020. Council will be advised of the outcomes from that consultation.</p> <p>A report to be presented to Council at the June 2020 meeting.</p>	June 2020

Reports Requested effective 2 June 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 expected to be presented to Council in September 2020.</p> <p>2. A report on energy generating footpaths was prepared and presented to Council at the November 2019 meeting.</p>	September 2020

Reports Requested effective 2 June 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
12.11.19 BM	ORD NM 11.3 Coffee Cup Recycling 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.	A report is expected to be presented in October 2020.	October 2020
10.03.20 BM	ORD 8.12 Latest Findings on Climate Change 1. That a further report be provided outlining the emission reduction pathways required for Council and the community to transition towards net zero emissions.		November 2020
14.04.20 GG	ORD 8.8 Draft Reimagining Campbelltown City Centre Masterplan 1. That Council endorse the draft Reimagining Campbelltown City Centre Masterplan. 2. That Council place the Reimagining Campbelltown City Centre Master Plan on public exhibition for a period not less than 90 days. 3. That a further report be presented to Council at the completion of the public exhibition period detailing outcomes of exhibition.	A report is expected to be presented in October 2020	October 2020

Reports Requested effective 2 June 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>	<p>Consultation planned to commence in early April.</p> <p>Consultation has been delayed indefinitely as key stakeholders are currently involved in providing food security services for Pacific Island communities as a result of COVID-19. Consultation with key stakeholders will commence in June pending COVID-19 restrictions.</p>	TBA pending COVID-19
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>	A Creative Marketing Specialist commences in January 2020 and will undertake the investigations so a report can be presented.	July 2020

Letters requested effective 2 June 2020

*Date of Decision *Mover	Action Item	Comments / updates
City Development		
11.06.19 KH	<p>ORD 8.11 Proposed Biodiversity Certification Process Mount Gilead Stage 2</p> <p>3. That a letter be sent to the Department of Planning and Infrastructure noting our previous stated objections to the state Governments treatment of Beulah and Noorumba reserves and seek commitment that future bio banking sites will remain accessible to local wildlife populations.</p>	<p>Letter sent on 3/10/2019 to the Department of Planning and Industry and Environment.</p> <p>A follow up letter was sent on 26/3/2020 to the NSW Department of Planning, Industry and Environment.</p>
City Governance		
12.05.20 GB	<p>NM 11.1 Service NSW - Service Centre</p> <p>1. That Council write to the state Member for Campbelltown, Greg Warren, to make appropriate recommendations to the Premier, Gladys Berejiklian, and Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service centre co-located at the Campbelltown Civic Centre.</p>	<p>A letter was sent to Greg Warren MP on 15/5/20. A letter was sent from Greg Warren MP to the Minister for Customer Service, the Hon Victor Dominello.</p> <p>A copy of both letters have been included in the June Agenda (Item 7.1).</p>

Letters requested effective 2 June 2020

*Date of Decision *Mover	Action Item	Comments / updates
City Growth		
12.05.20 MO	<p>NM 11.3 Funding Grants - Campbelltown Regional Arts Centre</p> <p>1. That Council write to the Member for Macarthur, Dr Mike Freeland, expressing Council's concern regarding the loss of a four year funding grant for programs and operations at Campbelltown Regional Arts Centre as advised by the funding body, The Australia Council for the Arts.</p> <p>2. That Council write to the Minister for the Arts, the Hon Paul Fletcher and the Shadow Minister for the Arts, the Hon Tony Burke, to request that additional grant funding be made available to eligible cultural organisations that reside in regions that are facing massive population growth who were unsuccessful in receiving funding through recent decisions made by The Australia Council for the Arts for the upcoming four year funding period.</p>	

8.6 Council Elections - Universal Postal Voting

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

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

Officer's Recommendation

1. That the information be noted.
2. That Council be provided a further briefing when the NSW Government commences the consultation with NSW Councils.

Purpose

To advise Council on the costs and benefits of universal postal voting for Council elections.

History

Council at its meeting held 11 February 2020 resolved:

That Council requests a report that outlines the costs and benefits of universal postal voting.

Universal postal voting refers to the conduct of an election exclusively by postal voting, that is, no attendance voting.

Section 310B of the *Local Government Act 1993* provides that elections may be conducted exclusively by postal voting in the City of Sydney local government area (LGA) and any other LGA's prescribed by the Regulations. At this stage, the Regulations have not prescribed any other LGAs for the purposes of conducting elections by exclusive postal voting.

The NSW Government has indicated it intends to commence consultation in 2020 with the local government sector on extending to all councils the option of conducting elections by exclusive postal voting instead of attendance voting from the 2024 elections. The consultation is yet to commence at this stage.

In the absence of further information from the NSW Government, this report has been prepared based on the Victorian Local Government election experience.

Report

The Victorian experience of exclusive postal voting

The Victorian Minister for Local Government has recently announced that all local government elections in Victoria will proceed exclusively with postal voting in across all LGA's as scheduled on Saturday, 24 October 2020. This will be the first time postal voting has been used across all Victorian councils, following changes introduced to the *Local Government Act 2020 (VIC)*.

Prior to the recent amendments in Victoria, each Council determined how their elections were conducted, either via exclusive postal voting or by attendance voting. The Victorian Electoral Commission (VEC) is responsible for administering all local government elections in Victoria.

Prospective candidates submit a candidate statement and questionnaire to the VEC to provide voters with information about each candidate's background, qualifications, experience and what they stand for. Candidate statements and questionnaires are uploaded to the VEC website and included in the postal ballot pack.

The distribution of ballot packs are sent out to every enrolled person, in a random order over three days, 17-19 days before the election. No more than 35 percent of the ballot packs are allowed to be distributed on any one day.

The postal voting elections close one day before the set physical election date. The ballot papers must be in the mail or in the hands of the Returning Officer by 6.00pm the day before the election.

Voter participation

Victoria reported an increase of 1.19 percent with overall voter participation at 72.5 percent in 2016 compared to 70.96 percent in 2012.

To assist with increasing voter participation the VEC implemented the following strategies:

- VoterAlert – a free election reminder service. Voters sign up to receive an SMS and/or email reminder when an election is on and that they are required to vote.
- Voter Voice – an app that was developed and released providing guidance for voters. The app translates instructions into other languages, provides Auslan videos, advises where voting centres can be found (where voting in person is still available) and providing guidance on how to vote. Positive feedback was received from disability agencies on Voter Voice.

Whilst the Victorian experience reports an increase in voter participation at 72.5 percent, if this same participation rate was applied to the Campbelltown Local Government Area it would represent a significant decline in voter participation. By way of comparison, voter participation in Campbelltown was 84.59 percent in 2012 and 80.13 percent in 2016.

Formal votes

Data supplied by the VEC shows a reduced percentage of informal votes through postal voting. The percentage of informal votes, through postal voting in 2012-2013 was 4.76 percent. Compared with informal votes, through in attendance elections in 2012-2013 recorded at 10.09 percent.

Cost impacts

The VEC advised that on average the cost estimate provided for postal voting is 30 percent less than voting via attendance. At the last election in Victoria in 2016, the majority of Councils held their elections via postal voting with only six Councils (Banyule, Greater Dandenong, Knox, Moreland, Port Phillip and Yarra City Councils) holding elections via attendance.

Glen Eira City Council Experience

A report was presented on 4 February 2020 to Glen Eira City Council, detailing election estimates they received from VEC. Glen Eira City Council has approximately 106,500 voters and is of comparable size to Campbelltown with 105,648 voters in 2016. The estimated cost provided by the VEC for the 2020 election by postal voting is \$633,442.85 and the estimated cost for attendance voting is \$749,371.44. The cost of the 2016 election for Campbelltown City Council was \$654,500.

Glen Eira City Council have in the past conducted their elections via postal voting. However at their Council meeting on 4 February 2020, Glen Eira Council resolved to conduct the 2020 Council election via attendance voting. The Council considered it provided a more democratic voting system as the conduct of voting and matched Federal and State elections. Furthermore, Glen Eira's voting participation rates were higher from attendance voting than postal voting and voting via attendance provided opportunities for community groups to raise funds through BBQs. Since Glen Eira City Council's resolution, the Minister for Local Government in Victoria has announced that all Local Government elections in Victoria in 2020 will be conducted exclusively by postal voting.

Challenges with postal voting

The issue of reaching missed or forgotten voters is also something that needed to be addressed. The VEC conducted public awareness campaigns for the 2016 elections which informed all Victorian residents of their opportunity to vote. The campaign focused on culturally and linguistically diverse communities, people experiencing homelessness, people living with a disability and Aboriginal and Torres Strait Islander communities. The focus groups were reached through newspapers, radio stations, social media, direct mail and a number of community education and outreach sessions.

In addition to the above, the VEC are planning a pilot youth engagement project for the 2020 elections, to increase awareness of the value and importance of voting in local government elections in areas with a higher proportion of young people.

NSW Council Elections 2021 and beyond

The next local government election in NSW is scheduled to be held on Saturday 11 September 2021. Under the regulatory framework currently in force, Council elections in NSW cannot be held exclusively by postal voting. At this stage, the 2021 Council election will occur as previously, by attendance vote, except where residents have pre-registered with the NSW Electoral Commission for a postal vote.

The NSW Government has announced, through the Office of Local Government, that it will be undertaking consulting with all NSW Councils with regard to enacting by regulation the option for NSW Council's to resolve to conduct their 2024 election by exclusive postal voting or attendance voting.

Developments from the consultation will be provided to Council however a date for a consultation period has not been set. More information as it comes to hand will be provided to Council in a future briefing. A further report will be presented before the 2024 election for Council to resolve how the 2024 election will be conducted.

Attachments

Nil

8.7 Agency Payments Tender Process

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 Council declines to accept the offer of National Australia Bank Pty Ltd and Windcave Pty Ltd for the provision of Payment Gateways Option 1 – Over the Counter Payments.

1. That in accordance with section 178 of the Local Government (General) Regulation 2005 Council declines to accept the tenders for the provision of Payment Gateways Option 1 – Over the Counter Payments.
2. That Council enter into negotiations with the incumbent contractor, Australia Postal Corporation t/a Australia Post for the provision of Over the Counter Payment at its current locations. The evaluation panel do not see any benefit in inviting fresh tenders for the same service as the market was tested through this process and satisfactory results were not achieved. It was determined appropriate for Council to enter into negotiations with Council's current over the counter provider, Australia Post, as they have previously demonstrated they can meet Council's requirements and have provided a satisfactory service to Council in the past.
3. That the unsuccessful Tenderers be notified of the results of tender process for Option 1.
4. That a memo of recommendation is provided to the General Manager for Option 2. In accordance with the amendments to s377(1)(i) of the *Local Government Act*, the General Manager has the delegation to approve a tender of this nature.

Purpose

To advise Council of the tenders received for the provision of Payment Gateways Option 1 – Over the Counter Payment and recommend that Council declines to accept the tenders submitted by National Australia Bank Pty Ltd and Windcave Pty Ltd.

History

Council requires external receipting for multiple payment gateways including over the counter payments (Option 1), cash, cheque, money order, EFTPOS, internet payments by credit card, direct transfer, telephone (IVR or touchphone) and Application Programming Interface (API) protocol (Option 2) to interact with our core receipting software. Tenderers were able to tender for one or both options.

Council has in place a Contract with Australia Post for over the counter payments and National Australia Bank for all other payment options. These contracts are due for renewal.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the Local Government (General) Regulation 2005 and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald and the MacArthur Chronicle in the weeks commencing 7 April 2020 and 14 April 2020. Due to COVID-19 the Campbelltown Advertiser ceased printed notices. Tenders were also advertised on Tenderlink and Council's website. The Ingleburn and Campbelltown Chambers of Commerce and Industry and YARPA were notified.

Tender Document

Council requested tenders for payment gateways by customers through a third party provider for the following requirements:

- Option 1: Over the Counter Service
- Option 2: Telephone, Internet, Direct Debit and Application Programming Interface

Organisations were able to tender for one or both options and were requested to submit the following information with their tender response:

- nomination of requirements, by nominating which option/s they are tendering for
- company details
- company experience particularly as they relate to the options they are tendering for and subcontracting details
- references
- over the counter site details including number of sites available including open times
- details of the service proposed including method of the proposed implementation, and support network availability
- details of their policy and methods to ensure the security of customers details
- payment options offered (eg. cash, EFTPOS, cheque, money order, Visa, Mastercard)
- pricing

- insurances
- commercial in confidence
- social sustainability
- work health and safety management systems
- environmental practices
- conflict of interest declaration
- collusive submission declaration

Tenders Received

Tenders closed on Tuesday 5 May 2020 at 2.30PM. Three on-time responses were received from the following organisations:

- Commonwealth Bank of Australia: Option 2
- National Australian Bank Pty Ltd: Options 1 and 2
- Windcave Pty Ltd: Options 1 and 2

Evaluation Process

The evaluation panel, consisting of officers from financial services evaluated the tenders against the following weighted assessment criteria:

- experience of the company
- counter sites
- services and security
- payment options
- suitability of pricing
- work health and safety
- environmental commitment

The evaluation panel used Council's standard 0-10 scoring system for all non-pricing criteria with 10 being the highest score.

The scoring of tendered prices for Option 1 was unable to be determined as no pricing was provided for this option.

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of fully complies, partially complies and does not comply.

Recommendation of the Evaluation Panel

1. Council decline to accept all tenders received for Over the Counter Sites (Option 1) as the Tenders received did not meet the requirements of the Request for Tender. Sites nominated to accept over the counter payments was unsatisfactory and pricing was not provided.
2. Council enter into negotiations with Council's incumbent provider, Australia Postal Corporation t/a Australia Post, for over the counter sites requirement, in accordance with section 178 of the Local Government (General) Regulation 2005 which provides:

- (1) After considering the tenders submitted for a proposed contract, the council must either:
 - (a) accept the tender that, having regard to all the circumstances, appears to it to be the most advantageous, or
 - (b) decline to accept any of the tenders.
- (3) A council that decides not to accept any of the tenders for a proposed contract or receives no tenders for the proposed contract must, by resolution, do one of the following-
 - (e) enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender,
- (4) If a council resolves to enter into negotiations as referred to in subclause (3)(e), the resolution must state the following—
 - (a) the council's reasons for declining to invite fresh tenders or applications as referred to in subclause (3)(b)-(d),
 - (b) the council's reasons for determining to enter into negotiations with the person or persons referred to in subclause (3)(e).
3. That the unsuccessful Tenderers be notified of the results of tender process.
4. That a memo of recommendation is provided to the General Manager for Option 2. In accordance with the amendments to s377(1)(i) of the *Local Government Act 1993*, the General Manager has the delegation to approve a tender of this nature.

Delegation

As the recommendation is to decline to accept the tenders, the Council must resolve to do so. The General Manager does not hold delegation under the *Local Government Act 1993*.

Assurance of the Process Undertaken

In accordance with Council's Procurement Procedures, a tender review panel, consisting of members of Council's Executive reviewed the tender to assure the process was undertaken in a manner that was fair, transparent and resulted in the best value outcome to Council.

Attachments

Nil

8.8 Proposed Closure of a Section of Road, Claymore

Reporting Officer

Property Coordinator
City Governance

Community Strategic Plan

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

Officer's Recommendation

1. That Council approves the road closure of the subject land off Rosslyn Drive/Officer Lane, Claymore as outlined in this report and once the closure is complete create title in Councils name.
2. That Council classify the subject land as 'operational land'.
3. That Council approves the transfer of the subject land to NSW Land and Housing Corporation at nil cost.
4. That Council agrees that NSW Land and Housing Corporation be responsible for all costs associated with the road closure, creation of title and land transfer.
5. That all documentation associated with the road closure process be executed under the Common Seal of Council, if required.

Purpose

To seek Council approval for the closure of a section of road located off Rosslyn Drive/Officer Lane Claymore and once the road closure is complete transfer the closed section of road to NSW Land and Housing Corporation.

Report

NSW Land and Housing Corporation (LAHC) has approached Council requesting to close a small section of road reserve associated with the Claymore redevelopment project which was dedicated as part of the registration of Stage 2 in 2016. The subject section of road is off Officer Lane/Rosslyn Drive and was intended to be the northern extension of Officer Lane as shown on the attached plan and is approximately 25sqm in area.

The Claymore Renewal Concept Plan was approved via Part 3A of the *Environmental Planning & Assessment Act* in May 2013. The approval was subsequently modified on 22 October 2013 which allowed development to commence for Stages 1 and 2 was conditional on a Planning Agreement being agreed and executed prior to lodgement of the development application (DA) for Stage 3.

The DA for Stages 1 and 2 was approved by the Sydney West Joint Regional Planning Panel on 9 October 2014 and works completed in 2016. The release of the Subdivision Certificate and registration of the Linen Plans on 20 September 2016. It was this registration that created the road reservation requiring closure which is addressed in this report.

LAHC sought modification of the Concept Approval to amend the timing for execution of the Planning Agreement prior to Council's approval of the Stage 3 Subdivision Certificate. This enabled the determination of the Stage 3 DA and allowed subdivision construction works to commence. The modification also sought a minor amendment to the Concept Plan and its staging sequence. The modification was approved on 6 December 2018 and is detailed within the Infrastructure Services Delivery Plan (ISDP). The ISDP was placed on public exhibition by Council in conjunction with the Planning Agreement and its associated Explanatory Note.

The Stage 3 DA gained Local Planning Panel approval on 19 December 2018 and allowed for the staged development of Stage 3A and 3B. The approved plans reflect the modified Concept Plan omitting the extension of Officer Lane to the northern side of Rosslyn Drive.

It was during the process of obtaining the Subdivision Certificate for Stage 3B that the road reservation created by DP 1203266 and its effect on the approved Subdivision Plan for Stage 3 was discovered. It impacts the proposed Lots 3064, 3065 & 3066 as shown on the attached plan. These parcels cannot be released for sale until such time as this matter is finalised. Once the road reservation is closed the land can be consolidated into the parcels set out in the Stage 3 DA and approval.

Given the extension of Officer Lane is now no longer required for road purposes, LAHC has sought Council's assistance in transferring the land back into their ownership.

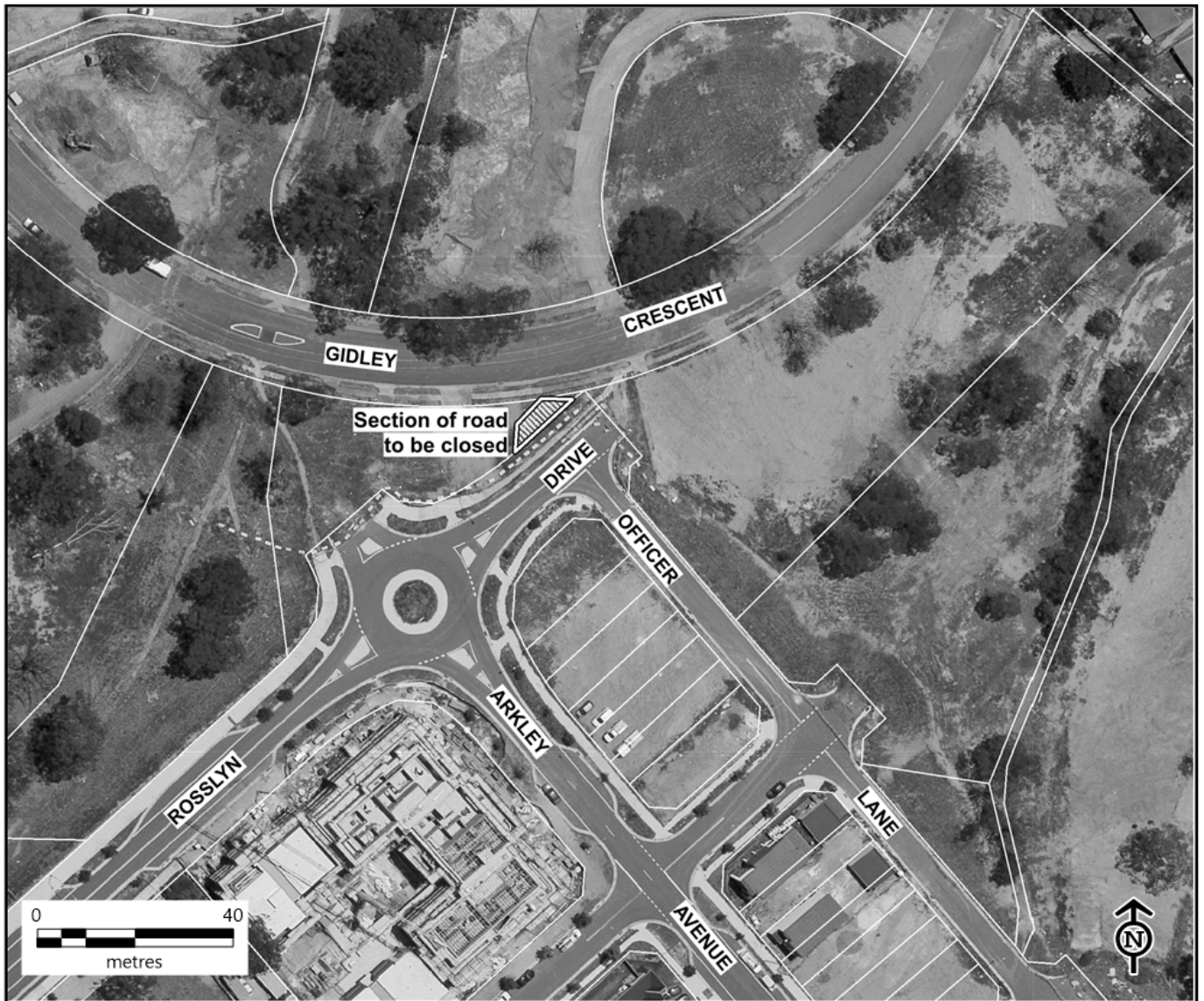
LAHC were provided with two alternate solutions. The preferred option was for Council to undertake a road closure process. The road closure will be undertaken in accordance with Part 4 Division 3 of the *Roads Act 1993*.

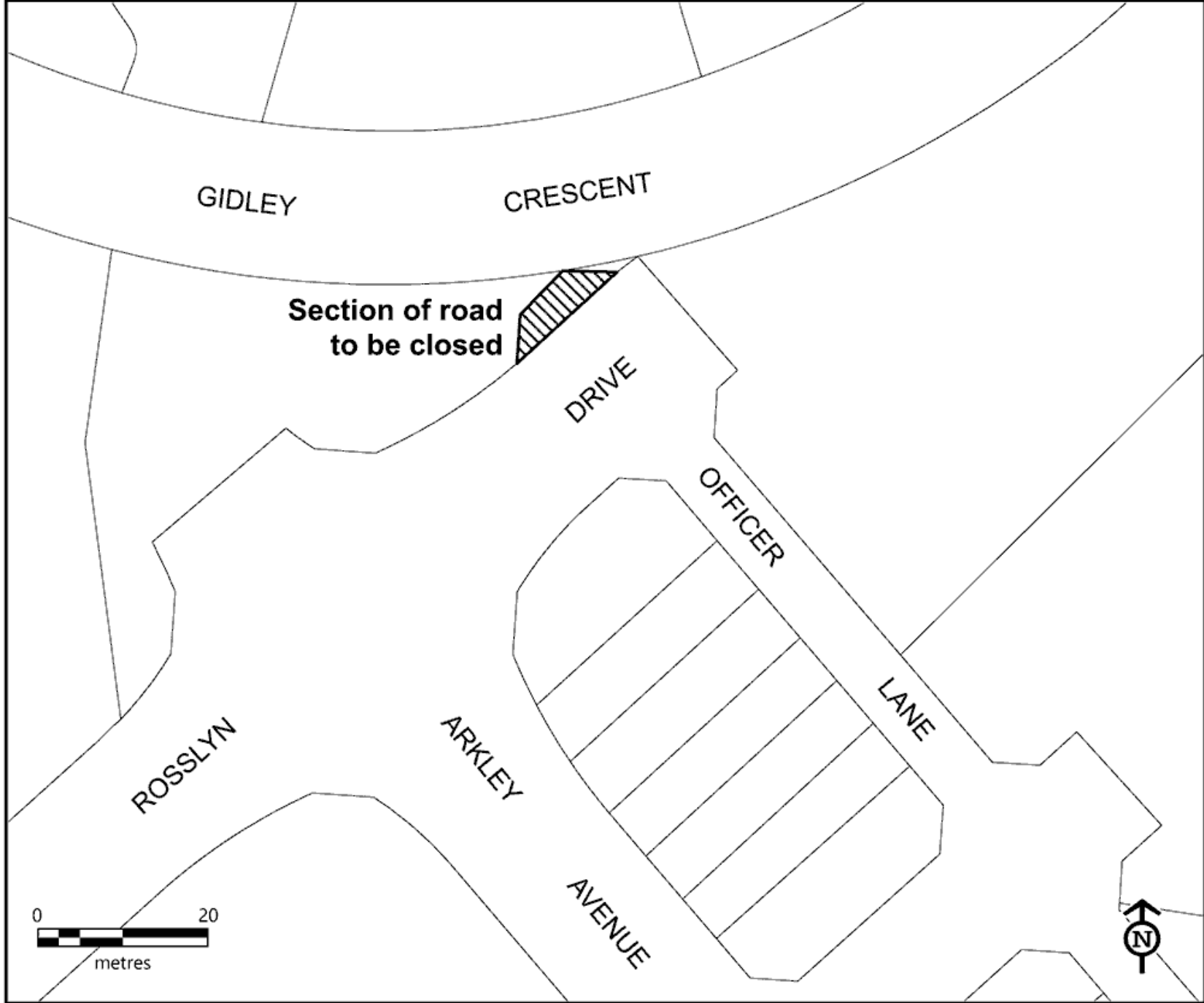
LAHC has agreed to pay all Council costs associated with the proposed road closure including Councils administration fee. Once the road closure process has been completed the land will be transferred back to LAHC at nil cost.

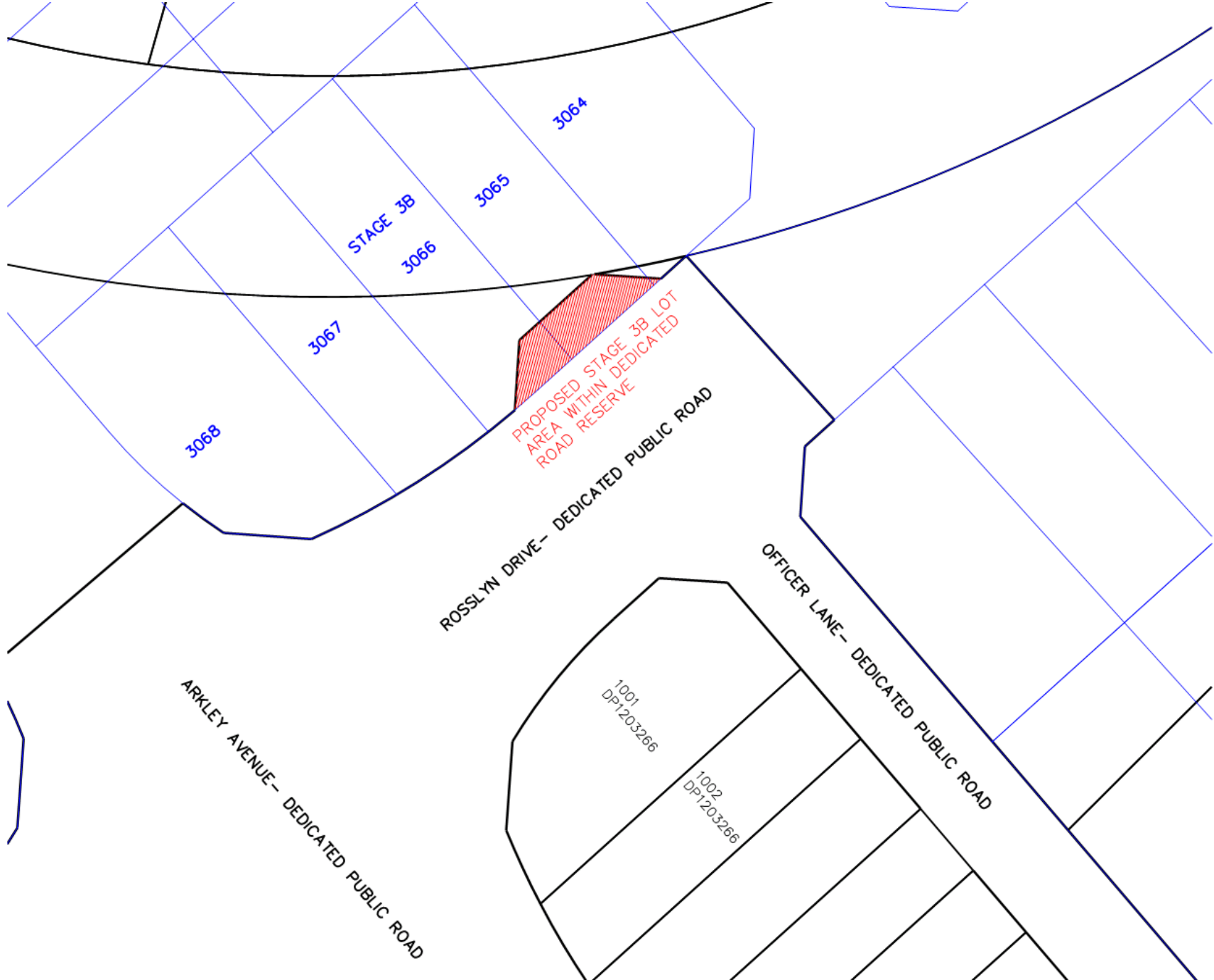
This paper seeks Council's approval to proceed with the proposed road closure of the section of road off Rosslyn Drive/Officer Lane, Claymore and transfer the land to LAHC at nil cost upon completion of the road closure process. The approval includes consideration for the land to be classified as operational upon completion of the road closure to allow for transfer of title back to LAHC.

Attachments

1. Aerial map (contained within this report)
2. Locality Plan of proposed road closure (contained within this report)
3. Plan identifying affected lots (contained within this report)







8.9 Minutes of the Audit Risk and Improvement Committee meeting held 19 May 2020

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Officer's Recommendation

That the minutes of the Audit Risk and Improvement Committee held 19 May 2020 be noted.

Purpose

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 19 May 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 Internal Audit Progress Report on 2019-2020

That the Committee receive and note the progress report on the 2019-2020 Audit Plan.

6.2 Auditor General's report

That the information be noted.

6.3 Business Excellence Activity Report

That the information be noted.

6.4 COVID-19 Pandemic Update and Impact Report

That the Committee note the information contained in this report.

6.5 Outstanding ARIC Actions

That the information be noted.

Attachments

1. Minutes of the Audit Risk and Improvement Committee held 19 May 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Audit Risk and Improvement Committee Meeting held at 4.00pm on Tuesday, 19 May 2020.

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Minutes of the Audit Risk and Improvement Committee Meeting held on 19 May 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 Rebecca Grasso - Director City Growth 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 Melinda Champion - Senior Business Excellence Officer Ms Erin Austin - Executive Support

1. ACKNOWLEDGEMENT OF LAND

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

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 25 February 2020**

Committee's Recommendation: (Hanrahan/Morrison)

That the information be noted.

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

5. GENERAL MANAGER - VERBAL UPDATE

The General Manager provided the Committee with an update covering:

- The current COVID-19 Pandemic - the Committee was advised that all of Council's essential services are still running and a report has been included in the ARIC agenda (item 6.4) detailing Council's actions and responses to the changing situation. The General Manager advised that no staff have tested positive for COVID-19 to date, but assured the Committee that Council has plans ready to put in place if this changes.
- Reimagining Campbelltown – a master planning project of Campbelltown CBD that covers Leumeah to Macarthur was officially endorsed by Council on 14 April. The document is currently on exhibition allowing further opportunity for feedback from the community. Reimagining Campbelltown demonstrates the future of our city and the engagement of our community to deliver a community vision.
- The design for the Centre of Excellence - a centre of sports and health excellence, has been submitted for DA assessment and once approved will go out to tender.
- Council was recently briefed on the high level design for the Billabong Project at Apex Park, Bradbury. The design fits within the budget and ideals that the project aims to achieve, the General Manager shared her excitement in seeing this project progress.
- The General Manager advised the Committee that she had sent a letter to Mr Robert Rofe thanking him for his service on the ARIC Committee.

6. REPORTS

6.1 Internal Audit Progress Report on 2019-2020

Purpose

To provide the Committee an update on the progress of the internal audit work undertaken in accordance with the approved 2019-2020 Audit Plan.

Officer's Recommendation

That the Committee receive and note the progress report on the 2019-2020 Audit Plan.

Committee's Recommendation: (Mitchell/Hanrahan)

That the Committee receive and note the progress report on the 2019-2020 Audit Plan.

6.2 Auditor General's report

Purpose

To provide the Committee with information relating to the Auditor Generals' Report to Parliament on Local Government Financial Audits for the year ended 30 June 2019.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Hanrahan/Mitchell)

That the information be noted.

6.3 Business Excellence Activity Report

Purpose

To provide the committee with an update on continuous improvement activities for 2020 by the Business Excellence Team in either a leading or partnering role.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Mitchell/Morrison)

That the information be noted.

6.4 COVID-19 Pandemic Update and Impact Report

Purpose

To provide the Audit Risk and Improvement Committee with an update business initiatives, financial impact and staff impact during the COVID-19 pandemic.

Officer's Recommendation

That the Committee note the information contained in this report.

Committee's Recommendation: (Hanrahan/Morrison)

That the Committee note the information contained in this report.

6.5 Outstanding ARIC Actions

Purpose

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

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Mitchell/Hanrahan)

That the information be noted.

7. GENERAL BUSINESS

- The Committee discussed the recently released Independent Commission Against Corruption (ICAC) publication titled 'Managing corrupt conduct during the COVID-19 outbreak'. The Committee noted the importance of keeping informed and updated of any reports to ICAC involving Campbelltown Council or staff members. While the Committee noted the history of minimal complaints in this space, the Committee requested that a standing item be added to the agenda, possibly at every second meeting, informing the Committee of any reports/complaints lodged with ICAC regarding Campbelltown Council.

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 18 August 2020 at 4.00pm at the Council Chambers, Level 3, Campbelltown City Council.

Bruce Hanrahan

Chairperson

Meeting Concluded: 4.40pm

8.10 Economic Development Strategy

Reporting Officer

Manager City Marketing and Economy
City Growth

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.1 - Support the resilience, growth and diversity of the local economy

Officer's Recommendation

That Council endorse the Campbelltown Economic Development Strategy.

Purpose

To present Council with the draft Campbelltown Economic Development Strategy for consideration and endorsement.

Report

At the centre of the outer south-western growth corridor, Campbelltown features an existing – and growing – large residential population, as well as significant employment and economic centres focused around the city centre (Macarthur, Campbelltown, Leumeah), Ingleburn and Minto.

This growth, along with development underway across western Sydney more broadly, provides new economic opportunities for the city which can help the Campbelltown economy reach its full potential – one of the main priorities of the Reimagining Campbelltown City Centre master plan.

The development of the master plan provided the opportunity to concurrently develop the city's first Economic Development Strategy, which was also led by Urbis.

Reimagining Campbelltown City Centre harnesses the city's existing strengths to transform the city centre into the economic, cultural and lifestyle capital of the Macarthur region. The Economic Development Strategy builds on the strengths of the key economic centres outlined in Reimagining, and identifies opportunities for business growth, investment attraction and increased employment for Campbelltown residents. Developing these documents concurrently, and in conjunction with the Greater Sydney Commission's Campbelltown-Macarthur Place Strategy, ensured that all the actions were in alignment.

The aim of the Economic Development Strategy is to transform Campbelltown's economic profile from a city with insufficient local jobs and underdeveloped business clusters, to one with diverse local job opportunities particularly in higher value industries and better connected and clustered businesses that can leverage off each other for economic growth.

To inform the development of the Strategy, Urbis researched the current economic profile of Campbelltown LGA, which included analysing historical and forecast population growth, employment by industry, gross regional product and gross value added by industry sector, self-containment (number of people who work locally) and self-sufficiency (the proportion of jobs in an area occupied by residents of that area) and identifying industry concentrations and clusters.

As part of the Strategy development, industry engagement was also undertaken at various stages, including one on one interviews with key industry stakeholders, along with industry specific workshops which were used to help inform Campbelltown's strengths, future opportunity areas, barriers and enablers for economic growth.

To help shift the current economic profile of the city, four economic priorities have been identified:

- leverage, diversify and connect clusters of existing economic activity to achieve agglomeration benefits
- intensify land use to promote a more efficient and productive economy that optimises infrastructure investment
- increase local job opportunities by attracting and creating more knowledge and high-skilled jobs
- leverage and build on our educational, health and industry strengths to upskill the local resident workforce.

These priorities are supported by an implementation plan outlining short, medium and long term actions, as well as ongoing actions that will help drive continued local growth in business and employment.

Implementation

The Economic Development Strategy provides a framework and key directions for Council to work towards a more diversified economy. Implementation of the actions will require collaboration across Council and with external stakeholders, including the private sector, industry and education representatives.

Some of the activities to be actioned within the first year include:

- the development of a business and stakeholder engagement strategy – to be used to identify emerging economic development opportunities and guide ongoing engagement between Council, local businesses and broader industry
- ongoing expansion of capacity building and industry programs and partnerships – working with a range of partners to identify skills gaps, including investigating opportunities to align formal education and training with business and industry needs, as well as developing and piloting capacity building programs to address skills shortages
- investigation of business incentive options to provide an 'easy to do business' environment for existing and new businesses, as well as increase clustering of businesses in similar or complementary industries
- identification of existing, new and emerging business opportunities related to existing supply chains, and scope out the level of opportunity and support local businesses to expand into these areas
- development of city marketing and investment attraction strategies to guide discussions with target investors and businesses

- working with local businesses to support the recovery from COVID-19 and adaptation to build resilience
- developing initiatives to grow the cultural, leisure and hospitality offer of Campbelltown to encourage visitation and build the day and night time economy, including leveraging opportunities such as the first season of Macarthur Bulls FC and promotion of the city as a domestic destination.

Resourcing

The City Growth Directorate is custodian for the Economic Development Strategy, however delivery of the actions requires a whole of Council approach.

Many actions are able to be delivered within existing work programs and through consideration of plans and strategies across Council (eg 'review and update relevant planning and legislative frameworks to ensure they are responsive to the changing needs of different industries and land uses'). Other actions can be delivered through existing staff resources within City Growth (eg 'work with the local business community to organise and run training, seminars and mentoring programs aimed at improving the performance of local businesses and industry, and catalysing their development').

The application of the resources currently allocated to the City Marketing and Economy team will be assessed in context of the priorities identified in the Economic Development Strategy. External funding support and partnership opportunities will continue to be actively pursued.

Where additional resourcing may be required, considerations will be made within Council's annual budget planning cycle.

Resourcing and reporting for the first three years of the Strategy will be structured around the following categories:

- regional leadership, governance and advocacy
- workforce and skills
- business attraction and industry development
- branding and communications
- industry research
- infrastructure.

Further tools and resources that will support the delivery of the Economic Development Strategy will be developed. These include:

- a city marketing and an industry specific investment attraction strategy
- a detailed economic activity and program for the Queen Street Precinct in conjunction with a land-use review to enable and stimulate city centre renewal
- a knowledge cluster study to attract knowledge industries and workers to key sites within the Reimagining Campbelltown area.

It is important to note that the Strategy is a 10 year plan. As such, achievement of many of the objectives will need development and attention over an extended period of time and will require ongoing consideration in line with Council priorities through the Integrated Planning and Reporting cycles.

Targets and Reporting

Reporting will be undertaken through Council's Integrated Planning and Reporting cycles, including the annual report.

Economic data from a variety of sources is regularly gathered and will provide important insights not only into our progress, but to inform our future approach.

Attachments

1. Campbelltown Economic Development Strategy - summary document (distributed under separate cover)

8.11 Minutes of the Campbelltown Arts Centre Strategic Committee meeting held 15 April 2020

Reporting Officer

Executive Manager Creative Life
City Growth

Officer's Recommendation

That the minutes of the Campbelltown Arts Centre Strategic Committee held 15 April 2020 be noted.

Purpose

To seek Council's endorsement of the minutes of the Campbelltown Arts Centre Strategic Committee meeting held 15 April 2020.

Report

Detailed below are the recommendations of the Campbelltown Arts Centre Strategic Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

Reports listed for consideration

4.1 Minutes of the previous Campbelltown Arts Centre Strategic Committee Meeting held 9 October 2019

Committee's Recommendation via electronic concurrence:

That the information be noted.

5.1 Campbelltown City Council Collection - New Acquisitions

Committee's Recommendation via electronic concurrence:

That the following proposed donations be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection:

- Donation by Wayde Owen – The Conversation
- Donation by what – Ritual Performance of the Ancestors
- Donation by Elizabeth Duguid – Jacarandas 2
- Donations by Joan Ross – I was wearing the red rose necklace and The Swallow

- Donation by Elaine Campaner – Sea Cucumbers 1/6
- Donations by Christine Dean – I Live With My Mum in Wentworthville Although I Know it isn't a Gay Thing to do, This Painting Explores the Relationship Between Margo Lewers and the Granville Train Disaster, Ceramics is the New Video and Outsider Art is Impossible and Show Girl
- Donation by David Griggs – Untitled

5.2 Campbelltown City Council Collection - New Acquisitions

Committee's Recommendation via electronic concurrence:

That the proposed donations by Tracey Moffatt – First Jobs and Laudanum be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection.

Attachments

1. Minutes of the Campbelltown Arts Centre Strategic Committee held 15 April 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Campbelltown Arts Centre Strategic Committee Meeting held on 15 April 2020.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	2
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3.	DECLARATIONS OF INTEREST	2
4.	MINUTES OF THE PREVIOUS CAMPBELLTOWN ARTS CENTRE STRATEGIC COMMITTEE MEETING HELD 9 OCTOBER 2019	2
5.	REPORTS	3
5.1	Campbelltown City Council Collection - New Acquisitions	3
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6.	GENERAL BUSINESS	22

Minutes of the Campbelltown Arts Centre Strategic Committee Meeting held on 15 April 2020

Due to the COVID-19 Pandemic and restrictions in place, papers for the Campbelltown Arts Centre Strategic Committee Meeting of 15 April 2020 were distributed electronically to:

Chairperson – Councillor Meg Oates
Member – Councillor Masood Chowdhury
Member – Councillor Ben Moroney
Member – Councillor Michael Banasik
Member – Campbelltown City Council General Manager, Lindy Deitz
Member – Dr Cheryle Yin –Lo
Member – Rudi Kolkman
Member – Alison Derrett
Member – Lucy Stackpool
Member – Steven Donaghey
Member – Mariah Calman
Member – Lorna Grear
Member – Dorothy Heatley
Member – Joan Long
Member – Andrew Christie
Campbelltown City Council, Director City Growth – Rebecca Grasso
Campbelltown City Council ,Executive Manager Creative Life – Michael Dagostino
Campbelltown City Council, Executive Support – Kelly Wooden

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was noted in the papers distributed electronically to all members.

2. APOLOGIES

Nil, papers were distributed electronically to all members.

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

4. MINUTES OF THE PREVIOUS CAMPBELLTOWN ARTS CENTRE STRATEGIC COMMITTEE MEETING HELD 9 OCTOBER 2019

Reporting Officer

Executive Manager Creative Life

Officer's Recommendation

That the information be noted.

Committee's Recommendation via electronic concurrence:

It was **Moved** Councillor Oates, **Seconded** Dr Cheryle Yin –Lo

That the information be noted.

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

Report

The minutes of the Campbelltown Arts Centre Strategic Committee Meeting held 09 October 2019, copies of which have been circulated to each Sub Committee member, were adopted by Council at its meeting held 10 December 2019.

Attachments

Nil

5. REPORTS

5.1 Campbelltown City Council Collection - New Acquisitions

Reporting Officer

Executive Manager Creative Life
City Growth

Officer's Recommendation

That the following proposed donations be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection:

- Donation by Wayde Owen – The Conversation
- Donation by what – Ritual Performance of the Ancestors
- Donation by Elizabeth Duguid – Jacarandas 2
- Donations by Joan Ross – I was wearing the red rose necklace and The Swallow
- Donation by Elaine Campaner – Sea Cucumbers 1/6
- Donations by Christine Dean – I Live With My Mum in Wentworthville Although I Know it isn't a Gay Thing to do, This Painting Explores the Relationship Between Margo Lewers and the Granville Train Disaster, Ceramics is the New Video and Outsider Art is Impossible and Show Girl
- Donation by David Griggs – Untitled

Committee's Recommendation via electronic concurrence:

It was **Moved** Councillor Oates, **Seconded** Dr Cheryle Yin –Lo

That the following proposed donations be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection:

- Donation by Wayde Owen – The Conversation
- Donation by what – Ritual Performance of the Ancestors
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- Donations by Christine Dean – I Live With My Mum in Wentworthville Although I Know it isn't a Gay Thing to do, This Painting Explores the Relationship Between Margo Lewers and the Granville Train Disaster, Ceramics is the New Video and Outsider Art is Impossible and Show Girl
- Donation by David Griggs – Untitled

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

Purpose

To seek the endorsement of the Campbelltown Arts Centre Strategic Committee of the acquisition of donated works to the Campbelltown City Council collection.

Report

Campbelltown City Council's Collection Policy provides a framework for the management of Council's permanent collection by Campbelltown Arts Centre. Listed below are the proposed donated works to be acquired for Council's collection in line with the policy objectives.

Donation 1

Wayde Owen

The Conversation

2019

140 x 120cm

Oil, synthetic polymer & bitumen on canvas

Biography

Wayde Owen was born in Sydney 1977 and he currently lives and works in Byron Bay hinterland. He studied a Bachelor of Fine Art from Curtin University of Technology (2010), Master Painting at the National Art School (2009) and a Diploma of Visual Art from Southbank Institute of Technology (2005). In 2005 he was awarded the prestigious Brett Whiteley Travelling Art Scholarship and completed a studio residency at the Cite Internationale des Arts, Paris. His work has been Highly Commended by the National Churchie Emerging Art Award and the Lloyd Rees Memorial Youth Art Prize. He has also been a finalist in many art awards including The Jacaranda acquisitive Drawing award, the Paddington Art prize and was a semi-finalist in the Doug Moran National Portrait prize (2019).

He is the recipient of two Cultural Grants from Arts Queensland and was the owner/director of blkmrkt projects from 2005 – 2010. He has exhibited regularly since 2000 and exhibitions include *Cultural Imperialism* at Hawkesbury Regional Gallery (2010) and *A History of Violence* at HOTA (2008). His work is represented in many public collections including The University of Queensland Art Museum, Southbank Institute of Technology, Hawkesbury Regional Gallery and HOTA. His work is also held in private collections around the world.

Artist Statement

I can't really paint pretty pictures or even things that make people feel good. What I want to do is squeeze myself into or out of the works. The more I paint the more cathartic it becomes and though it isn't my personality my innards are laid bare for all to see.

Building on my 'Intimate Things' series of paintings, 'The Conversation' continues my tradition of sifting through the residue of life experiences, recent and distant. Rather than dwelling on internal subject matter entirely, as is my habit, I seek to expand, renew and refresh the work.

The process and connotations of my works are layered and intertwined with findings from my life. This provides a body of unmistakable works which resonate in origin and theme.



Studio shot of 'The Conversation', 2019, Wayde Owen. Photo Courtesy of the Artist.

Donation 2

what

Ritual Performance of the Ancestors
1991 – 2010
213 × 852 cm
Oil and Liquid Nails on canvas

Biography

what was born in Queensland in 1972. He graduated from the National Art School, Sydney in 1992. He gained a Master of Contemporary Art (Hons) from the University of Western Sydney in 2001. His practice covers painting, performance, sculpture and installation. Since 1992, he has staged 18 one-person exhibitions and participated in more than 15 group exhibitions.

what has been a finalist in the following prizes: The Archibald Prize (2017); The Wynne Prize (2015); The Blake Prize (2009); The Doug Moran Portrait Prize (2007) (2009); The Sulman Prize (2003). He won the Fisher's Ghost Prize, Campbelltown Arts Centre (2002).

His work is in the following collections: National Gallery of Australia; Monash University; Wollongong City Gallery; University of Wollongong; The Government of NSW; and private collections in Australia and overseas. Most recently what was the recipient of the \$150,000 Doug Moran Portrait Prize in October 2019.

Artist Statement

The artist states that “my process has always been a methodology of dismantling and elimination.” And we see, in this series, the very subject matter has been eliminated, leaving an abstracted maelstrom of reduced colour and texture.

what’s art is very much about the building blocks of painting. This series relates to the physical act of painting as much as to the presentation of the (non) imagery, and an oblique nod to the recent history of abstraction. The viewer is drawn into the game, aware of the impossibility of perceiving either tree or figure across the flattened, dancing surfaces of the works.

Speaking of a recent series, painted with a similar palette, the artist tells us that he was “reminded of classical Indian painting and early religious iconography” – and, in both of those two examples, as in the paintings in this exhibition, reduced colour is freighted with consequence and meaning outside of itself.



what, *Ritual Performance of the Ancestors* as part of exhibition *Satanism*, 2010, installation shot, Gallery 9. Photo courtesy of the artist and Block Projects.

Donation 3

Elizabeth Duguid

Jacarandas 2

2004

35 x 75cm

Watercolour on Arches 600gsm paper

Biography

Elizabeth Duguid lives and works in Taigum, Queensland and graduated from the Tasmanian College of Art in 1962. Duguid has been commended in a number of regional art prizes over more than 40 years of practicing art. Duguid is a former finalist in the Fisher's Ghost Art

Award and received a commendation in 2005. Duguid's work is held in multiple public collections including Commonwealth Artbank, Brisbane City Art Gallery, Toowoomba Art Gallery and Hornsby Regional Art Gallery as well as private collections both locally and internationally.

Artist Statement

Colour is the vital key to my work. Through colour I endeavour to capture the life force of my environs with spontaneity and energy, using all media.

Praise for the artist:

'To the uninitiated eye this painting may get the classic response of "my four year old could do that!" However, this is a beautifully controlled work and the longer one sits in front of it, the longer one appreciates it. It is what has been left out of the work which adds to its immediacy'.

Paul Delprat – Head of Julian Ashton Art School

'Such vitality, with a sweeping sense of form, without "niggle".'

Max Angus – Artist

'This energetic painting seems to be the result of vigorous, committed observation. All aspects of the landscape are caught in the immediacy of execution, so that although the particularities maintain their identity, the whole picture plane is able to be read as a unity of gestural marks and subtle colour.'

Pat HOFFIE – Griffith University



Elizabeth Duguid, *Jacarandas 2*, 2004. Photo courtesy of the artist.

Donation 4**Joan Ross**

I was wearing the red rose necklace

2005

Ink, hair, lace on paper

50 x 35cm

Donation 5**Joan Ross**

The Swallow

2005

Ink and found image on paper

50 x 35cm

Biography

Born Glasgow, Scotland. Lives and works Sydney, New South Wales. Joan Ross works across a range of mediums including drawing, painting, installation, photography, sculpture and video. Her bold and experimental practice investigates the legacy of colonialism in Australia, particularly in regard to its effect on Indigenous Australians.

Ross has been exhibiting since the late 1980s. Her solo exhibitions include *TAKETAKETAKE* Bett Gallery, Hobart (2016), *20–50% off all plants and animals*, Blue Mountains Cultural Centre, Katoomba (2015); *I made this for you*, Michael Reid Gallery, Sydney (2015); *You can't just take everything*, Turner Gallery, Perth (2014); *Touching other people's shopping*, Bett Gallery, Hobart (2013); *The claiming of things*, Gallery Barry Keldoulis, Sydney (2012); *Joan Ross: Enter at your own risk*, Gallery Barry Keldoulis, Sydney (2010); *Come a little closer*, Gallery Barry Keldoulis, Sydney (2008) and *The knitted brow*, Gallery Barry Keldoulis, Sydney (2007).

Artist Statement

"Joan Ross is a gleaner. She picks through things abandoned or discarded by those of us less passionate about the intrinsic worth of used objects, less outraged about consumerism's perpetual erosion of value. This way of working has allowed Ross to develop a unique critical sensibility: what was once deemed unwanted or unloved, embarrassing or redundant, is tenderly transformed into the archetypal object of value, an artwork. Fur's sensual, sexual, register is integral to Ross' works, particularly to the large series of drawings of self-conscious misfits: fur immediately suggests intimacy, a sense that these characters have revealed too much too quickly. Such revelation is augmented in the titles that literalise the characters' inner dialogues — 'I am not a clown', or 'It felt as though only the sparrow liked me'. Yet while both the titles and the fur tufts that sprout untidily off the paper bring us uncomfortably close to others' dramas of disappointment and longing, so they also offer comic relief from the embarrassment of that intimacy".

Dr Jacqueline Millner, *Pelt*, 2006



Joan Ross, *I was wearing the red rose necklace*, 2005, photo courtesy of Courtney Gibson.



Joan Ross, *The Swallow*, 2005, photo courtesy of Courtney Gibson.

Donation 6**Elaine Campaner**

Sea Cucumbers 1/6

2006

Photographic Print

59 x 84cm

Biography

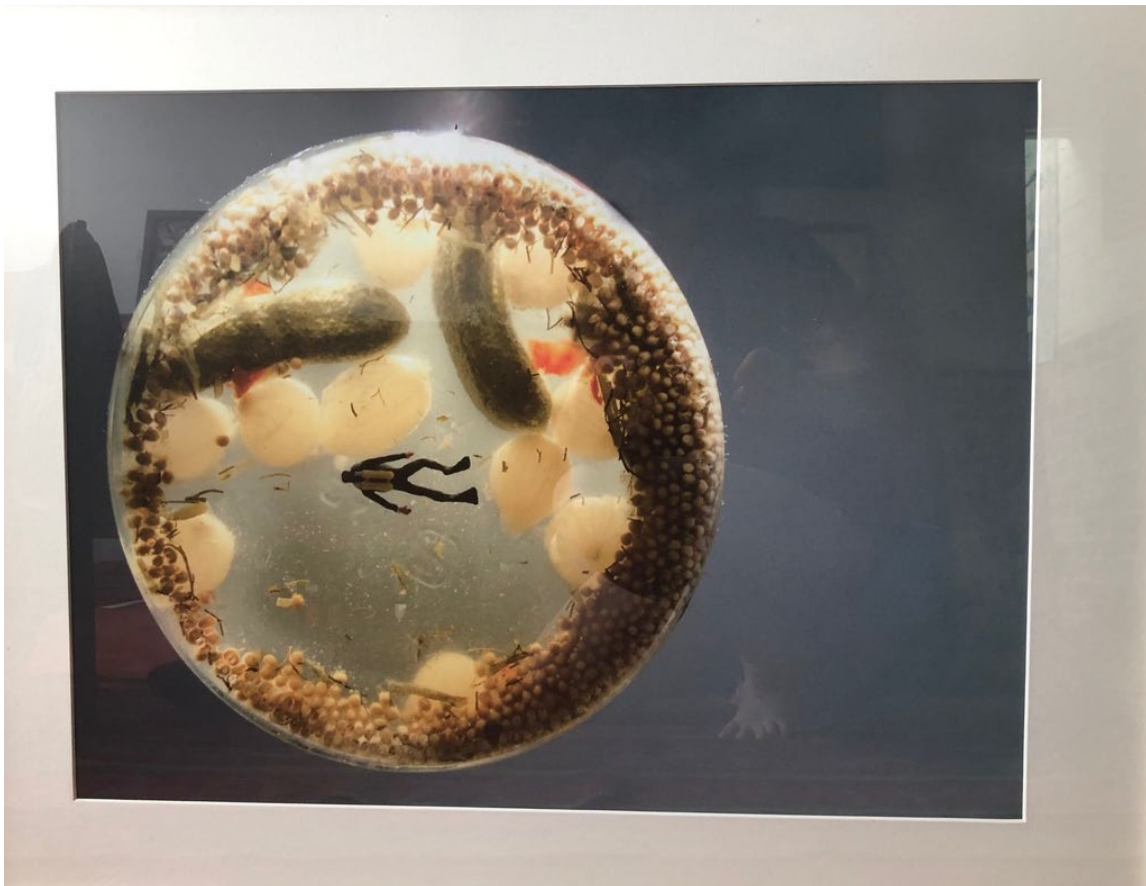
Elaine Campaner studied at the Sydney College of the Arts and graduated with Honours in 1999. She has held several solo shows in Sydney and New Zealand. Selected group shows include *Is it a Bird? Is it a Plane?*, Hawkesbury Regional Gallery, 2015; *Remain in Light: Photography from the MCA Collections*, touring exhibition, 2014; *Object-shift*, Objectspace, Auckland, 2014; *Volume One: MCA Collection*, Museum of Contemporary Art Australia, 2012-2013; *Home Sweet Home: The Peter Fay Collection*, National Gallery of Australia, 2003.

Campaner is represented in the collections of Art Bank, Art Gallery of NSW, Deutsche Bank, Macquarie Group Collection, Museum of Contemporary Art Australia, National Gallery of Australia, NRMA, Sydney City Council, University of Sydney, University of Wollongong and Hawkesbury One Collective.

Artist Statement

Elaine Campaner photographs transient dioramas of found objects. She plays with the spatial relationships between objects, discovering evocative connections, visual illusions and conceptual complexity. Her work often represents certain types of environmental and political imagery that 'seeps' into the artist's domestic life. Potent symbols and forms re-emerge in the miniature world of everyday things: control towers in coffee pots, cooling towers in saltshakers.

Campaner compares her photography to painting, explaining that the object merely replaces the brush. Her eye and imaginative powers are focused on the formal qualities and metaphorical possibilities of objects, and the ways in which they might interact 'to make an image with its own internal visual coherence and narrative.'



Elaine Campaner, *Sea Cucumbers 1/6*, 2006. Photo courtesy of Courtney Gibson.

Donation 7

Christine Dean

I Live With My Mum in Wentworthville Although I Know it isn't a Gay Thing to do
2007
Oil on Canvas
57 x 57cm

Donation 8

Christine Dean

This Painting Explores the Relationship Between Margo Lewers and the Granville Train
Disaster
2007
Oil on Canvas
57 x 57cm

Donation 9

Ceramics is the New Video and Outsider Art is Impossible
2009
Oil on Canvas
57 x 57cm

Donation 10

Show Girl (Ayesha)
2016
Oil on Canvas
57 x 57cm

Biography

Christine Dean has exhibited widely throughout Sydney as well as in Los Angeles and New York. She is also a writer, curator and lecturer. She achieved her PhD from the University of NSW. Dean's works are in the collection of Artbank, Blacktown City Art Collection, Casula Powerhouse, Penrith Regional Gallery, Campbelltown Arts Centre and the Lewers Bequest, Macquarie University Art Collection, National Gallery of Australia as well as numerous private collections.

Artist Statement

Dean's monochromatic practice deliberately plays on gender-based assumptions around the colour pink and its association with femininity, as well as the association of monochrome painting and geometric forms as part of a very masculine history of modernism art.

The 1990's were an interesting time in Australian art. All that bad 1980s painting, which was market driven, fell by the wayside... The pink monochrome became my sort of emblem... That period was just this feeling of aching gender dysphoria. The funny thing is with gender dysphoria is it follows you like a shadow. I thought I could escape it or outrun it or side-step it in some way through critical thinking but as I got older it got stronger and stronger. As Barbara Kruger said 'your body is a battleground'—well, my monochromes were a battleground. I was trying to reconcile the masculine and the feminine energies.

Christine Dean, trans. Kate Britton, 2016 (Kate Britton, *Christine Dean: How many times can you keep painting the Mona Lisa?* First Published in Sturgeon issue 6, 2016).



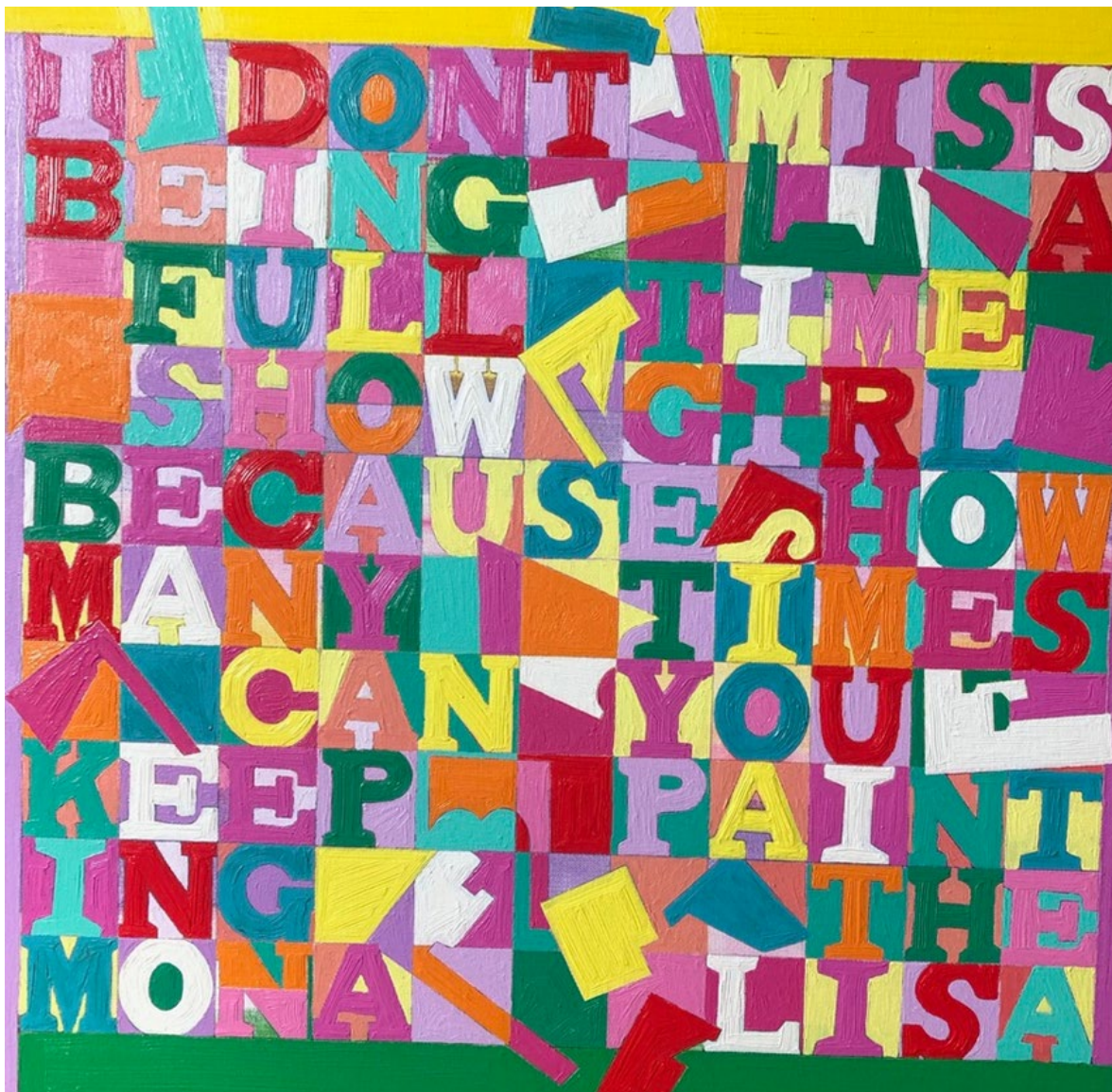
Christine Dean, *I Live With My Mum in Wentworthville Although I Know it isn't a Gay Thing to do*, 2007. Photo courtesy of Courtney Gibson.



Christine Dean, *This Painting Explores the Relationship Between Margo Lewers and the Granville Train Disaster*, 2007. Photo courtesy of Courtney Gibson.



Christine Dean, *Ceramics is the New Video and Outsider Art is Impossible*, 2009. Photo courtesy of Courtney Gibson.



Christine Dean, Show Girl, 2014. Photo courtesy of Courtney Gibson.

Donation 11

David Griggs

Untitled
2017
Oil on Canvas
213 x 152cm

Biography

Born 1975, Sydney, New South Wales. Lives and works in Manila, Philippines.

David Griggs works across painting, video and installation. Exploring the human condition, Griggs draws on personal experience, political imagery, popular culture and local crime histories. Selected solo exhibitions include Horror Business, GAGPROJECTS, Adelaide

(2016); David Griggs, Campbelltown Arts Centre, Sydney (2016); Tie Die Till I Dye, Kaliman Rawlins, Melbourne (2013); Frat of the Obese, Roslyn Oxley9 Gallery, Sydney (2013); The sort of black claymore paintings, PABLO Galleries, Manila (2010); Zombie Kiss, Uplands Gallery, Melbourne (2009); New York Paris London Rome Manila City Jail, MOP Projects, Sydney (2009); David Griggs at IMA at TCB, Institute of Modern Art, Brisbane (2008).

Major survey exhibition *Between Nature and Sin*, developed by Campbelltown Arts Centre and toured by MGNSW has just concluded a two year national tour at the end of 2019 after visiting 10 venues.

Artist Statement

Much of Griggs' work captures the chaos that waits outside his apartment door in Quezon City, Manila, Philippines. Feral street beggars, prison gangs, stray dogs. His canvases writhe with blood and mayhem, tattoos and bad teeth. However, what is noted in more recent examples of Griggs' work such as this one is a slight shift from more menacing imagery to hints of palm trees, pretty girls and pills that look like lollies.

Griggs' states that he is having more fun, he describes these more recent examples as *like hippy paintings but they're dirty. There are fluoro's mixed with browns. It is like happy but yuck.*

David Griggs trans. Peter Munro, 2017 (Peter Munro, *David Griggs finds fun among the paint fumes at Campbelltown Arts Centre*, 2017)



David Griggs, *Untitled*, 2017. Photo courtesy of Max Germanos.

Attachments

Nil

5.2 Supplementary Paper - Campbelltown City Council Collection - New Acquisitions

Reporting Officer

Executive Manager Creative Life
City Growth

Officer's Recommendation

That the proposed donations by Tracey Moffatt – First Jobs and Laudanum be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection.

Committee's Recommendation via electronic concurrence:

It was **Moved** Councillor Oates, **Seconded** Dr Cheryle Yin –Lo

That the proposed donations by Tracey Moffatt – First Jobs and Laudanum be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection.

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

Purpose

To seek the endorsement of the Campbelltown Arts Centre Strategic Committee of the acquisition of donated works to the Campbelltown City Council collection.

Report

Campbelltown City Council's Collection Policy provides a framework for the management of Council's permanent collection by Campbelltown Arts Centre. Listed below are the proposed donated works to be acquired for Council's collection in line with the policy objectives.

Biography

Tracey Moffatt is one of Australia's most renowned contemporary artists, both nationally and internationally. Working predominantly in photography and film for over three decades, Moffatt is known as a powerful visual storyteller. The narrative is often implied and self-referential, exploring her own childhood memories and fantasies, and the broader issues of race, gender, sexuality and identity. Moffatt has held over 100 solo exhibitions of her work in Europe, the United States and Australia. Her films, including Nightcries – A Rural Tragedy, 1989, and Bedevil, 1993, have been screened at the Cannes Film Festival, the Dia Centre for the Arts in New York and the National Centre for Photography in Paris. Moffatt also represented Australia at the 57th Venice Biennale in 2017.

Artist Statement

Tracey Moffatt draws on her background as an Aboriginal child growing up in Brisbane in a foster family which included her sister, and as a highly receptive child of the sixties, avidly consuming images from magazines, films and television. Her education was not of the old sense, a carefully planned sequence of acquired skills and knowledge; it was, through the media that fascinated her, random and emotional - images of fantasy and other realities from across the world mixed with the evening news. Film sequences were filed in her personal 'memory theatre', and are still instantly recalled and associated with particular emotions. But Moffatt did not dream of being the helpless object of the hero's gaze - she wanted to direct the film.

Gael Newton, *World of Dreamings: Traditional and modern art of Australia*, 2000, National Gallery Australia, <https://nga.gov.au/dreaming/index.cfm?Refnc=Ch9>

Donation 1

Tracey Moffatt

First Jobs Series A/P 1 (12 Framed Photographic Prints)

2008

73.5 x 94.5 cm, paper size: 66 x 88cm each

Archival pigments on rice paper with gel medium

Edition of 20



Tracey Moffatt *First Jobs, Corner Store 1977* (detail), 2008, from the series *First Jobs*, archival pigments on rice paper with gel medium, 73.5 x 94.5 cm, paper size: 66 x 88cm, edition of 20

Donation 2**Tracey Moffatt**

Laudanum Series 59/60 (19 Unframed Photographic Prints)

1998

Toned photogravure print on rag paper

99 x 70 cm; paper size: 76 x 57cm each

Edition of 60 + AP 9



Tracey Moffatt *Laudanum #1*, 1998; Toned photogravure print on rag paper; 99 x 70 cm; paper size: 76 x 57cm; Edition of 60 + AP 9

Attachments

Nil

6. GENERAL BUSINESS

Nil

Councillor Meg Oates
Chairperson

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Extension of the Sponsorship Policy

Notice of Motion

Councillor George Brticevic has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 09 June 2020.

1. That Council seeks a feasibility report to consider extending the sponsorship policy in relation to the following:
 - 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.
 - b. Expanding Council tree planting days by offering corporate sponsorship and consideration be given to include the expansion in the Koala Town Project.
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11.2 Data Capture

Notice of Motion

Councillor Ben Gilholme has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 09 June 2020.

1. 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.
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11.3 Drive-in-Theatre

Notice of Motion

Councillor Rey Manoto has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 09 June 2020.

1. That a feasibility report be prepared on the introduction of a pilot Drive-in-Theatre to be located in one of Campbelltown's big commuter car parks during Friday or Saturday nights.
 2. That the feasibility report include consideration of opportunities including sponsorship to offset costs of the events and use of mobile drive through food retailers local to Campbelltown.
 3. That the feasibility report consider all COVID-19 rules and restrictions regarding gathering and the assembly of movie goers in an open area, especially car positioning and people distancing.
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12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

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