



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

14 SEPTEMBER 2021

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



07 September 2021

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 14 September 2021 at 6:30 pm.

Lindy Deitz
General Manager

Agenda Summary

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	5
2.	APOLOGIES/LEAVE OF ABSENCE	5
3.	CONFIRMATION OF MINUTES	6
3.1	Minutes of the Ordinary Meeting of Council held 3 August 2021	6
4.	DECLARATIONS OF INTEREST	23
	Pecuniary Interests	
	Non Pecuniary – Significant Interests	
	Non Pecuniary – Less than Significant Interests	
	Other Disclosures	
5.	MAYORAL MINUTE	23
6.	PETITIONS	23
7.	CORRESPONDENCE	24
7.1	Local Planning Panel – Statutory Declarations	24
8.	REPORTS FROM OFFICERS	27
8.1	Outcome of Public Exhibition – Draft Campbelltown (Sustainable City) Development Control Plan – Tree Permits	27
8.2	Development Application Status	32

8.3	Bush Fire Management Policy	39
8.4	Easement for Electrical Supply Affecting Part Lot 4 DP 259807 and Part Lot 532 DP 230227	47
8.5	Investments and Revenue Report - July 2021	52
8.6	Reports and Letters Requested	61
8.7	Minutes of the Audit Risk and Improvement Committee meeting held 10 August 2021	68
8.8	2021 Local Government NSW Annual Conference	78
8.9	Quarterly Business Review Statement as at 30 June 2021	81
8.10	Easements and Road Widening for Part Lot 2411 DP 1252979	87
9.	QUESTIONS WITH NOTICE	91
	Nil	
10.	RESCISSION MOTION	91
	Nil	
11.	NOTICE OF MOTION	92
11.1	Support for the Homeless in Campbelltown	92
11.2	Creative Arts Fund	93
12.	URGENT GENERAL BUSINESS	94
13.	PRESENTATIONS BY COUNCILLORS	94
14.	CONFIDENTIAL REPORTS FROM OFFICERS	94
	Nil	

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 3 August 2021

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 3 August 2021, 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 3 August 2021 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 3 August 2021 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 3 August 2021.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	3
2.	APOLOGIES/LEAVE OF ABSENCE	3
3.	CONFIRMATION OF MINUTES	3
3.1	Minutes of the Ordinary Meeting of Council held 13 July 2021	3
4.	DECLARATIONS OF INTEREST	4
	Pecuniary Interests	
	Non Pecuniary – Significant Interests	
	Non Pecuniary – Less than Significant Interests	
	Other Disclosures	
5.	MAYORAL MINUTE	5
5.1	Community Service Awards - Colin Elliott OAM and Malaemie Fruean OAM	5
6.	PETITIONS	5
7.	CORRESPONDENCE	5
	Nil	
8.	REPORTS FROM OFFICERS	5
8.1	Development Application Status	5
8.2	Outcome of Public Exhibition - Amendment 11 to the Campbelltown (Sustainable City) Development Control Plan	5
8.3	Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan	6
8.4	Outcome of Public Exhibition - The Meadows, Ingleburn Gardens - Planning Proposal and Site Specific Development Control Plan	7
8.5	Ingleburn CBD - Planning Proposal and Development Control Plan	8
8.6	Re-establishment of South Area Alcohol Free Zones	9
8.7	Grey Headed Flying Fox Camp Management Plans	9
8.8	Macarthur Football Club Community Partnership Funding Report	10
8.9	Investments and Revenue Report - June 2021	10

8.10	Reports and Letters Requested	10
8.11	Corporate Sponsorship of Council Activities Policy Review	10
8.12	Proposed Christmas / New Year Amended Operating Hours	11
8.13	Electronic Signature Policy	11
8.14	Submissions by Council Policy	11
8.15	Sundry Debtor Write-offs July 2021	11
8.16	2021 and 2022 Council Meeting Calendar	12
8.17	Progress Report - January to June 2021	12
8.18	Campbelltown 2027 End of Term Report on Progress	12
8.19	Campbelltown City Collection - Donation by Raquel Ormella	12
8.21	Referral to Audit	13
9.	QUESTIONS WITH NOTICE	13
	Nil	
10.	RESCISSION MOTION	13
	Nil	
11.	NOTICE OF MOTION	13
11.1	Local Events for Car Enthusiasts	13
11.2	Chess Boards in Local Parks	14
11.3	Heritage Funding for Local Councils	14
12.	URGENT GENERAL BUSINESS	14
13.	PRESENTATIONS BY COUNCILLORS	14
14.	CONFIDENTIAL REPORTS FROM OFFICERS	15
	Confidentiality Recommendation	
	Recommendations of the Confidential Committee	
14.1	Development Fields Road, Macquarie Fields	16

Minutes of the Ordinary Meeting of the Campbelltown City Council held on 3 August 2021

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

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 Chowdhury:

That the apologies from Councillor G Greiss and Councillor B Thompson be received and accepted.

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

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

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of Council held 13 July 2021**

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

That the Minutes of the Ordinary Council Meeting held 13 July 2021, copies of which have been circulated to each Councillor, be taken as read and confirmed, subject to minor amendments from Councillor Hunt.

142 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 Ben Gilholme – Item 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan. Councillor Gilholme declared a pecuniary interest in the area and will leave the meeting.

Non Pecuniary – Significant Interests

Councillor Darcy Lound – Item 8.8 - Macarthur Football Club Community Partnership Funding Report. Councillor Lound advised he is the Chairman of Macarthur Football Association and will leave the meeting.

Non Pecuniary – Less than Significant Interests

Councillor Darcy Lound – Item 8.3 - Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Darcy Lound – Item 8.4 - Outcome of Public Exhibition - The Meadows, Ingleburn Gardens - Planning Proposal and Site Specific Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Darcy Lound – Item 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Ben Gilholme – Item 8.3 - Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Ben Gilholme – Item 8.4 - Outcome of Public Exhibition - The Meadows, Ingleburn Gardens - Planning Proposal and Site Specific Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and will leave the meeting.

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Community Service Awards - Colin Elliott OAM and Malaemie Fruean OAM

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

1. That Colin Elliott OAM and Malaemie Fruean OAM be presented with Community Service Awards in recognition of their contributions to the Campbelltown community.
2. That Colin Elliott OAM, Malaemie Fruean OAM and Allan Connolly OAM be acknowledged for receiving an Order of the Medal of Australia in the 2021 Queen's Birthday Honours.

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

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Development Application Status

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

That the information be noted.

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

8.2 Outcome of Public Exhibition - Amendment 11 to the Campbelltown (Sustainable City) Development Control Plan

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

1. That Council adopt draft Amendment No.11 to Volume 1 and Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015 as shown in attachments 1 and 2 of this report with the inclusion of the changes listed in this report under the Summary of Proposed Changes to the SCDCP.
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2. That Council give public notice of its decision in accordance with the Environmental Planning and Assessment Regulation 2002.
 3. That Amendment No.11 to Volume 1 and Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015 come into effect on the date of the public notice.
 4. That all people who made a submission be advised of this decision.

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

Voting against the Resolution were Nil.

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

Meeting note: Having declared an interest in Items 8.3, 8.4 and 8.5 Councillor Lound and Councillor Gilholme left the meeting at 6:55 pm and did not take part in the discussion or vote on the matters.

Procedural Motion

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

That Item 8.20 – Supplementary Information – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan be brought forward to be considered in conjunction with Item 8.3.

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

8.3 Outcome of Public Exhibition – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan

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

1. That Council forward to the Minister for Planning and Public Spaces, the Campbelltown RSL Planning Proposal at attachment 9 to this report, and request that subject to the matters raised by Heritage NSW being adequately resolved through the finalisation process, the amendment to the Campbelltown Local Environmental Plan 2015 be made.
 2. That Council request the inclusion of a satisfactory arrangements clause within Campbelltown Local Environmental Plan, 2015 preventing consent being granted to any development application for the construction of new buildings on 3 and 11 Cordeaux Street or 1 Carberry Lane until such time as the draft site specific development control plan has been adopted.
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3. That the Council not adopt the draft site specific development control plan, and a further report be provided to Council on the proposed site specific development control plan once the planning proposal has further progressed.
4. That affected land owners and all those who made a submission during the public exhibition period be advised of Council's decision.

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, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

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

8.4 Outcome of Public Exhibition - The Meadows, Ingleburn Gardens - Planning Proposal and Site Specific Development Control Plan

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

1. That Council adopt the Planning Proposal at attachment 1, to rezone Lot 39 DP 280076, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential.
2. That subject to recommendation 1, Council exercise its plan making function, via the General Manager the functions of the Minister for Planning under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*, pursuant to the Instrument of Delegation dated 14 October 2012.
3. That the State agency submission authors be advised of Council's decision.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

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

8.5 Ingleburn CBD - Planning Proposal and Development Control Plan

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

1. That the revised Ingleburn CBD Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway determination.
2. That subject to the receipt of a satisfactory Gateway determination, the Planning Proposal be exhibited along with the attached Draft Site Specific Ingleburn CBD Development Control Plan Amendment and supporting studies.
3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.
4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

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

Meeting note: At the conclusion of the discussion regarding Items 8.3, 8.4 and 8.5 Councillor Gilholme returned to the meeting at 7:11 pm.

Procedural Motion

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

That Item 8.8 – Macarthur Football Club Community Partnership Funding Report be brought forward to be considered after Item 8.5.

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

8.6 Re-establishment of South Area Alcohol Free Zones

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

1. That Council re-establish Alcohol Free Zones over the streets, footpaths and car park areas detailed in the attachments to this report.
2. That the Alcohol Free Zones referred to in Recommendation 1 commence on 25 December 2021 and that a public notice advising of Council's decision be placed on Council's website.
3. That the Alcohol Free Zones referred to in Recommendation 1 be sign-posted in accordance with Council's standard Alcohol Free Zone template including a contact phone number of the appropriate Police Local Area Command.
4. That the Alcohol Free Zones referred to in Recommendation 1 be reviewed prior to the expiration of the re-establishment period, being 24 December 2025.
5. That the Alcohol Free Zones footpath stencils be replaced where considered necessary.

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

Note: Councillor Moroney voted against the motion.

8.7 Grey Headed Flying Fox Camp Management Plans

Meeting note: A written submission from Mr James Bucknall was read at the meeting.

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

1. That Council approve the Draft Grey Headed Flying Fox Camp Management Plans for Campbelltown and Macquarie Fields.
2. That existing Grey Headed Flying Fox colonies at Campbelltown and Macquarie Fields will be managed in situ into the future.
3. That a further report be provided to Council outlining details of the proposed Residential Assistance Program following its investigation.

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

Meeting note: Item 8.8 was moved by a procedural motion to follow Item 8.5. Having declared an interest in Item 8.8 Councillor Lound did not take part in the discussion or vote on the matter.

8.8 Macarthur Football Club Community Partnership Funding Report

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

That the information be noted.

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

Meeting note: At the conclusion of the discussion regarding Item 8.8 Councillor Lound returned to the meeting at 7:13 pm.

8.9 Investments and Revenue Report - June 2021

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

That the information be noted.

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

8.10 Reports and Letters Requested

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

That the comments and updates to the reports and letters requested be noted.

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

8.11 Corporate Sponsorship of Council Activities Policy Review

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

1. That the revised Corporate Sponsorship of Council Activities policy as attached to this report be adopted.
2. That the Corporate Sponsorship of Council Activities policy review date be set at 30 June 2024.

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

8.12 Proposed Christmas / New Year Amended Operating Hours

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

1. That Council approve the proposed amended operating hours of Council facilities during the 2021-22 Christmas/New Year period.
2. That Council approve the proposed Staff Appreciation day being Friday 24 December 2021.

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

8.13 Electronic Signature Policy

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

1. That the Electronic Signature Policy as attached to this report be adopted.
2. That the Electronic Signature Policy review date be set at 30 September 2022.

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

8.14 Submissions by Council Policy

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

1. That the Submissions by Council Policy as attached to this report be adopted.
2. That the Submissions by Council Policy review date be set at 30 June 2024.

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

8.15 Sundry Debtor Write-offs July 2021

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

That the sundry debtors as listed in the attachment totalling \$38,964.21 be written off as uneconomical to recover.

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

8.16 2021 and 2022 Council Meeting Calendar

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

1. That the 2021 Council meeting calendar, confirming the Council meeting dates for September, October and November 2021 be noted and adopted.
2. That the first ordinary Council meeting for 2022 be scheduled on 8 February 2022.

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

8.17 Progress Report - January to June 2021

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

That Council receive and note the 6 monthly progress report, which outlines the progress of principal activities and commitments for the January–June 2021 period.

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

8.18 Campbelltown 2027 End of Term Report on Progress

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

1. That Council receive and note the End of Term Report 2017-2021.
2. That Council note the End of Term Report will be made publically available as an attachment to the Annual Report 2020-2021. The attachment will be published on Council's website by 30 November 2021.

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

8.19 Campbelltown City Collection - Donation by Raquel Ormella

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

That Council endorse to withdraw the artwork donation 'Pick me' by Raquel Ormella, for acquisition as a part of the Campbelltown City Council collection.

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

8.21 Referral to Audit

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

1. That the 2020-21 General Purpose and Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign the statements by Councillors and Management as required by Section 413(2) of the *Local Government Act 1993* after completion of the audit.
3. That the audited results of the financial year be presented to Council at the 2021 Annual General Meeting.

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Local Events for Car Enthusiasts

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

That Council investigate the feasibility of using the Plough Inn Road commuter car park at Leumeah, for the purposes of organised vehicle Show and Shine events, and to help facilitate community engagement with like-minded enthusiasts.

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

11.2 Chess Boards in Local Parks

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

That Council prepare a report investigating the feasibility of setting up tables with affixed chess boards in our local parks and appropriate public areas for our community to enjoy.

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

11.3 Heritage Funding for Local Councils

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

1. That Council request the NSW Government to significantly increase the amount of funding available to Local Councils to assist in the protection, ongoing maintenance and enhancement of Heritage Buildings, Heritage Structures and Heritage Sites in their Local Government Areas.
2. That this item be submitted to LGNSW as a motion for the LGNSW annual conference.

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

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Masood Chowdhury on 23 June attended the Rotary Club Ingleburn Changeover dinner where Syed Akram Ullah was elected as the new president. Councillor Chowdhury thanked the outgoing president Gail Taylor for her leadership and congratulated Mr Ullah and the new leadership team.
2. The Mayor, Councillor George Brticevic acknowledged Rose and Hans who run the Arts Centre Café. While the café has been impacted with COVID-19 restrictions, Hans and Rose along with volunteers and employees have kept their kitchen open preparing and cooking meals for the vulnerable and homeless. The café produced 730 meals last week. The Mayor echoed the thanks from Hans and Rose for the generosity of businesses and customers who have donated funds or produce to help the café provide meals for the community.

3. The Mayor, Councillor George Brticevic passed on his thanks and appreciation to Mavlana from King Kebab House, Campbelltown. While his business has been impacted due to COVID-19 restrictions, Mavlana donated 10 x \$100 vouchers to be distributed to the community to assist during these challenging times. Councillor Brticevic passed on the vouchers to local charities We are Community and Shining Stars Foundation.
4. The Mayor, Councillor George Brticevic congratulated the Director City Delivery and the team for the work on Seddon Park and Kennett Park, Glenfield. While the construction work has stopped due to COVID-19 restrictions and LGA lockdown once completed the park will provide football fields, cricket fields, a youth space and an exercise area. Councillor Brticevic looks forward to the completion of the sports facility and the value it provides local residents.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Development Fields Road, Macquarie Fields

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

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

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

The Ordinary Meeting of Council was adjourned at 8:33 pm and reconvened as a meeting of the Confidential Committee at 8:34 pm.

Recommendations of the Confidential Committee

14.1 Development Fields Road, Macquarie Fields

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

- 1. That the current DA for the construction of 5 townhouses at 5-7 Fields Road, Macquarie Fields be withdrawn.
- 2. That the land be retained as vacant land in Council ownership to enable further investigation of future options for the site.

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

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

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

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

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:36 pm. The Mayor read the recommendations from the Confidential Committee for Item 14.1.

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

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

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

There being no further business the meeting closed at 8:38 pm.

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 Local Planning Panel - Statutory Declarations

Officer's Recommendation

That the letter be received and the information be noted.

A copy of the letter from Ms Monica Gibson, Executive Director, Local and Regional Planning on behalf of the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP regarding the statutory declarations completed by Local Planning Panel Members across NSW.

Attachments

1. Letter from Ms Monica Gibson, Executive Director, Local and Regional Planning on behalf of the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP (contained within this report) [↓](#)
2. Letter sent to the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP (contained within this report) [↓](#)



MDPE21/2025

Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Via email: council@campbelltown.nsw.gov.au

Dear Ms Deitz

Thank you for your correspondence to the Hon. Rob Stokes MP, Minister for Planning and Public Spaces, regarding probity checks for chairs and experts that the Minister approved for appointment to local planning panels. The Minister asked me to respond on his behalf.

I am pleased to confirm that prior to the Minister's approval, all local planning panel chairs and experts completed comprehensive probity checks, including statutory declarations that they are not a property developer, a person who is a close associate of a property developer, or a real estate agent, as required under the *Environmental Planning and Assessment Act 1979*.

I appreciate Campbelltown City Council's continuing support for its local planning panel and attention to matters of integrity in decision-making.

If you have any more questions, please contact Ms Jane Gibbs, Director Regionally Significant Development at the Department of Planning, Industry and Environment on (02) 4927 3101.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

9/8/2021
Monica Gibson
Executive Director
Local and Regional Planning



20 July 2021

The Hon. Rob Stokes MP
Minister for Planning and Public Spaces
GPO Box 5341
SYDNEY NSW 2001

Dear Minister Stokes,

RE: Local Planning Panels – Statutory Declarations

I refer to your letter providing Council notice of your approval of Council's Chair and alternate Chairs for appointment to the Campbelltown City Council Local Planning Panel. Within this advice, you confirm that the people approved by you to be appointed to the Campbelltown City Council Local Planning Panel, had completed the required probity checks confirming that they are not developers or real estate agents.

At its Ordinary Meeting held on 13 July 2021, in accordance with your approval, Council considered a report on the appointment of Local Planning Panel Chairs and resolved to appoint the Hon. Terence Sheahan AO as Chair, and Ms Elizabeth Kinkade PSM and Mr Stuart McDonald as alternate Chairs for a period of 3 years.

At the same meeting, Council also resolved as a matter of urgent general business:

1. That Council write to the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP, asking if the probity checks carried out on the Chair and expert members of the Local Planning Panels across NSW also included whether the statutory declarations of each chair and expert also declared they were not a close relative or associate of a property developer or real estate agent.
2. If not, Council submits a motion to the next LGNSW annual conference recommending to the Minister that this be done as soon as possible.

I would be pleased if you would urgently respond to the Council's question, so that consideration may be provided at the final Ordinary Meeting on 3 August for the current term of Council. Please do not hesitate to contact me on Ph. 4645 4659 should you wish to discuss.

Yours sincerely,

SIGNATURE HAS BEEN REMOVED

Lindy Deitz
General Manager

CC: Manager
Regionally Significant Development and Planning Panels
Locked Bag 5022
Parramatta NSW 2124

Campbelltown City Council
91 Queen Street, Campbelltown
PO Box 57, Campbelltown NSW 2560 DX5114

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ABN: 31 459 914 087

8. REPORTS FROM OFFICERS

8.1 Outcome of Public Exhibition - Draft Campbelltown (Sustainable City) Development Control Plan - Tree Permits

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

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

Officer's Recommendation

1. That Amendment No. 14 to Part 11 (Vegetation and Wildlife Management) of the Campbelltown (Sustainable City) Development Control Plan 2015 be adopted.
2. That Council give public notice of its decision in accordance with the Environmental Planning and Assessment Regulation 2000.
3. That those who made a submission be advised of this decision.

Purpose

The purpose of this report is to advise Council of the outcome of the public exhibition of a proposed housekeeping amendment to the Campbelltown (Sustainable City) Development Control Plan, and seek the endorsement of the Council for the making of the plan.

History

In August 2017, the NSW Government made State Environmental Planning Policy (Vegetation in Non-Rural) Areas 2017 for the purpose of providing a consistent approval framework for the clearing of native vegetation in NSW.

When made, the Vegetation SEPP removed the ability for councils in Metropolitan Sydney to require a development application for vegetation clearing, except where the clearing is ancillary to a use that requires development consent or vegetation that forms a heritage item.

At its ordinary meeting of 14 April 2020, Council resolved to finalise Development Control Plan Amendment 8 to its Campbelltown (Sustainable City) Development Control Plan (CSCDCP). This amendment included new types of permits for tree and vegetation clearing with the associated provisions remaining effectively the same as previous controls.

DCP Amendment 8 created a new vegetation removal permit type to cover those cases that previously required a development application to be lodged. Complementing the Council's current Tree Permit application type, a new Vegetation Permit application type has been introduced for the clearing of 5 trees or more and for clearing that involved high value vegetation (Council's Tree Permit type deals with requests to clear 4 trees or less). Internally, processes were established that would require such Vegetation Permits to follow an assessment process similar to that of a development applications, so that the full range of relevant merit issues would be considered.

Since commencement of Amendment 8 on 4 May 2020, a procedural concern has been identified whereby no provision exists to prevent the lodgement of multiple Tree Permit applications over a single site for the same development. This could result in a person who wanted to remove 12 trees on the same site, lodging 3 separate Tree Applications (each application requesting approval to remove 4 trees), as a way of circumventing the requirement to lodge a Vegetation Permit and undergoing a more rigorous assessment for the removal of 5 trees or more.

Different to the Vegetation Permit assessment process, all Tree Permit applications (eg those that involve the clearing of 4 trees or less) are assessed by Council's arborist from a tree health and safety perspective and are not required to consider the various environmental or planning merit issues that a Vegetation Permit (or previously a DA) mandates. Vegetation Permits are assessed by Council planners and environment officers with the assistance of arborists. The Vegetation Permit process is similar to the development application process, and is designed to ensure a broader range of issues are considered.

Giving regard to the above, Council resolved at its meeting of 8 June 2021 to exhibit a further DCP amendment that would limit the number of Tree Permits that approved the removal of trees on the same site to one Tree Permit approval every 2 years.

This DCP amendment was exhibited from 26 June 2021 to 29 July 2021.

One submission to the public exhibition was received, objecting to the proposed amendment.

Report

It is proposed to amend CSCDCP, Volume 1 Part 11 (Vegetation and Wildlife Management) as follows:

Delete existing clause

11.3.7

- a) Council may issue a tree permit under this clause. A tree permit may authorise the clearing of up to 4 declared trees.

Replace with

11.3.7

- a) Council may issue a tree permit under this clause. A tree permit may authorise the clearing of up to 4 declared trees. A tree permit may not be considered or issued if another tree permit has approved the removal of one or more trees on the subject lot in the preceding 2 years. For the avoidance of doubt, this provision prevents the approval of more than one tree permit concurrently.

Note: This provision is intended to limit the total number of trees that can be removed under a Tree Permit assessment process in any 2 year period. It does not preclude a Vegetation Permit from being applied for.

This amendment would provide a minimum time period between Tree Permit applications that remove trees, but would not impact tree permits for pruning only. This would prevent multiple Tree Permit applications and would direct applicants to the Vegetation Permit process for the clearing of 5 trees or more on a property.

The amendment would not create any new restrictions on the issue of Vegetation Permits nor the issue of a declaration that a tree is dead, dying or dangerous.

This DCP was exhibited from 26 June to 29 July 2021.

One submission objecting to the amendment was received as a result of the exhibition, with the content of the submission considered below:

Submission Content	Assessment Comment
<p>If the stated intention of the change is to limit the total number of trees that can be removed under the tree permit assessment process, why not change the rule to match the intention?</p> <p>Why limit the number of applications if the intent is to limit the number of trees removed?</p>	<p>The intention of the amendment is to limit the number of trees that can be removed specifically under the low impact, Tree Permit assessment process.</p> <p>When compared to a Vegetation Permit assessment process for higher impact proposals, the assessment process of a Tree Permit is considered minor. Accordingly, the number of trees that should be considered under a low impact Tree Permit assessment is also low.</p> <p>A Vegetation Permit however, is subject to the same level of assessment and scrutiny that a DA is subject to, and therefore there is no limit to the number of trees that could be removed (subject to the outcome of the assessment process) under a Vegetation Permit.</p> <p>This amendment is intended to clarify the difference between the two permit types and not limiting the removal of trees where there is good reason to do so.</p>

<p>I assume there is provision for removal of trees which become dangerous relatively suddenly even though the 2 year quota for the lot has been taken up. This could be due to lightning strike, termite attack, excavation, vehicle accident, the detection of a problem which previously could not be diagnosed, the sudden dropping of limbs, drought, waterlogging, etc.</p>	<p>There is a separate process for dead, dying and dangerous trees which is mandatory under SEPP (Vegetation in Non-Rural Areas). That process does not have any numerical limit.</p>
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It is considered that the concerns raised have been adequately addressed and all matters raised can be dealt with through alternative application pathways offered by Council.

It is therefore recommended that the amendment proceed in the form originally presented to Council.

Conclusion

The proposed housekeeping amendment to the Campbelltown (Sustainable City) Development Control Plan, to limit the total number of trees that can be removed under the Tree Permit assessment process in any 2 year period, would prevent unintended outcomes and an inappropriate use of the process.

One objection was received in response to the exhibition of this amendment. The concerns in this submission are addressed through other tree assessment processes offered by Council.

Accordingly, it is recommended that Council endorse the making of the draft housekeeping amendment to the Campbelltown (Sustainable City) Development Control Plan.

Attachments

1. Draft DCP Amendment Housekeeping Amendment (contained within this report) [↓](#)

DRAFT

Campbelltown (Sustainable City) Development Control Plan - Amendment No 14, 2021

- A. This plan applies to all land with which the following Local Environmental Plans apply:
1. Campbelltown Local Environmental Plan 1995—Classification of Public Land
 2. Campbelltown Local Environmental Plan 2015
 3. Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)
 4. Campbelltown (Urban Area) Local Environmental Plan 2002

B. This is an amending Development Control Plan under Section 3.43(4) of the Environmental Planning and Assessment Act, 1979, and Division 4 of Part 3 of the Environmental Planning and Assessment Regulation, 2000. This Amendment No 12, 2021 (this Amending Plan) amends Campbelltown (Sustainable City) Development Control Plan 2015 (the Plan) in the following manner:

1. Delete existing clause 11.3.7:

- a) Council may issue a tree permit under this clause. A tree permit may authorise the clearing of up to 4 declared trees.

2. Replace with new clause 11.3.7 to read:

- a) Council may issue a tree permit under this clause. A tree permit may authorise the clearing of up to 4 declared trees. A tree permit may not be considered or issued if another tree permit has approved the removal of one or more trees on the subject lot in the preceding 2 years. For the avoidance of doubt, this provision prevents the approval of more than one tree permit concurrently.

3. Add a new note to clause 11.3.7 to read:

Note: This provision is intended to limit the total number of trees that can be removed under the tree permit assessment process in any 2 year period.

C. An application for a tree permit made, but not finally determined, prior to the commencement of this Amending Plan is to be assessed under the Plan as amended by this Amending Plan.

8.2 Development Application Status

Reporting Officer

Director City Development
City Development

Community Strategic Plan

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

Officer's Recommendation

That the information be noted.

Purpose

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

Report

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

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

Attachments

1. List showing status of Development Applications (contained within this report) [↓](#)

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
389/2017/DA-RA	'Raith' 74 Fern Avenue, Campbelltown	Construction of a residential development containing 134 residences and alterations to and use of the existing heritage building.	\$26,000,000	>20 million (registered prior to \$30mil threshold)	Panel briefed in March 2021. Currently exhibiting revised plans	
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	Deferred at Panel's February 2021 meeting to allow for finalisation of Planning Proposal	
4609/2018/DA-SW	Appin Road, Gilead	Staged subdivision to create 424 residential lots, 20 residue lots and associated civil works	\$33,446,465	>\$30 million capital investment value	Under assessment	
4079/2017/DA-CD	Western Sydney University, 183 Narellan Road, Campbelltown	Concept application for the staged development of residential, mixed use and open space land uses including Stage 1 for super lot subdivision and civil works	\$6,175,279	>\$5 million capital investment value Crown development	Awaiting further information from applicant	
906/2020/DA-SW	Gidley Crescent, Claymore	Stage 4 Claymore Renewal - Subdivision to create 179 residential lots two residual lots including associated works	\$13,940,148	>\$5 million capital investment value Crown development	Under assessment	

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
504/2021/DA-SW	Clarendon Place, Winbourne Place, Rawdon Place, Dalkeith Place, Greengate Road, Airds	Stage 8 Airds/Bradbury Renewal - Subdivision to create 82 lots comprising of 80 residential lots and 2 lots for parks and associated works	\$6,354,141	>\$5 million capital investment value Crown development	Panel briefed May 2021. Further information required	
535/2021/DA-SW	Woolwash Road, Greengate Road, Teeswater Place, Wallinga Place, Katella Place and Mamre Crescent, Airds	Stage 7 Airds/Bradbury Renewal - Subdivision of 71 existing lots to create 214 lots comprising of 207 residential lots, 2 lots for future development, 1 lot containing an existing senior housing	\$13,914,412	>\$5 million capital investment value Crown development	Panel briefed May 2021. Further information required	
3532/2020/DA-SW	Goldsmith Avenue, Campbelltown	Concept master plan for a high density residential and mixed use development (known as Macarthur Gardens North), and construction of Stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into super lots	\$ 281,673,000	>\$5 million capital investment value Crown development	Awaiting further information from applicant	
2036/2021/DA-C	Camden Road, Campbelltown	Removal of 2 trees and construction of a four storey health service facility	\$21,988,885	>\$5 million capital investment value on Council land	On public exhibition	

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1384/2020/DA-SW	Goldsmith Avenue, Campbelltown	Subdivision to create 56 residential lots and 2 residue lots and associated drainage and road works and construction of 56 dwellings	\$14,000,000	>\$5 million capital investment value Crown development	Awaiting further information from applicant	
11/2021/DA-SW	Various lots, Fullwood Reserve, Gould Road, Preston and Abrahams Ways and Beryl Close, Claymore	Stage 11 Claymore Renewal - Subdivision creating 91 Torrens titled residential allotments, 1 residue lot and associated site, civil and landscape works	\$8,621,292	>\$5 million capital investment value Crown development	Panel briefed April 2021. Further information required from applicant	
4604/2020/DA-SW	Various Lots, Norman Crescent, Dobell Road and Arkley Avenue, Claymore	Stage 5 Claymore Renewal - Subdivision of land to create 86 residential lots 1 residue lot 1 lot for future park and associated road and drainage works	\$14,290,245	>\$5 million capital investment value Crown development	Panel briefed April 2021. Further information required from applicant	
774/2021/DA-SW	Various lots, Riverside Drive, Airds	Consolidation of four existing lots to create four new lots and new road, landscape and open space infrastructure embellishment works - Airds/Bradbury Renewal	\$11,456,074	>\$5 million capital investment value Crown development	Panel briefing held June 2021, under assessment	

Development Application Register

DAs to be considered by the Department of Planning						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
Nil	Nil	Nil	Nil	Nil	Nil	Nil

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2675/2008/DA-S	Lot 7304 Kellerman Drive, St Helens Park	Subdivision into 355 residential lots and associated civil and road works	\$9,000,000	More than 10 unique objections	Under assessment	
2687/2018/DA-SW	14 - 20 Palmer Street, Ingleburn	Construction of a five storey mixed use commercial and residential building	\$17,972,417	Development standard variation greater than 10%	Under assessment	
1786/2020/DA-C	10 Wickfield Street, Ambarvale	Mixed use commercial, child care centre and residential development	\$12,585,013	SEPP 65 - Residential Apartment	Under assessment	

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2687/2018/DA-SW	Appin Road, Gilead	Subdivision of land and associated civil works into 139 residential lots and 3 residue lots	\$7,972,417	More than 10 unique objections, planning agreement	Under assessment	
681/2018/DA-SW	Menangle and Cummins Roads, Menangle Park	Subdivision of land and associated civil works into 90 residential lots and 3 residue lots	\$6,930,000	Planning agreement	Under assessment	

DAs with a value of \$1 million or more approved under Delegated Authority since last Council meeting,						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
141/2021/DA-C	13A Moonstone Place Eagle Vale	Demolition of two existing dwellings and construction of 8 single storey demountable buildings for use as a transitional group home and stormwater works	\$3,633,247	Delegated	Completed	Approved with conditions
4579/2020/DA-I	8 Williamson Road Ingleburn	Construction of a warehouse for use as distribution centre	\$11,615,829	Delegated	Completed	Approved with conditions

Development Application Register

DAs with a value of \$1 million or more approved under Delegated Authority since last Council meeting,						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
4443/2020/DA-C	11 - 13 King Street, Campbelltown	Construction of a ten storey hotel building containing 97 self-contained suites/rooms and two levels of basement parking	\$18,637,346	Delegated	Completed	Approved with conditions
1730/2020/DA-M	87 - 89 Oxford Road, Ingleburn	Demolition of existing dwellings, consolidation of two lots into one lot and construction of 8 two storey dwellings	\$1,742,221	Delegated	Completed	Approved with conditions
2135/2021/DA-U	Macarthur Square, 200 Gilchrist Drive, Campbelltown	Fit out and use of three shops as a restaurant	\$1,294,590	Delegated	Completed	Approved with conditions

8.3 Bush Fire Management Policy

Reporting Officer

Executive Manager Infrastructure
City Delivery

Community Strategic Plan

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

Officer's Recommendation

1. That the revised Bush Fire Management Policy as attached to this report be adopted.
2. That the Bush Fire Management Policy review date be set at 30 September 2024.

Purpose

To seek Councils endorsement of the revised Bush Fire Management Policy.

History

The abovementioned policy was adopted by Council on 3 July 2012 and is due for review in accordance with the Record Management Policy.

Report

The abovementioned policy was reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

The policy has been reviewed with updates to relevant legislation and other amendments highlighted in the Proposed Bush Fire Management Policy attachment.

Attachments

1. Bush Fire Management Policy current (contained within this report) [↓](#)
2. Bush Fire Management Policy proposed (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Bush Fire Management	
Related Documentation	Macarthur Bush Fire Risk Management Plan	
Relevant Legislation/Corporate Plan	Rural Fires Act 1997 Macarthur Bush Fire Risk Management Plan Bush Fire Environmental Assessment Code 20062017 Local Government Act 1993 Environmental Planning and Assessment Act 1979 Planning for Bush Fire Protection 2019 AS 3959-2009 Construction of buildings in bush fire prone areas	
Responsible Officer	Manager Emergency Management and Facility Services Executive Manager Infrastructure	

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

Objectives

- To provide direction for assessing and managing bush fire risk on Council owned or managed land
- To minimise the risk to life and property in the event of a fire on Council controlled land
- To minimise the risk to firefighting crews in the event of a fire on Council controlled land
- To preserve and manage existing bush land areas while maintaining or improving their ecological health during and after works are completed

Policy Statement

[This policy details criteria and procedures to be followed in reducing bushfire risk within Council bushland reserves.](#)

Scope

This policy applies to all land that is managed by Council either directly or under care and control for other agencies.

Definitions

Asset Protection Zone (APZ) A fuel reduced area around or adjacent to a built asset or structure. It can also be for the protection of aboriginal, or other cultural heritage, or significant environmental areas.

Bush Fire Risk The chance of a bush fire igniting, spreading and causing damage to assets of value to the community. It is determined

DATA AND DOCUMENT CONTROL		
Division: City Works Delivery Section: Emergency Management DocSet: 3183578	Adopted Date: 03/07/2012 Revised Date: 16/09/2014 Minute Number: 169 Review Date: 31/07/2016	Page: 1 of 4

Campbelltown City Council

dependent on fuel hazard levels, ground slope, aspect and typical weather patterns, ignition risk and the assets needing protection.

- ~~**Fire Interval** — the length of time between successive fires on an area of land.~~
- ~~**Land Management Zone (LMZ)** — to meet relevant land management objectives in areas where Asset Protection or Strategic Fire Advantage Zones are not appropriate.~~
- ~~**Overall Fuel Hazard (OFH)** — is the sum of the influences of Bark Hazard+ Elevated Fuel Hazard+ Surface Fine Fuel Hazard, often expressed as tonnes per hectare.~~
- ~~**Strategic Fire Advantage Zone (SFAZ)** — these are strategically located areas which help reduce the speed and intensity of bush fires, and reduce the potential for spot fire development.~~
- ~~**Vegetation Formation** — groups of vegetation classes with related structural and functional features.~~

Legislative Context

Rural Fires Act 1997

Macarthur Bush Fire Risk Management Plan ~~2009-2014 or as amended~~

~~Rural Fires Regulation 2013~~

Bush Fire Environmental Assessment Code ~~2006~~2017

Local Government Act 1993 - Chapter 16 Part 2

Environmental Planning and Assessment Act 1979 - Section 10.3

~~Crown Lands Act 1989~~

Planning for Bush Fire Protection ~~2006~~2019

Threatened Species Conservation Act 1995

~~Australian Standard AS4373 Pruning of Amenity trees~~

~~Work Cover Code of Practice Amenity Tree Industry~~

~~Protection of the Environment Operations Act 1997~~

~~Protection of the Environment (Clean Air) Regulation 2010~~

Principles

Bush Fire Management on Council Land

1. Develop and maintain a fire management database for recording and monitoring hazard reduction works, fire trails and gates, fire history, area burnt, type of fire, date, season, intensity and any other relevant information.
2. Prepare ~~detailed~~ fire management plans for **all** bushland areas under Councils control which include provisions for the protection of life and property, fire hazard reduction, fire trail maintenance, protection of threatened species and their habitats and conservation of biodiversity.
3. Maintain an annual hazard reduction program of locations identified in the Macarthur Bush Fire Risk Management Plan as extreme or high risk as a minimum and an annual audit program of fire trail gates and locks to ensure the integrity of Councils bushland.
4. Facilitate control and suppression of wildfires on Council property through provision of adequate resources for the construction, inspection and maintenance of fire trails, gates and locks, fire breaks, water supply points and ~~asset protection zones~~APZ's.
5. Monitor Council managed bushland areas during periods of high and extreme fire danger to quickly detect wildfires, notify the appropriate fire service (NSW Fire and Rescue or Rural Fire Service) through the 000 emergency system.

DATA AND DOCUMENT CONTROL		
DocSet: 3183578	Page: 2 of 4	

Campbelltown City Council

6. Close Councils bushland reserves to the public on days ~~with a fire danger level~~ of extreme or ~~greater catastrophic fire danger~~.
7. On days of extreme and catastrophic fire danger, assess the need to activate the Emergency Operations Centre (EOC) so it is immediately available for emergency bush fire coordination.
8. Support bush fire suppression with cooperation between the major land managers, Council, Fire and Rescue NSW and NSW Rural Fire Service.
9. Consult with Fire and Rescue NSW and NSW Rural Fire Service during the development of fire management plans and during assessment and reduction of fire hazards.
10. Consult with affected landowners and the wider community during the development of bush fire management plans, and education programs about bush fire management practices, procedures and future directions.
11. ~~Conduct ongoing public education and publicity programs including the Local Emergency Management Committees Community Education Strategy to reduce the risk of bush fire and encourage prevention measures to aid in the protection of life, property and the environment by the community.~~
12. In the case of existing development, maintenance of ~~Asset Protection Zones APZ's~~ by adjoining property owners on Councils natural area reserves (including bushland roadside areas) will not be encouraged by Council.
13. Unauthorised clearing or mowing of native vegetation in a natural area reserve or bushland roadside area is not permitted. In accordance with section 629 of the *Local Government Act 1993*, a person who, without lawful excuse, wilfully or negligently injures or unnecessarily disturbs any plant or animal in a public place is guilty of an offence with a maximum penalty of 20 penalty units.
14. Work with other major land agency owners to ensure a coordinated approach to hazard reduction across the city.

Bush Fire Prone Land Mapping

15. ~~Maintain up to date maps of bush fire prone areas within the LGA to provide a basis for planning, and to ensure that development and building applications incorporate fire protection measures appropriate to the level of bush fire risk. Provide advice on the maintenance and implementation of the bush fire prone land mapping. Maintain up-to-date maps of bush fire prone areas within the local government area to provide a basis for planning and to ensure that development and building applications incorporate fire protection measures appropriate to the level of bush fire risk.~~
16. Undertake regular reviews of maps identifying bush fire prone land in accordance with Section 146 of the *Environmental Planning and Assessment Act 1979*.
17. Provide advice to general enquiries regarding bush fire prone land. Ensure the bush fire prone land map is ~~to be~~ available for public inspection.

Bush Fire Planning and Development Controls

18. ~~Existing development (infill) will not be issued with an APZ guarantee to Council land with respect to obtaining a complying development certificate. Consult with the Rural Fire Service where required during assessment of development applications in bush fire prone areas. Consult with the Rural Fire Service where required during assessment of development applications in bush fire prone areas.~~
19. On request, inform affected property owners via a section 149 certificate message that land is bush fire prone.
20. Identify areas of land which are at significant risk from bush fire and ensure that no new areas are developed in a manner ~~which that~~ will expose buildings to an unacceptable risk from a bush fire event.

DATA AND DOCUMENT CONTROL		
DocSet: 3183578	Page: 3 of 4	

Campbelltown City Council

21. Ensure that subdivision and development applications for properties identified on bush fire prone land, provide for and accommodate adequate bush fire protection measures within the boundaries of the private land.

These bush fire protection measures shall not:

- a. ~~are not to~~ encroach on the natural area reserves, ~~and~~
 - b. ~~shall not~~ use Council owned/managed land for ~~Asset Protection Zones~~ APZ's to accommodate new development. Refer to Section ~~3.3 Part B page 133.2.5, page of 28 of~~ Planning for Bush Fire Protection ~~2006~~2019
22. Ensure that any residential or infill development that does not comply with the 'acceptable solutions' outlined in ~~Section 4.2 of "Planning for Bush Fire Protection 2006" Tables 5.3a to 5.3d of Planning for Bush Fire Protection 2019,~~ are referred to the NSW Rural Fire Service prior to granting approval.
 23. Ensure new buildings and building additions proposed to constructed within bush fire prone areas comply with the construction standards and requirements of ~~"Planning for Bush Fire Protection 2006" (or its legislative equivalent)~~2019 and "AS 3959-2009 Construction of buildings in bush fire prone areas" (or its legislative equivalent).
 24. Ensure an acceptable level of construction for industrial, commercial and agricultural buildings as specified by the "Building Code of Australia", "AS 3959-2009 Construction of buildings in bush fire prone areas" and ~~"Planning for Bush Fire Protection 2006"~~2019 (or ~~their-its~~ legislative equivalent(s)).
 25. Council shall comply with the provisions of ~~Sections 79BA, 79C, 91, 96 and 146 of the Environmental Planning and Assessment Act 1979 and Section 100B of the Rural Fires Act 1997~~ that relate to development within bush fire prone areas.

Responsibility


This policy has a number of activities that various sections of Council have responsibility for implementing. The ~~Manager Emergency Management~~ Executive Manager Infrastructure is responsible for its monitoring and review.

Effectiveness of this Policy

This policy will be reviewed in accordance with Councils adopted procedure for policy development.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL		
DocSet: 3183578	Page: 4 of 4	

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Bush Fire Management	
Related Documentation	Macarthur Bush Fire Risk Management Plan	
Relevant Legislation/Corporate Plan	<i>Rural Fires Act 1997</i> Macarthur Bush Fire Risk Management Plan Bush Fire Environmental Assessment Code 2017 <i>Local Government Act 1993</i> <i>Environmental Planning and Assessment Act 1979</i> Planning for Bush Fire Protection 2019 AS 3959-2009 Construction of buildings in bush fire prone areas	
Responsible Officer	Executive Manager Infrastructure	

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Objectives

- To provide direction for assessing and managing bush fire risk on Council owned or managed land
- To minimise the risk to life and property in the event of a fire on Council controlled land
- To minimise the risk to firefighting crews in the event of a fire on Council controlled land
- To preserve and manage existing bush land areas while maintaining or improving their ecological health during and after works are completed

Policy Statement

This policy details criteria and procedures to be followed in reducing bushfire risk within Council bushland reserves.

Scope

This policy applies to all land that is managed by Council either directly or under care and control for other agencies.

Definitions

Asset Protection Zone (APZ) A fuel reduced area around or adjacent to a built asset or structure. It can also be for the protection of aboriginal, or other cultural heritage, or significant environmental areas.

Bush Fire Risk The chance of a bush fire igniting, spreading and causing damage to assets of value to the community. It is determined dependent on fuel hazard levels, ground slope, aspect and

DATA AND DOCUMENT CONTROL		
Division: City Delivery Section: Emergency Management DocSet: 3183578	Adopted Date: 03/07/2012 Revised Date: 16/09/2014 Minute Number: 169 Review Date: 31/07/2016	Page: 1 of 3

Campbelltown City Council

typical weather patterns, ignition risk and the assets needing protection.

Legislative Context

Rural Fires Act 1997

Macarthur Bush Fire Risk Management Plan

Bush Fire Environmental Assessment Code 2017

Local Government Act 1993 - Chapter 16 Part 2

Environmental Planning and Assessment Act 1979 - Section 10.3

Planning for Bush Fire Protection 2019

Threatened Species Conservation Act 1995

Principles

Bush Fire Management on Council Land

1. Develop and maintain a fire management database for recording and monitoring hazard reduction works, fire trails and gates, fire history, area burnt, type of fire, date, season, intensity and any other relevant information.
2. Prepare fire management plans for bushland areas under Councils control which include provisions for the protection of life and property, fire hazard reduction, fire trail maintenance, protection of threatened species and their habitats and conservation of biodiversity.
3. Maintain an annual hazard reduction program of locations identified in the Macarthur Bush Fire Risk Management Plan as extreme or high risk as a minimum and an annual audit program of fire trail gates and locks to ensure the integrity of Councils bushland.
4. Facilitate control and suppression of wildfires on Council property through provision of adequate resources for the construction, inspection and maintenance of fire trails, gates and locks, fire breaks, water supply points and APZ's.
5. Monitor Council managed bushland areas during periods of high and extreme fire danger to quickly detect wildfires, notify the appropriate fire service (NSW Fire and Rescue or Rural Fire Service) through the 000 emergency system.
6. Close Councils bushland reserves to the public on days of extreme or catastrophic fire danger.
7. On days of extreme and catastrophic fire danger, assess the need to activate the Emergency Operations Centre (EOC) so it is immediately available for emergency bush fire coordination.
8. Support bush fire suppression with cooperation between the major land managers, Council, Fire and Rescue NSW and NSW Rural Fire Service.
9. Consult with Fire and Rescue NSW and NSW Rural Fire Service during the development of fire management plans and during assessment and reduction of fire hazards.
10. Consult with affected landowners and the wider community during the development of bush fire management plans and education programs about bush fire management practices, procedures and future directions.
11. In the case of existing development, maintenance of APZ's by adjoining property owners on Councils natural area reserves (including bushland roadside areas) will not be encouraged by Council.
12. Unauthorised clearing or mowing of native vegetation in a natural area reserve or bushland roadside area is not permitted. In accordance with section 629 of the *Local Government Act 1993*, a person who, without lawful excuse, wilfully or negligently injures or unnecessarily disturbs any plant or animal in a public place is guilty of an offence with a maximum penalty of 20 penalty units.
13. Work with other major land agency owners to ensure a coordinated approach to hazard reduction across the city.

DATA AND DOCUMENT CONTROL		
DocSet: 3183578	Page: 2 of 3	

Campbelltown City Council

Bush Fire Prone Land Mapping

14. Provide advice on the maintenance and implementation of the bush fire prone land mapping. Maintain up-to-date maps of bush fire prone areas within the local government area to provide a basis for planning and to ensure that development and building applications incorporate fire protection measures appropriate to the level of bush fire risk.
15. Undertake regular reviews of maps identifying bush fire prone land in accordance with the *Environmental Planning and Assessment Act 1979*.
16. Provide advice to general enquiries regarding bush fire prone land. Ensure the bush fire prone land map is available for public inspection.

Bush Fire Planning and Development Controls

17. Existing development (infill) will not be issued with an APZ guarantee to Council land with respect to obtaining a complying development certificate. Consult with the Rural Fire Service where required during assessment of development applications in bush fire prone areas.
18. On request, inform affected property owners via a section 149 certificate message that land is bush fire prone.
19. Identify areas of land which are at significant risk from bush fire and ensure that no new areas are developed in a manner that will expose buildings to an unacceptable risk from a bush fire event.
20. Ensure that subdivision and development applications for properties identified on bush fire prone land, provide for and accommodate adequate bush fire protection measures within the boundaries of the private land.

These bush fire protection measures shall not:

- a. encroach on the natural area reserves
 - b. use Council owned/managed land for APZ's to accommodate new development.
Refer to Section 3.2.5, page 28 of Planning for Bush Fire Protection 2019
21. Ensure that any residential or infill development that does not comply with the acceptable solutions outlined in Tables 5.3a to 5.3d of Planning for Bush Fire Protection 2019 are referred to the NSW Rural Fire Service prior to granting approval.
 22. Ensure new buildings and building additions proposed to be constructed within bush fire prone areas comply with the construction standards and requirements of Planning for Bush Fire Protection 2019 and AS 3959-2009 Construction of buildings in bush fire prone areas (or its legislative equivalent).
 23. Ensure an acceptable level of construction for industrial, commercial and agricultural buildings as specified by the Building Code of Australia, AS 3959-2009 Construction of buildings in bush fire prone areas and Planning for Bush Fire Protection 2019 (or its legislative equivalent).
 24. Council shall comply with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Rural Fires Act 1997* that relate to development within bush fire prone areas.

Responsibility

This policy has a number of activities that various sections of Council have responsibility for implementing. The Executive Manager Infrastructure is responsible for its monitoring and review.

Effectiveness of this Policy

This policy will be reviewed in accordance with Councils adopted procedure for policy development.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL		
DocSet: 3183578	Page: 3 of 3	

8.4 Easement for Electrical Supply Affecting Part Lot 4 DP 259807 and Part Lot 532 DP 230227

Reporting Officer

Executive Manager Infrastructure
City Delivery

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 approval be granted for the creation of an easement for electrical supply in favour of Endeavour Energy over Council land at Bradbury.
2. That approval be granted for the General Manager or her delegated authority to sign all documentation associated with the creation of the easement for electrical supply.
3. That the Common Seal of Council be affixed to the documentation, if required.

Purpose

To seek Council approval to grant an easement for electrical supply over a portion of Council owned land known as Bradbury Park/Apex Park and affecting part of Lot 4 DP 259807 and part of Lot 532 DP 230227.

History

As part of the Western Sydney City Deal Campbelltown City Council will deliver the Campbelltown Billabong Parklands, a landmark and iconic swimming lagoon at Apex Park and Bradbury Park, Bradbury.

Report

The subject property currently comprises of 8 lots of land that form part of Bradbury Park and Apex Park. The site is located on the corner of Moore-Oxley Bypass and The Parkway in Bradbury, is zoned RE1 - Public Recreation under the Campbelltown Local Environmental Plan 2015, and is currently classified as 'Community Land' under the *Local Government Act 1993*.

Part of the construction works for the Billabong requires an easement for electrical supply and this easement will sit over part of Lot 4 DP 259807 and part of Lot 532 DP 230227. Council identified the additional electricity requirement to future proof the overall Bradbury Park precinct and Billabong Lagoon.

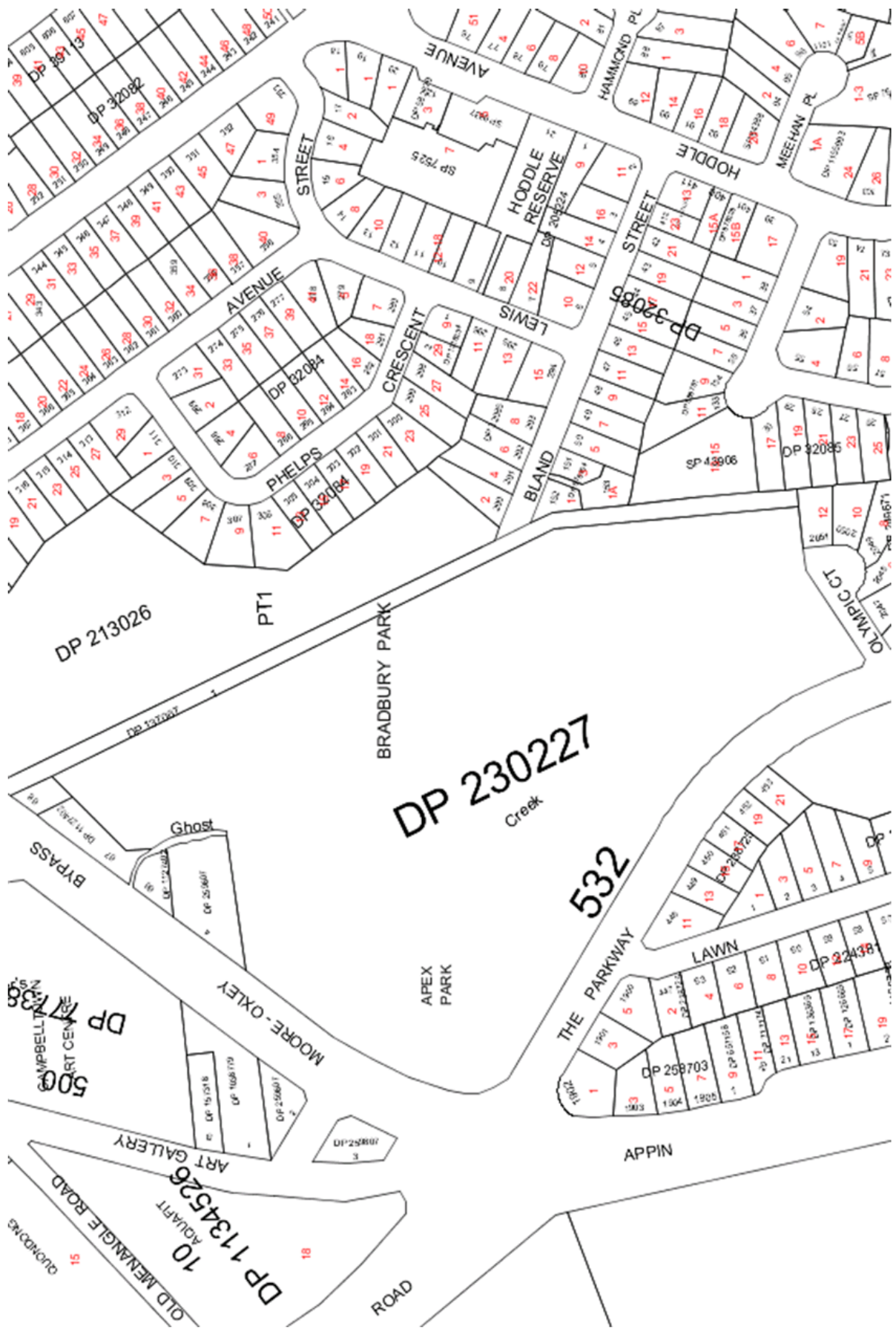
Section 46 of the *Local Government Act 1993* enables the granting of easements for utilities purposes over community land.

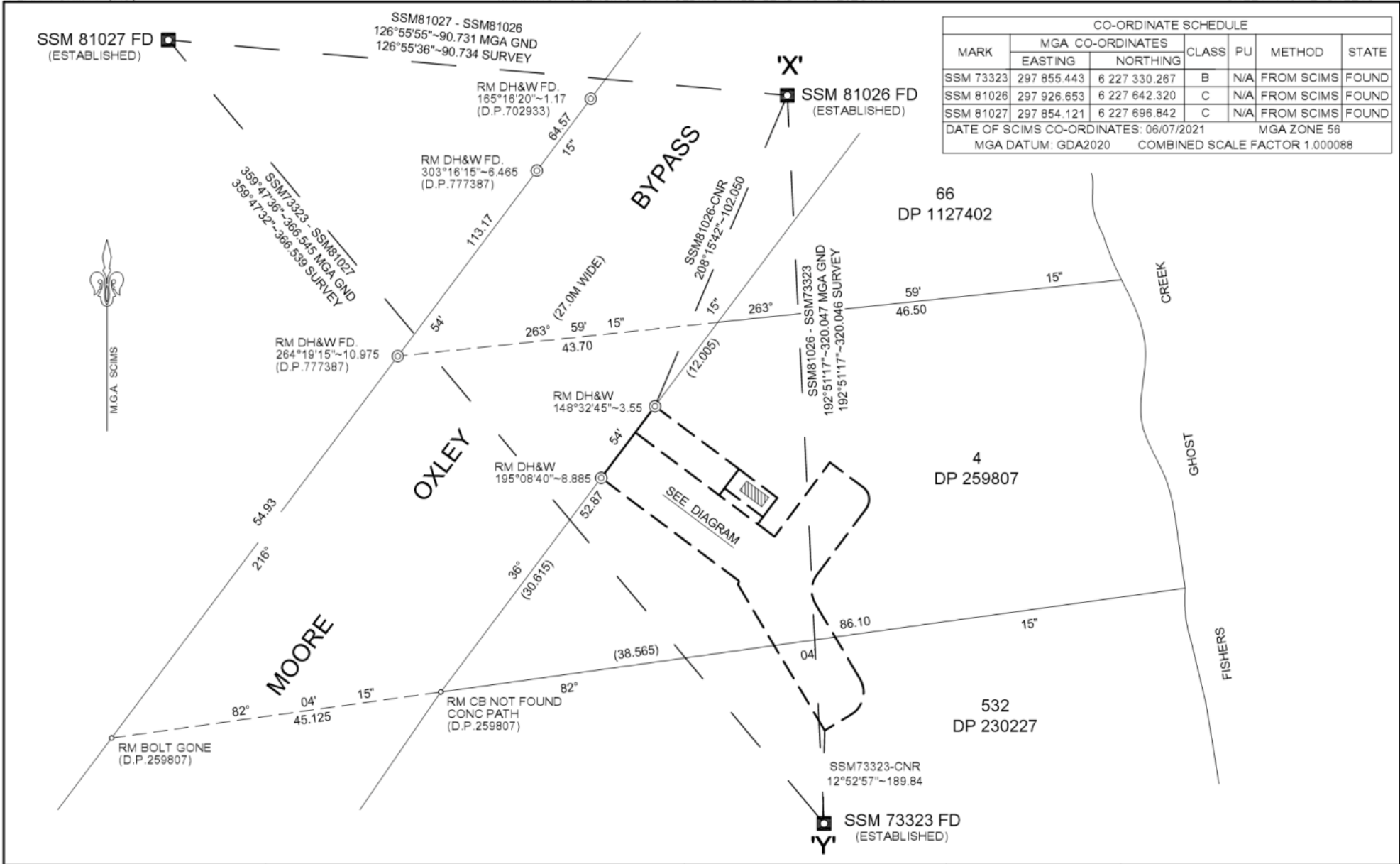
Attached is a plan outlining the location of the proposed easement.

In this respect it is recommended that Council approve the granting of an easement for electrical supply in favour of Endeavour Energy, as it supports the activity of Council.

Attachments

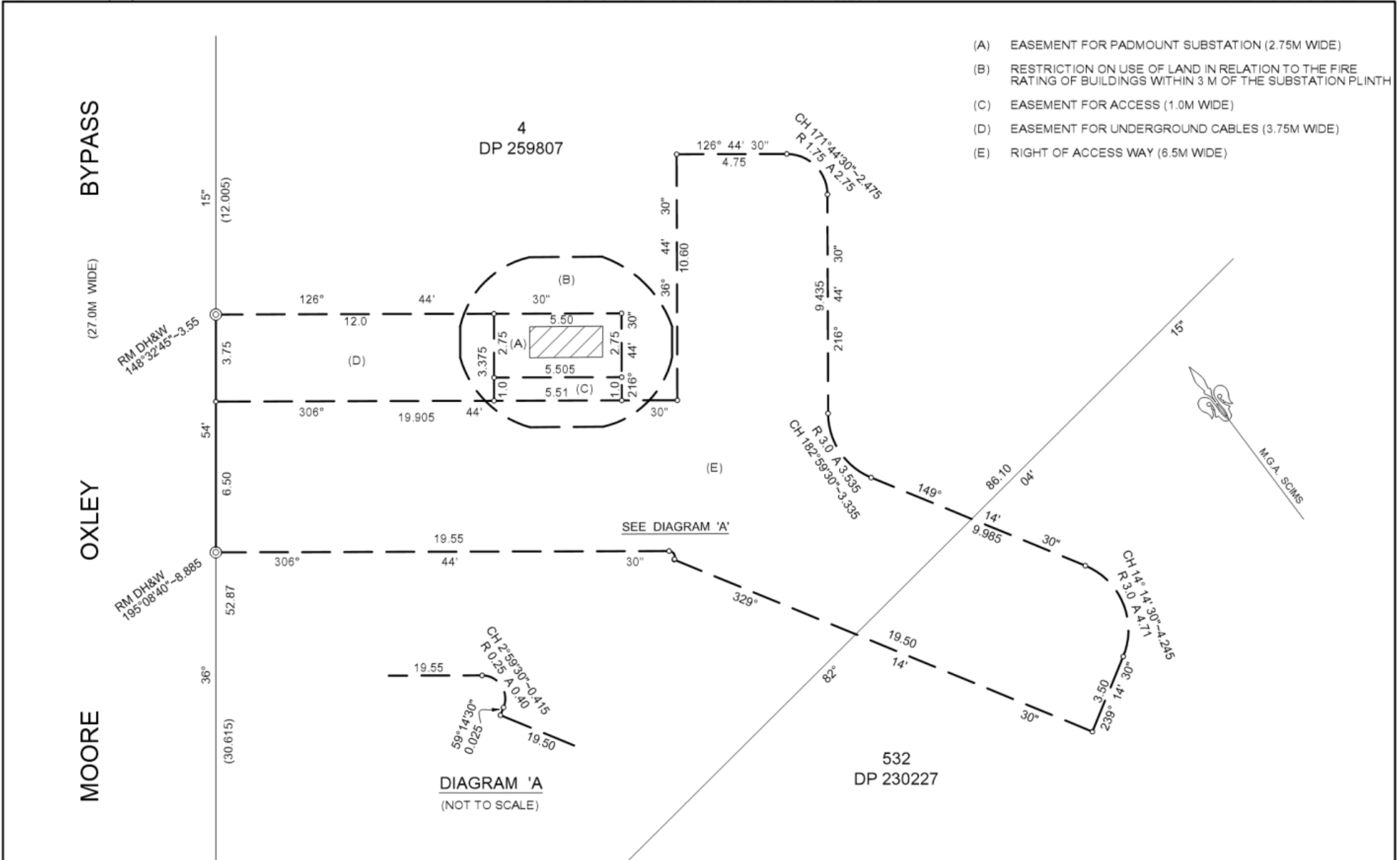
1. Locality Plan (contained within this report) [↓](#)
2. Plan identifying easement location (contained within this report) [↓](#)





CO-ORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM 73323	297 855.443	6 227 330.267	B	N/A	FROM SCIMS	FOUND
SSM 81026	297 926.653	6 227 642.320	C	N/A	FROM SCIMS	FOUND
SSM 81027	297 854.121	6 227 696.842	C	N/A	FROM SCIMS	FOUND
DATE OF SCIMS CO-ORDINATES: 06/07/2021			MGA ZONE 56			
MGA DATUM: GDA2020			COMBINED SCALE FACTOR 1.000088			

SURVEYOR: ROBERT FRANCIS LYON DATE OF SURVEY: 6/7/2021 SURVEYORS REF: 282	PLAN OF EASEMENT WITHIN LOT 4 IN D.P.259807 AND LOT 532 IN D.P.230227	L.G.A: CAMPBELLTOWN LOCALITY: BRADBURY REDUCTION RATIO 1: 400 LENGTHS ARE IN METRES.	REGISTERED	
---------------------------------------------------------------------------------	--------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------	------------	--



- (A) EASEMENT FOR PADMOUNT SUBSTATION (2.75M WIDE)
- (B) RESTRICTION ON USE OF LAND IN RELATION TO THE FIRE RATING OF BUILDINGS WITHIN 3 M OF THE SUBSTATION PLINTH
- (C) EASEMENT FOR ACCESS (1.0M WIDE)
- (D) EASEMENT FOR UNDERGROUND CABLES (3.75M WIDE)
- (E) RIGHT OF ACCESS WAY (6.5M WIDE)

DIAGRAM 'A'
(NOT TO SCALE)

<p>SURVEYOR: ROBERT FRANCIS LYON DATE OF SURVEY: 6/7/2021 SURVEYORS REF: 282</p>	<p>PLAN OF EASEMENT WITHIN LOT 4 IN D.P.259807 AND LOT 532 IN D.P.230227</p>	<p>L.G.A: CAMPBELLTOWN LOCALITY: BRADBURY REDUCTION RATIO 1:150 LENGTHS ARE IN METRES.</p>	<p>REGISTERED</p>	
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8.5 Investments and Revenue Report - July 2021

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

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

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of July 2021.

Report

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

Investments

Council's investment portfolio as at 31 July 2021 stood at approximately \$195 million, which is a reduction of some \$49 million from the previous month; and attributable to the preparation for settlement transactions on commercial property purchases. 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.

As at 31 July, 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 excludes funds held in at call account but includes the 30 day notice saver account and the NSW TCorp Cash Fund. The yield on the AusBond Bank Bill Index has been very low, with July's annualised return being 0.052 per cent, and while Council's investment performance has fallen in recent times, it has however maintained an excellent return over the benchmark index.

The portfolio is diversified with maturities ranging up to a 5 year period in accordance with Council's Investment Policy.

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

Council's total liquidity to meet short to medium term cash flow needs remains strong with \$37 million held in an at call account and \$1.5 million in the TCorp Cash Fund, however is reduced from \$65 million from the previous month.

During the month of July approximately \$13 million in floating rate note securities were sold, along with other highly liquid funds redeemed to fund a commercial property purchase as part of Council's property strategy. This was possible following the expansion of the investment policy in recent years where the approach was taken to progressively purchase high quality tradeable floating rate notes. This strategy somewhat protected Council from interest rate movements by locking in returns over and above the benchmark; which ultimately positively contributed to Council's overall investment performance for a number of years. This strategy proved a prudent, positive result for Council and after a competitive and orderly sales process, resulted in a capital gain of some \$177,000.

The official cash rate is 0.10 per cent, where it has remained since the November 2020 Reserve Bank of Australia Board meeting. The Board remains optimistic that in Australia, economic recovery is underway however, it is still expected to be uneven, drawn out and dependant on policy support. The ASX200 closed at 7,392.60 at the completion of July. This represents an annualised monthly performance result of positive 13.06 per cent ex dividend; the monthly change was positive 1.09 per cent.

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

Rates

Rates and Charges levied for the period ending 31 July 2021 totalled \$129,676,346 representing 99.82 per cent of the current budget estimate.

The rates and charges receipts collected to the end of July totalled \$12,906,720. In percentage terms 10.3 per cent of all rates and charges due to be paid have been collected, compared to 9.9 per cent collected in the same period last year.

During the 2020-21 financial year the NSW Government made legislative changes that enacted penalty interest changes to be set at zero per cent, altered the first quarterly instalment due date and prevented debt recovery process from being commenced. These provisions have since expired and are no longer available. To mitigate the risk of debts becoming unmanageable, Council staff have been actively assisting ratepayers with their quarterly instalments and advise on options available such as regular weekly payments.

Special consideration is given to support all ratepayers that have been affected by the COVID-19 pandemic. Where the charging of penalty interest causes hardship, the charges are waived in accordance with Councils Hardship Policy and an application being made. An on-line application form is available on Councils website to assist ratepayers in completing their request.

Positive feedback continues to be received from Pensioners that can now make an application for a Pension Rebate Concession over the phone and via the internet. During the month, 205 applications were made over the phone and 52 online. Given the level of success, implementation for both phone and internet will continue as a permanent service to the community alongside the paper based over the counter process.

Ratepayers who purchased property since the annual rates and charges notices had been issued are provided a 'Notice to new owner' letter. During the month, 133 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Sundry Debtors

Debts outstanding to Council as at 31 July 2021 are \$2,758,639 reflecting an increase of \$350,743 since June 2021. During the month 249 invoices were raised totalling \$2,001,791. 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 attachment.

Debts exceeding 90 days of age totalled \$662,972 with the majority of this debt relating to Corporate Administration totalling \$320,228. A significant portion of this is a \$276,100 contribution relating to the Sarah Redfern Playing Fields licence and deed agreement with NSW Department of Education. This invoice has since been paid.

Another significant amount relates to sponsorship for the Mayoral Ball for \$24,200. Council staff have confirmed with the company involved that they will be honouring the sponsorship even though the event cannot proceed how originally intended and payment will be finalised by the end of the month.

Debts categorised in Sports and Field Hire totalled \$66,122 with the most significant portion of \$49,450 for "catering sales commission" for events at Campbelltown Sports Stadium. The company involved has defaulted on previous arrangements and this account has now been referred to our agents with further recovery action on hold due to the current pandemic situation.

Debts categorised within Healthy Lifestyles include \$7,611 relating to bookings made in advance for the Bicycle Education Centre delivering a customer service outcome allowing payments ahead of the relevant event.

Public hall hire fees of \$38,141 are also a result of debts raised in advance and in accordance with council policy do not need to be finalised until 2 weeks prior to function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event, similar to the Bicycle Education Centre process identified above.

Debt recovery action is undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities

provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All debts that age by 90 days or more are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a 7 day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a letter of demand (or letter of intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor and staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

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

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

Attachments

1. Summary of Council's Investment Portfolio July 2021 (contained within this report) [↓](#)
2. Rates and Charges Summary and Statistics July 2021 (contained within this report) [↓](#)
3. Debtors Summary and Ageing Report July 2021 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio



Portfolio as at 31 July 2021

Product Type	Face Value	% of Total
At Call Deposits	37,173,716	19.0%
Notice Account	29,279	0.0%
Term Deposits - Fixed Rate	58,425,368	29.9%
Term Deposits - Floating Rate	74,000,000	37.9%
Fixed Rate Bond	12,500,000	6.4%
FRN	11,550,000	5.9%
Managed Funds - TCorp	1,569,429	0.8%
Grand Total	195,247,792	100.0%

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

Credit Rating	Holdings	% of Total
AA+	6,900,000	5.2%
AA-	102,371,013	77.3%
A+	1,000,000	0.8%
BBB+	10,137,945	7.7%
BBB	10,016,410	7.6%
Baa2	2,000,000	1.5%
Total Term Deposits	132,425,368	100.0%

Fixed and Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
none	NT Treasury Corp	Aa3	15-Dec-22	0.90% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-23	0.80% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Jun-25	0.90% Annually	\$2,500,000
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
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000
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*)	82.9%	40%	100%	Yes
A+, A, A- and above	86.5%	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	0.8%	0%	20%	Yes

Summary of Council's Investment Portfolio – July 2021 cont'd

Portfolio Return

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

31 July 2021	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.075%	0.945%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.003%	0.052%
Performance Relative to Benchmark	0.072%	0.892%

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	Net Arrears 1/7/2021	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,592,824.67	71,098,936.84	1,340,653.94	12,686.05	73,363,793.62	7,304,467.90	66,059,325.72	330,790.84	66,390,116.56
Business	601,012.56	20,542,053.59		2,266.49	21,145,332.64	2,076,932.39	19,068,400.25		19,068,400.25
Farmland	15,521.60	558,472.93	495.05	92.18	573,591.66	10,422.25	563,169.41	253,699.01	816,868.42
Mining	0.00	29,200.08		0.00	29,200.08	0.00	29,200.08		29,200.08
SR - Loan	628.02	0.00		13.78	641.80	0.00	641.80	24.02	665.82
SR - Infrastructure	400,650.65	6,966,318.29		1,105.65	7,368,074.59	719,626.47	6,648,448.12	57,822.43	6,706,270.55
Total	\$4,610,637.50	\$99,194,981.73	\$1,341,148.99	\$16,164.15	\$102,480,634.39	\$10,111,449.01	\$92,369,185.38	\$642,336.30	\$93,011,521.68
Garbage	1,091,384.56	25,392,801.53	828,537.70	3,782.26	25,659,430.65	2,631,412.57	23,028,018.08		23,028,018.08
Stormwater	77,891.31	1,458,259.93		130.21	1,536,281.45	163,858.35	1,372,423.10		1,372,423.10
Grand Total	\$5,779,913.37	\$126,046,043.19	\$2,169,686.69	\$20,076.62	\$129,676,346.49	\$12,906,719.93	\$116,769,626.56	\$642,336.30	\$117,411,962.86

Total from Rates Financial Transaction Summary	116,967,179.43
Overpayments	-444,783.43
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	389,456.32
Rate accounts greater than 12 months less than 18 months in arrears	210,978.00
Rate accounts greater than 18 months in arrears	86,764.00
TOTAL rates and charges under instruction with Council's agents	\$687,198.32



Rates Statistics

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Jul-20
Rate Notices	57,620												56,941
Electronic - DoH	4,866												4,929
Instalment Notices													
Electronic - DoH													
Missed Instalment Notices - Pensioners > \$15.00													144
Notice to new owner	133												
7-day Letters - Council issued - Pensioners > \$500.00													
7-day Letters - Agent Issued													
Statement of Claim													
Judgments													
Writs													
Electronic - eRates & BPAYView	11,666												9,019
Pensioner applications	257												149
Arrangements	207												199

DEBTORS SUMMARY 1 July 2021 to 31 July 2021



DEBTOR TYPE/DESCRIPTION	ARREARS AT 30/06/2021	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/07/2021	% DEBT RATIO
Corporate Administration	649,305	26,712	192,031	483,985	17.54%
Abandoned Items	1,960	0	421	1,539	0.06%
Education and Care Services	18,710	0	0	18,710	0.68%
Community Bus	89	0	0	89	0.00%
Sportsground and Field Hire	308,241	25,860	121,693	212,408	7.70%
Government and other Grants	313,324	1,525,900	535,503	1,303,721	47.26%
Public Hall Hire	171,607	0	73,562	98,046	3.55%
Health Services	350	0	0	350	0.01%
Land and Building Rentals	186,221	304,668	240,122	250,767	9.09%
Healthy Lifestyles	33,152	7,993	16,744	24,400	0.88%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	98,906	12,570	23,782	87,694	3.18%
Pool Hire	4,955	2,894	6,027	1,822	0.07%
Private Works	2,612	0	0	2,612	0.09%
Road and Footpath Restoration	301,384	13,844	273,006	42,222	1.53%
Shop and Office Rentals	42,225	51,379	37,524	56,080	2.03%
Various Sundry Items	278,507	9,981	96,729	191,758	6.95%
Waste Collection Services	35,026	19,992	33,903	21,114	0.77%
	2,407,896	2,001,791	1,651,049	2,758,639	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 July 2021



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	7,672	153,729	2,355	320,228	483,985	292,629
Abandoned Items	0	0	0	1,539	1,539	1,539
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	25,387	55,007	65,893	66,122	212,408	61,205
Government and other Grants	1,235,900	67,821	0	0	1,303,721	0
Public Hall Hire	25,437	21,472	12,995	38,141	98,046	31,078
Health Services	0	0	0	350	350	350
Land and Building Rentals	174,131	0	76,636	0	250,767	0
Healthy Lifestyles	3,410	5,786	2,566	12,638	24,400	12,387
Licence Fees	7,794	9,595	8,395	61,910	87,694	61,155
Pool Hire	1,367	0	74	381	1,822	381
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	1,928	4,546	0	35,748	42,222	10,798
Shop and Office Rentals	42,965	6,310	4,478	2,328	56,080	0
Various Sundry Items	8,250	58,403	2,942	122,163	191,758	127,697
Waste Collection Services	18,862	0	1,452	0	21,114	226
	1,535,213	382,669	177,785	662,972	2,758,639	600,869

8.6 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

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

Officer's Recommendation

That the information be noted.

Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 7 September 2021.

Attachments

1. Reports requested listing (contained within this report) [↓](#)
2. Letters requested listing (contained within this report) [↓](#)

Reports requested effective 7 September 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
13.10.20 PL	NM 11.1 - Charging for parking within the Campbelltown Local Government Area That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.	A briefing was presented to Council in June 2021. The Integrated Movement and Place Strategy is currently in Development with Transport for NSW and expected to be completed in October. A report is anticipated to be presented in February 2022.	February 2022
3.8.21 MO	ORD 8.7 - Grey Headed Flying Fox Camp Management Plans 3. That a further report be provided to Council outlining details of the proposed Residential Assistance Program following its investigation.	Currently under investigation.	November 2021
3.8.21 RM	NM 11.2 - Chess Boards in Local Parks That Council prepare a report investigating the feasibility of setting up tables with affixed chess boards in our local parks and appropriate public areas for our community to enjoy.	Currently under investigation.	November 2021
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 completed as part of the next housekeeping amendment to the Contribution Plan.	November 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.	Gateway extension issued by DPIE on 16/6/2021. Exhibition to commence August 2021.	February 2022

Reports requested effective 7 September 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
10.03.20 WM	<p>ORD 8.2 - Menangle Park - Draft Planning Proposal</p> <p>4. That following the public exhibition a report on any submissions received be presented to Council.</p>	<p>Gateway extension granted in May 2021 with requirement to finalise by April 2022.</p> <p>Exhibition to commence in next quarter upon satisfaction by applicant of Gateway conditions.</p>	March 2022
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>	<p>Gateway extension granted in May 2021 with requirement to finalise by April 2022.</p> <p>Exhibition to commence in next quarter upon satisfaction by applicant of Gateway conditions.</p>	November 2021
8.12.20 KH	<p>ORD 8.2 - Amendments to the Mount Gilead Stage 2 Biodiversity Certification Application</p> <p>3. That a further report be provided to Council detailing the outcomes of the public exhibition process and associated amendments to the Biodiversity Certification Application.</p>	<p>Public exhibition closed on 14/2/2021 with issues and responses being investigated.</p>	March 2022
8.6.21 BM	<p>ORD 8.5 - Campbelltown (Sustainable City) Development Control Plan - Tree Permits Housekeeping Amendment</p> <p>2. That where submissions are received during the public exhibition period, a further report be provided to the Council.</p>	<p>Documents currently being prepared for exhibition.</p>	October 2021

Reports requested effective 7 September 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
8.6.21 MO	ORD 8.6 - Planning Proposal - "Glenlee Estate" Menangle Park 3. That following the public exhibition: (a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council	Documents currently being prepared for DPIE for Gateway Determination.	April 2022
13.7.21 MO	ORD 8.2 - Mount Gilead - Amendments to Development Control Plan 3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.	Commencing Public Exhibition 26 July 2021.	October 2021
13.7.21 WM	ORD 8.3 - Menangle Park - Amendments to Development Control Plan 3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council. 4. That a further report be presented to Council that includes street names, derived from Table 1.3 of the current Campbelltown (Sustainable City) Development Control Plan, Part 8 Menangle Park, for places of Non-Indigenous Heritage Significance for inclusion on the list of road names approved for Menangle Park.	Commencing Public Exhibition 26 July 2021.	October 2021

Reports requested effective 7 September 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
13.7.21 WM	ORD 8.4 - Kellicar Road Precinct - Outcome of Public Exhibition - Planning Proposal and Site Specific Development Control Plan 4. That options for affordable housing on the Kellicar Road precinct in this planning proposal be presented as a further report to Council, or as part of a wider investigation into affordable housing across Campbelltown.		February 2022
3.8.21 RM	ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan 4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.		May 2022
City Growth			
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.	This project has been redefined into stages. Stage 1 (data collection) has been completed. Stage 2 will commence in September with further investigations required.	March 2022

Reports requested effective 7 September 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
09.06.20 PL	<p>ORD 8.1 - Development Application Status</p> <p>That Council prepare a feasibility report with regard to the development of a physical and virtual model of the LGA from Macarthur Square to Leumeah to provide a visual perspective of proposed developments in the LGA to be displayed in the foyer of the Council building and placed on Council's website.</p>	<p>An initial feasibility has been undertaken that has indicated that there is significant value in Council developing a digital 3D visualisation and planning tool/model. There are a number of additional considerations required to determine Councils approach to its funding and implementation. A detailed report has been prepared for consideration by the Executive Team on 28 June. The report recommends that a detailed project brief be developed, with input from across the organisation.</p>	November 2021
3.8.21 RM	<p>ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan</p> <p>3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.</p>		
City Lifestyles			
13.7.21 MO	<p>NM 11.1 - Glenalvon House</p> <p>That a report be presented to Council investigating the potential to provide for a small restaurant/café with industry standard cooking facilities and associated rest rooms in the grounds of Glenalvon House.</p>	<p>The Executive Team are in discussion to determine the best approach to providing this report, using a cross-functional approach.</p>	
3.8.21 GB	<p>NM 11.1 - Local Events for Car Enthusiasts</p> <p>That Council investigate the feasibility of using the Plough Inn Road commuter car park at Leumeah, for the purposes of organised vehicle Show and Shine events, and to help facilitate community engagement with like-minded enthusiasts.</p>	<p>Staff currently undertaking feasibility study.</p>	

Letters requested effective 7 September 2021

*Date of Decision *Mover	Action Item	Comments / updates
City Development		
13.7.21 BM	1. That Council write to the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP, asking if the probity checks carried out on the Chair and expert members of the Local Planning Panels across NSW also included whether the statutory declarations of each chair and expert also declared they were not a close relative or associate of a property developer or real estate agent.	Letter sent 20/07/2021 to the Minister of Planning and Public Spaces, the Hon. Rob Stokes MP. A response received from Monica Gibson, Executive Director Regional Planning on behalf of the Minister of Planning and Public Spaces, the Hon. Rob Stokes MP and has been included in the September 2021 agenda as Item 7.1.
3.8.21 MO	1. That Council request the NSW Government to significantly increase the amount of funding available to Local Councils to assist in the protection, ongoing maintenance and enhancement of Heritage Buildings, Heritage Structures and Heritage Sites in their Local Government Areas.	Letter sent 27/08/2021 to Heritage NSW and a letter sent 3/09/2021 to the Special Minister of State, the Hon. Don Harwin MLC.

8.7 Minutes of the Audit Risk and Improvement Committee meeting held 10 August 2021

Reporting Officer

Director City Governance
City Governance

Officer's Recommendation

That the minutes of the Audit Risk and Improvement Committee held 10 August 2021 be noted.

Purpose

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 10 August 2021.

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

That the Committee receive and note the progress report on the 2020-21 Audit Plan.

6.2 Leisure Centre Management Review

That the Committee receive and note the Leisure centre management review.

6.3 Voluntary Planning Agreements Review

That the Committee receive and note the Voluntary Planning Agreements review.

6.4 Draft Financial Statements 2020-21

That the information be received and noted.

6.5 Insurance Renewals for 2021-22

That the Committee note the information contained in this report.

6.6 Business Excellence Report

That the information be noted.

6.7 BOSS Governance Framework Update

That the committee note the update to the BOSS Improvement Action Plan.

6.8 Commercial Property Strategy

That a briefing/information session be held for the ARIC members to explain the Commercial Property Strategy.

6.9 Outstanding ARIC Actions

That the comments and updates regarding the outstanding and completed ARIC actions be noted.

Attachments

1. Minutes of the Audit Risk and Improvement Committee held 10 August 2021 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Audit Risk and Improvement Committee Meeting held at 4:00 pm on Tuesday, 10 August 2021.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	2
2.	APOLOGIES	2
3.	CONFIRMATION OF MINUTES	2
3.1	Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 18 May 2021	2
4.	DECLARATIONS OF INTEREST	2
5.	GENERAL MANAGER UPDATE	3
6.	REPORTS	3
6.1	Internal Audit Progress Report	3
6.2	Leisure Centre Management Review	4
6.3	Voluntary Planning Agreements Review	4
6.4	Draft Financial Statements 2020-21	5
6.5	Insurance Renewals for 2021-22	5
6.6	Business Excellence Report	6
6.7	BOSS Governance Framework Update	6
6.8	Commercial Property Strategy	7
6.9	Outstanding ARIC Actions	7
7.	GENERAL BUSINESS	8

Minutes of the Audit Risk and Improvement Committee Meeting held on 10 August 2021

Present Mr Bruce Hanrahan - Independent Member (Chairperson)
Mr Jim Mitchell - Independent Member
Ms Rhonda Wheatley - 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
Mr Jim Baldwin - Director City Development
Ms Corinne Mears - Executive Manager Corporate Services and Governance
Mr Ali Amjad - Audit Leader - Audit Office of NSW
Ms Monique Dunlop - Manager Governance and Risk
Mr Warren Kear - Risk Coordinator
Mr Fletcher Rayner - Executive Manager Urban Release and Engagement
Mr Dean Hargraves - Executive Manager Community Businesses
Ms Cathy Gavin - Senior Financial Accountant
Mr Chris Magee - Manager Insights and Corporate Strategy
Ms Rachel Bastable - Leisure Facilities Lead
Ms Emma Thompson - Coordinator Property
Ms Erin Austin - Executive Support

1. ACKNOWLEDGEMENT OF LAND

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

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 18 May 2021**

Committee's Recommendation: (Wheatley/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 committee was provided with an update heavily focused on COVID-19 and Campbelltown's response:

- The Crisis Management Team meetings have been re-activated. The Crisis Management Team are meeting daily and responding to the changing circumstances as they arise. Campbelltown is one of the identified hotspots and Council is working to ensure we keep our staff and community safe. A significant portion of the workforce is working remotely, where this is not possible, work practices have been reviewed and COVID-19 safe plans are in place.
- An apartment block in Campbelltown had a number of positive COVID-19 cases and residents were required to isolate. Council has been working closely with NSW Health and Police to provide assistance.
- A mass vaccination centre opened in Macquarie Fields providing opportunities for local residents to receive a COVID-19 vaccination closer to home.
- The GM advised that due to the recent COVID-19 outbreak, the NSW Local Government elections have been postponed by 3 months. The date of the new election is 4 December 2021.
- Lastly, the COVID-19 restrictions have had an impact on finances and the ability to deliver projects with significant delays for construction projects. Council is closely monitoring the financial situation to ensure projects are managed within the current constraints.

6. REPORTS

6.1 Internal Audit Progress Report

Purpose

To provide the Committee an update on the progress of the internal audit work undertaken in accordance with the approved 2020-21 Audit Plan.

Officer's Recommendation

That the Committee receive and note the progress report on the 2020-21 Audit Plan.

Committee's Recommendation: (Mitchell/Morrison)

That the Committee receive and note the progress report on the 2020-21 Audit Plan.

6.2 Leisure Centre Management Review

Purpose

To report on the Leisure centre management review which forms part of the 2020-21 Audit Plan.

Officer's Recommendation

That the Committee receive and note the Leisure centre management review.

Committee's Recommendation: (Wheatley/Hanrahan)

That the Committee receive and note the Leisure centre management review.

6.3 Voluntary Planning Agreements Review

Purpose

To report on the Voluntary Planning Agreements review which forms part of the 2020-21 Audit Plan.

Officer's Recommendation

That the Committee receive and note the Voluntary Planning Agreements review.

Committee's Recommendation: (Mitchell/Wheatley)

That the Committee receive and note the Voluntary Planning Agreements review.

6.4 Draft Financial Statements 2020-21

Purpose

Provide a draft extract of Council's annual financial statements for the reporting period 1 July 2020 to 30 June 2021.

Officer's Recommendation

That the information be received and noted.

Committee's Recommendation: (Hanrahan/Mitchell)

That the information be received and noted.

6.5 Insurance Renewals for 2021-22

Purpose

To inform the Committee of the details of the 2021-2022 insurance program.

Officer's Recommendation

That the Committee note the information contained in this report.

Committee's Recommendation: (Hanrahan/Wheatley)

That the Committee note the information contained in this report.

6.6 Business Excellence Report

Purpose

To provide the Committee with an update on the progress of Council's continuous improvement initiatives over the last quarter.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Wheatley/Hanrahan)

That the information be noted.

6.7 BOSS Governance Framework Update

Purpose

This report is intended to update the committee on the progress of the BOSS system, as requested at its November 2020 meeting.

Officer's Recommendation

That the committee note the update to the BOSS Improvement Action Plan.

Committee's Recommendation: (Morrison/Wheatley)

That the committee note the update to the BOSS Improvement Action Plan.

6.8 Commercial Property Strategy

Purpose

To provide the Committee with an overview of the Investment Property Portfolio – Strategy for Revenue Growth Policy and the criteria that has been set to identify suitable commercial properties for the purposes of investment.

Officer's Recommendation

That a briefing/information session be held for the ARIC members to explain the Commercial Property Strategy.

Committee's Recommendation: (Mitchell/Wheatley)

That a briefing/information session be held for the ARIC members to explain the Commercial Property Strategy.

6.9 Outstanding ARIC Actions

Purpose

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

Officer's Recommendation

That the comments and updates regarding the outstanding and completed ARIC actions be noted.

Committee's Recommendation: (Hanrahan/Morrison)

That the comments and updates regarding the outstanding and completed ARIC actions be noted.

7. GENERAL BUSINESS

Nil

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 28 September 2021 at 3:00 pm at the Civic Centre, Campbelltown.

Bruce Hanrahan

Chairperson

Meeting Concluded: 5:11 pm

8.8 2021 Local Government NSW Annual Conference

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.5 - Work in partnership with the State Government to achieve positive planning outcomes

Officer's Recommendation

1. That Council nominate 9 voting delegates for the 2021 Local Government NSW Annual Conference and the 2021 Local Government NSW Board Election.
2. That Council nominate 9 voting delegates for the determination of Local Government NSW 'Special Conference' Motions, noting that substitutions of Councillors are permitted pending the outcome of the Local Government election.
3. That other interested Councillors also be authorised to attend the 2021 Local Government NSW Annual Conference and the Local Government NSW 'Special Conference' Motions together with the General Manager and/or delegate.
4. That the registration fees and travel expenses for the Local Government NSW 'Special Conference' Motions be met in accordance with Council's Policy.

Purpose

To provide Council with the opportunity to nominate voting delegates and attendance for the upcoming Local Government NSW Annual Conference and Local Government NSW 'Special Conference' Motions.

Report

The recent outbreak of COVID-19 and changing Health Orders resulted in the Local Government elections being postponed until 4 December 2021. As a result, the previously rescheduled Local Government NSW (LGNSW) annual conference date is set to occur during caretaker period.

The LGNSW has made the decision to split the conference into 2 parts, the Annual Conference and a 'Special Conference' for Motions. This ensures LGNSW complies with legislation under the *Fair Work (Registered Organisations) Act* by holding an annual conference in 2021.

LGNSW Annual Conference – 29 November 2021

This conference will be held online at 9:30 am on Tuesday 29 November 2021 and will present the financial statements and the annual report. There is no registration fee or cost to Councils for this event. Councils need to nominate voting delegates for this meeting. LGNSW requires 9 voting delegates to be submitted by 5 pm Tuesday 5 October 2021.

LGNSW Nomination for Board Election

Nominations for LGNSW Board Elections opened on 7 September 2021 and close at 12 pm on 5 October 2021. Information for Councillors who wish to nominate for election to the Board has been circulated to each Councillor directly from LGNSW. LGNSW requires the 9 voting delegates for Board Elections to be submitted by 5 pm Tuesday 5 October 2021.

LGNSW ‘Special Conference’ Motions – 28 February – 2 March 2022

This conference will be held in person at the Hyatt Regency Sydney, 161 Sussex Street, Sydney. Motions for this conference are requested to be submitted as early as possible, with the deadline extended until 30 January 2022. Nominations for 9 voting delegates for this conference are also open and must be submitted by 5 pm Thursday 17 February 2022. A report will be presented to the first Ordinary meeting of the new Council on 8 February 2022 to confirm the nominations of the voting delegates.

The Council budget contains provision for all Councillors to attend the conference should they wish to do so. It has also been Council's practice that any other interested Councillor be authorised to attend the Conference.

It is important to note, substitutions of both voting delegates and for other Councillors in attendance can be made due to the outcome of the Local Government election.

Conference motions

Having regard to the motion requirements set out by the LGNSW Board, the draft motions should be submitted for consideration by Council by way of Notice of Motion in the following format:

- Proposed motion
 - Motion category
 - Motion title
 - Motion Background note
 - Indicate if the motion conflicts with one or more of the Fundamental Principles

Important information on the motions process, including submitting motions, motion criteria and a sample submission form are available in the LGNSW Annual Conference 2021 [Motions Submission Guide](#).

Following a resolution by Council, motions will be submitted to the conference online by Council staff. Please note, the last opportunity for any draft motion submitted for consideration of Council by Notice of Motion will be 9 am Tuesday 26 October 2021 to be included in the agenda for the Council meeting on 2 November 2021.

Attachments

Nil

8.9 Quarterly Business Review Statement as at 30 June 2021

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 adjustments in the Quarterly Business Review originally funded in the 2020-21 budget and subsequent financial reviews, be reallocated for expenditure during 2021-22.

Purpose

To advise Council that the quarterly financial review has been conducted on the income and expenditure estimates presented in the 2020-21 budget. The adjustments relating to the review of the budget allocations are presented for Council's consideration.

Introduction

Following the completion of financial year end, Council is required to resolve any revote of funds for expenditure in the new financial year. This report presents to Council the balance of funds not yet expended and the detail to support the request to utilise the funds in the 2021-22 financial year.

Report

In accordance with Clause 211 of the Local Government (General) Regulation 2005, all expenditure approvals and votes lapse at the end of a council's financial year. There are some exceptions that do not require Council approval however it has been precedent to support transparency that all expenditure votes are reported without regard to the exceptions noted in the clause.

This review has considered the impact of the COVID-19 pandemic on Council's operations and offset revenue shortfalls through identified savings and staff vacancies throughout the 2020-21 financial year.

There were a number of works where contracts had been let, or where Council staff had commenced the work prior to the end of June 2021. These works were within Council's budget for 2020-21 and require a revote of funds to enable completion in 2021-22. Attached to this report is the list of works where a funding revote has been requested and is now submitted for Council's consideration.

The total funds required from 2020-21 are \$34,742,706. This compares to the previous 2 years where \$31,063,366 was revoted from 2019-20 and \$41,549,409 was revoted from 2018-19. This year's revote request is due to several projects, which have commenced, but were incomplete at year-end and a significant amount of grants and contributions supporting projects over more than one financial year.

Revoted funds can be classified as either a 'revote' or a 'carry over' where the item is identified as a 'carry over' if the project has started or a contract has been signed before year-end, whereas a 'revote' has not. Under local government legislation, only revoted funds need to be approved by Council, but all carry overs and revotes are included in this report for information purposes. Of the \$34,742,706 required funds, \$4,300,993 are revotes and \$30,441,713 are carry overs.

The circumstances of the requests are detailed below.

Major projects, which were unfinished at the end of the financial year:

- Planning studies
- Sport and Recreation Projects
- Asset maintenance and renewal works - roads and bridges
- Building refurbishment works
- Playground refurbishments projects
- Major/Minor works program
- Open Space projects.

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

- Better Waste Recycling fund
- Community Life projects
- Local Roads and Community Infrastructure Program (LRCI).

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

- Land acquisition
- Flood mitigation works.

The sources of funding are as follows:

- General revenue \$7,660,220
- Reserve funds \$2,002,048
- Internal loans \$2,641,005
- Grants \$19,648,298
- Contributions \$2,791,135

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

Details of the major projects are outlined below:

Consolidated LEP - \$1.48 million

Council was successful in receiving grant funding as part of its LEP Review, provided in support of the preparation of the Planning Proposal and required cross-LGA supporting studies, which include the studies for the Ingleburn and Minto areas, the Local Housing Strategy Implementation work, the Affordable Rental Housing Strategy, the implementation of the Employment Lands Strategy and associated DCP work. This is a 3 year project and it is intended that the studies be finalised in 2021-22.

Waste Recycling Projects - \$863,000

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

Community Life Projects - \$605,000

A number of community services projects are continuing or yet to commence due to funding being allocated over a number of years or the funds being received late in the financial year or the funding being from external sources. Some of these projects include; Queen Street Shared Spaces project, Health Partnership, Community Safety programs and Claymore Collective Impact Project.

Sport & Recreation Projects - \$1.67 million

Council partners with various sporting organisations to secure various grants to enhance the annual sports field improvement program. Projects listed are either committed or underway and are due for completion. The major project contributing to this revote is funding for the Raby Sports Centre Indoor Courts project of \$1.1 million, which includes \$600,000 of external funding.

Other projects include fencing, irrigation and floodlighting at various sporting fields in the area.

Assets Services Projects - \$6.67 million

There were a number of works that were delayed or deferred for various reasons during the 2020-21 financial year. \$4.9 million of this amount is for projects under the LRCI grant funding program received by Council during the year. These works are to be finalised by December 2021.

Other works include:

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

The majority of these works will be completed later in 2021.

Building Assets Maintenance/Renewal Projects - \$3.27 million

There were a number of works that were delayed, deferred or incomplete for various reasons during the 2020-21 financial year. These works include:

- Memorial Oval Amenities refurbishment
- Milton Park Softball Amenities refurbishment
- Clark Reserve Amenities refurbishment
- Greg Percival Library lift replacement.

The majority of these works will be completed later in 2021.

Flood Mitigation Study and Works/Drainage - \$815,000

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

Stormwater Management Projects - \$1.18 million

Funds are for the completion of stormwater works at Townson Avenue. A works program is in place for the balance of funds which were received in 2020-21 and will be spent in accordance with Council's Operational Plan. Some of the funds will also be spent on outcomes from the flood study.

Major Works Program - \$6.58 million

There are several ongoing projects from within the major works program that make up this revote amount, however the majority of unspent funds is for the completion of Raby Road Intersection Upgrade (\$6.1 million grant funded).

Play Spaces - \$1.25 million

Council has an annual program for the rejuvenation of the playground facilities in the Campbelltown LGA. The rollout of the program includes extensive consultation with the community and design works. Work programs are in alignment with Council's Play Space Strategy. The preliminary works for the sites have been completed and construction is underway.

Natural Areas Projects - \$1.5 million

A number of environmental projects are continuing or yet to commence due to funding being allocated over a number of years or the funds being received late in the financial year. Some of these works include; Koala monitoring program, Grey Headed Flying Fox management plans, tree planting programs, nature reserves, nature reserve fencing, recreation trails and weed removal programs.

Open Space Projects - \$2.81 million

The Federal Government granted Council an amount of \$5.1 million in the 2018-19 financial year. These funds have been provided for studies and works including; Glenfield Park – Embellishment, Seddon/Kennett Park Embellishment and the Glenfield Public Domain Plan. This is a 3 year works program. The Glenfield projects are nearing the completion of the construction phase, and the Seddon/Kennett project is forecast to be completed in 2022.

Strategic Projects – Project Resources – \$500,000

Council has several significant projects in the early stages of development. There has been a need identified to provide specific resources to manage and direct the delivery of these significant projects. The projects include the Community and Justice Precinct, Centre of Excellence, Raby Indoor Sports, the operationalising of the Billabong Parklands, and possibly in the future, other major and catalytic projects.

Reimagining Projects – \$1 million

There are a number of ongoing works where funds have been provided to commence the Reimagining Campbelltown project. For various reasons these works have not commenced or are incomplete. These works include:

- Queen Street Redesign
- New City Library Design
- Bow Bowling Integrated Water Solutions and Redevelopment.

Council has been progressing this project by scoping the needs for an integrated strategic framework for the Blue-Green Grid, of which Bow Bowling Creek is part. This strategic framework will enable the transformation of Bow Bowling Creek over a number of years.

Summary

It should be noted that the major contributing projects to the revote total are subject to funding through grants, contributions and loans. The combination of these projects amounts in total to \$22.4 million of the proposed \$34.7 million carry over. The balance of \$12.3 million represents approximately 7.1 per cent of total annual expenditure which is considered satisfactory in the current climate.

Attachments

1. Quarterly Business Review Statement as at 30 June 2021(contained within this report) [↓](#)



**Listing of Recommended Revote of Funds
from 2020-21 Financial Year**

Cost Centre	Description	Funding Source					TOTAL
		Loans	Grants	Contribs	Reserves	Revenue	
1011	Strategic Partnerships	0	0	0	0	10,700	10,700
1013	Strategic Projects-Project Directors	0	0	0	0	500,000	500,000
1014	Western Sydney City Deals	0	353,217	0	0	0	353,217
1017	WSHA-Project	0	0	15,000	0	0	15,000
1114	Reimagining-Projects	0	450,000	0	538,300	13,100	1,001,400
1125	ACF-Domestic Violence PAWS	0	33,876	0	0	0	33,876
1211	Planning Stimulus Programs	0	200,000	251,175	0	0	451,175
1300	Consolidated LEP	0	1,475,940	0	0	0	1,475,940
1362	Waste Recycling Projects	0	763,208	0	100,000	0	863,208
1525	ELC-Refurbishment	0	18,326	0	0	0	18,326
1530	Education & Care Projects	0	0	0	0	3,900	3,900
1730	Community Life Projects	0	380,314	84,970	0	139,800	605,084
1910	Leisure Services Projects	0	0	0	0	5,000	5,000
1935	Sport & Recreation Projects	165,400	209,650	915,860	0	376,800	1,667,710
1991	Library Strategic Plan/Special Projects	0	32,370	0	100,000	2,400	134,770
3063	Road Safety Officer Projects	0	66,575	6,545	0	0	73,120
2505	Campbelltown Sports Ground-Stadium Master	0	0	0	0	257,200	257,200
2908	Strategic Property-Projects	0	0	0	120,000	0	120,000
2235	Assets Services Projects	120,000	4,874,100	154,900	223,800	1,298,550	6,671,350
2240	Building Services Projects	0	0	0	0	3,272,300	3,272,300
2989	Land Acquisition	138,900	0	0	0	0	138,900
3010	Flood Mitigation Study	0	284,600	0	0	241,870	526,470
3025	Flood Mitigation & Drainage	739,008	76,249	0	0	0	815,257
3027	Stormwater Management	0	0	573,100	608,698	0	1,181,798
3035	Cycleway Construction Program	257,460	0	0	0	0	257,460
3040	Footpath Construction Program	360,330	0	0	0	0	360,330
3050	Major Works Program	408,859	6,138,824	0	34,550	0	6,582,233
3055	Minor Works Program	351,048	600,000	0	0	0	951,048
2915	Playgrounds	0	40,000	350,000	0	862,700	1,252,700
1250	Environmental Projects	0	39,580	0	132,800	42,200	214,580
4755	Natural Areas Projects	0	860,252	221,045	0	503,200	1,584,497
3917	IM&T Software and Projects	0	0	0	143,900	0	143,900
1770	Creative Life Programs	0	38,000	0	0	18,000	56,000
3262	City Marketing Strategy	0	0	0	0	23,000	23,000
4040	Corporate Planning Strategy	0	0	0	0	89,500	89,500
4150	Regional Waste Coordinator	0	218,079	0	0	0	218,079
4755	Open Space Projects	100,000	2,495,138	218,540	0	0	2,813,678
		2,641,005	19,648,298	2,791,135	2,002,048	7,660,220	34,742,706

8.10 Easements and Road Widening for Part Lot 2411 DP 1252979

Reporting Officer

Executive Manager Economic and Investment Growth
City Growth

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 approval be granted for:
 - a) An easement for electrical supply in favour of Endeavour Energy to supply the Bunnings development;
 - b) An easement for a right of carriageway in favour of Council to enable maintenance access to an existing drainage channel and culvert; and
 - c) Road widening to a portion of the lot adjoining Blaxland Road to allow for the extension of an existing shared pedestrian/cycle path.
2. That approval be granted for the General Manager, or delegated authority, to sign all documentation associated with the creation of the easements and road widening.
3. That the Common Seal of Council be affixed to the documentation, if required.
4. That following the Sub-division and registration with NSW Land Registry Services that the land remain classified as Operational Land under the *Local Government Act 1993*.

Purpose

To seek Council approval to grant an easement for electrical supply, an easement for a right of carriageway, and road widening for a shared path, over a portion of Council owned land, currently known as Lot 2411 Blaxland Road Campbelltown.

Report

The subject property is the site of the new Bunnings store funded and owned by Council. The site is located on the corner of Blaxland Road and Farrow Road Campbelltown, and is zoned IN2 – Light Industrial under the Campbelltown *Local Environmental Plan 2015*, and is classified as 'Operational Land' under the *Local Government Act 1993*.

As part of the construction works, a number of easements and lot modifications are required to enable appropriate authority services. They include:

1. An easement for electrical supply in favour of Endeavour Energy to supply the Bunnings development.
2. An easement for a right of carriageway in favour of Council to enable maintenance access to an existing drainage channel and culvert.
3. Road widening to a portion of the lot adjoining Blaxland Road to allow for the extension of an existing shared pedestrian/cycle path.
4. Following Sub-division and registration with NSW Land Registry Services that the land remain classified as Operational Land under the *Local Government Act 1993*.

As part of the estate development works, Council officers have negotiated with Bunnings the 2 easements and road widening. Bunnings are agreeable to the proposed changes.

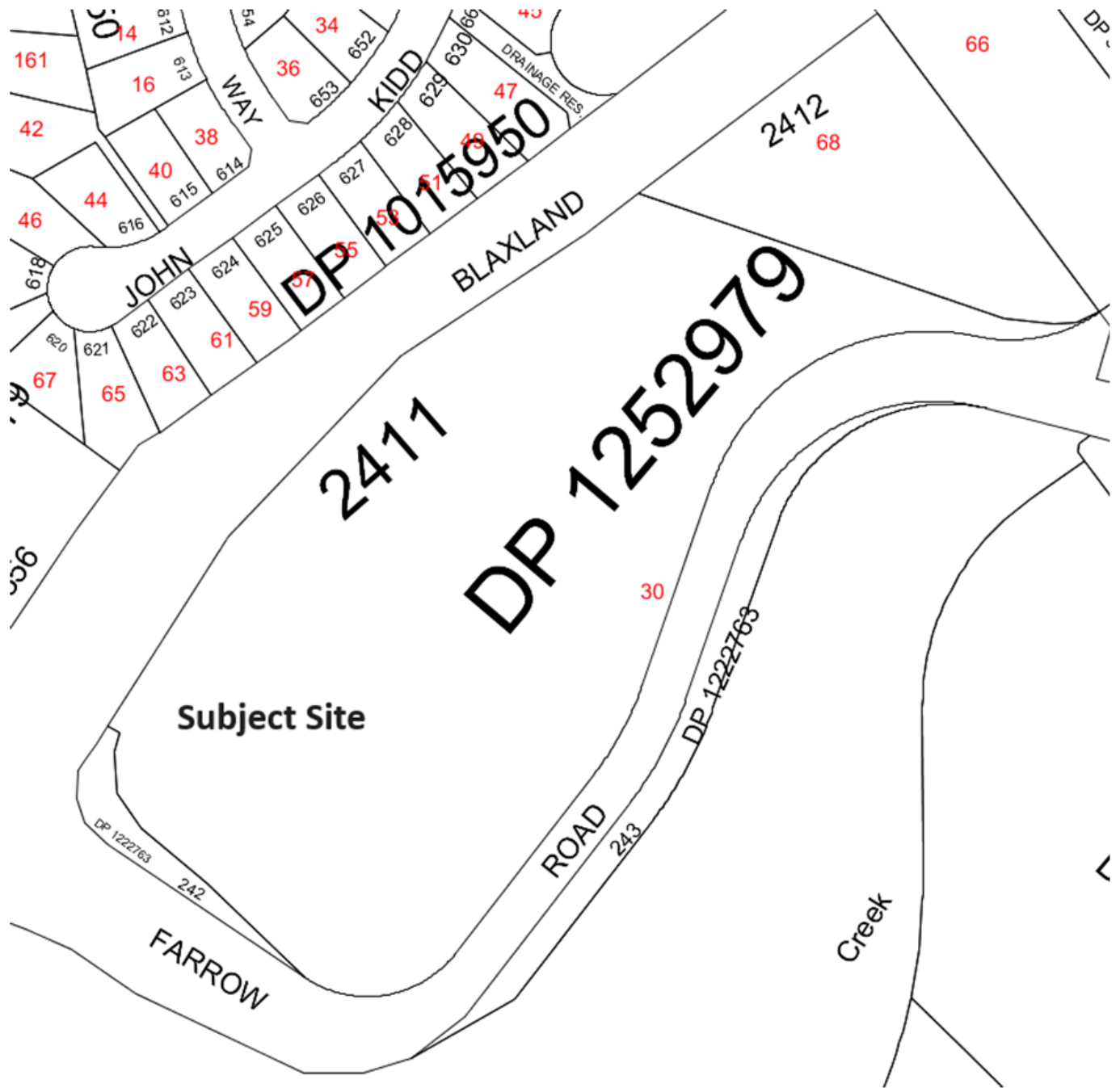
Section 46 of the *Local Government Act 1993* enables the granting of easements for utilities purposes over council land.

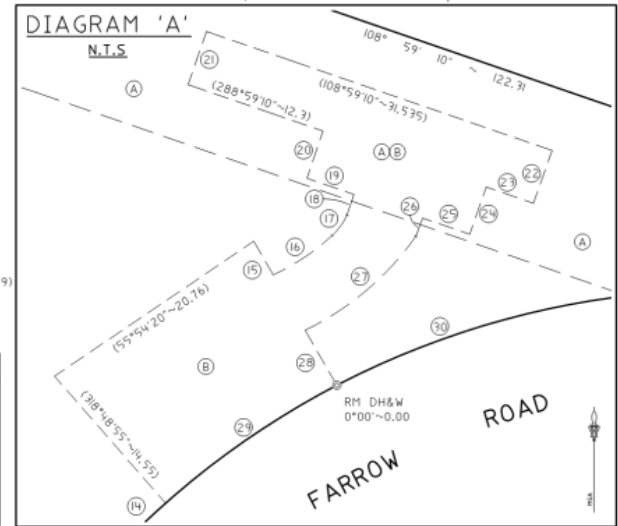
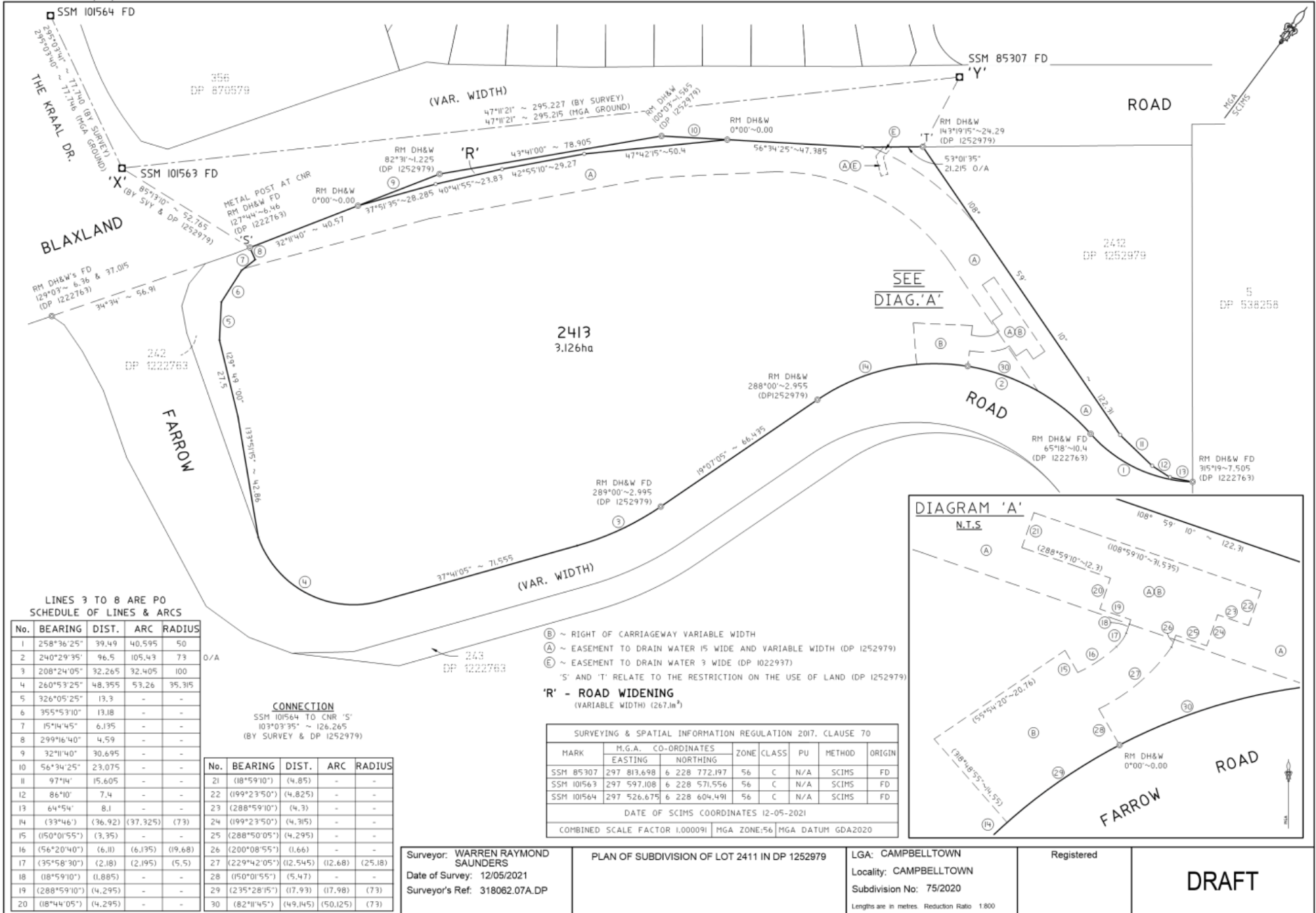
Attached is a plan outlining the location of the proposed easements together with the proposed road widening. This plan shows the lot as Lot 2413, and it is confirmed that when the road widening is registered with NSW Land Registry Services this will trigger a subdivision, and Lot 2411 will then be known as Lot 2413 Blaxland Road, Campbelltown.

In this respect, it is recommended that Council approve the granting of the easements and the road widening, as it supports the necessary service authority infrastructure and facilitates Councils ambitions to extend pedestrian infrastructure in the precinct.

Attachments

1. Location Plan (contained within this report) [↓](#)
2. Plan of Easements (contained within this report) [↓](#)





LINES 3 TO 8 ARE PO SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
1	258°36'25"	39.49	40.595	50
2	240°29'35"	96.5	105.43	73
3	208°24'05"	32.265	32.405	100
4	260°53'25"	48.355	53.26	35.315
5	326°05'25"	13.3	-	-
6	355°53'10"	13.18	-	-
7	15°14'45"	6.135	-	-
8	299°16'40"	4.59	-	-
9	32°11'40"	30.695	-	-
10	56°34'25"	23.075	-	-
11	97°14'	15.605	-	-
12	86°10'	7.4	-	-
13	64°54'	8.1	-	-
14	(33°46')	(36.92)	(37.325)	(73)
15	(150°01'55")	(3.35)	-	-
16	(56°20'40")	(6.11)	(6.135)	(19.68)
17	(35°58'30")	(2.18)	(2.195)	(5.5)
18	(18°59'10")	(1.885)	-	-
19	(288°59'10")	(4.295)	-	-
20	(18°44'05")	(4.295)	-	-

CONNECTION
SSM 101564 TO CNR 'S'
103°03'35" ~ 126.265
(BY SURVEY & DP 1252979)

No.	BEARING	DIST.	ARC	RADIUS
21	(18°59'10")	(4.85)	-	-
22	(199°23'50")	(4.825)	-	-
23	(288°59'10")	(4.3)	-	-
24	(199°23'50")	(4.315)	-	-
25	(288°50'05")	(4.295)	-	-
26	(200°08'55")	(1.66)	-	-
27	(229°42'05")	(12.545)	(12.68)	(25.18)
28	(150°01'55")	(5.47)	-	-
29	(235°28'15")	(17.93)	(17.98)	(73)
30	(82°11'45")	(49.145)	(50.125)	(73)

- (B) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (A) ~ EASEMENT TO DRAIN WATER 15 WIDE AND VARIABLE WIDTH (DP 1252979)
- (E) ~ EASEMENT TO DRAIN WATER 3 WIDE (DP 1022937)
- 'S' AND 'T' RELATE TO THE RESTRICTION ON THE USE OF LAND (DP 1252979)
- 'R' - ROAD WIDENING (VARIABLE WIDTH) (26.7m)

SURVEYING & SPATIAL INFORMATION REGULATION 2017, CLAUSE 70							
MARK	M.G.A. CO-ORDINATES		ZONE	CLASS	PU	METHOD	ORIGIN
	EASTING	NORTHING					
SSM 85307	297 813.698	6 228 772.197	56	C	N/A	SCIMS	FD
SSM 101563	297 597.108	6 228 571.556	56	C	N/A	SCIMS	FD
SSM 101564	297 526.675	6 228 604.491	56	C	N/A	SCIMS	FD
DATE OF SCIMS COORDINATES 12-05-2021							
COMBINED SCALE FACTOR 1,000091 MGA ZONE:56 MGA DATUM GDA2020							

Surveyor: WARREN RAYMOND SAUNDERS Date of Survey: 12/05/2021 Surveyor's Ref: 318062.07A.DP	PLAN OF SUBDIVISION OF LOT 2411 IN DP 1252979	LGA: CAMPBELLTOWN Locality: CAMPBELLTOWN Subdivision No: 75/2020 Lengths are in metres. Reduction Ratio 1:800	Registered	DRAFT
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9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Support for the Homeless in Campbelltown**

Notice of Motion

Councillor Warren Morrison has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 September 2021.

1. That Council investigate opportunities to support homelessness initiatives and services in the Campbelltown Local Government Area.
 2. That a report be provided detailing the outcomes of the investigations including service delivery models, funding options and strategies.
-

11.2 Creative Arts Fund

Notice of Motion

Councillor Meg Oates has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 14 September 2021.

1. That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

