



**CAMPBELLTOWN**  
CITY COUNCIL

# **ORDINARY BUSINESS PAPER**

**9 FEBRUARY 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



02 February 2021

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 9 February 2021 at 6:30 pm.

Lindy Deitz  
General Manager

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## **1. ACKNOWLEDGEMENT OF LAND**

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

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

## **2. APOLOGIES/LEAVE OF ABSENCE**

Nil at time of print.

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

#### **3.1 Minutes of the Ordinary Meeting of Council held 8 December 2020**

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

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

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##### **Report**

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

##### **Attachments**

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

# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Ordinary Council Meeting held at 6:30 pm on Tuesday, 8 December 2020.**

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

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

**1.      ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Chairperson Councillor Brticevic. A special Welcome to Country video by Aunty Glenda Chalker was shown.

**Council Prayer**

The Council Prayer was presented by the General Manager.

**2.      APOLOGIES/LEAVE OF ABSENCE**

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**Recommendation**

Nil

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

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**3.      CONFIRMATION OF MINUTES****3.1    Minutes of the Ordinary Meeting of Council held 10 November 2020**

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

That the Minutes of the Ordinary Council Meeting held 10 November 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

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#### **4. DECLARATIONS OF INTEREST**

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

##### **Pecuniary Interests**

Councillor Chivers – Item 8.5 – Draft Voluntary Planning Agreement – Menangle Park (Stages 1, 2A and 2B). Councillor Chivers declared a pecuniary interest and will leave the meeting.

Councillor Morrison – Item 8.3 – Outcome of Public Exhibition of Draft Campbelltown Strategic Review of Employment Land. Councillor Morrison declared a pecuniary interest and will leave the meeting.

##### **Non Pecuniary – Significant Interests**

Councillor Gilholme – Item 8.4 – Outcome of Public Exhibition – Planning Proposal to Increase Height Limit and Site Specific Development Control Plan: 22-32 Queen Street, Campbelltown. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Greiss – Item 8.4 – Outcome of Public Exhibition – Planning Proposal to Increase Height Limit and Site Specific Development Control Plan: 22-32 Queen Street, Campbelltown. Councillor Greiss advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Lound – Item 8.4 – Outcome of Public Exhibition – Planning Proposal to Increase Height Limit and Site Specific Development Control Plan: 22-32 Queen Street, Campbelltown. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor 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**

Nil

##### **Other Disclosures**

Nil

#### **5. MAYORAL MINUTE**

#### **6. PETITIONS**

## 7. CORRESPONDENCE

### 7.1 National Cabinet - Local Government Representation

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

That the letters be received and the information be noted.

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

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## 8. REPORTS FROM OFFICERS

### 8.1 Development Application Status

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

That the information be noted.

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

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### 8.2 Amendments to the Mount Gilead Stage 2 Biodiversity Certification Application

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

1. That Council lodge the amended Biodiversity Certification Application with the Minister for Energy and Environment.
2. That Council exhibit the amended Biodiversity Certification Application for a minimum of 30 days.
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.

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

Voting against the Motion were Councillor B Moroney.

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

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**Meeting note:** Having declared an interest in Item 8.3 Councillor Morrison left the meeting at 6:54pm and did not take part in the discussion or vote on the matter.

### **8.3 Outcome of Public Exhibition of Draft Campbelltown Strategic Review of Employment Land**

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

1. That the draft Campbelltown Strategic Review of Employment Land and Background report (attachments 3 and 4) be endorsed by Council and forwarded to the Department of Planning, Industry and Environment for endorsement.
2. That all persons/groups who made a submission in relation to the exhibition of the draft Campbelltown Strategic Review of Employment Land be advised of Council's decision.

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

Voting against the Motion were Nil.

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

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**Meeting note:** At the conclusion of the discussion regarding Item 8.3 Councillor Morrison returned to the meeting at 6:59pm.

**Meeting note:** Having declared an interest in Item 8.4 Councillor Gilholme, Councillor Greiss and Councillor Lound left the meeting at 7:00pm and did not take part in the discussion or vote on the matter.

### **8.4 Outcome of Public Exhibition - Planning Proposal to Increase Height Limit and Site Specific Development Control Plan: 22-32 Queen Street, Campbelltown**

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

1. That Council forward the Planning Proposal at attachment 2 to this report which seeks to amend the Campbelltown Local Environmental Plan 2015 by increasing the maximum height of buildings map for 22-32 Queen Street, Campbelltown, from the current 26m limit to a range of heights for this site including 1.5m, 7m, 42m, 45m, 49m and 52m, to the Minister for Planning and Public Spaces and request that the amendment to Campbelltown Local Environmental Plan, 2015 be made.
  2. That Council adopt and notify Amendment No. 10 to the Campbelltown (Sustainable City) Development Control Plan 2015 being the addition of Part 14, which is attachment 3 to this report and contains the site specific requirements for 22-32 Queen Street, Campbelltown.
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3. That the land owners be advised of Council's decision.

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

Voting against the Motion were Nil.

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

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**Meeting note:** At the conclusion of the discussion regarding Item 8.4 Councillor Gilholme, Councillor Greiss and Councillor Lound returned to the meeting at 7:07pm.

**Meeting note:** Having declared an interest in Item 8.5 Councillor Chivers left the meeting at 7:07pm and did not take part in the discussion or vote on the matter.

### **8.5 Draft Voluntary Planning Agreement - Menangle Park (Stages 1, 2A and 2B)**

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

That Council authorise the General Manager to execute the draft Voluntary Planning Agreement with Dahua Group Sydney Project 2 Pty Ltd and Dahua Group Sydney Project 3 Pty Ltd on behalf of Council.

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

Voting against the Motion were Nil.

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

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**Meeting note:** At the conclusion of the discussion regarding Item 8.5 Councillor Chivers returned to the meeting at 7:10pm.

### **8.6 Pedestrian Refuge - Fields Road, Macquarie Fields**

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

1. That Council maintain the existing pedestrian refuge within Fields Road between Bingara Road and Bunbury Road.
  2. That Council install speed cushions in Fields and Macquarie Roads on the approaches to the existing roundabout.
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**222** The Motion on being Put was **CARRIED**.

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## **8.7 Campbelltown Billabong Parklands Update**

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

That Council approves option two as outlined in the body of the report.

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An **Amendment** was **Moved** Councillor Greiss, **Seconded** Councillor Lake:

1. That a confidential report be presented to Council detailing the costs associated with the development of the billabong. That the report includes the following points:
  - a) detailed plans / cost analysis of each of the three options
  - b) details the expected cost savings that will be used for the upgrade and on-costs in the future
  - c) a quantified economic analysis

A Division was recorded in regard to the Amendment to Item 8.7 with those voting for the Amendment being Councillors K Hunt, D Lound, P Lake, B Moroney, W Morrison, G Greiss and T Rowell.

Voting against the Amendment were Councillors G Brticevic, M Oates, M Chowdhury, R Manoto, B Gilholme, M Chivers and B Thompson.

The Mayor used his casting vote to vote against the Amendment.

The Amendment was **LOST**.

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A Division was recorded in regard to the Motion for Item 8.7 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, B Moroney, W Morrison and B Thompson.

Voting against the Motion were Councillors D Lound, P Lake, G Greiss and T Rowell.

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

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**Meeting note:** Having declared an interest in Item 8.8 Councillor Lound left the meeting at 8:46pm and did not take part in the discussion or vote on the matter.

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## 8.8 Macarthur Football Club Community Partnership Funding Report

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

That the information be noted.

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An **Amendment** was **Moved** Councillor Lake, **Seconded** Councillor Greiss:

1. That Council and the Club get together to agree on an annual plan with key deliverables to ensure alignment with Councils strategies.
2. That an annual evaluation of the programs be reported to Council and the community.
3. That the annual report on how the money is spent to be signed off by an accountant.
4. That the above take place from June 2021 and future years.

A Division was recorded in regard to the Amendment to Item 8.8 with those voting for the Amendment being Councillors K Hunt, P Lake, W Morrison, B Thompson, G Greiss and T Rowell.

Voting against the Amendment were Councillors G Brticevic, M Oates, M Chowdhury, R Manoto, B Gilholme, M Chivers and B Moroney.

The Amendment was **LOST**.

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

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**Meeting note:** At the conclusion of the discussion regarding Item 8.8 Councillor Lound returned to the meeting at 9:11pm.

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## 8.9 Reports and Letters Requested

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

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

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

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## 8.10 Investments and Revenue Report - October 2020

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

That the information be noted.

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

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## 8.11 Revised Procurement Policy

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

1. That the revised Procurement Policy as attached to this report be adopted.
2. That the Procurement Policy review date be set at 31 December 2022.

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

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## 8.12 T20-09 Management of Noorumba Reserve Biobank Site

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

That Council:

1. Declines to accept any of the tenders received for the management of Noorumba Reserve biobank site.
  2. In accordance with section 178 of the Local Government (General) Regulation 2005 Council declines to accept any of the tenders for the management of Noorumba Reserve biobank site as the Tenders received did not meet the pricing requirements of the Request for Tender.
  3. Enter into negotiations with organisations that submitted a tender and achieved satisfactory scores for all non-pricing evaluation criteria. The evaluation panel do not see any benefit in inviting fresh tenders for the same service as the market was tested through this process and satisfactory results were achieved for non-pricing criteria, however it was identified the pricing requested requires review. It was determined appropriate for Council to enter into negotiations with Earth Repair & Restoration Pty Ltd, Eco Logical Australia Pty Ltd, Bushland Management Solutions Pty Ltd, Southern Habitat (NSW) Pty Ltd and Toolijooa Pty Ltd.
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4. Notify unsuccessful Tenderers of the results of the tender process.

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

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### **8.13 Rescind Records Management Policy**

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

That the Records Management Policy be rescinded.

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

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

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

That the minutes of the Audit Risk and Improvement Committee held 24 November 2020 be noted.

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

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### **8.15 Submission to New South Wales Electoral District Redistribution**

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

That Council endorse a submission to the Redistribution Panel of the New South Wales Electoral Commission expressing Council's opposition to the proposed boundary adjustment between the State electoral districts of Camden and Campbelltown in order to include all of the Australian Botanic Garden in the electoral district of Camden.

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

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### **8.16 Coffee Cup Recycling Opportunities**

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

That Council support businesses on Queen Street with educational information on improving their sustainability and minimising waste.

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

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## **9. QUESTIONS WITH NOTICE**

Nil

## **10. RESCISSION MOTION**

Nil

## **11. NOTICE OF MOTION**

### **11.1 Advertising Campbelltown**

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

That a report be presented to Council detailing the feasibility of erecting signage before the northern and southern M31 city entrances advertising the unique attractions of the Campbelltown LGA, including, but not limited to heritage, historical, environmental, and entertainment places of interest to help attract passing traffic into the city for tourism and business for the benefit of the community.

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

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## **12. URGENT GENERAL BUSINESS**

## **13. PRESENTATIONS BY COUNCILLORS**

1. Councillor Meg Oates noted the amazing activities and events that Campbelltown has run this year despite COVID-19. Councillor Oates mentioned in particular the burying of the time capsule at Glenalvon House and the planting of the fringe-lily both marking the 200<sup>th</sup> establishment of Campbelltown. Councillor Oates shared her excitement as she looks forward to the future in particular the launch of the yarnning circle allowing the community to come together to share our City.
2. Councillor Masood Chowdhury on 25 November attended Redfern park, Minto to view the new amenities block. Councillor Chowdhury thanked Jess Fesic and Renee Allara, both artists from Campbelltown Arts Centre's Little Orange Studio who created the artwork that adorns the amenities block. Councillor Chowdhury noted how visually appealing the amenities block is and how much it is welcomed by the local community.

3. Councillor Karen Hunt passed on her thanks for all of Councils Directors and their teams for their support and assistance in 2020. Councillor Hunt thanked and congratulated the community for being so strong during the year, especially dealing with the COVID-19 pandemic. Councillor Hunt wished everyone a wonderful Christmas and looks forward to what the new year in 2021 brings.
4. Councillor Darcy Lound thanked the General Manager, Directors and all staff for their guidance during a tough year. Councillor Lound wished a Merry Christmas to his fellow Councillors and the whole community.
5. Councillor Rey Manoto on 25 November visited Rizal Park, Rosemeadow where an amenities block has been built. Councillor Manoto thanked Richard Bell and Blake Thomas from Campbelltown Arts Centre's Little Orange Studio for designing the wall panels that visually enhance the appearance of the amenities block.
6. Councillor Rey Manoto on 26 November attended the AGM of the Georges River Combined Councils' Committee, known as Georges Riverkeeper. The committee consists of eight local councils who work together to protect the Georges River, its catchment areas, bushland, and tributaries. Councillor Manoto advised the Council that he had been appointed as the Treasurer and was pleased to represent Campbelltown Council on this committee.
7. Councillor Rey Manoto passed on his thanks to the Acting Director City Lifestyles for his work in organising the Campbelltown Drive-in cinema to be held at Leumeah later this month.
8. Councillor Rey Manoto wished the community a Merry Christmas.
9. Councillor Ben Gilholme acknowledged International Day of People with Disability, on 3 December where Council hosted an event at the Bicycle Education Centre. The event was an opportunity for attendees to ride bikes, provided assistance with NDIS assessments, the shine share sensory tent was set up and a story time session was held. Councillor Gilholme thanked the Acting Director City Lifestyles and his team for organising the event and thanked all the organisations who were involved.
10. Councillor Ben Gilholme wished the community a Merry Christmas a safe new year, reminding everyone to take care.
11. Councillor Margaret Chivers on 16 November was honoured to take part in CSIRO video with students from Sarah Redfern High School. The video was a follow on from the students work on display at Campbelltown Arts Centre with Councillor Chivers noting that the students were so impressive. The students shared their vision for our city, sharing their dreams and hopes of the future for our City.
12. Councillor Margaret Chivers on 3 December attended the AGM of NSW Public Libraries Association. The Innovation In Outreach Services winners were also announced with Campbelltown winning the Population Over 100,000 category for the 50<sup>th</sup> Anniversary of the Moon Landing. This was a month long event held within the LGA in conjunction with Macarthur Astronomical Society to celebrate the anniversary. Councillor Chivers passed on her thanks to all our librarians for their dedication and innovation during this tough year.

13. Councillor Margaret Chivers thanked all the staff for their dedication to our City noting the passion they have for Campbelltown. Councillor Chivers thanked the General Manager for her leadership of our council in this horrendous year with Councillor Chivers declaring how proud she is to be part of Council. Councillor Chivers thanked the Manager Governance & Risk, Monique Dunlop for her efforts to enable the Council to conduct meetings and briefings virtually. Lastly, Councillor Chivers thanked all the residents for following the COVID-19 guidelines and wished them a Merry Christmas.
14. Councillor Paul Lake on 25 November stood in support with many residents and waved off the Driving Out Violence Convoy as it passed through Campbelltown. Councillor Lake thanked all involved for their support against domestic violence.
15. Councillor Paul Lake thanked the Big Yellow Umbrella volunteers, who have been busy wrapping Christmas presents that will be given to families in the LGA over the next few weeks. Big Yellow Umbrella provides services, programs and activities to meet the needs of the local community and supports a number of community groups.
16. Councillor Paul Lake noted what tough year it has been for all of Australia and is hoping 2021 provides less challenges. Councillor Lake wished all the staff and media a Merry Christmas and all the best for 2021.
17. Councillor Ben Moroney wished everyone a happy holiday and looks forward to seeing fellow Councillors and interacting with the community in the new year.
18. Councillor Warren Morrison on 11 November attended the graduation of a class from Productivity Bootcamp. The graduation was attended by the Minister for Skills and Tertiary Education, the Hon Geoff Lee MP, Member for Wollondilly, Nathaniel Smith MP and the Member for Camden, Peter Sidgreaves MP. Productivity Bootcamp, targeted at unemployed youth, aims to train, equip and upskill participants gaining practical skills in a variety of trades and at the end of the eight week program equipping them with the skills and confidence to gain employment.
19. Councillor Warren Morrison on 1 December attended Glenalvon House for the burying of the time capsule that was filled with stories, letters and documents providing a snapshot of Campbelltown today for future residents when the time capsule is opened in 2120.
20. Councillor Warren Morrison on 7 December attended the Macarthur Zone Bush Fire Management Committee meeting. Councillor Morrison thanked Bush Land Management Officer, Troy Lessels noting that in the period September-December there has been 53 hazard reduction mechanical works undertaken, covering 54 hectares with 2,276 asset protections. Councillor Morrison thanked the bush fire brigades for their efforts.
21. Councillor Warren Morrison wished a Merry Christmas to all Councillors, the community, Council staff and the local media.
22. Councillor Bob Thompson thanked the City Delivery staff for their continual upkeep of Campbelltown's greenspaces. Councillor Thompson wished everyone all the best for the new year.

23. Councillor George Greiss on 27 November attended the first virtual Annual Local Government NSW Conference. Councillor Greiss passed on his congratulations to the Chair, Linda Scott and Local Government NSW for their seamless running of the virtual conference.
24. Councillor George Greiss wished everyone a Merry Christmas and Happy New Year, noting what a tough year it has been with the bush fires in January followed by COVID-19. Councillor Greiss hopes 2021 will be a little easier.
25. Councillor Ted Rowell wished Merry Christmas to the Mayor, Councillors, Directors and all staff. Councillor Rowell thanked the Executive Manager Corporate Services & Governance, Corinne Mears and the Manager Governance & Risk, Monique Dunlop for all their help during 2020. Councillor Rowell wished all the residents a happy 2021.
26. The Mayor, Councillor George Brticevic wished everyone a Merry Christmas and thanked the General Manager and Manager Governance & Risk, Monique Dunlop for her efforts in arranging for all meetings to be held online.
27. The Mayor, Councillor George Brticevic attended the Bushcare combined Christmas party at Waminda Oval, Campbelltown. Councillor Brticevic passed on his thanks to the staff that run the bushcare programs and the volunteers who give their time to rehabilitate the weed-impacted bushland areas within our LGA.
28. The Mayor, Councillor George Brticevic on 4 December joined the convoy for Rocking Around Campbelltown that made its way through the suburbs in our LGA. The Mayor thanked Campbelltown Theatre Group Inc, the C91.3 Road Crew, Lynwood Park Rural Fire Brigade, Campbelltown City Police Area Command and the Highway Patrol, the bus driver, Batman and Santa. Councillor Brticevic lastly thanked Council event staff Melissa and Mel for their fantastic idea and being able to execute it and Natalie for all the messages and advertising.
29. The Mayor, Councillor George Brticevic thanked our staff, especially the frontline staff for all the COVID-19 safety precautions they put in place which resulted in no infections and helped keep our community safe.

## 14. CONFIDENTIAL REPORTS FROM OFFICERS

### Confidentiality Recommendation

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

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 Lease of Council premises - 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

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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.

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

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**The Ordinary Meeting of Council was adjourned at 10:08 pm and reconvened as a meeting of the Confidential Committee at 10:09 pm.**

## **Recommendations of the Confidential Committee**

### **14.1 Lease of Council premises – Macquarie Fields**

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

That Council grant a resolution for the lease of Council property located at 64 Harold St, Macquarie Fields on terms set out in this Council report.

1. That Council approves the early termination of the existing lease on the premises due to expire 19 December 2024. The nominated date of termination to be 31 December 2020 and will align with the commencement of the new lease term.
2. That Council agrees to a new lease of 30 years commencing 1 January 2021 based on terms set out in this report.
3. That the lease is executed under common seal of Council (if required).

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

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

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

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

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**At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 10:13 pm and the Mayor advised that the resolution to Item 14.1 was adopted.**

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

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

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

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There being no further business the meeting closed at 10:15 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 State Government Funding of Public Libraries**

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

That the letters be received and the information be noted.

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At the 14 August 2018 Campbelltown City Council Meeting the Mayoral Minute outlined the Renew Our Libraries campaign and was supported unanimously by the Council.

The NSW Public Libraries Association (NSWPLA) and Local Government NSW (LGNSW) have requested support from councils across the state, in their advocacy to State Government for additional funding for public libraries.

Letters were sent to the Hon Don Harwin, the Hon Walt Secord, Greg Warren MP and Anoulack Chanthivong MP.

#### **Attachments**

1. Letter from the Hon Don Harwin regarding funding of public libraries (contained within this report)
2. Letter to the Hon Don Harwin regarding funding of public libraries (contained within this report)

**The Hon. Don Harwin MLC**

Leader of the Government in the Legislative Council

Special Minister of State

Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts

Vice-President of the Executive Council

Ref: A4005068 | IM20/35344

Cr George Brticevic  
Mayor  
Campbelltown City Council  
91 Queen Street  
CAMPBELLTOWN NSW 2223

Dear Cr Brticevic

Thank you for your correspondence of 21 October 2020 regarding public library funding.

As you have noted, the NSW Government is delivering in full on its commitment of an extra \$60 million in funding over four years from July 2019 to transform NSW public libraries across the state. Every one of NSW's public libraries is benefitting from the new investment, ensuring they remain at the heart of every community.

As the single largest increase in State Government public library funding since introduction of the *Library Act 1939*, this historic funding reaffirms the NSW Government's commitment to literacy and community wellbeing through public libraries.

I am thrilled to learn of the improvements made in Campbelltown City's public libraries with regards to technology, eBook programs and innovative programs. All these improvements are emblematic of the goal of this funding package which is to modernise public libraries and improve educational and cultural experiences across the entire state.

A total of \$36.5 million was provided in public library subsidies and grants in 2019-20, with \$37.5 million being provided in 2020-21, an amount increasing to \$40.5 million in 2022-23.

I must correct your statement that the funding agreement will end in 2022-23. By this time, councils will have received a 54 per cent increase in annual funding to \$2.85 per capita which remains in place for each subsequent year.

I note your questions about future indexation of the funding and the inclusion of the funding in legislation. The additional funding from 2019-20 actually provides increases well above CPI.

Regarding legislation, the prescribed amount per capita is set out in the Library Regulation 2018. This is appropriate as it is based on the annual population of each local government area across the state.

The Government remains committed to supporting local councils to provide excellent public libraries, and advice on needs will continue to be sought from the Library Council of NSW and other stakeholders. I look forward to seeing even more library improvements that result from the State Government's additional funding into the future.

If you have any more questions about public library subsidies and grants, please contact Mr Cameron Morley, Manager, Public Library Services at the State Library of NSW on 9273 1483.

Yours sincerely

*SIGNATURE HAS BEEN REMOVED*

**Don Harwin MLC**

Leader of the Government in the Legislative Council

Special Minister of State

Minister for the Public Service and Employee Relations, Aboriginal Affairs, and the Arts

Vice-President of the Executive Council

DATE:

*11.11.20*

## Office of the Mayor



21 October 2020

The Hon. Don Harwin  
Minister for the Arts  
GPO Box 5341  
SYDNEY NSW 2001

Dear Minister

In August 2018, the NSW Public Libraries Association launched the Renew Our Libraries campaign to advocate for increased library funding and the creation of a long-term, sustainable funding model to invest in the libraries of our future.

At the 14 August 2018 Campbelltown City Council Meeting, I presented a Mayoral Minute outlining the campaign and this minute was supported unanimously by the Council. Over 80% of NSW councils formally endorsed the Renew Our Libraries campaign through council resolutions.

The campaign was successful in delivering an increase of \$60m in state funding for NSW public libraries over the quadrennial period 2019-20 to 2022-23. This is the largest single increase in state funding since the NSW Library Act was introduced in 1939.

As a result, Campbelltown City Library received an increase in funding of over \$100,000 over two years, which helped to improve technology access, increase the eBook collection and provide innovative programs and services to the Campbelltown community. This funding agreement will end in 2022-23.

Renew Our Libraries Phase Two has recently been launched to advocate for the State Government to develop a sustainable funding model for NSW libraries and has the goals to:

- Index the total increased state funding contribution to the Consumer Price Index (CPI) in perpetuity. Without indexation, the actual value of state funding for NSW libraries will decline over time, leaving NSW councils to either meet the shortfall or reduce services.
- Protect the new funding commitment by including all elements of the new state funding model in the legislation through the Library Act and/or Library Regulation. Currently only the per-capita component of the funding model (increasing from 41.85 per capita to \$2.85 per capita over the 4 year period 2019-20 to 2022-23) is included in library legislation, leaving 46% of the total funding for NSW libraries at risk.

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Office of the Mayor



These two measures will ensure that NSW councils are able to maintain the increased level of state government contribution to the operation of public libraries across the state, which will be protected by legislation and indexed in order to maintain the funding's value across subsequent years.

Yours sincerely

*SIGNATURE HAS BEEN REMOVED*

Cr George Brticevic  
Mayor

## **7.2 Protection for Campbelltown's Koalas**

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### **Officer's Recommendation**

That the letters be received and the information be noted.

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A copy of the letter received from the Hon Matt Kean MP regarding government support for the preservation and protection of the Campbelltown koala colonies.

### **Attachments**

1. Letter from the Hon Matt Kean MP regarding protection for Campbelltown's koala colonies (contained within this report)
2. Letter to the Hon Matt Kean MP regarding protection for Campbelltown's koala colonies (contained within this report)



**The Honourable Matt Kean MP**  
Minister for Energy and Environment

MD20/6846

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

By email: [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au)

Dear Ms Deitz

Thank you for your letter about the protection of the Campbelltown and south-west Sydney koala colonies and habitats. I am pleased to learn of Council's recent resolution and appreciate you bringing this matter to my attention.

I share Council's desire to see koalas thrive in south west Sydney, and across the state. To help achieve this goal, I have asked the Chief Scientist and Engineer to assemble experts to develop a 30-year koala plan to double koala numbers by 2050.

The need for underpasses on Appin Road and exclusion fencing are key recommendations of the Chief Scientist and Engineer's report on the protection of the Campbelltown koala population. The advice also identified that underpasses along Appin Road need to connect to east-west corridors that are suitable to provide connectivity for koalas. This includes the corridors being sufficiently wide, with buffers to shield koalas from future urban stressors like light and noise and fencing to protect the koalas from cars and dogs.

The Chief Scientist and Engineer assessed several east-west corridors across the Greater Macarthur Growth Area and provided recommendations on how to improve their connectivity for koalas. The delivery of these corridors, the underpasses and provision of fencing requires input from several government agencies. I am pleased to advise work is underway to determine which east-west corridors can be secured and enhanced. This will then allow the determination of the most effective location for underpasses on Appin Road.

In regard to fencing, I am pleased to note that the Department of Planning, Industry and Environment is proposing to deliver 120 kilometres of exclusion fencing in Western Sydney as part of a suite of actions under the draft Cumberland Plain Conservation Plan.

As the Minister for Planning and Public Spaces, the Hon Rob Stokes MP, is responsible for the delivery of the Greater Macarthur Growth Area and the draft Cumberland Plain Conservation Plan, I have also forwarded your letter to Minister Stokes for his information.

If you have any questions about this matter, please do not hesitate to contact Daylan Cameron, Director Greater Sydney on 8837 6097 or at [daylan.cameron@environment.nsw.gov.au](mailto:daylan.cameron@environment.nsw.gov.au).

Yours sincerely

*SIGNATURE HAS BEEN REMOVED*

**Matt Kean MP**  
Minister for Energy and Environment

18.11.20  
CC: The Hon Rob Stokes, Minister for Planning and Public Spaces  
GPO Box 5341 Sydney NSW 2001 ■ P: (02) 8574 6150 ■ F: (02) 9339 5572 ■ W: [nsw.gov.au](http://nsw.gov.au)



18 September 2020

The Hon. Matthew Kean MP  
Minister for Energy and Environment  
GPO Box 5341  
SYDNEY NSW 2001

Dear Minister,

**Protection of the Campbelltown Koala Colonies**

I am writing to you in response to a recent resolution of Council seeking the provision of support for the preservation and protection of the Campbelltown and south-west koala colonies and habitats.

This would necessitate the immediate construction of viable, safe and effective east-west crossing points and wildlife exclusion fencing across Appin Road. I note that a previous response has been provided by your Department on this matter, and take this opportunity to again raise the issue noting the recent release of the Chief Scientists report, and recommendations made therein.

Since the time of our initial letter to your Department on this matter, Council understands that a request was made to the NSW Chief Scientist and Engineer to establish an Independent expert panel of scientists to provide advice on measures required to protect the Campbelltown koala population. The Council would like to take the opportunity to commend your Department on this initiative, and also to express Councils appreciation for being invited to participate directly in the process and meet with the Panel.

Although feedback provided by senior officers on an early draft, informed by the eminent research of Dr Steve Phillips was not adopted, the findings and recommendations of the report are generally supported, particularly as they will assist to ensure the long-term viability of the koala population in Campbelltown, including the protection of koala habitat corridors and connectivity.

Specifically, the Panel makes recommendations for the installation of koala exclusion fencing along both sides of Appin Road, to be supported by the establishment of multiple (and adequate) road crossing structures for koalas. As you are already aware, Council holds strong concerns for the high number of koala fatalities occurring along Appin Road. In line with the recommendations set out by the Panel, Council requests that the installation of koala exclusion fencing and road crossing structures along Appin Road be constructed immediately, to ensure the safety of road users and koalas alike.

Your urgent response to this matter would be greatly appreciated, and should you require clarification or wish to discuss the above, please don't hesitate to contact Mr Jim Baldwin, Director City Development on (02) 4645 4575.

Yours sincerely,

*SIGNATURE HAS BEEN REMOVED*

Lindy Deitz  
**General Manager**

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91 Queen Street, Campbelltown  
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### **7.3 National Broadband Network (NBN) - Business Fibre Zones in the Campbelltown LGA**

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

That the letter be received and the information be noted.

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A copy of the letter from the Minister for Communications, Cyber Safety, the Hon Paul Fletcher MP regarding the National Broadband Network (NBN) and the announcement of Business Fibre Zones, enabling prioritised bandwidth and wholesale speeds enabling faster internet for medium and small businesses in the Campbelltown LGA.

#### **Attachments**

1. A copy of the letter from the Minister for Communications, Cyber Safety, the Hon Paul Fletcher MP regarding the National Broadband Network (NBN) (contained within this report)



PARLIAMENT OF AUSTRALIA • HOUSE OF REPRESENTATIVES

**PAUL FLETCHER MP**

Federal Member for Bradfield  
Minister for Communications,  
Cyber Safety and the Arts

*MC20-012252*

Cr George Brticevic  
Mayor  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Dear Cr Brticevic *George*

Recently the Morrison Government announced a \$4.5 billion investment in the National Broadband Network (NBN) to bring ultra-fast broadband to millions of families and businesses.

I wanted to give you some further details of what this will mean for your local government area.

With the volume rollout practically complete, the NBN is available to more than 99 per cent of all premises in Australia, delivering on the Government's commitment to provide fast, reliable and affordable broadband to Australians as soon as possible.

To improve accessibility and affordability of business-grade fibre, particularly for small and medium businesses, NBN Co Limited (NBN Co) will invest \$700 million over the next three years to extend ultra-fast connectivity to 90 per cent of all Australian business locations at no upfront cost. The initiative includes the rollout of 240 Business Fibre Zones, 85 of which will be in regional Australia.

This initiative will transform the access and affordability of business-grade fibre and increase choice and competition in a market typically dominated by one provider. This initiative will create thousands of jobs and allow businesses to boost their digital capabilities to contribute to the Government's goal for Australia to be a leading digital economy by 2030.

The locations of the 240 Business Fibre Zones have now been announced, including a Business Fibre Zone at Campbelltown your local government area.

Maps of these locations are downloadable via: [www.nbnco.com.au/bfzmaps](http://www.nbnco.com.au/bfzmaps).

Level 2, 280 Pacific Highway, Lindfield NSW 2070 • T 02 9465 3950  
P O Box 6022 Parliament House, Canberra ACT 2600 • T 02 6277 7480  
[paul.fletcher.mp@aph.gov.au](mailto:paul.fletcher.mp@aph.gov.au) • [www.paulfletcher.com.au](http://www.paulfletcher.com.au)

Businesses in the Business Fibre Zones will be eligible to access Enterprise Ethernet, NBN Co's fastest wholesale product. Enterprise Ethernet provides options for prioritised bandwidth, 24/7 dedicated support through NBN Co's business operations centre, and symmetrical wholesale speeds up to 1 gigabit per second (1Gbps) suitable for data-intensive applications such as online collaboration and cloud-based tools.

Businesses in the Business Fibre Zones will also be eligible to access NBN Co's CBD-equivalent wholesale pricing, helping to eliminate the divide between CBD and regional broadband connectivity costs and providing wholesale discounts of up to 67 per cent.

In addition to the measures I've already outlined, NBN Co has also allocated funds to co-invest with local councils and state and federal government in areas that will benefit from further investment. This includes the establishment of a \$50 million fund to facilitate the creation of future Business Fibre Zones, in partnership with local government and other organisations.

NBN Co has also created a \$300 million fund, which it will use to co-invest with federal, state and territory governments and local councils to deliver access to higher speed wholesale broadband services over the NBN to households and businesses in regional and remote areas of Australia. The \$300 million co-investment fund is expected to assist in moving more regional areas from fixed wireless or satellite to a fixed line access technology.

NBN Co is calling for Expressions of Interest from federal, state and territory governments and local councils that are interested in leveraging this co-investment fund for the benefit of residential and business customers in their areas. NBN Co's Regional Development and Engagement team and NBN Local representatives in each state and territory will be coordinating this co-investment with state and territory governments, local councils and industry groups.

More information regarding these initiatives is available from:

**Business Fibre Initiative** - [www.nbnco.com.au/campaigns/business-fibre](http://www.nbnco.com.au/campaigns/business-fibre)  
Email: [Business\\_fibre\\_enquiries@nbnco.com.au](mailto:Business_fibre_enquiries@nbnco.com.au)

**NBN Corporate Plan** - [www.nbnco.com.au/content/dam/nbnco2/2020/documents/media-centre/corporate-plan-2021/nbnco-corporate-plan-2021.pdf](http://www.nbnco.com.au/content/dam/nbnco2/2020/documents/media-centre/corporate-plan-2021/nbnco-corporate-plan-2021.pdf)

Yours sincerely

*SIGNATURE HAS BEEN REMOVED*

Paul Fletcher

## **8. REPORTS FROM OFFICERS**

### **8.1 Development Application Status**

#### **Reporting Officer**

Director City Development  
City Development

#### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
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)	Under assessment	
308/2019/DA-C	22-32 Queen Street, Campbelltown	Concept plan for a proposed multi-storey mixed use residential and commercial development	\$132,572,272	>\$30 million capital investment value	Completed subject to payment of outstanding fees	Approved with conditions by Panel on 25 November 2020
1227/2019/DA-M	12-16 Francis Street and 121 Minto Road, Minto	Demolition of four existing dwellings and construction of 23 'affordable rental housing' townhouses and basement car parking	\$7,995,408	>\$5 million capital investment value for affordable rental housing	Completed	Refused for several reasons by Panel on 15 December 2020
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	Panel meeting scheduled for 8 February 2021	
4609/2018/DA-SW	Appin Road, Gilead	Staged subdivision to create 424 residential lots, 20 residue lots and associated civil works	\$33,446,465	>\$30 million capital investment value	Under assessment	

## Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2255/2018/DA-C	Western Sydney University, 183 Narellan Road, Campbelltown	Construction and operation of the Campbelltown Sports and Health Centre of Excellence including a two storey building, 120 on-site parking spaces, new driveways and landscaping works	\$29,214,249	>\$5 million capital investment value Council application	Completed	Approved with conditions by Panel on 16 December 2020
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	Under assessment	
906/2020/DA-SW	Gidley Crescent, Claymore	Subdivision to create 179 residential lots two residual lots including associated works - Stage 4	\$13,940,148	>\$5 million capital investment value Crown development	Under assessment	

## Development Application Register

DAs to be considered by the Department of Planning						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
SSD 17_8593	16 Kerr Road, Ingleburn	Expansion of existing waste recovery and reuse facility, extension of operating hours to 24 hours per day	\$1,813,000	State Significant Development	Under assessment	

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
743/2018/DA-SW	901 & 913 Appin Road, Campbelltown	Subdivision into 333 residential allotments, 5 residue allotments with associated civil works including road construction, stormwater management facilities and tree removal Stage 1	\$19,072,587	More than 10 unique objections, planning agreement	Completed	Approved with conditions by Panel on 16 December 2020
3503/2019/DA-M	19 Dan Street, Campbelltown	Demolition of an existing dwelling and construction of 5 x 2 storey multi dwellings and associated site works	\$647,000	Conflict of interest	Reported to September 2020 meeting.	Application deferred by Panel to allow applicant to provide further information
2184/2019/DA-M	26 Brenda Street, Ingleburn	Demolition of existing structures and construction of two storey semi-detached dwellings	\$585,900	Development standard variation greater than 10%	Completed	Refused by Panel for several reasons on 23 September 2020

## Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2225/2020/DA-DW	Lot 8177 DP 881519, 1 Denfield Place, St Helens Park	Construction of a single storey dwelling	\$84,500	Development standard variation greater than 10%	Report being prepared for Panel's February 2021 meeting	
2183/2019/DA-M	25 Carinda Street, Ingleburn	Demolition of existing structures and construction of two storey semi-detached dwellings	\$585,900	Development standard variation greater than 10%	Completed	Refused by Panel for several reasons on 23 September 2020
2401/2018/DA-C	139 St Johns Road, Bradbury	Child care centre	\$1,154,792	Development standard variation greater than 10%	Completed	Approved with conditions by Panel on 16 December 2020
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	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	
2135/2020/DA-C	19 Parliament Road, Macquarie Fields	Change of use to a community facility, alterations to the existing premise (ground floor), use of adjoining lands for car parking and associated works	\$120,000	Includes Council- owned land	Report being prepared for Panel's February 2021 meeting	

## Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
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	
2611/2019/DA-M	42 Brenda Street, Ingleburn	Demolition of existing structures and construction of three x two storey semi-detached dwellings	\$855,350	Development standard variation greater than 10%	Waiting on information from applicant	
3859/2019/DA-M	116 Ingleburn Road, Ingleburn	Demolition of existing structures and construction of three x two storey semi-detached dwellings	\$878,000	Development standard variation greater than 10%	Waiting on information from applicant	
2984/2020/DA-SW	Appin Road, Gilead	Tree removal, dam dewatering, bulk earthworks and remediation works	\$9,089,699	More than 10 unique objections, planning agreement	Completed	Approved with conditions by Panel on 16 December 2020
1786/2020/DA-C	10 Wickfield Street, Ambarvale	Mixed use commercial, child care centre and residential development	\$12,585,013	SEPP 65 – Residential Apartment	Waiting on information from applicant	
3989/2019/DA-U	226 Queen Street, Campbelltown	Use of existing commercial premises as a night club	\$65,000	Contentious use – licensed premises	Completed	Approved by Panel with conditions on 25 November 2020
3988/2019/DA-BH	88 Rudd Road, Leumeah	Demolition of existing structures and construction of a 27 room boarding house	\$3,180,997	More than 10 unique objections	Completed	Refused by Panel for several reasons on 16 December 2020

## Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
3233/2020/DA-82A	37 Cumberland Road, Ingleburn	Review of Determination – Demolition of an existing dwelling and construction of a four storey residential apartment building, basement car-parking and associated site works	\$6,267,272	Review of application Determined by the Panel, SEPP 65 – Residential Apartment	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
Nil	Nil	Nil	Nil	Nil	Nil	Nil

## 8.2 Planning Proposal - Reclassification of Land - Campbelltown

### Reporting Officer

Executive Manager Urban Centres and Administration Assistant  
City Development

### Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.2 - Create safe, well maintained, activated and accessible public spaces

### Officer's Recommendation

1. That Council endorse the planning proposal at attachment 1 which seeks to reclassify land from community to operational land and forward the planning proposal to the Department of Planning, Industry and Environment for a Gateway Determination.
2. That subject to satisfying the requirements of the Gateway Determination, the draft planning proposal be placed on public exhibition and the outcome of the exhibition and public hearing be reported to Council.

### Purpose

The purpose of the report is to inform the Council of a planning proposal (the proposal) which seeks to reclassify land at Apex Park and Bradbury Park, Bradbury from community land to operational land to provide flexibility in the future management options for the Campbelltown Billabong and any future co-located facilities. The report also seeks the Council's endorsement for the proposal to be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination. The planning proposal is located at attachment 1 to this report.

### History

In March 2018 the Greater Sydney Commission released 'A Metropolis of Three Cities - The Greater Sydney Region Plan', together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056. This proposal is consistent with that vision.

Campbelltown City Council is a signatory to the Western Sydney City Deal. As part of the Western Sydney City Deal, the 3 levels of government committed to provide \$150 million towards the Western Parkland City Liveability Program. The Program includes \$60 million each from the Australian and NSW governments and a minimum contribution of \$30 million from City Deal Councils (Blue Mountains City, Camden, Campbelltown City, Fairfield City, Hawkesbury City, Liverpool City, Penrith City and Wollondilly Shire). Some Councils contributed additional funding which will result in the Program far exceeding the initial \$150 million commitment. Taken together the total funding for the Program will exceed \$190 million.

In January 2019, the Federal Minister for Population, Cities and Urban Infrastructure, the Hon Alan Tudge MP and NSW Minister for Western Sydney, the Hon Stuart Ayres MP jointly announced projects valued at up to \$149.82 million under Round One of the Western Parkland City Liveability Program. These projects will provide vital community infrastructure and public spaces across the Western Parkland City, including parks, sporting facilities, rejuvenated town centres and art and cultural event spaces.

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 in Bradbury. The project will create a series of interlinked and flexible open spaces in a riverine-like parkland setting. It will offset the urban heat island effect experienced in the Campbelltown CBD, integrate with adjacent areas to create a community and recreational hub and celebrate Campbelltown's Aboriginal community through sensitive interpretation within the project design.

In order to facilitate the project and create sufficient flexibility to ensure the site's commercial viability, a planning proposal is required to make the land operational.

## Report

### 1. Summary of the draft Planning Proposal

The draft planning proposal seeks to reclassify the following lots from community land to operational land.

- Part Lot 532 DP 230227, The Parkway, Bradbury
- Lot 1 DP 137067, The Parkway, Bradbury
- Lot 4 DP 259807, The Parkway, Bradbury
- Lot 66 DP 1127402, The Parkway, Bradbury
- Part Lot 67 DP 1127402, The Parkway Bradbury
- Part Lot 68 DP 1127402, 318 Queen Street, Campbelltown
- Lot 35 DP 702933, The Parkway, Bradbury
- Part Lot 1 DP 213026, The Parkway, Bradbury

The lots form part of Apex and Bradbury Parks and are located within the Campbelltown Billabong Precinct area which is under construction.

The subject site is owned by Campbelltown City Council and is classified as community land. The land currently incorporates 2 sporting facilities known as Bradbury Oval and the Gordon Fetterplace Aquatic Centre. The current zoning of the site being RE1 – Public Recreation under Campbelltown Local Environmental Plan 2015 (CLEP 2015) is considered an appropriate zone for the proposed use of the site. It is not proposed to change the current zone.

The proposed reclassification of the land from community land to operational land will facilitate the orderly future use of the Campbelltown Billabong.

The proposed reclassification of land is unlikely to have an impact on the use of the site. The future use of the site will be as a Billabong with surrounding park facilities and the Gordon Fetterplace Aquatic Centre remaining in operation.

The Campbelltown Billabong once open is intended to provide another use for the subject land. The Billabong will be an important facility for both locals and visitors from across the Macarthur Region.

The reclassification of the subject site will allow greater flexibility to occur in the future once the Campbelltown Billabong is established. Council may investigate options for other uses that seek to complement the Campbelltown Billabong and the reclassification of the land will provide greater flexibility for this to occur.

There are a number of interests (eg easements) across the site. Further information regarding these interests is contained in attachment 1.

## **2. Assessment of the draft Planning Proposal**

### **2.1 Justification**

The State Government's – A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides guidance and information for preparing planning proposals. The preparation of the proposal subject of this report has been undertaken in accordance with the latest version of the guide.

The guide states that planning proposals should contain enough information to identify relevant environmental, social, economic and other site specific considerations. The scope for investigating any key issues should be identified in the initial planning proposal that is submitted for Gateway Determination.

The purpose of this Gateway Determination stage is to ensure there is sufficient justification in the process to proceed with a planning proposal. It enables planning proposals that lack strategic merit to be stopped early in the process before time and significant human and financial resources are committed.

The Gateway Determination is expected to confirm the information, detailed studies and consultation required before the proposal can be finalised and placed on public exhibition. As the necessary information is gathered and the investigations/studies completed, the proposal may need to be updated/amended by including additional documentation as a result of the studies completed.

### **2.2 Section 9.1 Ministerial Directions**

Section 9.1 (formerly Section 117) of the EP&A Act allows the Minister for Planning and Public Spaces to provide direction to Council in relation to the amendment or preparation of draft local environmental plans. The section 9.1 Ministerial Directions are outlined in the planning proposal located in attachment 1.

Overall, the proposal is considered consistent with the relevant section 9.1 directions as the proposal does not seek to rezone any land or alter the land uses permissible on the land.

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

An assessment of the proposal against all State Environmental Planning Policies (SEPPs) has confirmed that the proposal is not inconsistent with those SEPPs. Further detail in relation to the relevant SEPPs is outlined in the planning proposal which is located at attachment 1.

### **2.4 Consideration of the Campbelltown Local Environmental Plan 2015**

The land is zoned RE1 – Public Recreation. No change is proposed to the zoning of the land under this planning proposal.

### **2.5 Consideration of the Local Government Act 1993**

The *Local Government Act 1993* (LG Act) establishes the concept of classifying Council land as either being Community land or Operational land.

Community land is generally Council land made available for use by the general public such as parks, reserves and sports grounds.

Operational land is generally Council land that facilitates the functions of Council. Typically, operational land would not be open to the general public such as works depot or council garage and could be sold without the need for public comment. There are no plans, however to either sell the land on which will be located this important community facility or to prevent the public from accessing the facility. The LG Act places restrictions on the management of community land which may make any future kiosk or related commercial enterprise difficult to establish and it is considered that to maximise the future flexibility of the site and the ability to take opportunities as they arise that the land is best classified as operational land.

The LG Act establishes a procedure for reclassifying land to either community or operational land. The procedure allows for public comment and utilises the Local Environmental Plan amendment process to initiate the reclassification. The reclassification of land can arise from a change in circumstances in relation to particular land parcels which is evident in this case.

## **3. Strategic Context – Relationship to State and Local Policies**

### **3.1 Greater Sydney Region Plan**

The Plan provides a framework for the predicted growth in Greater Sydney. The plan identifies key goals of delivering a metropolis of 3x 30 minutes cities through 4 key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The planning proposal is consistent with the Greater Sydney Region Plan as it aims to improve the quality of open space and provide a state of the art facility for the community to use. Further information is provided in attachment 1.

### **3.2 Western City District Plan**

The Western City District Plan (WCDP) sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The planning proposal is considered to be consistent with Planning Priorities W3, W6 and W18 identified in the WCDP. The consistency of the proposal with the WCDP is outlined further in attachment 1.

### **3.3 Campbelltown Community Strategic Plan 2027**

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

The proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

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

### **3.4 Reimagining Campbelltown City Centre Master Plan**

The Reimagining Campbelltown City Centre Masterplan is a key strategic vision that provides a structured plan for the future growth of the Campbelltown City Centre. The subject site is within the boundary of the City Centre Master Plan study area and is consistent with the masterplan.

The planning proposal is consistent with the four key growth principles outlined within the document:

- Centre of opportunity
- No grey to be seen
- City and bush
- The good life

The planning proposal assists in the development of the Billabong and will provide a green friendly public amenity within the Campbelltown City Centre and provide an environmental outlet within an urban setting that will be able to be utilised by the residents of Campbelltown and beyond.

### **3.5 Glenfield to Macarthur Corridor Strategy**

The Glenfield to Macarthur Urban Renewal Corridor Strategy (Corridor Strategy) was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design.

The site of the planning proposal is identified as open space within the Campbelltown Precinct Plan in the Corridor Strategy. The proposal does not alter the proposed use of the land for open space, as Billabong, and is therefore consistent with the Corridor Strategy.

### **3.6 Campbelltown Local Strategic Planning Statement (LSPS)**

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years.

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the CLEP 2015 and Council's development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS identifies the Billabong as a key component in Theme 1 of the document and the reclassification of land would assist Council in achieving a timely opening on the site and unlocking potential management options and future complementary co-located uses. Further information is detailed in attachment 1.

### **3.7 Campbelltown Local Planning Panel**

On 16 December 2020 the Campbelltown Local Planning Panel (the Panel) considered a confidential report on the planning proposal. The Panel provided comments on the proposal and recommended advancing the planning proposal to Council for their consideration and also to the Department of Planning, Industry and Environment for Gateway consideration. The following paragraphs are the record of the Panel's considerations and advice to Council:

The Panel notes the Report and proposed reclassification of land at Apex and Bradbury Parks from community to operational land. The Panel observed during the site visit the commencement of the construction of the Campbelltown Billabong.

The Panel is of the view that the reclassification of land would allow great flexibility in the options for future management of the Billabong. The Panel considers that this will be of benefit to the ongoing management and use of the site as a community meeting place. The reclassification of land would also allow Council to potentially investigate options for other uses that seek to complement the Campbelltown Billabong.

The Panel noted that the substantial works proposed on the site render it different to other public recreation land. It is a reasonable approach to classify a significant community infrastructure site as operational land. This approach should not be extended to general public open space which should remain as community land and therefore this should not be seen as a precedent to similar decisions for other open space.

To ensure the public have an appropriate level of scrutiny in regards to this decision, a public meeting with an independent chairperson should be held in regards to this planning proposal, post gateway determination.

The Panel considers the draft planning proposal has strategic and site specific merit and is appropriate. The Panel supports Council seeking a Gateway Determination.

#### **4. Public Participation**

In the case that the Council supports the proposal, or otherwise amends it, the proposal will be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.

Should a Gateway Determination be obtained then the planning proposal would be publically exhibited at which time the public and anyone with an interest in the land would have the opportunity to comment.

Additionally, under the provisions of the LG Act a public hearing would need to be held in regards to the planning proposal after the completion of the exhibition period. This public hearing would be facilitated by an Independent chairperson. The results of the public exhibition and a report prepared by the independent chairperson following the public hearing would be subsequently reported to Council.

#### **Conclusion**

Council is constructing a Billabong at Apex Park and Bradbury Park, Bradbury. To increase the level of flexibility for the future management of the site, it is proposed to reclassify the land from community land to operational land.

There is no intention to sell the land or to prevent public access to the land.

The proposed reclassification is considered reasonable in the circumstances and will not impact on the continual use of the site as an accessible community space.

#### **Attachments**

1. Planning Proposal – Billabong (contained within this report)



## **Planning Proposal**

**Reclassification of Land at Apex Park and Bradbury  
Park from Community Land to Operational Land to  
facilitate the Campbelltown Billabong Project**

**February 2021**

## Introduction

This Planning Proposal seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and explains the intent of, and justification for, the reclassification of land located at Apex Park and Bradbury Park from Community to Operational Land. The purpose of the reclassification of land is to facilitate the ongoing use and management of the Billabong which is under construction, and any future co-located facilities, following funding under the Western Sydney City deal to construct the Billabong.

## The Site

The subject site currently includes the following properties:

- Part Lot 532 DP 230227, The Parkway, Bradbury, (Incorporating Bradbury Park and The Gordon Fetterplace Aquatic Centre)
- Lot 1 DP 137067, The Parkway, Bradbury, (incorporating Bradbury Park)
- Lot 4 DP 259807, The Parkway, Bradbury, (incorporating Bradbury Park)
- Lot 66 DP 1127402, The Parkway, Bradbury, (incorporating Bradbury Park)
- Part Lot 67 DP 1127402, The Parkway Bradbury,
- Part Lot 68 DP 1127402, 318 Queen Street, Campbelltown
- Lot 35 DP 702933, The Parkway, Bradbury, (incorporating Bradbury Park)
- Part Lot 1 DP 213026, The Parkway, Bradbury, (incorporating Bradbury Park)

A map of the subject site is provided in Figure 1 below.



**Figure 1: Subject site**

The subject site incorporates 8 lots as identified above and are all owned and managed by Council. The site is currently zoned RE1 – Public Recreation and is identified as Community Land. The purpose of the planning proposal is to reclassify the land from community to operational land.

**Background**

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

As part of the Western Sydney City Deal, the three levels of government committed to provide \$150 million towards the Western Parkland City Liveability Program. The Program includes \$60 million each from the Australian and NSW governments and a minimum contribution of \$30 million from City Deal Councils (Blue Mountains City, Camden, Campbelltown City, Fairfield City, Hawkesbury City, Liverpool City, Penrith City and Wollondilly Shire). Some Councils contributed additional funding which will result in the Program far exceeding the initial \$150 million commitment. Taken together with committed the total funding for the Program will exceed \$190 million.

In January 2019, the Federal Minister for Population, Cities and Urban Infrastructure, the Hon Alan Tudge MP and NSW Minister for Western Sydney, the Hon Stuart Ayres MP jointly announced projects valued at up to \$149.82 million under Round One of the Western Parkland City Liveability Program. These projects will provide vital community infrastructure and public spaces across the Western Parkland City, including parks, sporting facilities, rejuvenated town centres and art and cultural event spaces.

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. The project will create a series of interlinked and flexible open spaces in a riverine-like parkland setting. It will offset the urban heat island effect experienced in the Campbelltown CBD, integrate with adjacent areas to create a community and recreational hub and celebrate Campbelltown's Aboriginal community through sensitive interpretation within the project design.

The project received funding of \$31,000,000 which included \$7,500,000 from the Australian Government, \$7,500,000 from the NSW Government and \$16,000,000 from Council.

In order to facilitate the project and ensure that the site successfully operates as a Billabong, a planning proposal is required to make the land operational.

**Existing Situation**

The site currently comprises 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. The site

incorporates Bradbury Oval and associated clubhouse, a skate park, basketball and netball courts and the Gordon Fetterplace aquatic centre.

The site is zoned RE1 – Public Recreation under the Campbelltown Local Environmental Plan 2015. A zoning map of the site is shown in Figure 2 below.

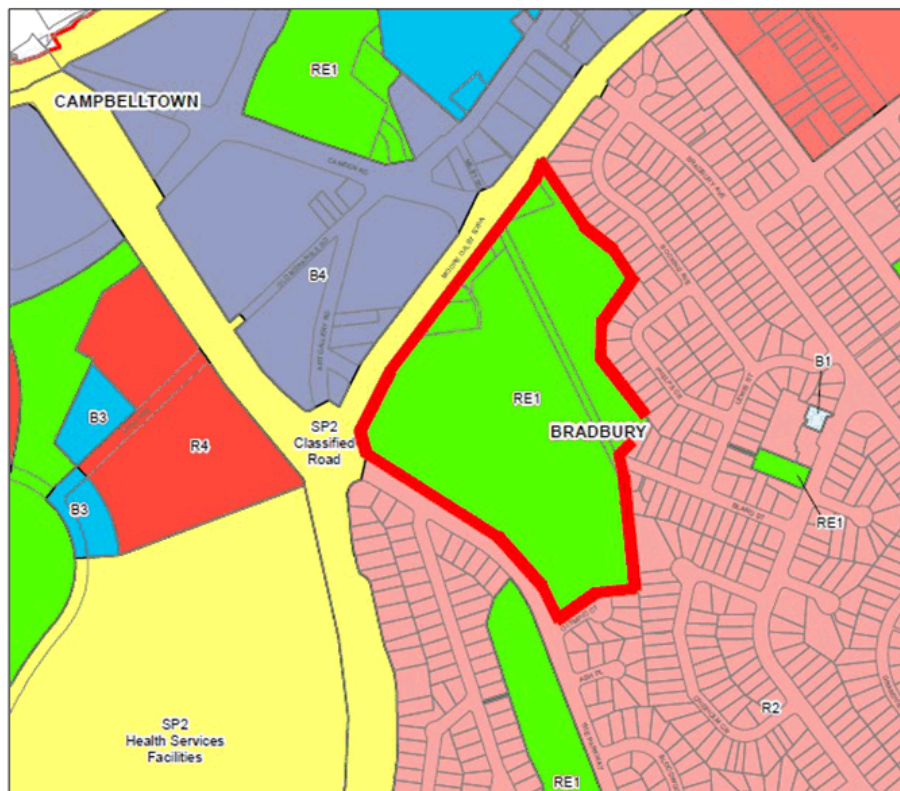


Figure 2: Zoning of subject site.

### Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to reclassify the subject site from community to operational land. The proposed reclassification would assist Council in the process of turning the proposed Billabong into a functioning project once it is completed in 2022. The reclassification would also allow Council to unlock land that may be considered under utilised and promote other uses that would work in cohesion with the Billabong.

The land is currently owned by Campbelltown City Council and is classified as 'Community Land' under the Local Government Act 1993. In order for the land to be functioning and used for business purposes it will be required to reclassify the land to 'Operational Land' which is undertaken by a Local Environmental Plan amendment under the Environmental Planning and Assessment Act 1979.

The planning proposal does not seek to amend the zoning or any other planning controls under CLEP 2015. The proposed use as a Billabong would be considered a permissible use in accordance with the RE1 – Public Recreation zone under CLEP 2015 thus not requiring an amendment to the LEP.

## Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending the CLEP 2015 through the inclusion of the subject site as 'Operational Land' under Part 1 of Schedule 4 of the CLEP 2015. The proposed wording is outlined below in Figure 3.

Insert into Part 2 of Schedule 4 of CLEP 2015 the following:

Column 1	Column 2
Locality	Description
Bradbury Park and Apex Park	Part Lot 532 DP 230227 Lot 1 DP 137067 Lot 4 DP 259807 Lot 66 DP 1127402 Part Lot 67 DP 1127402 Part Lot 68 DP 1127402 Lot 35 DP 702933 Part Lot 1 DP 213026

Figure 3: Proposed wording to be inserted into CLEP 2015

The following table provides greater detail on each of the lots including the interests in the land.

Lot and DP	Interest	Proposed Action
Lot 532 DP 230227	The lot currently incorporates the Gordon Fetterplace Aquatic Centre. Caveat by the Registrar General forbidding registration of instruments not authorised by the provisions of the Local Government Act 1919, relating to public reserves.	No further action is required to the caveat. It is proposed to extinguish the caveat as part of the planning proposal. It is recommended that a condition of the gateway determination be included requiring the caveat be discharged prior to public exhibition of the planning proposal.
Lot 1 DP 137067	Land excludes minerals under section 536AA of the Local Government Act 1919. The land subject to the lot and dp is outlined as a public reserve.	No further action is required.
Lot 4 DP 259807	Land excludes minerals vide memorandum V595431.	It is recommended that a condition of the gateway determination be included requiring the restriction on

	E471945 – Restriction(s) on the use of the land. By the Roads and Traffic Authority. E977491 – Transfer from Roads Authority to Council.	the land be discharged prior to public exhibition of the planning proposal.
Lot 66 DP 1127402	Limited title – Section 28T of the Conveyancing Act.	It is recommended that a condition of the gateway determination be included requiring the restriction on the land be discharged prior to public exhibition of the planning proposal.
Lot 67 DP 1127402	Limited title – Section 28T of the Conveyancing Act.	It is recommended that a condition of the gateway determination be included requiring the restriction on the land be discharged prior to public exhibition of the planning proposal.
Lot 68 DP 1127402	Limited title – Section 28T of the Conveyancing Act.	It is recommended that a condition of the gateway determination be included requiring the restriction on the land be discharged prior to public exhibition of the planning proposal.
Lot 35 DP 702933	Departmental Dealing – V256669	It is recommended that a condition of the gateway determination be included requiring the restriction on the land be discharged prior to public exhibition of the planning proposal.
Lot 1 DP 213026	BK 2630 No 60 Covenant – for land to be used as public park and recreation  BK 3596 No 31 – Land excludes Road as shown in DP 259807 attached	It is recommended that a condition of the gateway determination be included requiring the restriction on the land be discharged prior to public exhibition of the planning proposal.

Figure 4: Interests on the subject site

**Part 3 – Justification****Section A – Need for the planning proposal****1. Is the planning proposal a result of any strategic study or report?**

The subject site is currently in Council ownership and is a public reserve containing two ovals, an aquatic centre and a skate park. As part of the Billabong development Bradbury Oval and the Aquatic Centre will continue to operate during and after construction.

The planning proposal is a result of the joint funding agreement between the Federal Government, State Government and Campbelltown City Council. The Western Sydney City Deal signed in March 2018 is the catalyst for a collaborative approach across three tiers of government to create world-class jobs and a great quality of life through the vision of the Western Parkland City. The Billabong project forms part of the Livability Program and seeks to respect and build on the local character of the area.

Figure 4 below outlines the extent of the Billabong project.



Figure 5: Billabong Masterplan

The Billabong Parklands are identified with green on the map. The Billabong precinct is outlined by a red line.

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

The Planning Proposal is the best way to achieve the intended outcomes and objectives. It follows the LEP practice note for Classification and reclassification of public land through a local environmental plan issued by the NSW Department of Planning, Industry and Environment.

**Section B – Relationship to strategic planning framework**

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

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

**A Plan for Growing Sydney**

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

This Planning Proposal is not inconsistent with the objectives outlined within the Plan.

**Greater Sydney Region Plan**

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The Planning Proposal is consistent with the Greater Sydney Region Plan as it aims to improve the quality of open space and provide a state of the art facility for the community to use. The planning proposal is considered to be consistent with Objective 7 'Communities are healthy, resilient and socially connected' of the Plan. The planning proposal will facilitate flexibility in the future management and operation of the precinct thereby enhancing opportunities for another major meeting place that will promote connected communities and an additional facility for residents to use.

**Western City District Plan**

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The planning proposal is considered to be consistent with Planning Priorities W3, W6 and W18 identified in the Plan. The proposed development of the Billabong will create a new and improved open space area that will be utilised by a large number of community residents when it is opened in June 2022. The design of the Billabong is aligned with local Indigenous and Aboriginal communities to promote the importance that the community has played in the past and in the future. The reclassification of the land will assist Council in establishing the Billabong as a key meeting point within the LGA.

**Glenfield to Macarthur Urban Renewal Corridor Strategy**

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design.

The Planning Proposal is not inconsistent with the Strategy.

**4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?****Campbelltown Community Strategic Plan – Campbelltown 2027**

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

The proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

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

The planning proposal is consistent with the outcomes listed.

**Campbelltown Local Strategic Planning Statement (LSPS)**

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years.

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition period for the future of our city. The public exhibition of the Draft LSPS provided an opportunity for our community and key stakeholders to provide feedback. Consultation with Government Departments and Agencies, and the Greater Sydney Commission was also undertaken to ensure alignment with other planning initiatives and priorities for Greater Sydney.

The LSPS identifies the Campbelltown Billabong as a key component in Theme 1 of the document which promotes Campbelltown as becoming a vibrant and liveable city. In accordance with priority 4 of the LSPS the construction of the Campbelltown Billabong is noted as being a short term action which would aid in developing a new space to be utilised for the residents of Campbelltown.

As part of the process, the reclassification of the subject site would assist Council in achieving a timely opening of the site and unlocking potential management options and future complementary co-located uses.

### **Re-imagining Campbelltown CBD**

The Re-imagining Campbelltown City Centre Master Plan is a key strategic vision that provides a structured plan for the future growth of the Campbelltown CBD which includes the suburbs of Leumeah, Campbelltown and Macarthur. The subject site is within the boundary of the Re-imagining Campbelltown CBD study area and is consistent with the Master Plan.

The planning proposal is consistent with the four key growth principles outlined within the document:

- Centre of opportunity
- No grey to be seen
- City and bush
- The good life

The planning proposal assists in the development of the Billabong and will provide a green friendly Council amenity within the Campbelltown CBD and will provide an environmental outlet within an urban setting that will be able to be utilised by the residents of Campbelltown.

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

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

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	Not relevant to the proposal
SEPP 14 – Coastal Wetlands	Not applicable
SEPP 19 – Bushland in Urban Areas	Consistent. The planning proposal does not affect the bushland in the subject area.
SEPP 21 – Caravan Parks	Not relevant to the Proposal
SEPP 26 – Littoral Rainforests	Not relevant to the Proposal
SEPP 30 – Intensive Agriculture	Not relevant to the Proposal
SEPP 33 – Hazardous or Offensive Development	Not relevant to the Proposal
SEPP 36 – Manufactured Home Estates	Not relevant to the Proposal
SEPP 44 – Koala Habitat Protection	Consistent. The planning proposal to reclassify does not impact on koala habitat.
SEPP 47 – Moore Park Showground	Not relevant to the Proposal
SEPP 50 – Canal Estate Development	Not relevant to the Proposal
SEPP 52 – Farm Dams	Not relevant to the Proposal
SEPP 55 – Remediation of Lands	Consistent. The use of the land for public recreation purposes is not changing as part of this planning proposal.
SEPP 62 – Sustainable Aquaculture	Not relevant to the Proposal
SEPP 64 – Advertising and Signage	Not relevant to the Proposal. Any future signage would be subject to the provisions of SEPP 64.
SEPP 65 – Design Quality of Residential Apartment Development	Consistent. Residential apartment development is not proposed as part of this Planning Proposal.
SEPP 70 – Affordable Housing Schemes	Not relevant to the Proposal
SEPP 71 – Coastal Protection	Not relevant to the Proposal
SEPP (Building Sustainability Index: BASIX) 2004	Not relevant to the Proposal
SEPP (Educational Establishments and Child Care (Facilities) 2017	Not relevant to the Proposal
SEPP (Affordable Rental Housing) 2009	Not relevant to the Proposal
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Infrastructure) 2007	Not relevant to the Proposal
SEPP (Housing for Seniors or People with a Disability)	Not relevant to the Proposal
SEPP (Integration and Repeals) 2016	Not relevant to the Proposal
SEPP (Kosciusko National Park) 2007	Not relevant to the Proposal

SEPP (Kurnell Peninsular) 1989	Not relevant to the Proposal
SEPP (Mining and Extractive Industries) 2007	Not relevant to the Proposal
SEPP (Miscellaneous Consent Provisions)	Not relevant to the Proposal
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the Proposal
SEPP (Rural Lands) 2008	Not relevant to the Proposal
SEPP (State and Regional Development) 2011	Not relevant to the Proposal
SEPP (State Significant Precincts) 2005	This SEPP does not apply to the land
SEPP (Sydney Drinking Water Catchment) 2011	This SEPP does not apply to the land
SEPP (Sydney Region Growth Centres) 2006	The proposal is consistent with this SEPP
SEPP (Three Ports) 2013	This SEPP does not apply to the land
SEPP (Urban Renewal) 2010	This SEPP does not apply to the land
SEPP (Western Sydney Employment Area) 2009	This SEPP does not apply to the land
SEPP (Western Sydney Parklands) 2009	This SEPP does not apply to the land
SEPP (Vegetation in Non-Rural Areas) 2017	Not relevant to the Proposal

Figure 6 - Consistency with State Environmental Planning Policies

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal
Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment	Consistent. The proposal would not impact on the water quality and river flows of the Georges River and its tributaries. The proposal is designed to mimic the Georges River and thereby will provide greater community affinity with the River and its qualities.

Figure 7 - Consistency with Deemed State Environmental Planning Policies

## 6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

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

Consideration of s9.1 Directions	Comment
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	Not applicable
1.2 Rural Zones	Not relevant to the Proposal. The Proposal does not propose any amendments to rural zones.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	The Proposal is consistent with this Direction. The Proposal seeks to expand terrestrial Biodiversity mapping in certain areas within the LGA.

<b>2. Environment and Heritage</b>	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable
2.4 Recreation Vehicle Areas	Not applicable
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	Not applicable
3.2 Caravan Parks and Manufactured Homes	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	Not applicable
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
<b>4. Hazard and Risk</b>	
4.1 Acid Sulfate Soils	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	The planning proposal is consistent with this Direction. The proposed amendments do not propose to increase the planning provisions related to flood prone land.
4.4 Planning for Bushfire Protection	The proposed amendments will not impact on this Direction and the Proposal is generally consistent.
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 - 5.7	Repealed
5.8 Second Sydney Airport	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	The proposal is consistent.
<b>6. Local Plan Making</b>	
6.1 Approval and Referral Requirements	The Planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2 Reserving Land for Public Purposes	The Proposal does not propose any additional land for public purposes. The planning proposal seeks to reclassify already existing public land from community to operational land to facilitate the start of the Billabong.
6.3 Site Specific Provisions	The planning proposal is not inconsistent with this Direction.

<b>7. Metropolitan Planning</b>	
7.1 Implementation of a Plan for Growing Sydney	The Proposal is consistent with this Direction.
7.2 Implementation of Greater Macarthur Land Release Investigation	The proposal is not inconsistent with this Direction.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	<p>The Proposal is not inconsistent with this Direction.</p> <p>The planning proposal seeks to facilitate the reclassification of the land from community to operational for the purposes of a Billabong.</p>

Figure 8 - Consistency with Section 9.1 Directions

**Section C – Environmental, social and economic impact**

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

No.

There is no critical habitat or threatened species, populations' or ecological communities or habitat located on the site.

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

No.

It is anticipated that there would be no environmental effects as a result of the planning proposal. The planning proposal seeks reclassification of land only.

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

No.

The Planning Proposal is not supported by a social or economic assessment. The planning proposal seeks to reclassify the land from community to operational land to facilitate the

development of the Campbelltown Billabong which will continue to be owned by Council and open to the community to use.

#### Section D – State and Commonwealth Interests

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

No.

The planning proposal will not result in a need for additional public infrastructure.

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

Consultation will occur with public authorities identified in the Gateway Determination. Three tiers of Government have already been involved in the process and have provided funding to undertake the construction of the Campbelltown Billabong.

The reclassification planning proposal aims to validate the development and allow for the operation and opening of the Billabong to commence in July 2022.

#### **Part 4 – Mapping**

The Planning Proposal does not seek to amend any mapping as part of the planning proposal.

#### **Part 5 – Community consultation**

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

An advertisement placed in any local paper in publication at the time of exhibition (potentially including the Macarthur Chronicle and Campbelltown – Macarthur Advertiser) identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

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

The display of the planning proposal at the Council Administration Building, 91 Queen Street, Campbelltown.

Due to the recent events relating to COVID-19, an amendment to the EP&A Act, specifically the inclusion of Clauses 10.7 and 10.8, allowed Council's to satisfy the requirements for public exhibition by having documentation on Council's website.

- **Public Hearing**

A public hearing will be held and facilitated by an independent chairperson following the exhibition period. A report from the independent chairperson on the outcomes of the hearing will

be submitted to Council and incorporated in a report to Council on the public exhibition of the planning proposal.

#### Part 6 – Project Timeline

Weeks after Gateway Determination	Item
16 December 2020	Local Planning Panel advice
February 2021	Council endorsement
February 2021	Referral to DPIE for Gateway Determination
April 2021	Gateway Determination
June 2021	Public exhibition of planning proposal
July 2021	Public Hearing
September 2021	A report to Council on Submissions received and Independent Public Hearing report
September 2021	Send planning proposal to DPIE for finalisation
November 2021	Making of LEP Amendment

#### ATTACHMENT 1 – INFORMATION CHECKLIST FOR PROPOSALS TO CLASSIFY OR RECLASSIFY PUBLIC LAND THROUGH AN LEP

The process for plan-making under the EP&A Act is detailed in A guide to preparing planning proposals and A guide to preparing local environmental plans.

Importantly, A guide to preparing local environmental plans contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in Practice Note No. 1 - Public Land Management (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in

- the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- current use(s) of the land, and whether uses are authorised or unauthorised;
- current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);

A guide to preparing planning proposals and  
A guide to preparing local environmental  
plans).

- the current and proposed classification of the land;
- whether the land is a 'public reserve' (defined in the LG Act);
- the strategic and site specific merits of the reclassification and evidence to support this;
- whether the planning proposal is the result of a strategic study or report;
- whether the planning proposal is consistent with council's community plan or other local strategic plan;
- a summary of council's interests in the land, including:
  1. how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
  2. if council does not own the land, the land owner's consent;
  3. the nature of any trusts, dedications etc;
- whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- how council may or will benefit financially, and how these funds will be used;
- how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

### Responses to Attachment 1

- The current and proposed classification of the land

The subject site is currently community land. The planning proposal seeks to reclassify the land from Community land to Operational land.

- Whether the land is a public reserve (defined in the LG Act)

The land is considered a public reserve under the Local Government Act 1993.

- The strategic and site specific merits of the reclassification and evidence to support this.

The strategic and site specific merits of the reclassification and evidence are outlined within the planning proposal.

- Whether the planning proposal is consistent with council's community plan or other local strategic plan.

The proposed reclassification is considered consistent with Council's community plan and other local strategic plans. Further detail is outlined in the planning proposal.

- A summary of council's interests in the land, including:
  1. how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
  2. if council does not own the land, the land owner's consent;
  3. the nature of any trusts, dedications etc;

Council is the relevant land owner with regards to the subject site. Further information relating to the land is outlined in the planning proposal.

- Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.

As part of the planning proposal, interests in the land are proposed to be discharged. The subject site is currently owned by Council in its entirety and there are no interests on the land that would impact on the proposed reclassification. The reclassification of land does not impact on the current interests on the land.

- The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).

The reclassification does not seek or achieve to diminish the public open space. The use of the site will continue to operate as a publicly accessible area through the development and future functioning as a Billabong.

- Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);

Title searches for all lots are attached to this planning proposal.

- Current use(s) of the land, and whether uses are authorised or unauthorised

The site currently serves as a public reserve. Further information relating to the current status of the land is provided in the planning proposal.

- Current or proposed lease or agreements applying to the land, together with their duration, terms and controls;

There are currently no lease agreements applying to the land.

- Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);

Council does not currently have any business dealings proposed as part of the reclassification of the site. Council will investigate potential uses in the future that will accompany the Billabong. Potential uses on the site will relate to business establishment and would thus require a future rezoning for a portion of the site. A rezoning of any portion of the land is not proposed as part of this planning proposal and would be subject to a future planning proposal when appropriate.

- Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);

Not applicable to this planning proposal.

- How council may or will benefit financially, and how these funds will be used.

Through the reclassification of the land, Council will be able to start operating the Billabong precinct on time. The reclassification of the land will unlock further uses of the land and allow Council to investigate potential other uses that would complement and assist the functioning of the Campbelltown Billabong.

- How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.

Council has already formed an agreement along with the State and Federal Governments to develop and construct the Campbelltown Billabong. The Campbelltown Billabong will maintain its use as a useable space for the residents of Campbelltown.

- A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.

A Land Reclassification Map is not proposed as part of this proposal.

- Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

Not applicable.

## 8.3 Investments and Revenue Report - November/December 2020

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

That the information be noted.

### Purpose

To provide a report outlining activity in Council's financial services portfolio for the months of November and December 2020.

### Report

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

#### Investments

Council's investment portfolio as at 31 December 2020 stood at approximately \$245 million. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2005 and Council's Investment Policy.

All investments are placed with approved deposit taking institutions and no funds are placed with any unrated institutions.

The return on Council's investments whilst historically has, and continues to outperform the AusBond Bank Bill Index benchmark, the interest income will not reach the estimated original budget, which is a direct result of the ongoing impact to the economy of historically low interest rates due to COVID-19. The impact is significant and adjustments to expected revenue has been reflected in quarterly budget reviews.

For the months of November and December, Council's return exceeded the benchmark by some 96 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 is very low and while Council's investment performance has fallen in recent times, it has however maintained an excellent return over the benchmark index and relative to comparative councils.

The portfolio is diversified with maturities ranging up to a 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 of around \$40 million to meet short to medium term cash flow needs remains strong with \$1 million held in an at call account, \$26 million in the TCorp Cash Fund and \$3 million in a 30 day notice account and \$10 million in an at call cash accelerator account. The latter two accounts are effectively a hybrid of a term deposit and an at call account that attract slightly higher market interest rates.

The official cash rate is 0.10 per cent, where it has remained since the November 2020 RBA Board meeting. The Board remains optimistic that in Australia economic recovery is under way, however it is still expected to be uneven and drawn out and dependant on policy support. The central bank have made some recent quantitative policy changes which included the launch of \$100 billion worth of bonds with longer dated maturities in order to inject money into the economy. The ASX200 closed at 6,587.10 at the completion of December. This represents an annualised monthly performance result of positive 12.76 per cent ex dividend, the monthly change was positive 1.06 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 December 2020 totalled \$124,101,380 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of December totalled \$66,440,872. In percentage terms 54 per cent of all rates and charges due to be paid have been collected, compared to 55 per cent collected in the same period last year.

The NSW Government made changes to the rates and charges due dates moving the first quarterly instalment back one month from 31 August to 30 September 2020. This change is relevant this year only and does not affect the remaining instalment due dates. The second quarterly instalment remained unchanged and became due on 30 November 2020.

Penalty interest charges have been set to zero per cent on all unpaid rates and charges for the period between 1 July 2020 and 31 December 2020, this rate will change on 1 January 2021 to 7 per cent.

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

Council has received positive feedback from Pensioners that can now make an application to receive a Pension Rebate Concession over the phone and internet. During the month, 313 applications were made over the phone and 147 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, 44 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 31 December 2020 are \$3,463,463 reflecting a decrease of \$1,196,401 since November 2020. During the month 762 invoices were raised totalling \$2,424,058. The majority of these are paid within a 30 day period. Those that are not paid within the 30 day period are reflected in the ageing report in attachment 4.

Debts exceeding 90 days of age totalled \$628,055 as at 31 December 2020. The majority of this debt relates to Government and Other Grants totalling \$407,950, the most significant portion is \$400,000 relating to the Department of Planning Accelerated LEP review program. Payment of this invoice has now been received. Also incorporated in this debt is \$7,950 grant for the 'Campbelltown 2020 Yarning Circle'. Contact has been made with the Department of Premier and Cabinet with a view to establishing expected payment information.

Various Sundry items total \$63,952. A major portion of this amount relates to Road and Footpath occupancy fees of \$10,547 being for a development in Broughton Street. A legally binding settlement of \$5,271 per month was entered and subsequently defaulted. Council's agents successfully negotiated a new arrangement of \$3,000 per month commencing October 2020 under the provision that no further defaults will be negotiated and legal judgment would commence without further notice. Unfortunately no payments have been received requiring Council to take further legal action.

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

Debts categorised in Sports and Field Hire totalled \$41,600, the most significant portion is \$26,220 for "catering sales commission" for events at Campbelltown Sports Stadium. The company involved has reached out to Council advising that their income has been affected due to the current pandemic. They have entered into an arrangement of \$5,000 per month with this to be reviewed quarterly. Payments have been maintained and will be reviewed again in January 2021.

Public hall hire fees of \$20,901 are a result of debts raised in advance and in accordance with council policy, do not need to be finalised until two weeks prior to the function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event.

Debt recovery action is normally undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

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

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

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

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

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

## Attachments

1. Summary of Council's Investment Portfolio November 2020 (contained within this report)
2. Summary of Council's Investment Portfolio December 2020 (contained within this report)
3. Rates and Charges Summary and Statistics December 2020 (contained within this report)
4. Debtors Summary and Ageing Report December 2020 (contained within this report)

## Summary of Council's Investment Portfolio

Portfolio as at 30 November 2020



Product Type	Face Value	% of Total
At Call Deposits	11,093,091	4.5%
Notice Account	3,015,465	1.2%
Term Deposits - Fixed Rate	86,559,463	35.3%
Term Deposits - Floating Rate	79,000,000	32.2%
Fixed Rate Bond	10,000,000	4.1%
FRN	29,750,000	12.1%
Managed Funds - TCorp	25,560,982	10.4%
<b>Grand Total</b>	<b>244,979,001</b>	<b>100.0%</b>

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

Credit Rating	Holdings	% of Total
AAA	6,900,000	4.2%
AA-	120,489,153	72.8%
BBB+	16,153,901	9.8%
Baa1	3,000,000	1.8%
BBB	17,016,410	10.3%
Baa2	2,000,000	1.2%
<b>Total Term Deposits</b>	<b>165,559,463</b>	<b>100.0%</b>

### 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
AU3FN0046769	Newcastle Perm	BBB	26-Feb-21	3m BBSW + 1.10%	\$500,000
AU3FN0031886	CBA	AA-	12-Jul-21	3m BBSW + 1.21%	\$5,000,000
AU3FN0044269	Credit Union Aus	BBB	6-Sept-21	3m BBSW + 1.25%	\$500,000
AU3FN0034021	Newcastle Perm	BBB	24-Jan-22	3m BBSW + 1.65%	\$1,500,000
AU3FN0046793	Credit Union Aus	BBB	4-Mar-22	3m BBSW + 1.23%	\$3,200,000
AU3FN0051165	Teachers Mutual Bank	BBB	28-Oct-22	3m BBSW + 0.90%	\$2,400,000
AU3FN0053146	RACQ Bank (prev QT Bank)	BBB+	24-Feb-23	3m BBSW + 0.93%	\$1,850,000
AU3FN0046777	NAB	AA-	26-Feb-24	3m BBSW + 1.04%	\$4,000,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000
AU3FN0049730	ANZ	AA-	29-Aug-24	3m BBSW + 0.77%	\$3,500,000
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 0.88%	\$1,000,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 0.84%	\$5,000,000

## Summary of Council's Investment Portfolio - November 2020 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	<b>72.6%</b>	40%	100%	Yes
A+, A, A- and above	<b>79.1%</b>	60%^	100%	Yes
BBB+, BBB, BBB- and above	<b>100.0%</b>	100%	100%	Yes
TCorp MTGF and LTGF	<b>0%</b>	0%	20%	Yes
TCorp Hour Glass Cash Fund	<b>10.4%</b>	0%	20%	Yes

## Portfolio Return

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

30 November 2020	Monthly Return	Annual Return
<b>Campbelltown City Council – Investment Portfolio</b>	0.084%	1.401%
<b>Benchmark – Bloomberg Ausbond Bank Bill Index</b>	0.007%	0.437%
<b>Performance Relative to Benchmark</b>	0.077%	0.964%

## Summary of Council's Investment Portfolio

Portfolio as at 31 December 2020



Product Type	Face Value	% of Total
At Call Deposits	11,097,786	4.5%
Notice Account	3,017,513	1.2%
Term Deposits - Fixed Rate	86,585,755	35.3%
Term Deposits - Floating Rate	79,000,000	32.2%
Fixed Rate Bond	10,000,000	4.1%
FRN	29,750,000	12.1%
Managed Funds - TCorp	25,564,811	10.4%
<b>Grand Total</b>	<b>245,015,865.78</b>	<b>100.0%</b>

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

Credit Rating	Holdings	% of Total
AAA	6,900,000	4.2%
AA-	116,515,444	70.4%
BBB+	13,153,901	7.9%
Baa1	3,000,000	1.8%
BBB	22,016,410	13.3%
Baa2	4,000,000	2.4%
<b>Total Term Deposits</b>	<b>165,585,755</b>	<b>100.0%</b>

### 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
AU3FN0046769	Newcastle Perm	BBB	26-Feb-21	3m BBSW + 1.10%	\$500,000
AU3FN0031886	CBA	AA-	12-Jul-21	3m BBSW + 1.21%	\$5,000,000
AU3FN0044269	Credit Union Aus	BBB	6-Sept-21	3m BBSW + 1.25%	\$500,000
AU3FN0034021	Newcastle Perm	BBB	24-Jan-22	3m BBSW + 1.65%	\$1,500,000
AU3FN0046793	Credit Union Aus	BBB	4-Mar-22	3m BBSW + 1.23%	\$3,200,000
AU3FN0051165	Teachers Mutual Bank	BBB	28-Oct-22	3m BBSW + 0.90%	\$2,400,000
AU3FN0053146	RACQ Bank (prev QT Bank)	BBB+	24-Feb-23	3m BBSW + 0.93%	\$1,850,000
AU3FN0046777	NAB	AA-	26-Feb-24	3m BBSW + 1.04%	\$4,000,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000
AU3FN0049730	ANZ	AA-	29-Aug-24	3m BBSW + 0.77%	\$3,500,000
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 0.88%	\$1,000,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 0.84%	\$5,000,000

## Summary of Council's Investment Portfolio - December 2020 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	<b>71.0%</b>	40%	100%	Yes
A+, A, A- and above	<b>77.5%</b>	60%^	100%	Yes
BBB+, BBB, BBB- and above	<b>100.0%</b>	100%	100%	Yes
TCorp MTGF and LTGF	<b>0%</b>	0%	20%	Yes
TCorp Hour Glass Cash Fund	<b>10.4%</b>	0%	20%	Yes

## Portfolio Return

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

31 December 2020	Monthly Return	Annual Return
<b>Campbelltown City Council – Investment Portfolio</b>	0.074%	1.323%
<b>Benchmark – Bloomberg Ausbond Bank Bill Index</b>	0.003%	0.367%
<b>Performance Relative to Benchmark</b>	0.072%	0.956%

## Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	Net Arrears 1/7/2020	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,134,057.23	69,295,770.38	1,473,561.53	169.32	70,956,435.40	37,164,393.58	33,792,041.82	296,333.10	34,088,374.92
Business	608,426.97	20,117,353.37		25.00	20,725,805.34	12,199,424.61	8,526,380.73		8,526,380.73
Farmland	16,104.97	551,706.46	215.39	0.00	567,596.04	305,648.29	261,947.75	268,502.39	530,450.14
Mining	0.00	28,627.08		0.00	28,627.08	28,627.08	0.00		0.00
SR - Loan	525.47	0.00		0.00	525.47	0.00	525.47	132.44	657.91
SR - Infrastructure	368,470.21	6,821,472.20		-1.17	7,189,941.24	3,788,019.92	3,401,921.32	56,598.10	3,458,519.42
<b>Total</b>	<b>\$4,127,584.85</b>	<b>\$96,814,929.49</b>	<b>\$1,473,776.92</b>	<b>\$193.15</b>	<b>\$99,468,930.57</b>	<b>\$53,486,113.48</b>	<b>\$45,982,817.09</b>	<b>\$621,566.03</b>	<b>\$46,604,383.12</b>
Garbage	956,513.47	23,037,027.19	871,178.66	-16.08	23,122,345.92	12,147,286.77	10,975,059.15		10,975,059.15
Stormwater	70,141.68	1,439,961.33		0.00	1,510,103.01	807,472.22	702,630.79		702,630.79
<b>Grand Total</b>	<b>\$5,154,240.00</b>	<b>\$121,291,918.01</b>	<b>\$2,344,955.58</b>	<b>\$177.07</b>	<b>\$124,101,379.50</b>	<b>\$66,440,872.47</b>	<b>\$57,660,507.03</b>	<b>\$621,566.03</b>	<b>\$58,282,073.06</b>

Total from Rates Financial Transaction Summary	57,590,764.49
Overpayments	-691,308.57
Difference	0.00

### Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	229,110.00
Rate accounts greater than 12 months less than 18 months in arrears	0.00
Rate accounts greater than 18 months in arrears	0.00
<b>TOTAL rates and charges under instruction with Council's agents</b>	<b>\$229,110.00</b>



## Rates Statistics

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Dec-20
Rate Notices	56,941	485		57	3								
Electronic - DoH	4,929												
Instalment Notices				49,133									
Electronic - DoH				4,895									
Missed Instalment Notices						10,871							6,957
- Pensioners > \$15.00						801							768
Notice to new owner	144	133	119	107	22	44							31
7-day Letters - Council issued													2,377
- Pensioners > \$500.00													199
7-day Letters - Agent Issued													
Statement of Claim													6
Judgments													4
Writs													12
Electronic - eRates & BPAYView	9,019	9,577	9,881	9,935	10,082	10,171							7,503
Pensioner applications	149	170	603	486	475	460							-
Arrangements	199	165	134	98	88	73							487

**DEBTORS SUMMARY 1 December 2020 to 31 December 2020**

DEBTOR TYPE/DESCRIPTION	ARREARS AT 30/11/2020	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/12/2020	% DEBT RATIO
Corporate Administration	2,532,521	157,575	2,208,104	481,993	29.49%
Abandoned Items	1,949	0	0	1,949	0.35%
Education and Care Services	18,710	0	0	18,710	0.98%
Community Bus	89	0	0	89	0.01%
Sportsground and Field Hire	71,323	90,597	44,182	117,738	5.46%
Government and other Grants	1,346,659	1,349,871	827,000	1,869,529	12.87%
Public Hall Hire	31,724	35,321	27,424	39,620	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	117,967	245,920	232,501	131,386	5.63%
Healthy Lifestyles	24,906	38,264	36,044	27,127	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	78,660	107,049	26,320	159,389	1.85%
Pool Hire	22,669	15,754	35,645	2,777	0.39%
Private Works	2,612	0	0	2,612	0.52%
Road and Footpath Restoration	140,601	9,115	4,598	145,118	28.17%
Shop and Office Rentals	49,242	47,420	47,961	48,702	2.17%
Various Sundry Items	224,093	301,211	95,884	429,420	6.42%
Waste Collection Services	34,468	25,963	34,798	25,633	6.17%
	<b>4,859,864</b>	<b>2,424,058</b>	<b>3,620,459</b>	<b>3,463,463</b>	<b>100%</b>

**AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 December 2020**

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	186,187	136,785	139,488	19,523	481,993	24,293
Abandoned Items	0	0	0	1,949	1,949	1,949
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	70,804	1,242	4,093	41,600	117,738	50,044
Government and other Grants	689,871	111,410	660,299	407,950	1,869,529	407,950
Public Hall Hire	13,542	3,666	1,512	20,901	39,620	20,455
Health Services	0	0	0	350	350	350
Land and Building Rentals	93,154	35,139	1,586	1,506	131,386	140
Healthy Lifestyles	6,033	2,249	518	18,326	27,127	18,775
Licence Fees	100,381	9,580	10,997	38,431	159,389	35,839
Pool Hire	823	300	0	1,655	2,777	3,654
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	7,365	8,735	120,850	8,168	145,118	8,782
Shop and Office Rentals	40,292	3,767	2,322	2,322	48,702	421
Various Sundry Items	299,865	63,582	2,020	63,952	429,420	63,968
Waste Collection Services	25,633	0	0	0	25,633	0
	<b>1,515,259</b>	<b>376,455</b>	<b>943,694</b>	<b>628,055</b>	<b>3,463,463</b>	<b>638,042</b>

## **8.4 Quarterly Business Review Statement as at 31 December 2020**

### **Reporting Officer**

Executive Manager Corporate Services and Governance  
City Governance

### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
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 be adopted.

### **Purpose**

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

### **Introduction**

The current planning and reporting framework for NSW Local Government has a greater focus on financial sustainability. In an effort to achieve consistency in reporting between councils, the Office of Local Government introduced a set of minimum requirements and predefined templates to assist councils in meeting their legislative obligations. Collectively, these documents are known as the quarterly budget review statement (QBRS). The latest QBRS under the reporting framework is attached.

### **Report**

In accordance with Clause 203 of the Local Government (General) Regulations 2005, the Responsible Accounting Officer is required to prepare a quarterly budget review of income and expenditure estimates and submit a report to Council. The QBRS must also include an opinion of the Responsible Accounting Officer concerning the financial position of Council. This report provides an overview of the results of the financial review for the quarter ended 31 December 2020.

This review has considered the impact of the COVID-19 pandemic on Council's operations until the end of this financial year. There are numerous adjustments to both income and expenditure items across many services budgets. While there will be loss of revenue in some operations and increased costs in others, the measures that Council has implemented forecasts a balanced budget at year end.

In June 2020, Council adopted a balanced budget for 2020-2021. There is no proposed change to the overall budget result in this review.

The recommended movements relating to income and expenditure are summarised in the attachment and details of significant items greater than \$20,000 are listed in the body of this report for Council's consideration.

The following items are detailed with corresponding adjustments recommended following the completion of the quarterly financial review:

**Adjustments to salaries across the following functions:**

General Manager - \$10,000 decrease in expenditure  
Strategic Partnerships - \$25,000 decrease in expenditure  
City Standards and Compliance - \$168,000 decrease in expenditure  
Planning and Development - \$205,000 decrease in expenditure  
Better Waste and Recycling Fund - \$70,000 decrease in expenditure  
City Lifestyles - \$205,000 increase in expenditure  
Community Life - \$90,000 decrease in expenditure  
Community Learning and Library Services - \$201,900 decrease in expenditure  
City Safety and Facilities - \$210,000 decrease in expenditure  
Operations - \$95,000 decrease in expenditure  
Infrastructure - \$30,000 decrease in expenditure  
Open Space - \$110,000 decrease in expenditure  
Property Management and Administration - \$53,300 decrease in expenditure  
Financial Services - \$85,000 decrease in expenditure  
People and Performance - \$130,000 decrease in expenditure  
Corporate Support and Systems - \$38,500 decrease in expenditure  
City Growth - \$67,000 decrease in expenditure

The major adjustments are listed above, the total salary adjustment is approximately a \$1.4 million reduction. As part of the budget preparation process, the organisational salary structure is fully funded. These savings have been realised through general staff turnover coupled with the impact and response to the COVID-19 restrictions resulting in decreased casual and overtime requirements. These savings have been utilised to fund other programs and loss of revenue due to the COVID-19 pandemic impact.

**Adjustments to hired personnel and consultants across the following functions:**

Better Waste and Recycling Fund - \$70,000 increase in expenditure  
Operations - \$50,000 increase in expenditure  
Infrastructure - \$30,000 increase in expenditure  
People and Performance - \$49,000 increase in expenditure  
Corporate Support and Systems - \$18,500 increase in expenditure

The above consulting and hired personnel costs have resulted from the use of agencies and contracted staff to provide specialised advice and temporarily fill budgeted positions. All costs have been off-set by salary savings.

**Functions and Events - \$99,900 decrease in expenditure**

Due to the current restrictions a number of events and functions have either been cancelled, deferred or reduced in size. These include the following:

Australia Day - \$50,000 decrease in expenditure  
Christmas Carols - \$15,000 decrease in expenditure  
Fisher's Ghost Festival - \$26,400 decrease in expenditure  
Feast - \$23,500 decrease in expenditure

**Place Projects and Activations - \$1,000,000 increase in expenditure and income**

New grant funding has been received for the Queen Street Shared Spaces project.

**Planning and Development - \$145,000 increase in expenditure, \$39,500 decrease in income**

Increased legal activity due to court appeals submitted, challenging development application rulings, has required additional funds to be allocated to the legal budget.

Income from development activity is not achieving the budget projections so far this year. This has further been affected by the pandemic resulting in an anticipated reduction in the income being received from the Development Application and Planning process.

A recurring grant of \$350,000 per year for 3 years for the funding of 2 temporary positions has been also been received to accelerate the Claymore/Airds Renewal Projects from the NSW Land and Housing Corporation.

**Property Services - \$453,300 decrease in income**

Rental income from investment properties has decreased overall due to COVID-19 hardship circumstances. Rental from the ground leases in the Glenquarie precinct have increased by \$217,400. Decreases in budgeted income include the cinema (\$45,700) due to COVID-19 rental assistance and Blaxland Road development (\$625,000) due to a deferral of the lease commencement date in alignment with construction completion. These properties form part of the Development Reserve portfolio.

**Investment Property- \$150,000 increase in expenditure**

Funds have been allocated for the preliminary costs involved with the acquisition of an investment property. This will involve the strategy development, the formation of due diligence panel, and consultant retainer. The initial funding for these works will be provided by the Development Reserve.

**Property Development - \$2,406,000 increase in expenditure**

Various additions and deductions from the Development Reserve portfolio. Increased estimates are included for the Bow Bowling - Minto Precinct, Fields Road Development and Blaxland Road sites while the Lark Hill Pre-School development has been deferred. In addition an amount of \$250,000 has been included for preliminary costs relating to the Hurley Street project.

**Interest on Investments - \$826,000 decrease in income**

As a result of continuing record low interest rates and the expenditure on a number of major projects funded from reserves, it is anticipated that the interest earned on invested funds will be significantly less than was originally budgeted, a further shortfall of \$826,000 is anticipated.

**Summary**

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. The liquidity ratio has improved to a satisfactory level and as such, a balanced budget is projected for the 2020-21 financial year.

While the COVID-19 pandemic has significantly impacted the operations of Council, as per the Responsible Accounting Officer's statement, the 2020-21 results continue to support Council's sound financial position in the short to medium term. During 2020-21, Council will further refine its financial strategy in line with the development of the 10 year Long Term Financial Plan (which will include a scenario of extended restrictions due to the pandemic), required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

**Attachments**

1. Quarterly Business Review Statement as at 31 December 2020 (contained within this report)

Campbelltown City Council

**Quarterly Budget Review Statement**  
for the period 01/10/20 to 31/12/20

**Report by Responsible Accounting Officer**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

**31 December 2020**

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 31/12/20 indicates that Council's projected financial position at 30/6/21 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

**Signed:** signature has been removed  
Corinne Mears  
Responsible Accounting Officer

**date:**

## Campbelltown City Council

## Quarterly Budget Review Statement

for the period 01/10/20 to 31/12/20

## Income &amp; Expenses Budget Review Statement

Budget review for the quarter ended 31 December 2020

## Income &amp; Expenses - Council Consolidated

(\$000's)	Original Budget 2020/21	Approved Changes			Revised Budget 2020/21	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs					
<b>Income</b>									
Rates and Annual Charges	118,396		-	791	119,187	122	1	119,309	119,720
User Charges and Fees	10,286		-	(829)	9,457	(11)	2	9,446	3,916
Interest and Investment Revenues	5,133		-	(1,100)	4,033	(827)	3	3,207	866
Other Revenues	6,621		-	5	6,626	(3)	4	6,622	2,340
Grants & Contributions - Operating	27,167	20	(4,851)	1,228	23,565	1,214	5	24,778	13,828
Grants & Contributions - Capital	19,925	2,659	5,559		28,144	-		28,144	8,599
Net gain from disposal of assets					-			-	
Fair value increment on investment properties					-			-	
<b>Total Income from Continuing Operations</b>	<b>187,529</b>	<b>2,679</b>	<b>709</b>	<b>95</b>	<b>191,011</b>	<b>495</b>		<b>191,506</b>	<b>149,269</b>
<b>Expenses</b>									
Employee Costs	76,703	463	99	(1,190)	76,074	(1,313)	6	74,761	34,524
Borrowing Costs	435	-	-	-	435			435	184
Materials & Contracts	32,605	2,414	(2,111)	(319)	32,589	1,106	7	33,695	11,700
Depreciation	25,427	-	-	-	25,427	-		25,427	11,340
Legal Costs	1,135		(10)	25	1,150	11	8	1,161	192
Consultants	1,913		4,046	1,063	7,022	2,302	9	9,325	1,666
Other Expenses	35,862	3,676	(3,106)	(63)	36,370	200	10	36,569	16,304
Interest & Investment Losses					-			-	
Net Loss from disposal of assets					-			-	
<b>Total Expenses from Continuing Operations</b>	<b>174,080</b>	<b>6,553</b>	<b>(1,081)</b>	<b>(485)</b>	<b>179,066</b>	<b>2,306</b>		<b>181,373</b>	<b>75,909</b>
<b>Net Operating Result from Continuing Operation</b>	<b>13,449</b>	<b>(3,874)</b>	<b>1,790</b>	<b>580</b>	<b>11,945</b>	<b>(1,811)</b>		<b>10,134</b>	<b>73,360</b>
Discontinued Operations - Surplus/(Deficit)					-			-	
<b>Net Operating Result from All Operations</b>	<b>13,449</b>	<b>(3,874)</b>	<b>1,790</b>	<b>580</b>	<b>11,945</b>	<b>(1,811)</b>		<b>10,134</b>	<b>73,360</b>
<b>Net Operating Result before Capital Items</b>	<b>(6,476)</b>	<b>(6,533)</b>	<b>(3,769)</b>	<b>580</b>	<b>(16,199)</b>	<b>(1,811)</b>		<b>(18,010)</b>	<b>64,761</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/20 and should be read in conjunction with the total QBRs report

## Campbelltown City Council

**Quarterly Budget Review Statement**  
 for the period 01/10/20 to 31/12/20

**Income & Expenses Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details
1	The rates budget for 2020-2021 was set based on anticipated growth factors and developments. Additional rate income has been generated from supplementary levies.
2	COVID-19 related loss of income due to facility closure or reduced activity, including leisure centres, community facilities and inspection fees. Increased income from effluent collection.
3	The record low interest rates are impacting on the amount of interest earned on investments.
4	COVID-19 related loss of income due to changed operations or reduced activity, including arts program income and commission from events.
5	Various adjustments for grant/contribution movements, including new funding for Queen St Shared Spaces, temporary planning position, and reduced planning income due to a slowdown in building activity.
6	Variations in employee costs due to new staff and staff vacancies. Reduction in casual salary and overtime costs due to operational changes. Temporary slow down on the replacement of staff.
7	New budget for Queen St Shared Spaces grant and various minor adjustments and transfers across a number of areas in Council.
8	Minor adjustments to legal costs budget mainly resulting from property and planning operations.
9	Additional consultancy work allocated to the commencement of significant projects related to Reimagining Campbelltown and Property Development.
10	Various increases and decreases across a number of areas, including unspent funds taken as savings, such as; equipment purchases, utility charges and, insurance premiums and various programs and events either cancelled or deferred.

## Campbelltown City Council

## Quarterly Budget Review Statement

for the period 01/10/20 to 31/12/20

## Capital Budget Review Statement

Budget review for the quarter ended 31 December 2020

## Capital Budget - Council Consolidated

(\$000's)	Original Budget 2020/21	Approved Changes			Revised Budget 2020/21	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Sep QBRS					
<b>Capital Expenditure</b>									
New Assets									
- Plant & Equipment		-			-			-	
- Land & Buildings	36,618	197	1,611	(30)	38,395	1,020	1	39,415	1,071
- Other			-		-			-	
Renewal Assets (Replacement)									
- Plant & Equipment	3,703	22	(17)	-	3,708	111	2	3,819	2,081
- Office Equipment/Furniture & Fittings	25	15	1,325	8	1,373	17	3	1,389	746
- Land & Buildings	29,758	16,282	(11,122)	(877)	34,041	(319)	4	33,722	5,537
- Roads, Bridges, Footpaths	18,345	6,101	11,335	2,070	37,851	-		37,851	7,852
- Stormwater/Drainage	100	1,515	0		1,615	-		1,615	-
- Other Assets	330	378	(378)		330	-		330	129
Loan Repayments (Principal)	2,656				2,656	-		2,656	1,311
Other Expenditure... <a href="#">enter description here</a>					-			-	
Other Expenditure... <a href="#">enter description here</a>					-			-	
<b>Total Capital Expenditure</b>	<b>91,535</b>	<b>24,510</b>	<b>2,754</b>	<b>1,171</b>	<b>119,970</b>	<b>828</b>		<b>120,798</b>	<b>18,726</b>
<b>Capital Funding</b>									
Rates & Other Untied Funding	67,125		3,072	1,171	71,368	506	5	71,874	6,889
Capital Grants & Contributions	19,925	2,659	5,559		28,144	-		28,144	8,599
Reserves:									
- External Restrictions/Reserves	(2,390)	7,306	(5,303)		(387)	-		(387)	46
- Internal Restrictions/Reserves	2,854	14,545	(574)		16,825	314	6	17,139	2,229
New Loans					-	-		-	-
Receipts from Sale of Assets									
- Plant & Equipment	1,417				1,417	8	7	1,425	963
- Land & Buildings	2,600				2,600			2,600	
- Other Assets	4				4			4	
Other Funding... <a href="#">enter description here</a>					-			-	
<b>Total Capital Funding</b>	<b>91,535</b>	<b>24,510</b>	<b>2,754</b>	<b>1,171</b>	<b>119,970</b>	<b>828</b>		<b>120,798</b>	<b>18,726</b>
<b>Net Capital Funding - Surplus/(Deficit)</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>		<b>0</b>	<b>0</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/20 and should be read in conjunction with the total QBRS report

Campbelltown City Council

**Quarterly Budget Review Statement**  
for the period 01/10/20 to 31/12/20**Capital Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details
1	Additional costs incurred for the Blaxland Road developments.
2	Funding for the purchase of new plant items.
3	Funding for the fitout of the Campbelltown Sports Stadium.
4	Removal of funding from the Development program, and additional funding for the Community Recycling Centre.
5	Reconciliation of untied funds as a result of capital movements utilised to fund capital works.
6	Funding of plant purchases and Community Recycling Centre from reserve funds.
7	Projected income from the sale of plant items.

## Campbelltown City Council

**Quarterly Budget Review Statement**  
 for the period 01/10/20 to 31/12/20
**Cash & Investments Budget Review Statement**

Budget review for the quarter ended 31 December 2020

**Cash & Investments - Council Consolidated**

(\$000's)	Original Budget 2020/21	Movement in Reserves			Current Balance 2020/21	Projected Movement Mar Qtr	Notes	Projected Year End Balance	Actual YTD figures
		Income/ Expenses	Transfers to/from	Works in Kind					
<b>Externally Restricted <sup>(1)</sup></b>									
Stormwater Management	4,200	-	-	-	4,200	-		4,200	4,200
Specific Purpose Grants	17,336	-	(5,401)	-	11,935	-		11,935	11,775
Specific Purpose Contributions	2,400	-	(8)	-	2,392	-		2,392	2,392
Developer Contributions - S7.11	22,108	1,564	(68)	-	23,603	-		23,603	23,603
Developer Contributions - Other	1,513	20	-	-	1,533	-		1,533	1,533
Domestic Waste Management	14,210	-	-	-	14,210	-		14,210	14,210
Self Insurance Workers Compensation Claims	6,900	-	-	-	6,900	-		6,900	6,900
<b>Total Externally Restricted</b>	<b>68,668</b>	<b>1,584</b>	<b>(5,477)</b>	<b>-</b>	<b>64,775</b>	<b>-</b>		<b>64,775</b>	<b>64,614</b>
(1) Funds that must be spent for a specific purpose									
<b>Internally Restricted <sup>(2)</sup></b>									
Property Development	80,059	-	(5)	-	80,054	-		80,054	80,054
Committed Works	10,594	-	(2,258)	-	8,336	-		8,336	8,336
Self Insurance Workers Compensation Claims	400	-	-	-	400	-		400	400
Replacement of Plant and Vehicles	7,871	-	179	-	8,051	-		8,051	8,051
Committed Works funded by Loans	3,045	-	24	-	3,069	-		3,069	3,069
Employee Leave Entitlements	8,450	-	-	-	8,450	-		8,450	8,450
Environmental Sustainability	1,641	-	57	-	1,698	-		1,698	1,698
Asset Replacement	5,357	-	990	-	6,347	-		6,347	6,347
Infrastructure Replacement Fund	27,893	-	-	-	27,893	-		27,893	27,893
Olympic Ambassador	120	-	5	-	125	-		125	125
Event Attraction	902	-	550	-	1,452	-		1,452	1,452
Insurance Claims - Excess	7,324	-	548	-	7,873	-		7,873	7,873
Local Government Elections	830	-	200	-	1,030	-		1,030	1,030
Other	129	0	-	-	129	-		129	129
<b>Total Internally Restricted</b>	<b>154,615</b>	<b>0</b>	<b>292</b>	<b>-</b>	<b>154,907</b>	<b>-</b>		<b>154,907</b>	<b>154,907</b>
(2) Funds that Council has earmarked for a specific purpose									
<b>Unrestricted</b> (i.e. available after the above Restricti	20,305				37,121	-		37,121	37,282
<b>Total Cash &amp; Investments</b>	<b>243,589</b>				<b>256,803</b>	<b>-</b>		<b>256,803</b>	<b>256,803</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/20 and should be read in conjunction with the total QBRS report

## Campbelltown City Council

**Quarterly Budget Review Statement**  
 for the period 01/10/20 to 31/12/20
**Cash & Investments Budget Review Statement****Comment on Cash & Investments Position**

Not Applicable

**Investments**

Investments have been invested in accordance with Council's Investment Policy.

**Cash**

The Cash at Bank figure included in the Cash &amp; Investment Statement totals \$256,803,350.

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.  
 The date of completion of this bank reconciliation is 31/12/20.

**Reconciliation Status**

The YTD Cash &amp; Investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at Bank (as per bank statements)		9,016,473
Investments on Hand		245,015,866
less: Unpresented Cheques	(Timing Difference)	(1,620)
add: Undeposited Funds	(Timing Difference)	212,098
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	2,560,122
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	411
less: Unidentified Deposits (not yet actioned)	(Require Investigation)	-
add: Unidentified Outflows (not yet actioned)	(Require Investigation)	-
<b>Reconciled Cash at Bank &amp; Investments</b>		<b>256,803,350</b>
<b>Balance as per Review Statement:</b>		<b>256,803,350</b>
Difference:		-

**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

**Notes Details**

## Campbelltown City Council

# Quarterly Budget Review Statement

for the period 01/10/20 to 31/12/20

## Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 December 2020

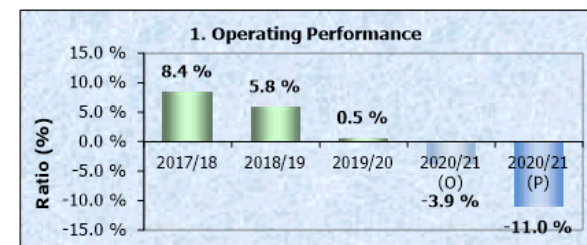
(\$000's)	Current Projection		Original Budget 20/21	Actuals Prior Periods	
	Amounts	Indicator		19/20	18/19
	20/21	20/21		19/20	18/19

NSW Local Government Industry Key Performance Indicators (OLG):

### 1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-18,010	-11.0 %	-3.9 %	0.5 %	5.8 %
Operating Revenue (excl. Capital Grants & Contributions)	163,363				

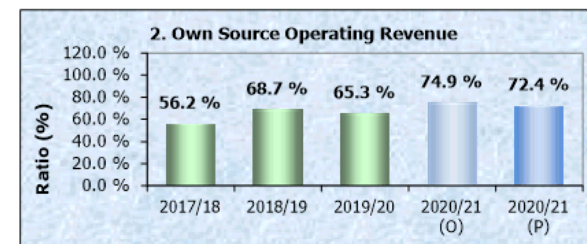
This ratio measures Council's achievement of containing operating expenditure within operating revenue.



### 2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	138,585	72.4 %	74.9 %	65.3 %	68.7 %
Total Operating Revenue (incl. Capital Grants & Cont)	191,506				

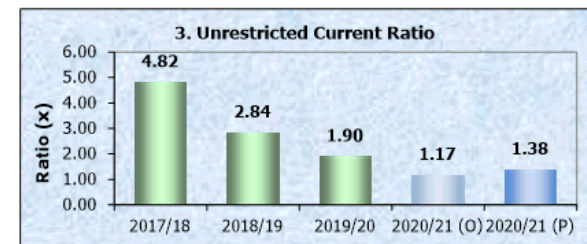
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.



### 3. Unrestricted Current Ratio

Current Assets less all External Restrictions	55,225	1.38	1.17	1.90	2.84
Current Liabilities less Specific Purpose Liabilities	40,000				

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.



## Campbelltown City Council

# Quarterly Budget Review Statement

for the period 01/10/20 to 31/12/20

## Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 December 2020

(\$000's)	Current Projection		Original Budget 20/21	Actuals Prior Periods	
	Amounts	Indicator		19/20	18/19
	20/21	20/21			

NSW Local Government Industry Key Performance Indicators (OLG):

### 4. Debt Service Cover Ratio

Operating Result before Interest & Dep. exp (EBITDA)	32,789	10.61	11.06	7.51	8.72
Principal Repayments + Borrowing Interest Costs	3,091				

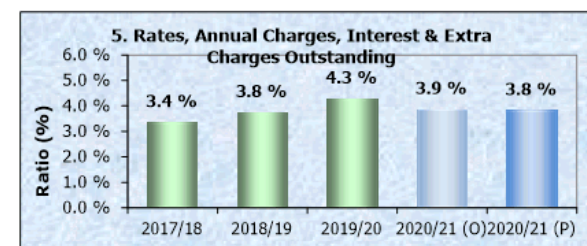
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.



### 5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual & Extra Charges Outstanding	4,500	3.8 %	3.9 %	4.3 %	3.8 %
Rates, Annual & Extra Charges Collectible	117,500				

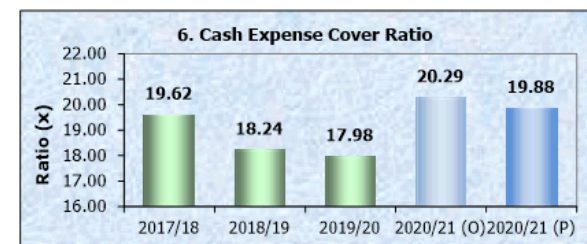
To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.



### 6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	256,803	19.88	20.29	17.98	18.24
Operating & financing activities Cash Flow payments	155,000				

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.



Campbelltown City Council

**Quarterly Budget Review Statement**  
for the period 01/10/20 to 31/12/20

**Contracts Budget Review Statement**

Budget review for the quarter ended 31 December 2020

**Part A - Contracts Listing** - contracts entered into during the quarter

Contractor	Contract detail & purpose	Procurement Process Undertaken	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
<b>EXPENDITURE \$50,000 - \$150,000</b>						
<b>EXPENDITURE \$150,000 - \$300,000</b>						
Newsound Fire Services Pty Ltd	T20/24 Servicing of Fire Systems	Public Tender	10/11/20	two years with two 12 month options for extension	Y	
Lindsay Civil Pty Ltd	T20/30 Electrical Infrastructure Upgrade at Apex Park	Public Tender	10/12/20	Until Completion	Y	
<b>EXPENDITURE &gt; \$300,000</b>						
Terra Civil Pty Ltd	T20/28 Fishers Ghost Creek Drainage and Bulk Earthworks	Public Tender	13/10/20	Until Completion	Y	
APP Corporation Pty Limited	T20/25 Queen Street and Leumeah Precincts – Development Strategy and Bankable Feasibility	Public Tender	23/11/20	Until Completion	Y	
Gema Group Holdings Pty Ltd	T20/01 Catering Services at Campbelltown Sports Stadium	Public Tender	02/12/20	three years with two 12 months options for extension	N/A	1
Venue Industry Professionals Pty Ltd	T20/26 Provision of Customer Service and Event Staff	Public Tender	19/11/20	three years with two options for 12 months each	Y	2
Common Ground Trails Pty Ltd	T20/17 Design, Construct and Maintain Pump Track at Leumeah	Public Tender	22/10/20	Until Completion	Y	
All Pavement Solutions Asphalt Pty Ltd Asphalt Laying Services Pty Ltd Aviohn Contracting Pty Ltd	T20/11 Road Pavement Works	Public Tender	08/10/20	two years with two 12 month options for extension	Y	3
Perfection Landscape Services Pty Ltd	T20/29 Construction of Cook Reserve	Public Tender	08/12/20	Until Completion	Y	
Matrix Group Co Pty Ltd	T20/23 Construction of Community Recycling Centre Facility	Public Tender	17/10/20	Until Completion	Y	

## Notes:

\*\* Contract Values are commercial in confidence

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.

2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.

3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/20 and should be read in conjunction with the total QBRS report

**Quarterly Budget Review Statement**  
for the period 01/10/20 to 31/12/20

## Notes Details

[illegible]

Campbelltown City Council

**Quarterly Budget Review Statement**  
for the period 01/10/20 to 31/12/20

**Consultancy & Legal Expenses Budget Review Statement**

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	1,665,921	Y
Legal Fees	191,913	Y

**Definition of a consultant:**

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

**Comments**

Expenditure included in the above YTD figure but not budgeted includes:

**Details**

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## 8.5 Reports and Letters Requested

### Reporting Officer

Director City Governance  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

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

### Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 2 February 2021.

### Attachments

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

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Delivery</b>			
12.11.19 RM	ORD NM - 11.2 Stormwater Usage  That a report be presented to Council on exploring ways and means for the public and private sectors as well as the Council itself to implement stormwater capture, storage, filtration, treatment and its subsequent use.	This item has been listed for a future briefing evening to Councillors. A report will follow the briefing.	May 2021
10.12.19 WM	ORD NM - 11.2 Grey Water Usage  1. That a report be presented on the feasibility of the re-use of grey water within the community.	This item has been listed for a future briefing evening to Councillors. A report will follow the briefing.	May 2021
13.10.20 PL	ORD 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.		May 2021
<b>City Development</b>			
13.11.18 GB	ORD - 8.3 Household E-Waste Drop Off Event  2. That a further report be provided to Council on the future recycling arrangements for e-waste upon confirmation of the completion timeframe for the construction of the Community Recycling Centre.	This report is subject to the time frame of the Community Recycling Centre.	April 2021

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
09.04.19 WM	ORD - 8.2 Planning Proposal - Ingleburn CBD  4. That a further report be provided to Council after the Gateway Determination with public exhibition with the planning proposal a draft Development Control Plan for Ingleburn CBD to be placed on public exhibition with the draft planning proposal.	Development Control Plan preparation held pending study completion.	June 2021
09.04.19 BT	ORD 8.6 Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct)  5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be included in the next amendment to the Campbelltown Contribution Plan 2018.	October 2021
06.08.19 GG	ORD 14.1 Campbelltown Design Excellence Panel  That a report providing a review of the Panel's operation be provided to Councillors after it has been in operation for 1 year.	First meeting held 26 March 2020.	March 2021
10.09.19 KH	ORD 8.1 Mount Gilead Planning Proposal - Relocation of Proposed Community Hub Building and Additional Permitted Use  5. That following an exhibition, a report on submissions be presented to Council.	Extension for Gateway requested.	December 2021

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
10.03.20 WM	ORD 8.2 Menangle Park - Draft Planning Proposal  4. That following the public exhibition a report on any submissions received be presented to Council.	Gateway received October 2020. Works to be carried out by proponent.	December 2021
10.03.20 MO	ORD 8.6 Mt Gilead - Draft Planning Proposal  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. 4. That following the public exhibition a report on any submissions received be presented to Council.	Gateway received October 2020. Works to be carried out by proponent.	June 2021
12.05.20 BT	ORD 8.3 Planning Proposal to rezone Land at the corner of Appin Road and Kellerman Drive, St Helens Park  3. That subject to satisfying the requirements of the Gateway determination, the Proposal be placed on public exhibition and the outcome of that exhibition be reported to the Council.	Awaiting additional information from proponent to comply with Gateway conditions.	June 2021

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
10.11.20 DL	<p>ORD 8.3 Re-establishment of South Area Alcohol Free Zones</p> <p>2. Any submissions received during the public exhibition period be reported back to Council.</p> <p>4. Any submissions received from the organisations/groups listed in Recommendation No.3 during the notice period be reported to Council.</p>	<p>2. Public exhibition ended on 23/12/2020. No public submissions were received.</p> <p>4. Letters are currently being drafted to provide formal notice to the organisations/ groups listed in Recommendation No. 3.</p>	June 2021
10.11.20 MO	<p>ORD 8.5 The Meadows, Ingleburn Gardens Planning Proposal</p> <p>That following the public exhibition:</p> <p>(a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council, or</p> <p>(b) where no submissions are received by Council during the public exhibition period, the draft Planning Proposal be finalised.</p>		June 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>	Currently on public exhibition until 14/02/2021.	March 2021

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Governance</b>			
9.06.20 GB	<p>NM 11.1 - Extension of the Sponsorship Policy</p> <p>1. That Council seeks a feasibility report to consider extending the sponsorship policy in relation to the following:</p> <p>a. The extension of the roundabout beautification program by offering corporate sponsorship of major thoroughfare locations such as the intersection of Pembroke and Ben Lomond Roads at Minto.</p> <p>b. Expanding Council tree planting days by offering corporate sponsorship and consideration be given to include the expansion in the Koala Town Project.</p>	Consultation with the business has commenced and a report is anticipated to be presented to Council at the March 2021 meeting.	March 2021
9.06.20 BG	<p>NM 11.2 - Data Capture</p> <p>That a report be presented to Council that explores opportunities to engage and educate our community on the value of capturing, sharing and using data to help people, businesses and government make better evidence-based decisions and improve the lives of our citizens</p>	Management are currently reviewing opportunities and aim to have a report to Council at the April 2021 meeting.	April 2021

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Growth</b>			
11.12.18 BM	<p>ORD - 14.4 - Engagement of Architects for Construction of a New Childcare Centre</p> <p>1. That Council approves the engagement of the preferred Architects based on their fee proposal submitted to Council – subject to legal confirmation that the negotiated contract terms are satisfactory</p> <p>2. That the scope of works and risk mitigation strategies are undertaken in accordance with this report and within the cost estimates</p> <p>3. That a further report be submitted to Council once a Development Approval has been obtained consistent with the analysis contained in this report.</p>	<p>Council has engaged the architect and commenced Stage one of the scope works. Stage one has been completed and Stage two is now in progress.</p> <p>Due to COVID-19 this project is on hold. The team is currently reviewing the feasibility for construction of a childcare.</p>	March 2021
09.07.19 KH	<p>ORD NM 11.1 Reimagining Campbelltown</p> <p>1. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of installing at appropriate locations electric car charging stations.</p> <p>2. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of energy- generating footpaths.</p>	<p>1. The team is investigating with a report on electric car charging stations. Discussions are underway with Executive with a report anticipated to be presented to Council at the June 2021 meeting.</p> <p>2. A report on energy generating footpaths was prepared and presented to Council at the November 2019 meeting.</p>	June 2021

### Reports requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Growth</b>			
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.	Due to COVID-19 this project has been on hold.  It is intended that a consultant will be engaged within the next 3 months to commence investigations.	June 2021
09.06.20 PL	ORD 8.1 Development Application Status  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.	Initial investigations have begun and are scheduled to be complete by mid to late September 2020.  Investigations and discussion are underway with the Executive.	March 2021
<b>General Manager</b>			
8.12.20 WM	ORD NM 11.1 Advertising Campbelltown  That a report be presented to Council detailing the feasibility of erecting signage before the northern and southern M31 city entrances advertising the unique attractions of the Campbelltown LGA, including, but not limited to heritage, historical, environmental, and entertainment places of interest to help attract passing traffic into the city for tourism and business for the benefit of the community.		May 2021

### Letters requested effective 2 February 2021

*Date of Decision *Mover	Action Item	Comments / updates
<b>City Development</b>		
11.08.20 KH	<p>NM 11.1 Protection of the Campbelltown Koala Colonies</p> <p>1. That Council write to the Minister for Energy and Environment, the Hon Matt Kean MP, requesting that in light of his recent public statements to double the koala population, the NSW state government provide immediate support for the preservation and protection of the Campbelltown and south-west koala colonies and habitats.</p> <p>2. That Council request the NSW Government commence immediate construction of viable, safe and effective East-West crossing points across Appin Road together with the requisite flexi-fencing along Appin Road.</p>	<p>Letter sent on 18/09/2020 to the Minister for Energy and Environment, the Hon Matt Kean MP.</p> <p>A response was received on 11/12/2020 from the Minister for Energy and Environment, the Hon Matt Kean MP and has been included in the February 2021 agenda as Item 7.2.</p>

## **8.6 Proposed Road Names for use within the Claymore Urban Renewal Project (Stage 3)**

### **Reporting Officer**

Executive Manager Corporate Support Systems  
City Governance

### **Community Strategic Plan**

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

### **Officer's Recommendation**

1. That Council approve the proposed road names in the attachment to this report for use in the Claymore Urban Renewal project area.
2. That Council advertise its proposal to use these road names and notifies the authorities prescribed by the Roads Regulation 2018.
3. That should no objections to the proposal to use these road names be received during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette.

### **Purpose**

To propose new road names for use within the Claymore Urban Renewal Project area, for Council's consideration and approval.

### **History**

The Claymore Urban Renewal Project was approved by the then Minister for Planning and Infrastructure on 24 May 2013.

At its meeting held on 15 December 2015, Planning and Environment Committee Item 2.1 Proposed Road Names for use within the Claymore Urban Renewal Project, Council approved a list of road names for use in Stages 1 and 2 of the Claymore Urban Renewal project.

Council has now received a request from UrbanGrowth NSW seeking approval of additional road names for use in Stage 3 of this urban renewal project.

## **Report**

It has been Council's protocol to select specific themes in an effort to harmonise road names within suburbs and development areas.

The theme previously selected for road names in the suburb of Claymore is 'Australian artists' and the proposed road names listed in the attachment to this report have been drawn from this theme.

### **The road naming process**

Clause 7 of the Roads Regulation 2018 outlines the procedure that Council must follow when naming public roads under its control. In accordance with these procedures, it is recommended that, subject to Council approval, the proposed road names are advertised on Council's website to allow for public comment, and that Australia Post, the Registrar General, the Surveyor General and the various emergency services are notified of Council's intention to use these names within this development.

Should no objections be received in the period of one month following advertisement and notification of this proposal, it is also recommended that Council then completes the road naming process by publishing a notice of these new road names in the NSW Government Gazette. Should any objections be received during the exhibition period, a further report on this matter will be presented to the next available Council meeting.

## **Attachments**

1. Proposed Road Names - Claymore Urban Renewal (Stage 3)(contained within this report)

**List of proposed road names**

<b>Road Name</b>	<b>Origin</b>
Brassil Avenue	Joan Brassil AM (1919 - 2005) was an Australian artist who worked with many elements to create installation art works that relate to nature. She was in her early fifties when she began her full time career after teaching art for 20 years, mainly at Campbelltown High School. She lived in Wedderburn and was one of the founding artists to establish the thriving arts community in the area. 'A Tether of Time', one of her sound sculptures, is a permanent feature of the Sculpture Garden at the Campbelltown Arts Centre.
Dorrington Street	Annie Dorrington (1866 - 1926) was an Australian artist who was known for her wildflower paintings and watercolours. She was also one of the designers of the Australian flag.
Backler Street	Joseph Backler (1813 - 1895) was an English-born Australian painter. Transported to Australia as a convict in 1832, he obtained a ticket of leave in 1842 and was active as a painter from 1842 to 1880.
Southern Street	Clara Southern (1860 - 1940) was an Australian artist associated with the Heidelberg School, also known as Australian Impressionism. She was active between the years 1883 and her death in 1940.
Meeson Street	Dora Meeson (1869–1955) was an Australian artist and an elected member of the Royal Institute of Oil Painters in London, England. She was a member of the British Artists' Suffrage League and was married to fellow artist George James Coates.

## **8.7 Proposed Additional Road Names for use in Willowdale (East Leppington Precinct)**

### **Reporting Officer**

Executive Manager Corporate Support Systems  
City Governance

### **Community Strategic Plan**

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

### **Officer's Recommendation**

1. That Council approve the proposed road names in the attachment to this report for use in the East Leppington Precinct of the South West Growth Centre.
2. That Council advertise its proposal to use these road names and notifies the authorities prescribed by the Roads Regulation 2018.
3. That should no objections to the proposal to use these road names be received during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette.

### **Purpose**

To propose additional road names for use in the East Leppington Precinct of the South West Growth Centre (known by the marketing name of 'Willowdale'), for Council's consideration and approval.

### **History**

At its meeting held on 10 December 2013, Council approved road names for use in Stages 1 and 2 of the East Leppington Precinct of the South West Growth Centre drawn from the theme of the Australian Scout Movement.

At its meeting held on 9 December 2014, Council approved road names for use in Stage 3 of the East Leppington Precinct of the South West Growth Centre drawn from the themes of the Upper Water Supply Canal and canals of the world.

At its meeting held on 21 July 2015, Council approved additional road names for use within the East Leppington Precinct of the South West Growth Centre drawn from the theme of local flora species.

At its meeting held on 23 May 2017, Council approved additional road names for use within the East Leppington Precinct of the South West Growth Centre drawn from the theme of the names of convicts employed by William Cordeaux on his Leppington Estate.

## **Report**

It has been Council's protocol to select specific themes in an effort to harmonise road names within suburbs and development areas.

The proposed road names listed in the attachment to this report have therefore been drawn from the theme of local flora species, which has been used in the naming of the streets in adjoining stages of this development.

### **The road naming process**

Clause 7 of the Roads Regulation 2018 outlines the procedure that Council must follow when naming public roads under its control. In accordance with these procedures, it is recommended that, subject to Council approval, the proposed road names are advertised on Council's website to allow for public comment, and that Australia Post, the Registrar General, the Surveyor General and the various emergency services are notified of Council's intention to use these names within this development.

Should no objections be received in the period of one month following advertisement and notification of this proposal, it is also recommended that Council then completes the road naming process by publishing a notice of these new road names in the NSW Government Gazette. Should any objections be received during the exhibition period, a further report on this matter will be presented to the next available Council meeting.

## **Attachments**

1. Additional Willowdale Road Names (contained within this report)

**List of proposed road names**

<b>Road Name</b>	<b>Origin</b>
Asperula Street	Common Woodruff ( <i>Asperula conferta</i> )
Binung Street	Binung ( <i>Cyclosorus dentatus</i> )
Carex Street	Knob Sedge ( <i>Carex inversa</i> )
Chloris Street	Tall Chloris ( <i>Chloris ventricosa</i> )
Commelina Street	Native Wandering Jew ( <i>Commelina cyanea</i> )
Corkwood Street	Corkwood ( <i>Duboisia myoporoides</i> )
Smilax Street	Sweet Sarsparilla ( <i>Smilax glycyphylla</i> )
Veronica Street	Trailing Speedwell ( <i>Veronica plebeia</i> )
Wurmbea Street	Early Nancy ( <i>Wurmbea dioica</i> )

## 8.8 T20/31 Floor Coverings

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

That Council:

1. In accordance with section 178 of the Local Government (General) Regulation 2005 declines to accept any of the tenders received for floor coverings services as Council issued the Request for Tender utilising the Standing Offer Deed with the intention to enter in to a panel contractor arrangement. As there is only one satisfactory Tenderer, the Standing Offer Deed is not suitable for a single contract.
2. Enter into negotiations with SR Flooring Pty Ltd utilising a Minor Services Contract as the only tenderer providing an overall satisfactory response including reference checks and that no value would be achieved through undergoing a second round of tenders given the open market has just been tested.
3. Notify the unsuccessful Tenderer of the result of the tender process.

### Purpose

To advise Council of the tenders received for floor covering services and recommend that Council declines to accept all tenders submitted.

### History

Council had in place a panel contract for the supply and installation of floor covering that expired on 31 October 2020. As Council continues to require the services, a new contract is required.

## **Report**

### **Legislation**

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

### **Contract Expenditure**

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

### **Contract Term**

The term for this contract will be for a period of two years with 2 x 12 month options for extension to be exercised at Council's discretion.

### **Advertising of Tenders**

Tenders were advertised on Tenderlink and Council's website commencing 6 October 2020. The Ingleburn and Campbelltown Chambers of Commerce and Industry and Yarpa were notified.

An online tender briefing was held on Wednesday 14 October 2020.

### **Tender Document**

Organisations were requested to submit the following information with their tender response:

- company experience, including details of any subcontractors and their experience
- proposed key personnel
- price
- insurances
- work health and safety management system
- environmental practices
- social sustainability practices
- conflicts of interest declaration
- code of conduct and statement of business ethics declarations
- collusive submission declaration
- workplace relations information and undertaking
- proposed contract departures
- addenda acknowledgement form.

### **Tenders Received**

Tenders closed on Tuesday 27 October 2020. Two on-time responses were received from the following organisations:

- Rapid Construction Pty Ltd
- SR Flooring Pty Ltd

## Evaluation Process

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

- experience of the company and their subcontractors
- proposed key personnel
- suitability of pricing
- work health and safety
- environmental commitment.

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

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

The scoring of tendered prices was determined using the 'normalised price score' methodology (lowest tendered price/tendered price x 10 (maximum score)) based on common floor covering service of installation of 20 sqm of carpet tiles and 10 sqm of sheet vinyl including labour and other incidentals (excluding GST).

## Recommendation of the Evaluation Panel

1. Council decline to accept any of the tenders received for floor covering services.
2. That Council enter into negotiations with SR Flooring Pty Ltd using a Minor Services Contract as they achieved satisfactory scores for the evaluation criteria and tendered a competitive price, in accordance with section 178 of the Local Government (General) Regulation 2005 which provides (in part):
  - (1) After considering the tenders submitted for a proposed contract, the council must either:
    - (a) accept the tender that, having regard to all the circumstances, appears to it to be the most advantageous, or
    - (b) decline to accept any of the tenders.
  - (3) A council that decides not to accept any of the tenders for a proposed contract...must, by resolution do one of the following:
    - (e) enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender,
  - (4) If a council resolves to enter into negotiations as referred to in subclause (3)(e), the resolution must state the following:
    - (a) the council's reasons for declining to invite fresh tenders or applications as referred to in subclause (3)(b)-(d),

- (b) the council's reasons for determining to enter into negotiations with the person or persons referred to in subclause (3)(e).

3. That the unsuccessful Tenderer be notified of the results of tender process.

### **Delegation**

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

### **Tenders Not Recommended to Enter into Negotiations**

Rapid Constructions Pty Ltd was deemed satisfactory at the end of the evaluation however their standards of service could not be confirmed through reference checks and are therefore not recommended to enter into negotiation.

### **Assurance of the Process Undertaken**

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

### **Attachments**

Nil

## **8.9 Easement for Electrical Purposes over a section of Lot 758 DP 870673 Eagle Vale**

### **Reporting Officer**

Property Coordinator  
City Governance

### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
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 Eagle Vale as described in the body of this report.
2. That all documentation associated with the creation of the easement for electrical supply be executed under the Common Seal of Council, if required.

### **Purpose**

To seek Council approval to grant an easement for electrical supply over a portion of Council owned land known as Eagle Farm Reserve being part of Lot 758 DP 870673 Spinel Street, Eagle Vale.

### **Report**

The subject property is known as Eagle Farm Reserve and described as Lot 758 DP 870673 having a total area of 170,300 square metres. The property is zoned RE1 Public Recreation under the Campbelltown Local Environmental Plan 2015 and classified as 'community' land.

Council has been undertaking embellishment works as part of the new district level play space strategy to a section of open space land located in Eagle Farm Reserve. These works included the installation of an Exceloo toilet facility situated close to Spinel Street, Eagle Vale.

Power is required to be connected to the Exceloo to allow the security lighting and automated door locking system to function. Endeavour Energy initially identified that the electrical works and installation of a pillar box to provide electricity could be undertaken within the road reserve along Spinel Street. However, upon further investigation it was determined that the road reserve was not wide enough to accommodate the pillar box hence it would need to be located on Council land. In this respect an easement over Council land, in favour of Endeavour Energy, is required.

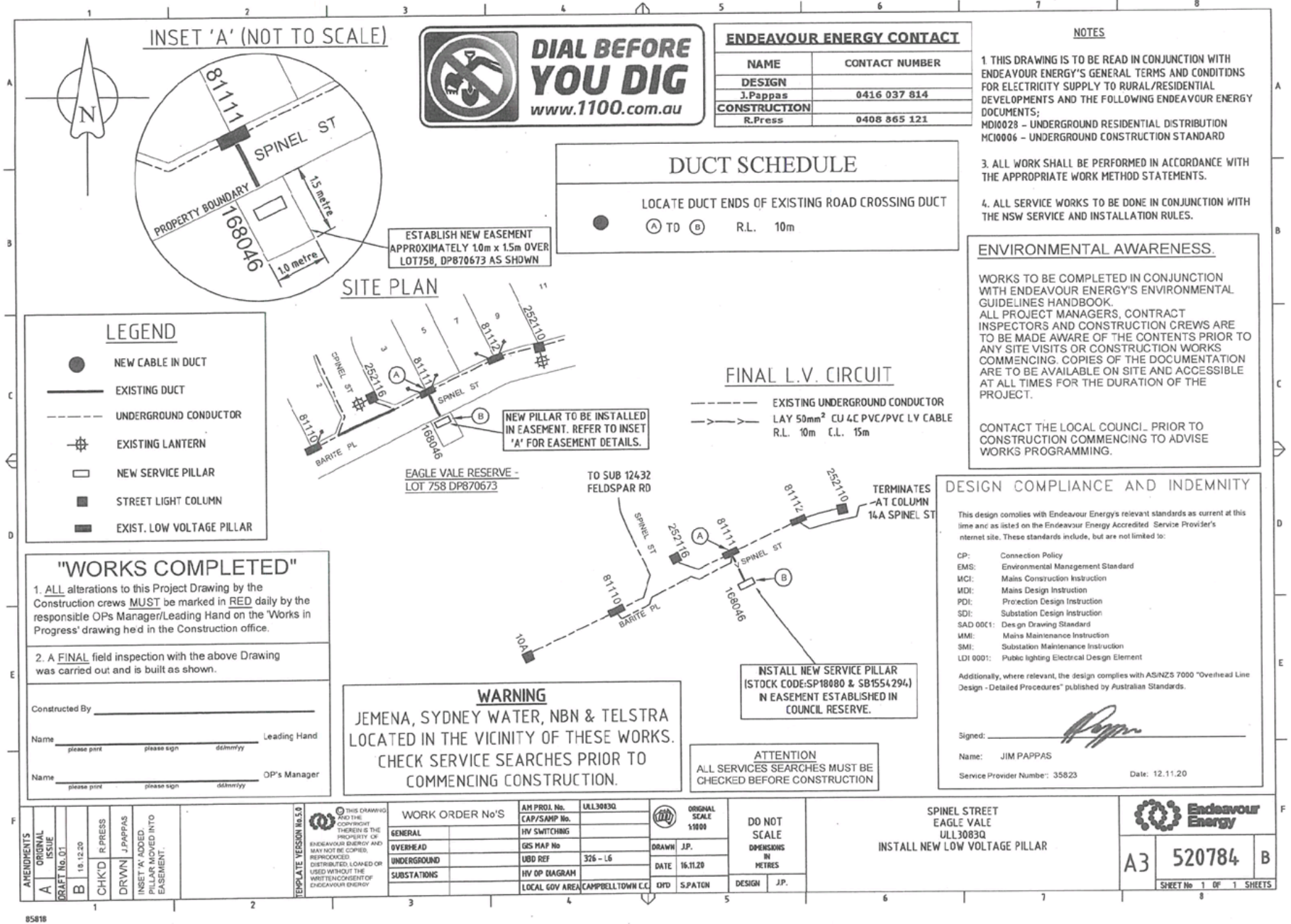
The proposed electrical easement is to be situated 1.5 metres from the property boundary and is 1 metre wide. Please see attached plan identifying the location of the proposed pillar and a locality plan of the site.

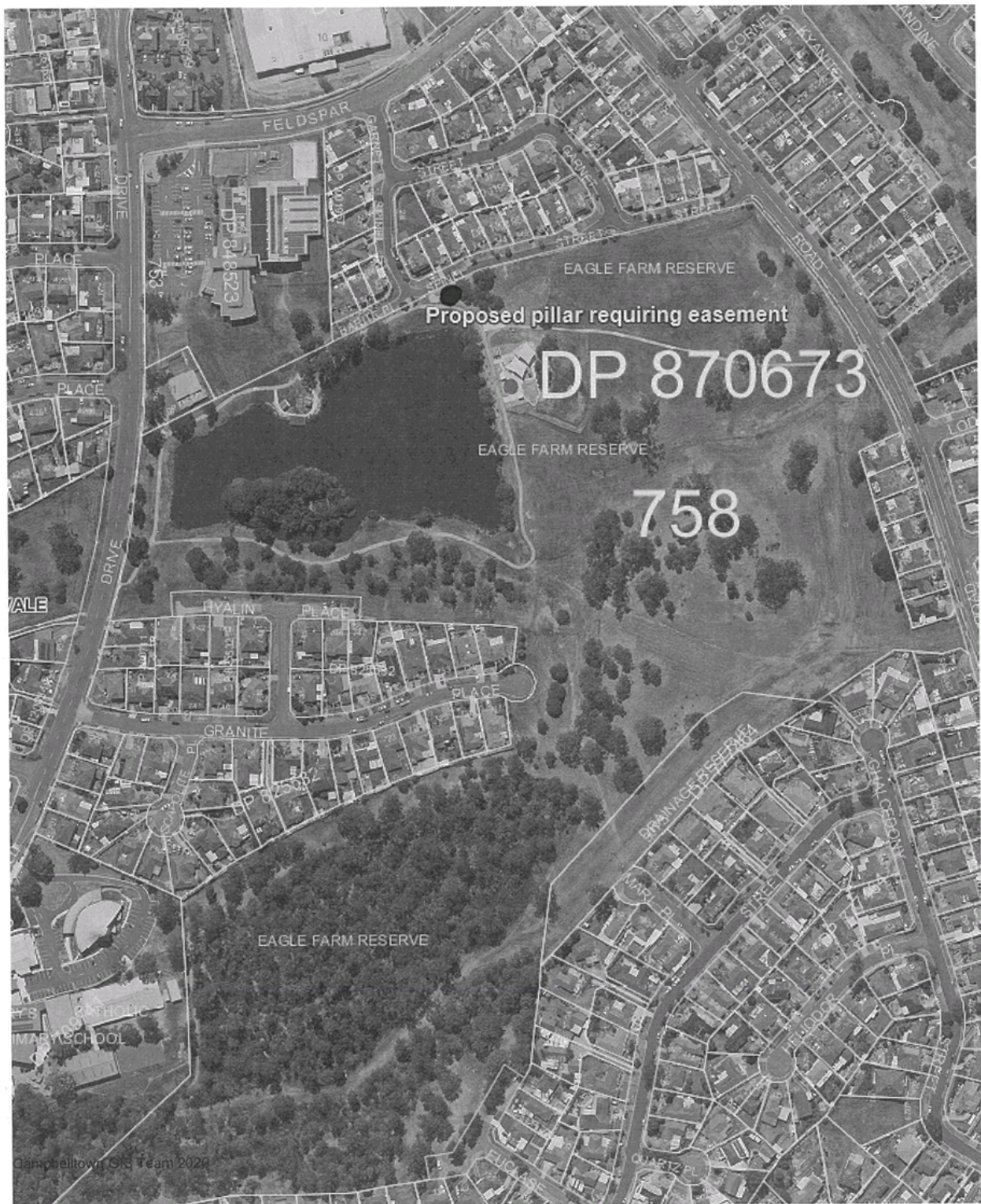
It should be noted under section 46 of the *Local Government Act, 1993* enables the granting of easements for utility purposes on community land.

In this respect it is recommended that Council approve the granting of an easement for electrical supply in favour of Endeavour Energy for nil compensation.

### **Attachments**

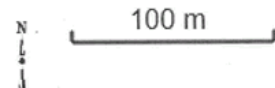
1. Plan identifying proposed location of Pillar Box requiring easement (contained within this report)
2. Locality Plan showing proposed location of pillar box (contained within this report)





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12-January-2021

**9. QUESTIONS WITH NOTICE**

Nil

**10. RESCISSION MOTION**

Nil

**11. NOTICE OF MOTION**

Nil

**12. URGENT GENERAL BUSINESS**

**13. PRESENTATIONS BY COUNCILLORS**

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

### **14.1 Assignment of Lease Macquarie Fields**

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

-

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

### **14.2 Expression of Interest to lease Council Land**

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

-

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

