



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

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	



01 November 2022

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 8 November 2022 at 6:30 pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 11 October 2022

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 11 October 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 11 October 2022 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 11 October 2022 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 11 October 2022.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 11 October 2022

Present The Mayor, Councillor G Greiss
 Councillor G Brticevic
 Councillor J Chew
 Councillor M Chivers
 Councillor M Chowdhury
 Councillor J Cotter
 Councillor M George
 Councillor K Hunt
 Councillor M Khalil
 Councillor W Morrison
 Councillor R Munro
 Councillor M Oates
 Councillor M Stellino

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apology from Councillor R Manoto and Councillor D Lound be accepted.

212/2022 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 13 September 2022

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

That the Minutes of the Ordinary Council Meeting held 13 September 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

213/2022 The Motion on being Put was **CARRIED**.

3.2 Minutes of the Ordinary Meeting of Council held 20 September 2022 re-convened from adjourned Ordinary Council Meeting on 13 September 2022

It was **Moved** Councillor Munro, **Seconded** Councillor Khalil:

That the Minutes of the Ordinary Council Meeting held 20 September 2022 re-convened from adjourned Ordinary Council Meeting on 13 September 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

214/2022 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Community Engagement, Advocacy and Strategic Planning

It was **Moved** Councillor Greiss:

That the information be noted.

215/2022 The Motion on being Put was **CARRIED**.

6. PETITIONS

7. CORRESPONDENCE

Nil

ORD8.REPORTS FROM OFFICERS

8.1 Draft Community Engagement Strategy – Public Exhibition

It was **Moved** Councillor Khalil, **Seconded** Councillor Cotter:

1. That the Draft Community Engagement Strategy be placed on public exhibition for a period of 28 days.
2. That following public exhibition, a further report will be submitted to Council seeking formal endorsement of the Final Community Engagement Strategy.

216/2022 The Motion on being Put was **CARRIED**.

8.2 Group Homes as Complying Development – NSW Housing SEPP 2021

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

1. That Council makes representations to the Department of Planning and Environment requesting a review of the complying development controls for Group Homes under the State Environmental Planning Policy (Housing) 2021.

217/2022 The Motion on being Put was **CARRIED**.

8.3 Development Application Status

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

That the information be noted.

218/2022 The Motion on being Put was **CARRIED**.

8.4 Campbelltown Billabong Parklands - Quarterly Project Update

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

That Council:

1. notes the contents of this report in relation to Campbelltown Billabong Parklands and Apex Park project and the progress that has been made in delivering this facility for the community.
2. notes that a separate report will be brought to Council in relation to the independent audit and assessment of the Campbelltown Billabong Parklands and Apex Park project.
3. notes that a briefing in relation to the Campbelltown Billabong Parklands and Apex Park project will be provided to Councillors in December 2022.

219/2022 The Motion on being Put was **CARRIED**.

8.5 Macarthur Football Club Community Partnerships Report 2021-2022

It was **Moved** Councillor Munro, **Seconded** Councillor Khalil:

That the Council note the 2021 - 2022 outcomes of Council's Community Partnership agreement with Macarthur Football Club.

220/2022 The Motion on being Put was **CARRIED**.

8.6 Youth Advisory Committee - Terms of Reference

It was **Moved** Councillor Cotter, **Seconded** Councillor Stellino:

That the Youth Advisory Committee Terms of Reference be adopted.

221/2022 The Motion on being Put was **CARRIED**.

8.7 Minutes of the Multicultural Communities Advisory Committee held 19 July 2022

It was **Moved** Councillor Khalil, **Seconded** Councillor Chew:

That the minutes of the Multicultural Communities Advisory Committee held 19 July 2022 be noted.

222/2022 The Motion on being Put was **CARRIED**.

8.8 Reports and Letters Requested

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

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

223/2022 The Motion on being Put was **CARRIED**.

8.9 Investments and Revenue Report - August 2022

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

That the information be noted.

224/2022 The Motion on being Put was **CARRIED**.

8.10 Disclosure of Interest Returns 2021-2022

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

That the information be noted.

225/2022 The Motion on being Put was **CARRIED**.

8.11 Review of Code of Meeting Practice

It was **Moved** Councillor Munro, **Seconded** Councillor Khalil:

1. That the Draft Code of Meeting Practice be placed on public exhibition for a period of not less than 28 days.
2. That following the exhibition period a further report be presented to Council.

226/2022 The Motion on being Put was **CARRIED**.

8.12 Policy Review - Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors

It was **Moved** Councillor Chew, **Seconded** Councillor Khalil:

1. That the draft Policy on the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors be endorsed in principle.
2. That Council advertise for 28 days a public notice of its intention to adopt the amended Policy on the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors.
3. That a further report be presented to Council at the conclusion of the exhibition period to consider any public submissions received and/or for final adoption of the policy.

227/2022 The Motion on being Put was **CARRIED**.

8.13 Renaming of Road in Airds/Bradbury Renewal Project

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

1. That Council approve the change of road name from Waterhouse Place to Waterhouse Road to reflect this road changing from a cul-de-sac to an open-ended, through road.
2. That if approved, Council write to the 6 affected property owners/tenants to inform them of this change and notify government and utility organisations of the road name and addresses.

228/2022 The Motion on being Put was **CARRIED**.

8.14 Proposed Christmas / New Year Amended Operating Hours

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

1. That Council approve the proposed operating hours of Council facilities during the 2022-23 Christmas/New Year period.
2. That Council approve the operating hours detailed in the report as the standard Christmas/New Year operating hours for Council facilities on an ongoing basis, noting further approval will be sought if a change to the standard is required.
3. That Council approve the proposed Staff Appreciation day being 23 December 2022.
4. That Council approve a Staff Appreciation day be granted on the last business day before Christmas each year on an ongoing basis.

229/2022 The Motion on being Put was **CARRIED**.

8.15 Submission on the Greater Cities Commission, Six Cities Region Discussion Paper

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

That Council endorse the attached submission on the Six Cities Region Discussion Paper.

230/2022 The Motion on being Put was **CARRIED**.

8.16 South West Community and Justice Precinct: Community Consultation Insights

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

That Council note the attached Community Consultation Insights Report relating to the South West Sydney Community and Justice Precinct.

231/2022 The Motion on being Put was **CARRIED**.

8.17 Our Call to the NSW Government for Support

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

That Council note the attached Call to the NSW Government for Support.

232/2022 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Bus Services in Campbelltown LGA

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

1. That Council writes to the Hon. David Elliott MP, Minister for Transport and Ms Jo Haylen MP, Shadow Minister for Transport and, if appropriate, to the Minister for Education and Shadow Minister for Education and to our local Members of Parliament advocating for the following:
 - a) implementation of an enhancement to the bus service network in Macarthur Heights to improve the residents' access to Campbelltown Station.
 - b) establish additional bus services for students to and from schools in Campbelltown Local Government Area to reduce traffic congestion outside the school and ensure greater safety for the school children.

233/2022 The Motion on being Put was **CARRIED**.

11.2 Selective schools in Campbelltown LGA

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

1. That Council writes to the Hon. Sarah Mitchell MLC, Minister for Education and Early Learning and Ms Prue Car MP, Shadow Minister for Education, advocating for the following:
 - a) creation of additional selective schools in the Campbelltown Local Government Area to serve the region's growing population including a selective sports high school.
 - b) the upgrade of Macquarie Fields High School to provide for and accommodate more gifted and talented students.
 - c) the upgrade of Sarah Redfern High School to provide for and accommodate more gifted and talented students.

A Division was recorded in regard to the Resolution for Item 11.2 with those voting for the Motion being Councillors G Greiss, K Hunt, M Chowdhury, M Khalil, M Stellino, J Cotter, M George, J Chew and R Munro.

Voting against the Resolution were Councillors M Oates, W Morrison, G Brticevic and M Chivers.

234/2022 The Motion on being Put was **CARRIED**.

11.3 Footbridge over Bow Bowling Creek

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

That Council:

1. provide a report on the feasibility of building a footbridge over Bow Bowling Creek (causeway) at Bow Bowling towards Minto.
2. Ensure the report includes particular reference to any current legislative requirements for pedestrian footbridges and addresses accessibility for those with mobility and/or disability issues.
3. That Council also advocate to the Member for Macquarie Fields in relation to the development of the bridge to seek funding to ensure it is built to an appropriate standard.

235/2022 The Motion on being Put was **CARRIED**.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Karen Hunt congratulated the Macarthur Bulls on their 2-0 win against Sydney United in the Australia Cup.
2. Councillor Masood Chowdhury on 23 September 2022 attended the re-opening of Minto Mall with the Mayor Councillor Greiss, Councillor Morrison, Councillor Lound and Member for Macquarie Fields, Anoulack Chanthivong. Councillor Chowdhury advised that Minto Mall is looking great and it was an exciting event.
3. Councillor Masood Chowdhury on 24 September 2022 attended the official opening of new facilities at the Memorial Cricket Oval at Ingleburn with the Mayor, Councillor Greiss and Councillor Manoto. Councillor Chowdhury commented on what great condition the grounds were in.
4. Councillor Masood Chowdhury on 7 October 2022 attended Mental Health Month at Minto Mall Marketplace. Councillor Chowdhury showed his support for mental health recovery in Macarthur on Waratah Day, a beautiful Minds Initiative.
5. Councillor Masood Chowdhury during the 1st week of October attended the week long Durga Puja Celebration. The celebration was held at 3 different locations Greg Percival Community Centre, Ingleburn organised by Shankhannad Inc, East Campbelltown Community Hall organised by Anandadhara Inc. and Glenfield Community Hall at Agamoni Australia Inc. The Durga Puja is an annual Hindu festival originating in the Indian subcontinent which reveres and pays homage to the Hindu goddess Durga and is also celebrated because of Durga's victory over Mahishasur.
6. Councillor Masood Chowdhury on 1 October 2022 attended the Swadisht Festival with the Mayor Councillor Greiss and Councillor Munro at the Campbelltown Civic Centre. "Swadisht" meaning scrumptious, tasty or delicious, is an adjective used across Sanskrit, Hindi, Urdu, Bangla, Nepalese, Sinhala and Tamil with varied pronunciation to express the taste of delicious food. Councillor Chowdhury advised it was a well-organized event by Alkalizer and thanked Shefali and her team for their hard work.
7. Councillor Meg Oates on 24 September 2022 attended the Official opening of the Mountain Bike Trail at Ingleburn Reserve with the Mayor Councillor Greiss, Councillor Munro, Councillor Chowdhury and Councillor Manoto. Councillor Oates expressed how proud she was of the fantastic job Campbelltown staff the trail is so well done it looks fantastic and will be a real big hit
8. Councillor Warren Morrison on attended the re-opening of Minto Mall with the Mayor Councillor Greiss, Councillor Chowdhury, Councillor Lound and Member for Macquarie Fields, Anoulack Chanthivong. Councillor Morrison congratulated the team at Minto Mall on the great work for the re-launch and running this great business. It was a great event with lots of community support and fantastic to see kids get the opportunity to sing for the community.

9. Councillor Warren Morrison attended the Season Launch for the Macarthur Bulls with the Mayor Councillor Greiss. Councillor Morrison had a great night and was great to see all the players receiving their jerseys and the new coach Dwight York speak. Councillor Morrison congratulated the Macarthur Bulls on their win at the Australia Cup.
10. Councillor Josh Cotter on 23 September 2022 represented the Mayor Councillor Greiss at the End of Year Mass and Graduation at St Gregory's College. Councillor Cotter expressed what a great event it was and a great opportunity to speak to some of the teachers about youth and community engagement. Councillor Cotter thanked the Council staff for all the work they have completed on getting the Youth Advisory Committee up and running and he believes there will be a lot of great interest from the community.
11. Councillor Riley Munro on 23 September 2022 represented the Mayor at the Campbelltown Ghosts All Inclusive Scouts Group Peak awards presentation with the Local MP for Campbelltown, Greg Warren. Councillor Munro congratulated the 2 award recipients on the night, Aiyana Riley who received her Grey wolf badge, and Hannah Gabriel who received her Joey Scout challenge.
12. Councillor Riley Munro also congratulated the Macarthur Bulls for their win in the final of the Australia Cup and it was great to see 2 NPL teams make the final and he looks forward to supporting both teams in the Asian Champions League.
13. The Mayor Councillor George Greiss reminded the Councillors that next Friday he has pledged to cut his hair to raise money for the Wig library at Campbelltown Council. The Mayor thanked Councillor Morrison for being the highest bidder and to everybody who has donated. All the money raised will be donated will be raised will go to the Wig Library who are in need of wigs at the moment.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

It was **Moved** Councillor Munro, **Seconded** Councillor Stellino:

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 Domestic Waste Contract - Project 24

Item 14.1 is confidential in accordance with Section 10A(2)(d)(i) of the *Local Government Act 1993* as the report refers to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

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

236/2022 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 8:14 pm and reconvened as a meeting of the Confidential Committee at 8:15 pm.

Recommendations of the Confidential Committee

14.1 Domestic Waste Contract - Project 24

It was **Moved** Councillor Khalil, **Seconded** Councillor Chew:

1. That all Project 24 tenders be declined and the General Manager be delegated to negotiate with nominated tenderers.

237/2022 The Motion on being Put was **CARRIED**.

It was **Moved** Councillor Munro, **Seconded** Councillor Stellino:

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

238/2022 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:16 pm

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

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

239/2022 The Motion on being Put was **CARRIED**.

There being no further business the meeting closed at 8:16 pm.

Confirmed by Council

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

5.1 Housing affordability

Recommendation

That the information be noted.

Local government has long been recognised as having a dual role: a local service provider and a democratic instrument of self-government. Over the years the democratic role of council has been diminished in New South Wales through the ongoing interventions of planning policies and council planning decision-making. Currently, we see a stronger focus by the Australian Government on housing affordability. I hope that this does not result in further diminishing of Council's ability to self-govern and provide planning controls for its residents.

This month the Australian Government has released plans, as part of the October budget, to work together to fix the housing crisis. The Government has set an "aspirational target of one million new, well-located homes to be delivered over 5 years from mid-2024". Under the plans, there is a target to deliver an additional 10,000 affordable dwellings with the States and Territories over 5 years. The Albanese Government has further committed to establishing a \$10billion future fund to deliver affordable housing. The plan would mean "the National Housing Finance and Investment Corporation would oversee construction of 30,000 homes as either social housing and affordable homes funded by a new Housing Australia Future Fund."

While some politicians, scholars and jurists, including myself, believe that the federal government has no power or authority to intervene in cities' urban planning, the federal government have an undisputed interest in housing sustainability; especially housing affordability and the housing market's stability. What has been announced so far seems to be in line with such responsibility and a step forward in easing housing pressure. If the conversation of such fiscal policy translates to actual development, delivery would fall on state and local government. We must prepare for this in Campbelltown.

The federal government have been investigating housing affordability in Australian cities since as early as the 1970s, with numerous committees and inquiries publishing reports on the issues, including but not limited to the National Indicative Planning Council for Housing which published a series of reports on housing affordability in the early 1970s, the Priority Review Staff Reports into Housing Costs in 1975 and the Committee of Inquiry into Housing Costs Report in 1978. More recently, the Productivity Commission 2004, the National Housing Supply Council 2009, and the Senate Select Committee on Housing Affordability in Australia 2015.

The Senate Select Committee on Housing Affordability in Australia (2015) stated that the federal government's role is essential in securing housing for all Australians. The Committee asserted that the federal government have "a legitimate role, and indeed a responsibility, to use policy interventions to improve the efficiency, efficacy and, critically, the affordability of the housing market".

I applaud the Australian Government's commitment to housing affordability and the delivery of affordable housing. However, I hope they will resist the urge to intervene in the details of local

urban planning to deliver their aspirational target. Perhaps, a more effective approach, I believe, is to move away from complex deals and rather provide councils direct grants to update their policies and planning instruments to enable the delivery of the ambitious targets under the existing grant structures.

Any plans to increase Sydney's housing supply will impact Campbelltown. We must be ready to deal with future growth. We must plan for a denser city. But we also must continue to fight for social equity and ensure we receive our fair share of infrastructure investment to support such growth.

Firstly, I want to highlight that we are doing our fair share of having social and affordable housing in Campbelltown. Early this month, I had the pleasure of attending and participating as a panellist in a Mayoral Summit on Affordable and Diverse Housing hosted by the City of Sydney.

The summit highlighted the growing housing affordability issue in Sydney and the importance of creating affordable housing closer to where employment is located. Sydney's Lord Mayor, Clover Moore, pointed out that less than 1 per cent of the Sydney LGA's housing stock is social or affordable housing, and their plans to help grow their stocks through development contribution under the provisions of the Environmental Planning and Assessment Act, 1979 and the State Environmental Planning Policy (Housing) 2021.

Campbelltown has participated in developing the Western Sydney Affordable Housing Strategy, drafted in 2021 through the Western Sydney Planning Partnership and in May 2022, endorsed preparing an Affordable Rental Housing Strategy for the Campbelltown LGA. As a result of these strategies, Campbelltown Council will be able to negotiate affordable housing contributions if it chooses after completing its affordable housing contribution scheme in 2023.

However, it is worth noting that currently, we have 8.7 per cent of all our housing stock as social and affordable housing, which is significantly higher than the average across NSW and Greater Sydney. What Campbelltown does not have, as I highlighted previously, is adequate employment for all of its working residents. Currently over 62 per cent of our resident workers leave the LGA every morning to attend work in other LGAs.

I fear it may be an easier target to increase social and affordable housing in Campbelltown and other fringe metropolitan councils, where land cost is relatively cheaper, and there is less community resistance to significant housing development. That will compound the problem and again move affordable housing away from where it's needed and away from the major employment hubs, for political ease.

One of the reasons Campbelltown has not completed its affordable housing strategies is because we must review and update our strategy to incorporate the Department of Planning and Environment's 17 approval conditions. One of these conditions is to increase our housing target range for 2021-2026 from a range of 4,700 – 8,200 new dwellings, to a range of 7,100 – 8,250 dwellings by 2026.

Campbelltown's lack of housing diversity makes it difficult for many people to find suitable accommodation and enter the housing market. Council policies enacted during the 1990s have contributed to this lack of diversity and robbed generations of access to affordable home-ownership. While that is not reversible now, I intend to explore these issues in future writing to enable us to learn from our mistakes and highlight how the road to bad policies is sometimes paved with good intentions.

For now, we must move on and ensure we are creating the housing diversity required for a Metropolitan Centre and ensure we have opportunities for our future generations. This is not an easy task. We have a complex planning system with complicated approvals required to amend our planning instruments, constantly changing state government planning requirements and, sadly, uncooperative government departments.

Several critical strategies to achieve our housing and diversity targets have been held up for years, including the NSW Government's Glenfield to Macarthur Corridor Strategy, which our community was invited to comment on in 2015 and has yet to reach a logical conclusion. The Ingleburn CBD LEP amendment and the Glenfield Place Strategy are all parts to complement the strategy and are currently on the way independently of the overall progress of the NSW government policy. .

As I highlighted above, the risk we are facing is the growing housing pressures. The federal government will want to increase the housing supply and pressure the state government to accelerate housing approval. We are an easy target and could see our city's density and housing targets again increase significantly without the proper planning and, more importantly, the supporting infrastructure.

Of course, development approval is not the only factor contributing to increased cost of housing. There are a range of factors including the financial system, availability of credit, taxation, material supply chains, material costs, labour shortages and infrastructure prioritisation and delivery, which all contribute to the housing affordability. I hope the government will also consider these issues.

Councils have not been bystanders and must acknowledge that we have played a role in the delays to development in our cities, whether on a strategic or approval level. I will not attempt to justify these issues in Campbelltown. Instead, I will confirm that the General Manager is significantly improving our position and is currently undertaking a review of the organisational structure, a resourcing plan and a recruitment process to deal with these delays.

I hope to bring to the Chamber and to the public, the plans for how we will deal with the city's growth in the very near future and the details about some of the non-traditional roles that our Council may have to undertake to activate and revitalise our main streets and CBDs.

Financial Position

The other role that council provides is that of a local service provider. In this business paper we see Council's Annual Report and 2021-22 Annual Financial Statements.

I'm pleased that we continue to maintain a strong financial position exceeding all benchmarks for statement of performance measures. We are building further diversification in our operating income through multiple sources including a commercial property portfolio and numerous significant successful grant applications. In FY21/22, \$41.4m, or 20 per cent, of Council's operating income was from grants and contributions. We received \$24m from the (previous) Australian Government and \$10.5m from the NSW Government, with the remainder received from developer and other contributions.

In this current financial year, the NSW Government recently announced our success in securing \$26.615m in WestInvest funding under the non-competitive local government allocation. This

funding will support delivering great spaces for our growing community including transformation of Campbelltown City Centre, Macarthur Recreation Trail from the Australian Botanic Garden to Campbelltown Station, Simmos Beach Parklands, Glenfield Urban Bike Park and a range of walking paths and outdoor fitness facilities right across the Campbelltown Local Government Area. These projects will enhance our suburbs and provide opportunities for our residents from all walks of life. We will eagerly await an announcement of any further WestInvest funding under the competitive round, later this year.

Over the coming year, we will work to decrease our reliance on grant funding as such funding may be unsustainable as the economic and political environment changes. We must continue to strive to be self-reliant and minimise our exposure to the increasingly volatile economic and political conditions on the horizon. Campbelltown is well-positioned to utilise its asset base not only to revitalise and grow the city, but also to return a substantial benefit to our community. This will also be explored as we develop our plan for the future.

Disability Inclusion Action Plan and Domestic Violence Strategy

I am pleased to see the culmination of two important bodies of work, with the Disability Inclusion Action Plan (DIAP) and the Domestic Violence Strategy being presented to Council for consideration.

I would like to acknowledge the hard work of our staff and Councillors who have championed Council's response to these critically important issues within our community. I would particularly like to acknowledge Cr Margaret Chivers and former councillor Ben Gilholme for their contributions in this space and for continually highlighting matters such as these in the chamber to ensure they are addressed through our plans and policies.

Ending domestic and family violence is a challenge that requires a whole-of-community approach and by working together, we can help give a voice to survivors and take real action towards ending domestic and family violence.

We also have a responsibility to promote diversity and inclusion in order to enhance the experience of people in our community living with disability. Through the DIAP, we have a clear plan to ensure we are delivering on our commitment.

Thank you to all the community members and stakeholder groups who contributed to the preparation of these important plans, I look forward to sharing our achievements with the chamber and the community in the future.

Festival of Fisher's Ghost

This month we kick-off our festival season with the return of the Festival of Fisher's Ghost. The festival began in 1956 and has been a much loved fixture on our annual calendar of events ever since. It is jam-packed with events and activities including the carnival, twilight street fair, outdoor events, music concerts, and arts and cultural activities.

We are committed to continuing to deliver this important festival for our community and will continue to seek feedback and engage with our community to ensure it continues to be a fantastic event, now and into the future.

Attachments

Nil

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Annual General Meeting Presentation

Reporting Officer

Executive Manager Corporate Services and Governance
General Manager

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently

Delivery Program

Principal Activity
5.2.2.4 Deliver financial sustainability through short, medium and long-term financial planning

Officer's Recommendation

That Council note the Annual General Meeting Presentations.

Attachments

Nil

8.2 Financial Statements 2021-22

Reporting Officer

Executive Manager Corporate Services and Governance
General Manager

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently

Delivery Program

Principal Activity
5.2.2.4 Deliver financial sustainability through short, medium and long-term financial planning

Officer's Recommendation

That the financial reports and the Auditors reports for the period 1 July 2021 to 30 June 2022 be received and noted.

Purpose

Presentation of Councils annual financial statements for the period 1 July 2021 to 30 June 2022.

Report

Council at its meeting held 20 August 2022 resolved to refer the 2021-22 General Purpose Financial Reports and the 2021-22 Special Purpose Financial Reports to audit. Following completion of the audit by Council's auditor, Audit Office of New South Wales, and in accordance with Section 417 of the *Local Government Act 1993*, Council was issued with an audit opinion as outlined in the Auditor's reports.

Presentation of Financial Reports

Section 415 to Section 421 of the *Local Government Act 1993* outlines Council's annual financial reporting and auditing requirements. Council must give notice of the public meeting at which the audited financial reports together with the Auditor's reports are to be presented. Public notice commenced on 31 October 2022 via Council's website.

In accordance with Section 420 of the *Local Government Act 1993*, written submissions are invited with respect to the audited financial reports or the Auditor's reports. Council must ensure that copies of all submissions are referred to Council's Auditor together with any action that Council considers appropriate in response to submissions received.

In accordance with Section 418 of the *Local Government Act 1993*, Council is required to hold a public meeting to review the Financial Reports within 5 weeks of receiving the Auditor's reports. Section 419 of the *Local Government Act 1993* advises that Council's Auditor may attend the meeting at which the Financial Reports are presented. Ms Somaiya Ahmed, Director Financial Audit Services from the Audit Office of New South Wales, will be in attendance to discuss any matters that Council may wish to raise.

The Financial Reports

The Financial Reports have been prepared in accordance with the *Local Government Act 1993* and regulations thereunder, Australian Accounting Standards and other pronouncements, the Local Government Code of Accounting Practice and Financial Reporting.

The Financial Statements are available on Council's website:

<https://www.campbelltown.nsw.gov.au/CouncilandCouncillors/FinancialInformation>

Operational Result

The financial result for the reporting period reflects an increase in equity of \$146.5 million, which includes depreciation of Council's infrastructure assets, capital grants and contributions and gains on revaluation of infrastructure, property, plant and equipment. The operating result before capital grants and contributions provided a surplus of \$72.5 million. Capital grants and contributions amounted to \$46.7 million, which resulted in an adjusted operating result after capital grants and contributions of a surplus of \$25.7 million.

In complying with the Australian Accounting Standards, income is assessed to be recognised either as sufficiently specific performance obligations are met, or where not applicable, recognised on receipt. As such some grant income, developer contributions and other income is brought to account on receipt or raised as accounts receivable. The subsequent expenditure required from this income may not be carried out until a future financial period which distorts the operating result. These funds are however, protected by placing a restriction over the income. Details of restricted funds are disclosed in Note C1-3 to the Financial Statements. For the 2021-22 financial year externally restricted funds, which are required to be committed to the purposes for which they were provided, amount to \$92.7 million.

Performance Measures

The Office of Local Government requires a minimum number of prescribed indicators to be presented in Note F6-1 of the Financial Reports as follows:

1. Operating Performance

The operating performance percentage measures Council's achievement in containing operating expenditure within operating revenue. This indicator exceeds the benchmark of > 0 for 2021-22 due to the growth rates and annual charges and increased level of operating grants and contributions.

2022	2021
6.09%	3.98%

2a. Own Source Operating Revenue

The own source operating revenue percentage measures fiscal flexibility and the degree of reliance on external funding sources such as grants and contributions. This indicator has remained consistent for 2021-22 and remains above the benchmark of >60 per cent.

2022	2021
63.65%	68.35%

2b. Own Source Operating Revenue (exclusive of non-cash dedications)

The own source operating revenue ratio (2a) is distorted by non-cash revenues received through the dedication of non-current assets. This additional disclosure is provided to demonstrate that Council significantly exceeds the benchmark of >60 per cent after excluding \$23 million in non-cash dedications which better reflects a fairer comparison to other NSW councils who may not receive material dedications revenue as a result of high levels of growth.

2022	2021
69.71%	75.45%

3. Unrestricted Current Ratio

The unrestricted current ratio assesses the adequacy of working capital and the ability to satisfy obligations in the short term from the unrestricted activities of Council. This ratio has remained above the benchmark of 1.5:1 consistently as a result of the retirement of debt, small budget surpluses and good liquidity.

2022	2021
1.71:1	3.78:1

4. Debt Service Cover Ratio

The debt service cover ratio measures the availability of operating cash to service debt and lease repayments. This result reflects the strong operating result and the continued retirement of debt levels. Council has been consistently higher than the benchmark of >2.

2022	2021
15.32:1	11.34:1

5. Rates and Annual Charges Outstanding Percentage

The rates and annual charges outstanding percentage is reported to Council on a monthly basis as part of the Rates Summary Report. The percentage has significantly improved over recent years and is an excellent result for the 2021 and 2022 years given the pressures of living costs as well as Covid-19 on our ratepayers.

2022	2021
4.56%	4.62%

6. Cash Expense Cover Ratio

Indicates the number of months Council can contribute paying immediate expenses without requiring additional cash flow. Council is above the benchmark of >3 months.

2022	2021
12.51 months	18.12 months

The Budget Result

The budget result for the year is aligned to funding and takes into consideration Council's total expenditure and revenue, including not only operational items but capital expenditure, loan borrowings and sale of assets. Council's original budget was adopted as a balanced budget for the 2021-22 financial year, which was maintained through quarterly reviews.

Infrastructure Assets

Council's fixed assets continue to be re-valued in accordance with Australian Accounting Standards and as at 30 June 2022, all asset classes are stated at their fair value and will be re-valued every 3 or 5 years or as significant changes affect assets. Council should note that this significantly impacts depreciation which has a flow on effect, increasing the difficulty in maintaining a surplus operating result before capital grants and contributions.

The Infrastructure Assets Special Schedule details the condition of Council's buildings and infrastructure and reports the current backlog to bring assets to an agreed service level. The backlog and future funding gaps is being addressed in part by the special rate variation and loan borrowings under the Local Infrastructure Renewal Scheme. The backlog as at 30 June 2022 stood at \$19 million which has increased due to the significant impact flood events had on Council owned roads.

Summary

Council as at 30 June 2022 remains in a sound and stable financial position for the short to medium term. After allowing for capital grants and contributions, the operational surplus of \$72.5 million has now been consolidated into Council's total equity which now stands at \$2.922 billion.

Council's financial performance indicators continue to meet or exceed industry benchmarks. The ratios adequately provide for the delivery of the objectives set out in Council's Operational Plan. Council is however sensitive to the increase in council's asset management and renewal backlog. The revised backlog impacted by recent weather events is being modelled through the long term financial plan to ensure it can be addressed over the medium term. Council's financial indicators will be highlighted in the presentation at the Annual General Meeting.

Overall, Council is proving its financial sustainability through meeting key financial performance indicators. These indicators underpin a Fit for the Future status and ensure Council is able to deliver quality services and infrastructure the community deserves and strengthen the system of local government.

Attachments

8.2.1 Financial Statements 2021-22 - due to size 122 pages (distributed under separate cover)

8.3 Urban Development Institute of Australia - National Congress Perth 2023

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
2.3.1.2 Lead and build partnerships to achieve diverse and affordable housing options

Officer's Recommendation

That interested Councillors be authorised to attend the 2023 Urban Development Institute of Australia National Congress in Perth, in accordance with the provisions of the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors.

Report

The annual Urban Development Institute of Australia's National Congress (the congress) for 2023 will be held Perth, for the period 27 to 29 March 2023. The congress is widely known as the premier education and networking event for all industries involved in the development sector.

The congress brings together politicians from all levels of government, developers, academics, practitioners and professionals from around Australia and abroad to hear and discuss leading practices an emerging trends and issues facing the development industry across Australia and also from a global perspective.

The congress will specifically examine the challenges and opportunities facing Australia's land development sector and the property development industry as a whole. It provides an important platform for industry to openly discuss the big issues and share best practice experiences.

Attendees will also be offered access to an industry trade show and as usual, there will be a number of site tours on offer in which attendees will be able to see firsthand some of the more notable and celebrated developments in and around Perth.

Having regard to the above, it is considered appropriate that Councillors be authorised to attend the 2023 Urban Development Institute of Australia National Congress to be held in Perth, in accordance with the provisions of the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors.

Attachments

Nil

8.4 Report on Submissions - Planning Proposal - 158 Queen Street Campbelltown

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.1 Provide initiatives that foster a proud, inclusive, and connected community for all

Delivery Program

Principal Activity
1.1.1.1 Deliver initiatives that encourage social inclusion, community connections and celebrate our cultural diversity

Officer's Recommendation

1. That Council endorse the Planning Proposal for 158 Queen Street, Campbelltown at attachment 1 which seeks to amend Campbelltown Local Environmental Plan 2015 by removal of Lot 5 DP 1167855 from "Area 3" listed in the Clause Application Map.
2. That Council exercises its functions under delegated authority and finalise the Planning Proposal.

Purpose

The purpose of this report is to advise Council of the outcome of the public exhibition of the Planning Proposal (the Proposal) for 158 Queen Street, Campbelltown, in accordance with the Council resolution of 14 June 2022.

Property Description: Lot 5 DP 1167855 (158 Queen Street, Campbelltown)

Applicant: Campbelltown City Council

Land Owner: Cabra-Vale Ex - Active Serviceman's Club Ltd

Executive Summary

- At its meeting on 14 June 2022 Council resolved to forward the attached Planning Proposal (PP) for 158 Queen Street, Campbelltown to the Department of Planning and Environment (DPE) for a Gateway Determination. The Proposal sought to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) 'Clause Application Map'.
- DPE issued a Gateway Determination on 15 July 2022. An alteration to the Gateway Determination was issued by DPE on 23 August 2022 to resolve anomalies in the initial Gateway Determination.
- In response to the Gateway Determination, the Proposal and associated attachments were publically exhibited from 8 September to 21 September, 2022.
- No submissions were received.
- The Gateway Determination requires that the Proposal must be finalised by the 15 July, 2022.
- Council has been delegated authority to exercise the functions of the local plan-making authority under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) subject to the conditions in the Gateway Determination being completed.

Background

The Proposal relates to Lot 5 DP 1167855 which forms a part of 158 Queen Street, Campbelltown (the Site). The subject site is 593.5 m² in size and currently occupied by the City Arcade which includes a number of commercial premises.

On 10 February 2022 an amendment to CLEP 2015 was finalised by the Department of Planning and Environment (DPE) which increased the maximum permissible building height for 2 land parcels (Lot 1 DP 558320 and Lot 5 DP 1167855) from 32 m to 45 m to facilitate the construction of a new RSL club and hotel, consistent with a development application (DA) for this purpose which was before the Sydney Western City Planning Panel at the time of the finalisation of the Proposal. The 2 lots were included in a Clause Application map with the site identified within the map as "Area 3". Clause 7.27 of CLEP 2015 applies to this area.

The DA was subsequently approved by the Sydney Western City Planning Panel on 18 March 2022. The DA approved the construction of an RSL Club and Hotel on Lot 1 DP 558320 and minor related works, but no new building works, on Lot 5 DP 1167855. As such, Clause 7.27 unnecessarily restricts the future use of Lot 5 DP 1167855.

Attachment 2 to this report outlines the existing 2 lots under "Area 3" and attachment 3 identifies the proposed amendment whereby only one lot would be identified under "Area 3".

Report

The Proposal and associated attachments were publically exhibited from 8 September to 21 September, 2022.

Land owners located within 200 m of the subject site were notified of the public exhibition in accordance with the Council's Community Participation Plan. Exhibition materials were made available on Council's website and on the NSW Planning Portal website.

As part of the public exhibition, State Agencies were not required to be consulted.

There were no submissions received on the Proposal.

Gateway Determination Conditions

No.	Condition/Requirement	Response
1.	<p>Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</p> <ul style="list-style-type: none"> a. The planning proposal is categorised as basic as described in the <i>Local Environmental Plan Making Guidelines</i> (Department of Planning and Environment, 2021) and must be made publically available for a maximum of 10 days; and b. The planning proposal authority must comply with the notice requirements for public exhibition of planning proposal and the specifications for material that must be made publicly available along with planning proposals identified in <i>Local Environmental Plan Making Guidelines</i> (Department of Planning and Environment, 2021). <p>Exhibition must commence before the end of September 2022.</p> <p>No consultation is required with public authorities or government agencies under Section 3.34(2)(d) of the EP&A Act.</p>	<p>The Proposal was placed on public exhibition for a maximum of 10 days from 8 September to 21 September, 2021.</p> <p>The Proposal was made publically available on Council's website, the NSW Planning Portal website and letters were sent to properties within 200 m of the subject site.</p> <p>No consultation was undertaken with public authorities or government agencies.</p>
2.	<p>A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharged Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).</p>	<p>Noted.</p> <p>A public hearing was not held.</p>
3.	<p>The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:</p> <ul style="list-style-type: none"> a. The planning proposal authority has satisfied all the conditions of the gateway determination; b. The planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and 	<p>All the conditions listed within the gateway determination have been met.</p> <p>The Proposal is consistent with the relevant directions of the Minister under Section 9.1 of the EP&A Act.</p> <p>Public authorities were not consulted as part of the planning proposal in accordance with the gateway determination.</p>

	c. There are no outstanding written objections from public authorities.	
3.	The LEP should be completed within 5 months from the date of the Gateway determination.	The amendment to the LEP is required to be finalised by 15 December 2022. Subject to the Proposal being adopted by Council it is anticipated that the amendment will be completed before the deadline.

A copy of the original gateway determination and alteration are located at attachments 4 and 5 respectively.

Next Steps and Timeframe

The next step in the process is to forward the Planning Proposal to Parliamentary Counsel's Office for legal drafting.

Once Council staff receive the legal draft of the proposed amendment to the CLEP 2015 and they are satisfied with the proposed amendments, Council will then exercise its function using delegated authority to finalise the proposal.

As part of the finalisation of the amendment an amended map has already been prepared and is located at attachment 3. As part of the finalisation process, DPE will review the map and technical requirements and confirm that the draft map is consistent with the Proposal.

Once the Plan and maps are finalised, PCO will be advised to notify the plan on the NSW Legislation website.

Attachments

8.4.1 Planning Proposal - For Exhibition (contained within this report) [↓](#)

8.4.2 Current Map (contained within this report) [↓](#)

8.4.3 Proposed Draft Map (contained within this report) [↓](#)

8.4.4 Letter and Gateway Determination 15 July 2022 (contained within this report) [↓](#)

8.4.5 Alterations of Gateway determination 23 August 2022 (contained within this report) [↓](#)



Planning Proposal

158 Queen Street, Campbelltown

Lot 5 DP 1167855

September 2022

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to the *Campbelltown Local Environmental Plan 2015* (CLEP 2015) Clause Application map for one lot at no. 158 Queen Street, Campbelltown (Lot 5 DP 1167855).

The proposed amendment seeks to amend the Clause Application Map by removing Lot 5 DP 1167855 from "Area 3". This will mean that Clause 7.27 of CLEP 2015 which limits the permissible land uses will no longer apply to Lot 5 DP 1167855.

The Site

The site (see Figure 1 – Location Map) is currently owned by Cabra Vale Ex-Active Servicemen's Club Ltd and is located on the southern side of Queen Street, Campbelltown and has an area of 593.5m². The existing site forms part of the commercial core of the Campbelltown CBD which is largely made up of other small retail and commercial premises. Property no. 158 Queen Street, Campbelltown currently incorporates two parcels of land, Lot 1 DP 558320 and Lot 5 DP 1167855 and is currently a shopping arcade. This planning proposal only applies to Lot 5 DP 1167855.

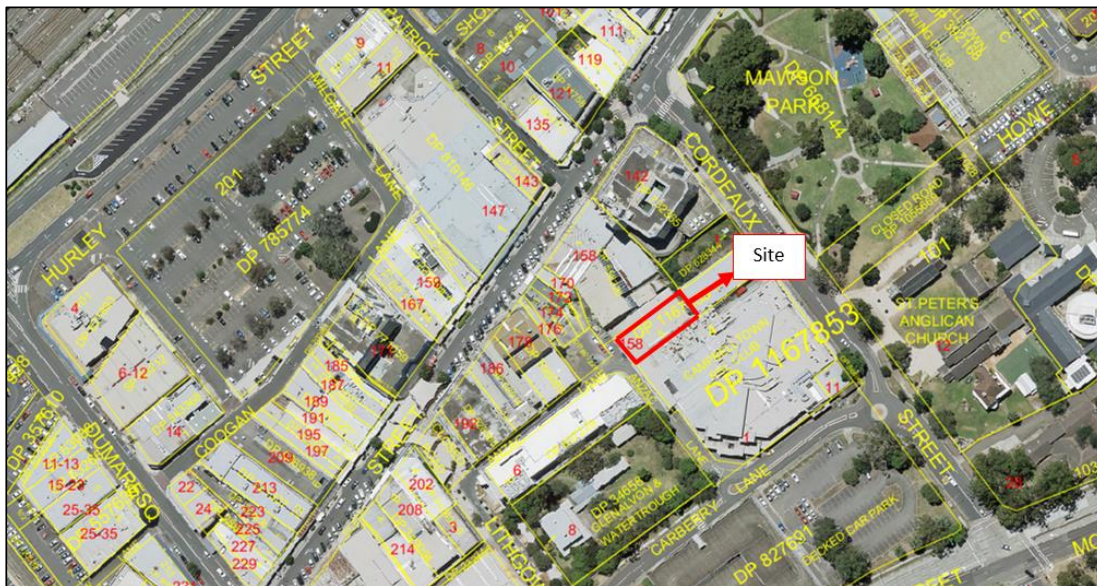


Figure 1 – Location Map

The site is currently zoned B3 – Commercial Core and has a maximum permissible building height of 45m under the Campbelltown Local Environmental Plan 2015. As part of the planning proposal an amendment to the zoning for the site is not being undertaken.

Background

On 10 February 2022 an amendment to CLEP 2015 was gazetted which increased the permissible building height for both Lot 1 DP 558320 and Lot 5 DP 1167855 from 32m to 45m to facilitate the construction of a new RSL club and hotel. The amendment also included an additional local provision clause to guide the development of the RSL club and hotel. The two sites were included in a Clause Application map with the site identified within the map as "Area 3". The Clause Application Map is shown below.

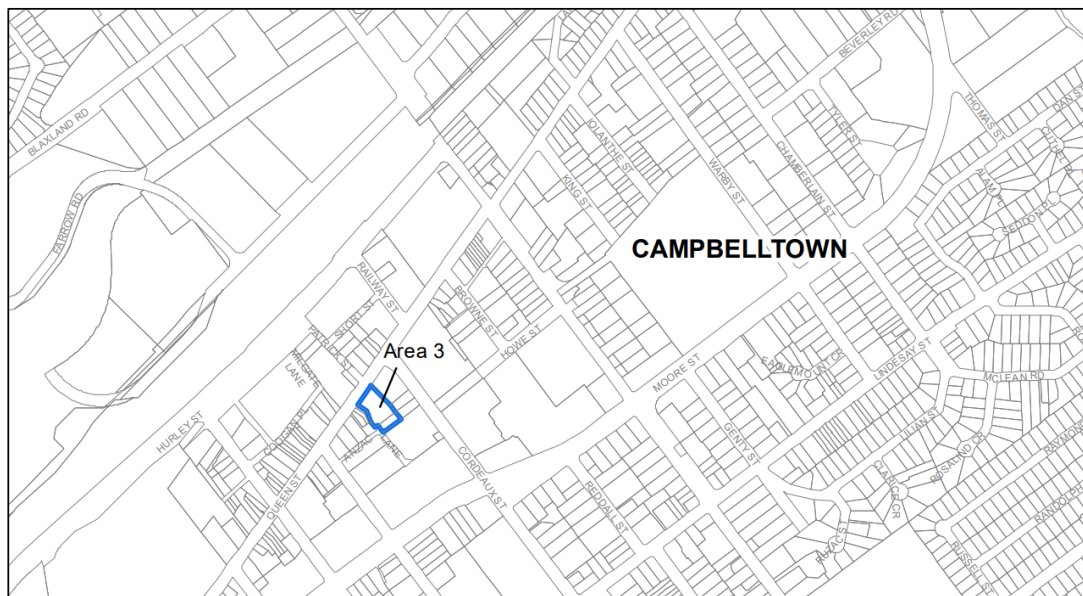


Figure 2 – Current outline of "Area 3" in Clause Application Map

Once the amendment was finalised by the Department of Planning and Environment (DPE) it became apparent that the Development Application for an RSL Club and Hotel at 158 Queen Street only included new building works on Lot 1 DP 558320. Only minor works are proposed on Lot 5 DP 1167855. Accordingly it is considered that Clause 7.27 of the CLEP 2015 unnecessarily restricts the use of Lot 5 DP 1167855 and in order to rectify this the subject planning proposal has been prepared.

Existing Situation

The site (158 Queen Street, Campbelltown) currently comprises two lots. The site is located in Campbelltown CBD and fronts Queen Street with a rear lane access to Anzac Lane. The current site comprises various retail premises. A development consent was issued by the Sydney Western City Planning Panel on 18 March, 2022 for demolition of the existing buildings and the construction of a new RSL Club and Hotel, which will be located on Lot 1 DP 558320. While the development consent also applies to Lot 5 DP 1167855, only minor works are proposed on that lot.

Clause 7.27 applies to both Lot 1 DP 558320 and Lot 5 DP 1167855 and restricts the permissible land uses on both lots. Given the location of the approved RSL Club and Hotel the restrictions under Clause 7.27 unnecessarily restrict the potential future use of Lot 5 DP 1167855.

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

Part 1 – Objectives or Intended Outcomes

The objective and intended outcomes of the Planning Proposal are to remove the restrictions placed on Lot 5 DP 1167855 by Clause 7.27 of CLEP 2015 so that this lot is able to be used for the same types of uses as most other land within the B3 zone.

A draft Clause Application map is identified below.

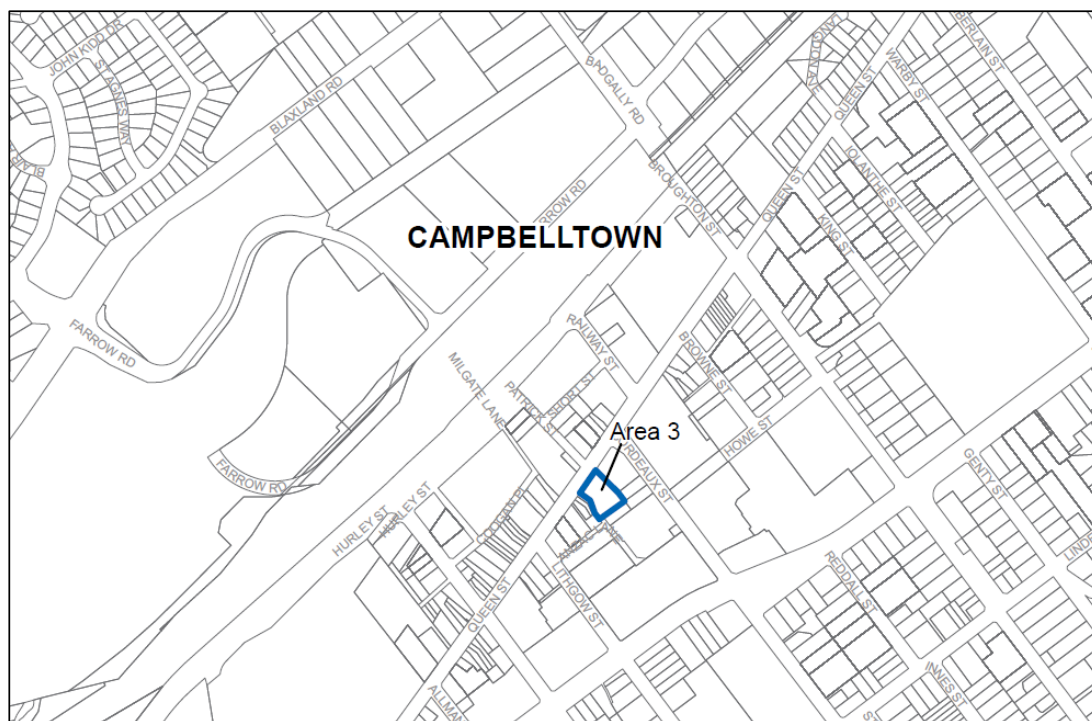


Figure 3 – Proposed outline of “Area 3” in Clause Application Map

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending the Clause Application Map in CLEP 2015 by removing Lot 5 DP 1167855 from Area 3.

Removal of Lot 5 DP 1167855 from Area 3 in the Clause Application Map would result in Clause 7.27 of CLEP 2015 no longer being applicable to Lot 5 DP 1167855.

Part 3 – Justification

Section A – Need for the planning proposal

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

No.

The Planning Proposal is not a result of any strategic study or report. However, the subject site is located and identified by a number of key strategies and report such as the Greater Sydney Region Plan, Western District Plan and the Glenfield to Macarthur Urban Renewal Corridor Strategy.

The current proposal to remove the subject site from Area 3 in the Clause Application Map would not be inconsistent with any of the strategies listed. The removal of the subject site from the map would allow for greater flexibility in potential uses of Lot 5 DP 1167855 and this increased flexibility is consistent with Council's Employment Lands Strategy and the objectives of the Department of Planning and Environment's employment zones reforms. In respect of the latter, the proposal will enable Lot 5 DP 1167855 to be used for the same purposes as other surrounding land, regardless of the zone.

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 as it is the simplest administrative way to achieve the aims of the planning proposal.

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.

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 considered not inconsistent with the Greater Sydney Region Plan as it aims to increase the ability to use Lot 5 DP 1167855 for a range of employment uses in an established city centre.

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 Western City District Plan aims to create a stronger local economy. Clause 7.27 of CLEP 2015 limits the range of permissible uses on Lot 5 DP 1167855.

By removing the restrictions of Clause 7.27 the land owner can seek consent for a greater range of employment land uses assisting in the achievement of the aims of the Western City District Plan, albeit on a very small scale.

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 and is consistent with the Campbelltown Precinct Plan adopted as part of this 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 not inconsistent 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 planning proposal is not inconsistent with the outcomes listed. The planning proposal only relates to a minor amendment to the CLEP 2015.

Reimagining Campbelltown City Centre Master Plan

The Reimagining 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 is not inconsistent with the outcomes listed in the Reimagining Campbelltown Masterplan. Clause 7.27 of CLEP 2015 currently restricts the subject site in terms of development potential. The amendment would allow greater possibilities for the subject site and would promote opportunities to use the land in harmony with other potential uses on adjoining land.

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 65 – Design Quality of Residential Apartment Development	The planning proposal is not inconsistent with the SEPP. Residential apartment development is not proposed as part of this Planning Proposal. The site is zoned B3 – Commercial Core which does include shop top housing under the CLEP 2015.
SEPP (Biodiversity and Conservation) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Housing) 2021	The proposal is consistent with the SEPP. Any future development on the site may incorporate housing types identified in the SEPP which would be considered in conjunction with the SEPP. However it is also noted that it is unlikely that any significant development of this style could occur on a lot of this size and shape with limited access off a laneway.
SEPP (Industry and Employment) 2021	Not relevant to this proposal.
SEPP (Planning Systems) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Regional SEPP)	Not relevant to the Proposal.
SEPP (Primary Production) 2021	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	The existing urban use of the land is unlikely to result in land contamination or hazardous types of development. Future development of the site will need to address the requirements of the SEPP.
SEPP (Resources and Energy) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not seek to undertake any extractive industries or mining.

SEPP (Transport and Infrastructure) 2021	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP.
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Figure 3 - Consistency with 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
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The planning proposal is not inconsistent with this Direction. The planning proposal would provide more flexibility in developing the site and would not be restricted to only an RSL and hotel development.
1.2 Development of Aboriginal Land Council land	Not relevant to the Proposal.
1.3 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.
1.4 Site Specific Provisions	The proposal relates to the exclusion of the site from the area known as 'Area 3' in the Clause Application Map.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the Proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	<p>The proposal is consistent with this Direction as the Proposal will allow for other uses to revitalise and activate Queen Street which will deliver a significant amount of retail and commercial jobs.</p> <p>Currently the uses permitted on the site are restricted by Clause 7.27 of CLEP 2015. The current development consent does not include the construction of a building for an RSL and/or Hotel on Lot 5 DPP 1167855. The current</p>

	restriction is unnecessary and thwarts the implementation of the Corridor Strategy.
1.10 Implementation of Western Sydney Aerotropolis Plan	The proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the Proposal
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	The planning proposal is consistent with the Plan. The proposal does not amend the business zoning for the site and seeks to remove the site from Clause 7.27 to allow for greater flexibility in the future development of the site.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the Proposal.
Focus Area 2	
Design and Place	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the Proposal.
3.2 Heritage Conservation	The subject site is in close proximity to Glenalvon House, a State Heritage Item. The planning proposal does not seek to amend the zoning or height of building for the site. The proposal only seeks to amend the permissible uses on the land to restore them to those that apply to other B3 zoned land. Any future development on the site would be referred to Heritage NSW for comment.
3.3 Sydney Drinking Water Catchments	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not relevant to the Proposal.
4.2 Coastal Management	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	Not relevant to the Proposal.
4.4 Remediation of Contaminated Land	The proposal does not alter the zoning of the land.
4.5 Acid Sulfate Soils	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the Proposal.

Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent. The subject site is within 400m of Campbelltown Train Station and other forms of services such as buses which can provide access to jobs and amenities.
5.2 Reserving Land for Public Purposes	Not relevant to the Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the Proposal.
5.4 Shooting Ranges	Not relevant to the Proposal.
Focus Area 6: Housing	
6.1 Residential Zones	Consistent. The subject site is not located within a residential zone, although shop-top housing is a form of housing which can be incorporated into business zones. The proposal would be consistent with this Direction as additional dwellings would be in close proximity to existing infrastructure and services and would provide for existing and future housing needs of the local area.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the Proposal.
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	The proposal is consistent with this Direction as the amendment to the Clause Application Map would not reduce the amount of commercial/retail floorspace within the Campbelltown CBD. The proposed amendment would increase the potential uses for the site in accordance with the B3 – Commercial Core zoning.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the Proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the Proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the Proposal.
9.2 Rural Lands	Not relevant to the Proposal.
9.3 Oyster Aquaculture	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the Proposal.

Figure 4 – 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 proposal does not seek to amend the zoning of the site, nor any other controls like the maximum height of buildings. The proposal does not alter the permissible bulk and scale of any development that could be erected on the land. It only affects the potential land uses.

The planning proposal seeks to remove the subject site from the Clause Application Map as the current development application that is with Council does not incorporate the RSL and Hotel building on Lot 5 DP 1167855.

The subject site is located within close proximity to 'Glenalvon', a colonial Georgian sandstone home which was constructed in circa 1841. The two storey home is a rare example of residence and garden of its period. The Planning Proposal is unlikely to have an impact on the nearby heritage item as the proposal only relates to the removal of the subject site from the Clause Application Map, and does not alter the potential height or setback of any development on the subject land.

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

Yes.

The Planning Proposal is not supported by a social or economic assessment as these are not considered necessary given the small size of the land.

Section D – State and Commonwealth Interests**10. Is there adequate public infrastructure for the planning proposal?**

Yes.

The planning proposal is unlikely to result in a need for additional public infrastructure given the limited size of the subject site it is not expected to impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

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

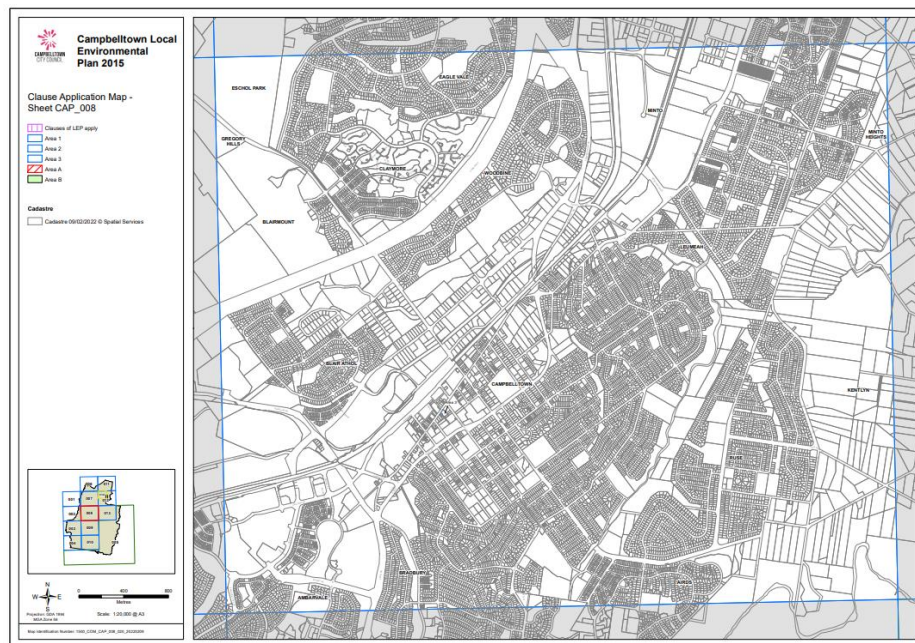
Consultation will occur with any public authorities identified in the Gateway Determination.

Part 4 – Mapping

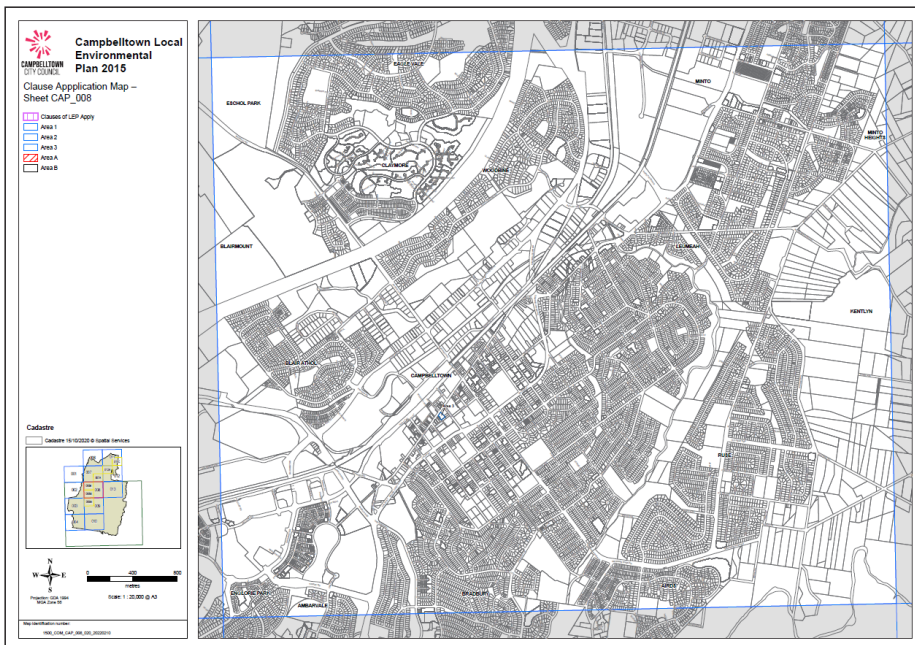
The Planning Proposal seeks to amend the Clause Application Map within CLEP 2015 as proposed below.

Map	No	Requested Amendment
Clause Application Map	CAP_008 Date 18 February 2022	Amend the Clause Application Map for 158-168 Queen Street, Campbelltown by removing Lot 5 DP 1167855 from the area identified as "Area 3".

Current Map



Proposed Map



The current and proposed maps are at attached to this proposal.

Part 5 – Community consultation

In accordance with the ‘Local Environmental Plan Making Guideline’ prepared by the Department of Planning and Environment (2021), the consultation strategy is:

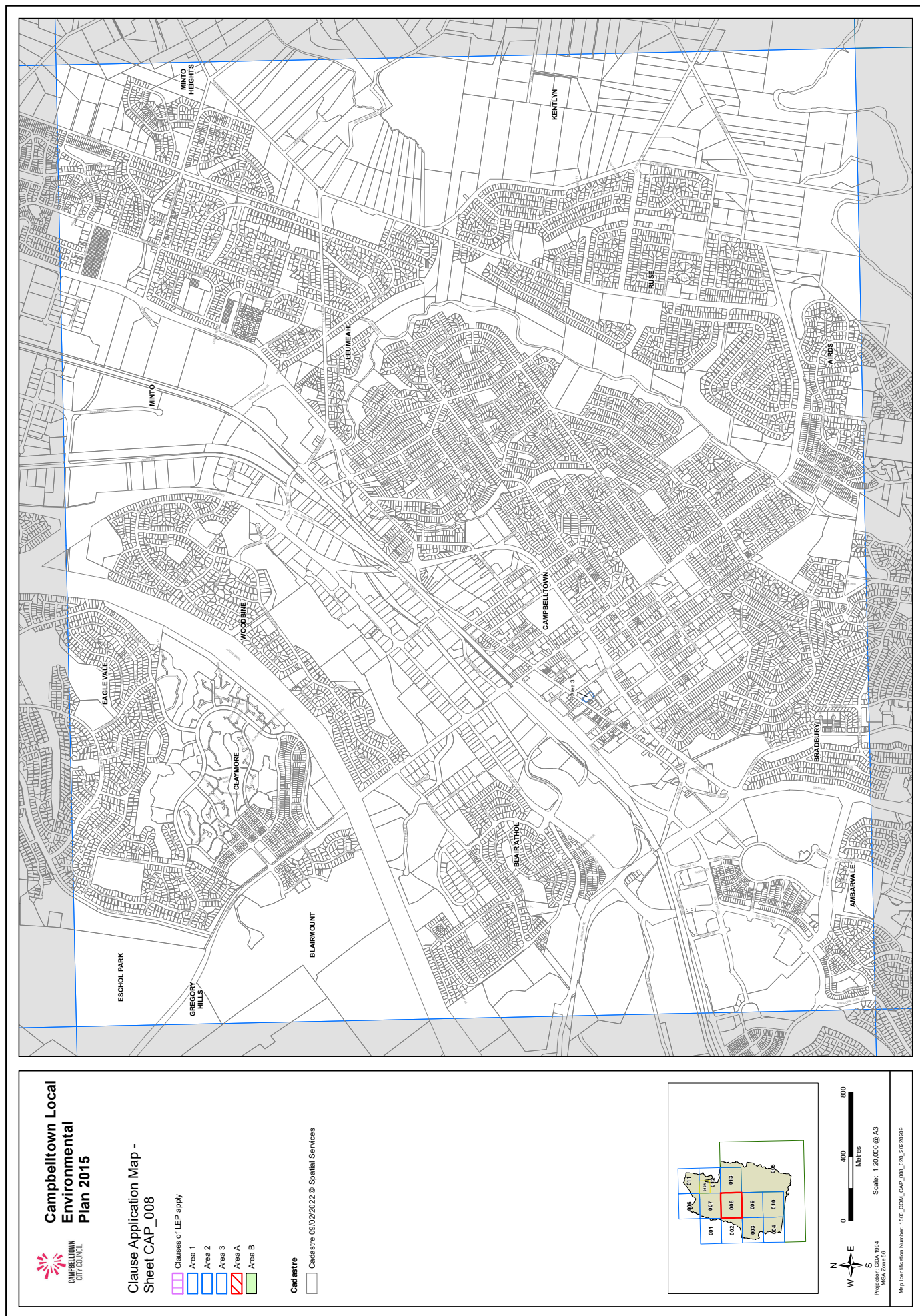
A letter sent to landowners located within 200m of the subject site in accordance with the Campbelltown Community Participation Plan.

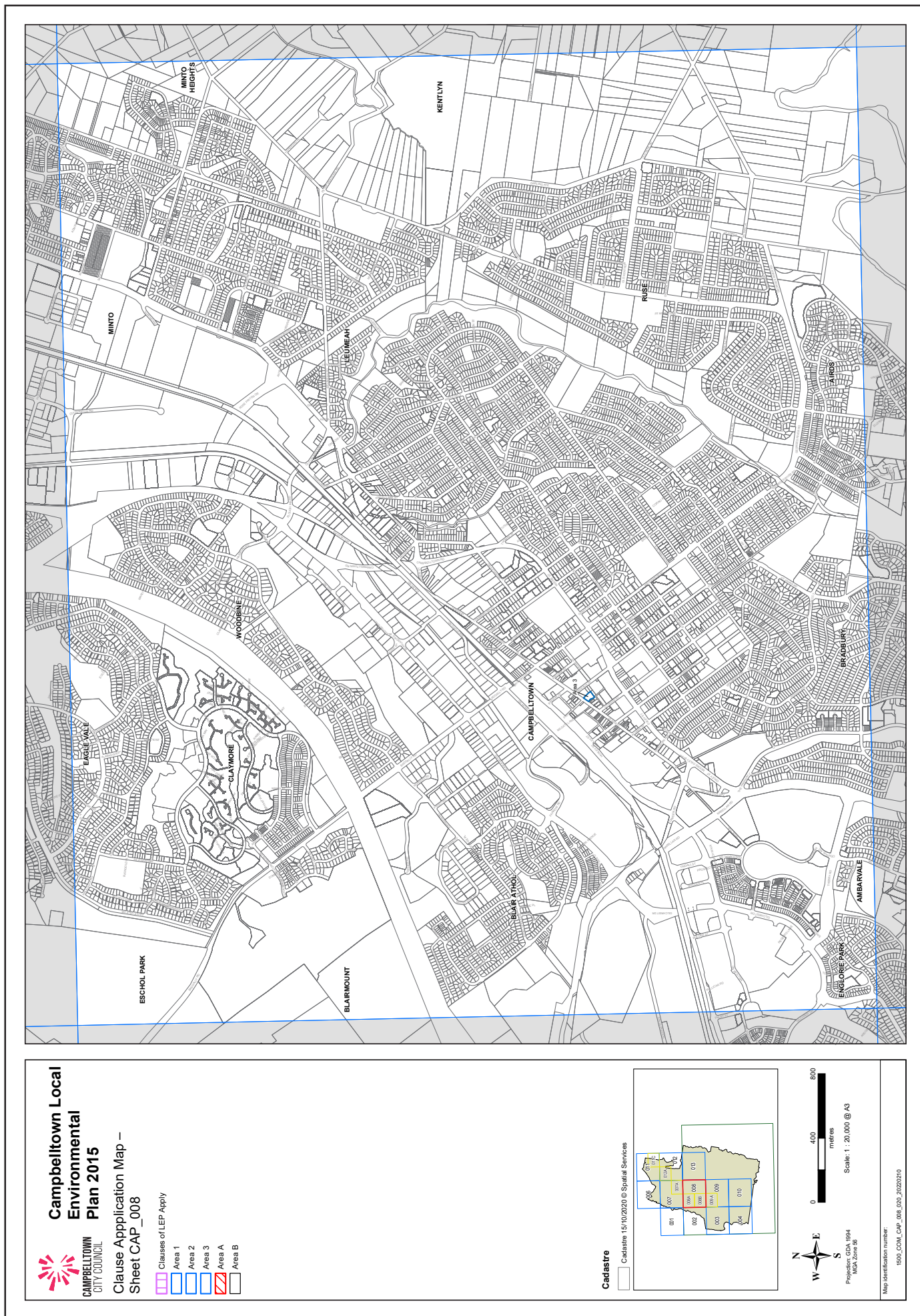
The Planning Proposal to be exhibited on Council’s website (www.campbelltown.nsw.gov.au). Council’s libraries also have access to the website.

The planning proposal will also be made available on the NSW Planning Portal website (www.planningportal.nsw.gov.au).

Part 6 – Project Timeline

Dates	Item
27 April 2022	Local Planning Panel advice
14 June 2022	Council endorsement
June 2022	Referral to DPE for Gateway Determination
July 2022	Gateway Determination
8 September 2022 to 21 September 2022	Public exhibition and referral to any required public authorities
8 November 2022	Post exhibition report to Council
November 2022	Send planning proposal to DPIE for finalisation
November/December 2022	Making of LEP Amendment







Department of Planning and Environment

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

Our ref: IRF22/22204

Attn: David Smith

Dear Ms Deitz

Planning proposal PP-2022-2243 to amend Campbelltown Local Environmental Plan 2015

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 20 June 2022 in respect of the planning proposal to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) Clause Application Map by removing Lot 5 DP 1167855 from "Area 3".

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's consistency with Section 9.1 directions. No further approval is required.

Considering the nature of the planning proposal, I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised within 6 months from the date of the gateway determination. A condition of the gateway is that Council must commence the exhibition of the planning proposal before the end of August 2022.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au.

The relevant Department of Planning and Environment team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

Should you have any enquiries about this matter, I have arranged for Lance Collison to assist you. Lance can be contacted on 9860 1536.

Yours sincerely

15 July 2022

Naomi Moss
Acting Director, Western District
Department of Planning, Industry and Environment

Encl: Gateway determination
Plan-making reporting template



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2022-2243): to remove unnecessary restrictions from Lot 5, 158 Queen Street Campbelltown.

I, the Acting Director, Western District at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Campbelltown Local Environmental Plan 2015 to remove unnecessary restrictions from Lot 5 DP 1167855, 158 Queen Street Campbelltown should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 30 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence before the end of August 2022.

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act

2. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
3. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.

5. The LEP should be completed within 5 months from the date of the Gateway determination.

15 July 2022

Naomi Moss
Acting Director Western, Metro West
Western Parkland City
Department of Planning and Environment

Delegate of the Minister for Planning

PP-2022-2243 (IRF 22/2136)



Department of Planning and Environment

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-2243): to remove unnecessary restrictions from Lot 5, 158 Queen Street Campbelltown.

I, the Director, Western District at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 15 July 2022 for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

Delete,

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 30 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence before the end of August 2022.

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act

and replace with:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (c) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a maximum of 10 days; and
 - (d) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

[PP-2022-2243] (IRF 22-2805)

Exhibition must commence before the end of September 2022.

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act

Dated 23 August 2022.

**Adrian Hohenzollern
Director Western, Metro West
Western Parkland City
Department of Planning and
Environment**

Delegate of the Minister for Planning

[Planning proposal no] (IRF number)

8.5 Planning Proposal Request - Menangle Park (East Village)

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
2.3.1.2 Lead and build partnerships to achieve diverse and affordable housing options

Officer's Recommendation

1. That Council not support the Planning Proposal Request lodged by Michael Brown Planning Strategies which seeks to rezone various parcels of land (collectively referred to as East Village) bounded by Taber Street, Racecourse Avenue, Fitzpatrick Street and Cummins Road, Menangle Park as the proposal is not considered to have strategic or site-specific merit and would result in an unreasonable exceedance of planning infrastructure provisions and environmental capacity of the local area.
2. That the applicant be formally advised of Council's decision.
3. That the Department of Planning and Environment be formally advised of Council's decision.

Executive Summary

1. Michael Brown Planning Strategies submitted a Planning Proposal Request (PPR)(refer to attachment 3) which seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) as it relates to an area described as the East Village precinct, within Menangle Park.
2. The PPR has been submitted on behalf of various property owners within the East Village precinct, which is bounded by Taber Street, Racecourse Avenue, Fitzpatrick Street and Cummins Road, Menangle Park (the Site).

3. The PPR seeks to amend the CLEP 2015 to allow medium to high density residential development, and the delivery of 2179 dwellings across the Site.
4. The Site has an area of approximately 19 hectares, and forms part of the established low density Menangle Park Village Area, which exists within the greater Menangle Park Urban Release Area (MPURA). The MPURA is planned to accommodate 4,500 dwellings in total.
5. The PPR seeks to increase the Site's development capacity from 340 under the MPURP, to 2179 dwellings (an increase of 540 per cent). In comparative terms, this proposal seeks to deliver a development density greater than that of the Edmondson Park Town Centre.
6. The PPR is inconsistent with the adopted Menangle Park Development Contributions Plan 2020 and would require augmentation of existing and proposed infrastructure on land owned by others, without their consent.
7. The PPR does not demonstrate site specific or strategic merit and specifically, it is not sufficiently consistent with:
 - The Greater Sydney Region Plan
 - The Western City District Plan
 - Greater Macarthur Growth Area
 - The Campbelltown Local Strategic Planning Statement
 - The Campbelltown Local Housing Strategy
 - The Campbelltown Community Strategic Plan
 - Section 9.1 Ministerial Directions
 - The environmental capacity of the site
 - The planned infrastructure strategy
8. For the reasons outlined in this report, it is recommended that the PPR not be supported.
9. Should Council not support the PPR, the Applicant may to request a review of the Council's decision via the Sydney Western City Planning Panel.

Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act, 1979*.

Property Description

The property area to which the PPR relates to is generally referred to as the East Village precinct, which is the area bounded by Taber Street, Racecourse Avenue, Fitzpatrick Street and Cummins Road in Menangle Park (the Site).

The formal property descriptions of the allotments within the Site are as follows:

1 Taber Street, Menangle Park (Lot 39 DP 10718)
11 Taber Street, Menangle Park (Lot 42 DP 10718)
21 Taber Street, Menangle Park (Lot 43 DP 10718)
31 Taber Street, Menangle Park (Lot 44 DP 10718)
41 Taber Street, Menangle Park (Lot 45 DP 10718)
51 Taber Street, Menangle Park (Lot 46 DP 10718)

111 Cummins Road, Menangle Park (Lot 58 DP 10718)
121 Cummins Road, Menangle Park (Lot 57 DP 10718)

46 Fitzpatrick Street, Menangle Park (Lot 56 DP 1102480)
46 Fitzpatrick Street, Menangle Park (Lot 55 DP 10718)
36 Fitzpatrick Street, Menangle Park (Lot B DP 364350)
26 Fitzpatrick Street, Menangle Park (Lot A DP 364350)
22 Fitzpatrick Street, Menangle Park (Lot A DP 341800)
12 Fitzpatrick Street, Menangle Park (Lot 52 DP 10718)
56 Fitzpatrick Street, Menangle Park (Lot 1 DP 389348)

232 Racecourse Avenue, Menangle Park (Lot 51 DP 10718)
222 Racecourse Avenue, Menangle Park (Lot 50 DP 10718)
212 Racecourse Avenue, Menangle Park (Lot 49 DP 10718)
202 Racecourse Avenue, Menangle Park (Lot 48 DP 10718)
192 Racecourse Avenue, Menangle Park (Lot 47 DP 10718)
182 Racecourse Avenue, Menangle Park (Lot 41 DP 10718)
182 Racecourse Avenue, Menangle Park (Lot 40 DP 10718)

Application Number: 3823/2021/E-PP

Applicant: Michael Brown Planning Strategies

Provisions: Campbelltown Local Environmental Plan 2015
Campbelltown (Sustainable City) Development Control Plan 2015
Campbelltown Community Strategic Plan
Campbelltown Local Strategic Planning Statement
Greater Sydney Region Plan
Western City District Plan
Greater Macarthur 2040
Section 9.1 Directions (EP&A Act)
Various State Environmental Planning Policies

Date Lodged: 19 May 2022

History

The lands that make up the area of the subject Site, form part of the established low density Menangle Park Village Area (The Village), under the greater Menangle Park Urban Release Area (MPURA). The MPURA was rezoned for urban and related purposes in 2017, after a decade of detailed and complex planning work.

More recently, an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) for the MPURA was finalised on 29 April 2022 to support an additional 1,000 dwellings, the relocation of the town centre and to adjust the planning framework to improve retention of critically endangered ecological communities.

Notably, the amendment did not alter the 2017 approved land use plan that applies to the Site, subject of this PPR.

The Applicant engaged in formal pre-lodgement consultation with Council in April 2022. The review of the pre-lodgement proposal resulted in Council issuing advice that the pre-lodged proposal, in its current form, did not demonstrate site specific or strategic merit and should therefore not be lodged.

Despite being in receipt of that advice, the Applicant lodged a PPR and paid the required fee in full on 19 May 2022.

The Site

The Site is located within the MPURA, with its most proximate boundary approximately 500 m from the Menangle Park Train Station (and the Menangle Park Harness Racing Facility). The Site is situated to the immediate west of the proposed Menangle Park Town Centre (Cummins Road frontage) and within approximately one kilometre of the proposed Spring Farm Parkway/Hume Highway intersection.

The Site comprises 22 allotments with a total area of approximately 19 hectares. The dominant lot size is approximately one hectare. The Site is bounded by Cummins Road, Fitzpatrick Street, Racecourse Avenue and Taber Street (refer to attachment 1).

The Site exists within the northernmost precinct of the Village and has a general open rural residential character, with dwellings of various qualities and related improvements and with some equine focused activities (including shedding), forming part of such character.

The Site has been largely cleared of former native vegetation, with only one small pocket of critically endangered Elderslie Banksia Scrub Forest (EBSF) situated in the north-eastern corner of the Site. Native and introduced grass species dominate the precinct, together with limited domestic related plantings associated with the dwelling houses. No major riparian corridors are evident.

The Site is serviced by sealed roads without formal verges and overhead electricity services and underground telecommunication facilities. The Site, together with other land in the Village is zoned R2 – Low Density Residential with a maximum building height of 8.5 metres and maximum floor space ratio of 0.55:1.

Planning Proposal Request (PPR)

The PPR seeks to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) in accordance with the proposed Structure Plan (refer to attachment 2), as follows:

- Rezone the site from R2 Low Density Residential to part R4 High Density Residential, part R3 Medium Density Residential and part RE1 Public Recreation.
- Amend the maximum height of buildings from 8.5 m to a mix of 9 m, 12 m, 15 m, 21 m, 24 m and 27.5 m
- Amend the current Floor Space Ratio (FSR) of 0.55: 1 to 0.75:1, 1:1, 1.4:1 and 1.9:1.

The proposed built form transitions from residential flat buildings of 8 to 6 storeys adjacent to the proposed Town Centre (to the immediate east) to 2 to 3 storey townhouses towards the railway line in the west.

The principal objective of the PPR is to support approximately 2,179 dwellings compared to present development capacity of 340 dwellings.

The proposal would also introduce an open space network to preserve the EBSF, provide a Central Park for civic gatherings, facilitate communal open space on development lots and introduce boulevard plantings.

The proposal is supported by the following technical studies:

- Urban Design Study
- Traffic and Transport Assessment
- Community Infrastructure Assessment

On 16 August 2022, Councillors were briefed on the proposal.

Report

This report considers the strategic context of the PPR in relation to State and local planning policies and the potential impacts of the proposal.

1. Strategic Context

The following State and local planning policies are relevant to the PPR as discussed below.

1.1 Greater Sydney Region Plan

The Greater Sydney Region Plan (GSRP) is built on a vision “where most residents live within 30 minutes of their jobs, education and health facilities, services and great places” and seeks to transform Greater Sydney into a metropolis of three cities. The Campbelltown LGA is located within the Western Parkland City and the Western City District.

The GSRP identifies the need for an additional 725,000 dwellings in the period 2016-2036 within the Western City District. These additional dwellings will comprise 29 per cent of the total Sydney wide dwelling growth by 2036.

Insufficient justification has been provided by the Applicant to demonstrate that the PPR is consistent with the following Directions:

- **Direction 1 – A City Supported by Infrastructure:** The proposal would be heavily reliant on private motor vehicle use, would adversely impact on the existing and proposed surrounding network; relies on a non-electrified railway line and is not supported by the existing design of the Spring Farm Parkway Stage 1 works currently under construction, or sufficient active recreation.
- **Direction 3 – A City for People:** The proposal does not provide active open space and would exceed the capacity of the planned 1000 place primary school to be potentially delivered on Cummins Road on land dedicated by Dahua under the State Voluntary Planning Agreement.
- **Direction 5 – A City of Great Places:** The scale and density of the proposal is incompatible with existing approved infrastructure strategy for civil and community facilities.
- **Direction 6 – A Well-Connected City:** The proposal would be dependent on private motor vehicles for access despite proximity to the proposed Town Centre and Menangle Park railway station. The Menangle Park station is not part of the electrified Metropolitan network, with no plan for its upgrade identified in the Sydney Metropolitan Freight Strategy nor Long Term Transport Masterplan.

All transport planning for future traffic growth is already accounted for within the existing land use plan with limited scope for additional growth without major modification to works currently being delivered.

- **Direction 8 – A City in its Landscape:** Although the PPR seeks to preserve a patch of EBSF ecological community and provides passive open spaces generally required for the proposal, the scale of development is inconsistent with the overall precinct plan, not appropriate for the context formal civic space, has a limited landscape palette, with negligible opportunities to establish an appropriate urban tree canopy and facilitate linkages to off-site landscape elements.
- The PPR is inconsistent with Direction 9 – An Efficient City, as future development will be heavily reliant on private motor vehicle use which will not support the reduction of greenhouse gas emissions or energy use per capita.
- The PPR is inconsistent with Direction 10 – A Resilient City in that the retained native vegetation potentially exhibits some hazardous bushfire qualities, whilst the lack of open space provision and limited on-site tree planting opportunities will only compound potential adverse heat island impacts.

1.2 Western City District Plan

The Western City District Plan (the District Plan) establishes Planning Priorities and Actions to guide future growth in the District in a manner consistent with the GSRP. It highlights anticipated growth in housing and employment within a district level sustainability framework. As such it provides a framework to inform the assessment of planning proposals.

The District Plan identifies Menangle Park as part of the Greater Macarthur Growth Area and sets a housing target of 6,800 additional dwellings in the Campbelltown LGA between 2016-2021. Subsequently local housing strategies are to develop 6-10 year housing targets in accordance with a set of common principles.

The following is an assessment of the PPR against the relevant 'Planning Priorities' of the District Plan; it being noted that the commentary is consistent with the thematic assessment against the GSRP Directions and Objectives:

- The PPR is inconsistent with Planning Priority W1 – A city supported by infrastructure, as future development will be heavily reliant on private motor vehicle use and traffic network not planned/designed for the projected traffic volumes.
- The PPR is inconsistent with Planning Priority W2 – A collaborative city, as no evidence of relevant scoping level engagement is provided.
- The PPR is inconsistent with Planning Priorities W2, W3 and W4 – supporting social infrastructure and socially connected communities.
- The proposal is partially consistent with Planning Priority W5 – housing the city.
- The PPR is inconsistent with Planning Priority W6 – a city of great places, as the envisaged levels of traffic and parking congestion and adverse impacts upon pedestrian and cycle safety will significantly detract from the promoted level of urban amenity.
- The PPR is inconsistent with Planning Priority W7 – a well-connected city for the reasons surrounding previously cited traffic and parking congestion and related road safety issues.
- The PPR is inconsistent with the specific Planning Priorities W8, W9, W10 and W11 in respect of jobs and skills. The proposal fails to generate long term employment opportunities beyond the construction period, detracting from the principle of a 30 minute city.
- The PPR is inconsistent with Planning Priorities W14, W15 and W18 – A city in its landscape, in that the conservation strategy for the EBSF should include an enhanced context, urban tree canopy opportunities are overly restricted, green grid connections not optimised and high quality open space underprovided.

- The PPR is inconsistent with Planning Priority W19 – an efficient city as the significant reliance on private motor vehicles will reflect in disproportionately higher greenhouse gas emissions and energy consumption generally.
- The PPR is inconsistent with Planning Priority W20 – a resilient city in respect of the minor bushfire hazard and possible exacerbation of the urban heat island effect.

1.3 Consideration of State Environmental Planning Policies

The PPR is generally considered to be inconsistent with relevant State Environmental Planning Policies (SEPP) that apply to the site.

A detailed list of the SEPPs and a statement of consistency is provided below:

Assessment Against State Environmental Planning Policies		
SEPP	Compliance Status	Evaluation
SEPP (Biodiversity and Conservation) 2021		
Vegetation in Non Rural Areas	Inconsistent	<p>The subject land constitutes non rural land and approval would be required for any vegetation clearing.</p> <p>No such details have been provided.</p>
Koala Habitat Protection	Inconsistent	<p>The PPR claims that there have been no on-site sightings of koalas.</p> <p>On 30 July 2020, the Department of Planning approved Council's Comprehensive Koala Plan of Management (CKPoM) under Clause 17 of the Koala SEPP.</p> <p>Consistent with the requirements of this Plan (Section 6.3), a rezoning or DA must establish if the land being the subject of the application contains any potential koala habitat by way of a Vegetation Assessment Report (VAR). No VAR was submitted.</p>
Bushland in Urban Areas	Inconsistent	<p>The proposal may entail limited removal of bushland in an urban area. The provisions of Clause 7.20 of CLEP 2015 and the Biodiversity Conservation Act will need to be complied with.</p> <p>No detail on proposed vegetation removal has been provided.</p>
Georges River Catchment	N/A	The proposal is not within the Georges River Catchment.

SEPP (Resilience and Hazard) 2021		
Remediation of Land	Inconsistent	There are likely to be areas which require remediation in accordance with a relevant strategy. No assessment and/or remediation strategy is documented.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	State Environmental Planning Policy (BASIX) 2004 (SEPP BASIX) requires all future residential developments to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates are capable of being included as part of future DAs to demonstrate compliance with SEPP BASIX requirements.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent	The Proposal is not inconsistent with the potential application of the SEPP at the future development application on stage.
State Environmental Planning Policy (Housing)		
Affordable Housing	Consistent	The Proposal does not preclude some of the proposed housing products being affordable.
Diverse Housing	Consistent	The Proposal demonstrates the capacity to support housing diversity.
Manufactured House Estates	N/A	The provisions do not apply to the Campbelltown Local Government Area.
Caravan Parks	N/A	The provisions are not relevant to the subject Proposal.
State Environmental Planning Policy (Transport and Infrastructure)		
	Inconsistent	Future development will likely constitute Traffic Generating Development assessment under the SEPP with projected poor outcomes.
State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development		
	Inconsistent	Despite some high quality masterplan elements the PPR fails to adequately address all design elements satisfactorily, given the scale and intensity of proposed development.
State Environmental Planning Policy (Planning Systems) 2021		
	Inconsistent	The Proposal is likely to constitute Regionally Significant Development and be subject to the provisions of the SEPP.

State Environmental Planning Policy (Precincts – Western Parkland City) 2021		
	Inconsistent	The site is included in the Greater Sydney Region Growths Centres 2006 – Greater Macarthur Greater Area Precinct Boundary, and is unlikely to fulfill the comprehensive prevailing provisions.

1.4 Consideration of Section 9.1 Ministerial Directions

The PPR is considered generally inconsistent with Section 9.1 directions issued by the Minister for Planning. A detailed list of the Section 9.1 Directions and Statement of consistency is provided below:

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
Focus Area 1 – Planning Systems		
1.1 Implementation of Regional Plans (previously 5.10)		
The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Inconsistent	The Proposal is considered to be inconsistent with the Greater Sydney Region Plan and Western Sydney Plan as detailed in sections 1.1 and 1.2 of this report.
1.2 Development of Aboriginal Land Council Land (previously 5.11)		
The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	N/A	The Proposal is not impacted by the subject requirement as the subject land is not identified to be Aboriginal Land.
1.3 Approval and Referral Requirements (previously 6.1)		
The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent	The Proposal does not propose to alter the provisions relating to approval and referral requirements.
1.4 Site Specific Provisions (previously 6.3)		
The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.	Consistent	The Proposal pertains to amendments to the 'standard instrument' Campbelltown LEP 2015. The PPR does not propose the introduction of specific provisions into the CLEP 2015.
Focus Area 1 – Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy		
	N/A	Does not apply to Campbelltown City Council

1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan		
	N/A	Does not apply to Campbelltown City Council
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		
	N/A	Does not apply to Campbelltown City Council
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation		
	N/A	Does not apply to Campbelltown City Council
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor		
	N/A	The Proposal is not included in the Greater Macarthur Urban Renewal Corridor
1.10 Implementation of the Western Sydney Aerotropolis Plan		
	N/A	Does not apply to Campbelltown City Council
1.11 Implementation of Bayside West Precincts 2036 Plan		
	N/A	Does not apply to Campbelltown City Council
1.12 Implementation of Planning Principles for the Cooks Cove Precinct		
	N/A	Does not apply to Campbelltown City Council
1.13 Implementation of St Leonards and Crows Nest 2036 Plan		
	N/A	Does not apply to Campbelltown City Council
1.14 Implementation of Greater Macarthur 2040		
	Inconsistent	<p>The Proposal is inconsistent with the Greater Macarthur 2040 Interim Plan.</p> <p>It is initially noted to not be included in the urban renewal corridor component of the plan. It is, however, inconsistent with the land release densities planned for Menangle Park and transport planning assumptions.</p>
1.15 Implementation of the Pyrmont Peninsula Place Strategy		
	N/A	Does not apply to Campbelltown City Council
1.16 North West Rail Link Corridor Strategy		
	N/A	Does not apply to Campbelltown City Council
1.17 Implementation of the Bay West Place Strategy		
	N/A	Does not apply to Campbelltown City Council
Focus Area 2 – Design & Place		
The Principles for Well-designed Places establish quality design approaches for new development,	Inconsistent	The Proposal could be considered to be consistent in part. Elements of the proposal

public spaces and the environment. They promote the design of places that are healthy, sustainable, prosperous, and supportive of people, the community and Country.		are considered to present a high-quality design outcome, but the Proposal fails in respect of lack of open space and adverse-traffic impacts.
Focus Area 3 – Biodiversity & Conservation		
The Principles for Natural Environment & Heritage recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.		
3.1 Conservation Zones (previously 2.1 Environment Protection Zones)		
The objective of this direction is to protect and conserve environmentally sensitive areas.	Inconsistent	<p>The Proposal is considered to be inconsistent with the Direction.</p> <p>The Proposal intends to conserve the Elderslie Banksia Scrub as an "island", which has long term sustainability doubts. Furthermore, there is a general lack of connectivity.</p> <p>Future development would need to comply with the provisions of the Biodiversity Conservation Act and potentially the EPBC Act.</p>
3.2 Heritage Conservation (previously 2.3)		
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Inconsistent	<p>The site is not listed, nor does it adjoin an area of heritage significance.</p> <p>The proposed bulk and scale, is likely to impact important some district level heritage views.</p>
3.3 Sydney Drinking Water Catchments (previously 5.2)		
The objective of this direction is to protect water quality in the Sydney drinking water catchment.	N/A	The subject location does not form part of the Sydney Drinking Water Catchment.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs		
	N/A	Not applicable to Campbelltown Local Government Area
3.5 Recreation Vehicle Areas (previously 2.4)		
The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Consistent	The Proposal does not propose to facilitate development for the purpose of a recreation vehicle area.
Focus Area 4 – Resilience & Hazards		
The Principles for resilience and Hazards aim to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.		

4.1 Flooding – (previously 4.3)		
<p>The objectives of this direction are to:</p> <p>a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and</p> <p>b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	Consistent	<p>The subject land is not recognised as being located within the flood planning area nor the probable maximum flood area. Therefore, it is not considered that the Proposal would adversely impact this Direction.</p>
4.2 Coastal Management (previously 2.2)		
	N/A	Not Applicable to the Campbelltown Local Government Area.
4.3 Planning for Bushfire Protection (previously 4.4)		
<p>The objectives of this direction are to:</p> <p>a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>b) encourage sound management of bush fire prone areas.</p>	Inconsistent	<p>The Proposal would need to establish a strategy for any bushfire hazard associated with the Elderslie Banksia Scrub.</p> <p>Inadequate information has been provided to show consideration of and consistency with this objective.</p>
4.4 Remediation of Contaminated Land (previously 2.6)		
<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. (NB: <i>In order to meet the requirements of this Direction every site-specific Planning Proposal must include a Preliminary Site Inspection report.</i>)</p>	Inconsistent	<p>There are likely to be areas which require remediation in accordance with a relevant remediation strategy.</p> <p>Inadequate information has been provided to establish the nature and extent of remediation.</p>

4.5 Acid Sulphate Soils (previously 4.1)		
The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Consistent	The site covered by the Proposal is not known to be subject to acid sulphate soils.
4.6 Mine Subsidence & Unstable Land (previously 4.2)		
The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Inconsistent	<p>The site covered by the Proposal is identified to be within the south Campbelltown Mine Subsidence District.</p> <p>The compatibility of buildings of the nature proposed has not been demonstrated particularly in respect of the proposed apartments.</p>
Focus Area 5 – Transport & Infrastructure		
The Principles for Transport & Infrastructure support innovative, integrated and coordinated transport and infrastructure that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.		
5.1 Integrating Land Use and Transport (previously 3.4)		
<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> a) improving access to housing, jobs and services by walking, cycling and public transport, and b) increasing the choice of available transport and reducing dependence on cars, and c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and d) supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight. 	Inconsistent	The PPR has been demonstrated to have many adverse transport functionality and amenity impacts.

5.2 Reserving Land for Public Purposes (previously 6.2)		
The objectives of this direction are to: a) facilitate the provision of public services and facilities by reserving land for public purposes, and b) facilitate the removal of reservation	Consistent	The Proposal does not entail the proposed acquisition of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields (previously 3.5)		
The objectives of this direction are to: a) ensure the effective and safe operation of regulated airports and defence airfields; b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	N/A	The proposal is not proximate to Regulated Airports or Defence Airfields.
5.4 Shooting Ranges (previously 3.6)		
The objectives are to: a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	N/A	The proposal is not proximate to a shooting range.
Focus Area 6 - Housing		
The Principles for Housing foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.		

6.1 Residential Zones (previously 3.1)		
The objectives of this direction are to: a) encourage a variety and choice of housing types to provide for existing and future housing needs, b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.	Inconsistent	The Proposal seeks to provide an opportunity for medium and higher density housing. It is, however, considered to have an excessive yield with attendant adverse infrastructure and amenity impacts.
6.2 Caravan Parks and Manufactured Home Estates (previously 3.2)		
The objectives of this direction are to: a) provide for a variety of housing types, and b) provide opportunities for caravan parks and manufactured home estates.	N/A	Manufactured Housing Estate are not facilitated by the Housing SEPP in the Campbelltown Local Government Area. Additionally, the land is not suitable for the development of a caravan park/s.
Focus Area 7 – Industry and Employment		
The Principles for Industry and Employment support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.		
7.1 Business and Industrial Zones (previously 1.1)		
The objectives of this direction are to: a) encourage employment growth in suitable locations, b) protect employment land in business and industrial zones, and c) support the viability of identified centres.	Consistent	The Proposal does not have an economic and/or employment focus it would however, support the viability of the proposed Town Centre. Some limited live/work opportunities may exist.
7.2 Reduction in non-hosted short-term rental accommodation period (previously 3.7)		
	N/A	Not Applicable to Campbelltown Local Government Area.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast (previously 5.4)		
	N/A	Not Applicable to Campbelltown Local Government Area.

Focus Area 8 – Resources and Energy		
The Principles for Resources and Energy promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and continued energy security, while also promoting diversified activity in regional economies.		
8.1 Mining, Petroleum Production & Extractive Industries (previously 1.3)		
The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Inconsistent	<p>The issue of coal extraction has previously been resolved in facilitating the rezoning of Menangle Park for urban purposes.</p> <p>The subsidence issue is another matter as previously referenced that has not been resolved at the intensity/scale of the proposed development</p>
Focus Area 9 – Primary Production		
The Principles for Primary Production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.		
9.1 Rural Zones (previously 1.2)		
The objective of this direction is to protect the agricultural production value of rural land.	N/A	The Proposal does not relate to agriculturally productive land or inherently productive land
9.2 Rural Lands (Previously 1.5)		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> a) protect the agricultural production value of rural land, b) facilitate the orderly and economic use and development of rural lands for rural and related purposes, c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, 	N/A	The Proposal does not relate to agriculturally productive land on inherently productive land

f) support the delivery of the actions outlined in the NSW Right to Farm Policy.		
9.3 Oyster Aquaculture (previously 1.4)		
The objectives of this direction are to: a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.	N/A	This Direction does not apply to the Campbelltown Local Government Area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast (previously 5.3)		
	N/A	This Direction does not apply to the Campbelltown Local Government Area.

1.5 Greater Macarthur Growth Area

The Greater Macarthur Growth Area incorporates the Glenfield to Macarthur Urban Renewal Precincts and the urban land release precincts to the south of Campbelltown, including Menangle Park.

Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area sets out the strategic planning framework for the Growth Area.

The proposed revised dwelling yield for Menangle Park is noted to be 4,500 dwellings. The proposed Town Centre is located proximate to the Menangle Park railway station and is surrounded by an indicative band of medium density residential development reflective of a 400m radius, with dwelling densities of 25dw/ha to 45dw/ha.

The Site is interpreted to provide for a dwelling density of 15dw/ha to 25dw/ha.

The relocated proposed Town Centre although more distant from the railway station could be expected to provide for some medium density/low rise apartment development, as reflected in the recently adopted Planning Proposal amendment to the MPURA. Some limited uplift opportunity could potentially apply to the Site, subject to needs being met including infrastructure and urban capacity/amenity outcomes.

In addition, it is noted that the Menangle Park township, as bordered by Beersheba Parade, Racecourse Avenue, Fitzpatrick Street, Cummins Road and Menangle Road, consists of 4 distinct blocks of which the subject Site is the largest. At 19 ha in size, the Site equates to 32 per cent of the approximately 59.3 ha of the 4 blocks in totality. If there is scope for some

limited uplift, Council needs to consider whether the uplift is best served exclusively for the subject Site, or whether it is more appropriate to equitably spread the uplift across all 4 blocks, subject to locational attributes.

Notwithstanding the above, the subject PPR which proposes a dwelling yield of 2,179 dwellings on the Site, is not sustainable, would have a detrimental impact on the orderly development and operation of the MPURA, and therefore should not be supported.

1.6 Campbelltown Community Strategic Plan 2032 – A City of Opportunity (CSP2032)

The CSP2032 is a 10 year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP2032 acknowledges and promotes the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The PPR is generally inconsistent with the CSP2032 and would be unlikely to support the following outcomes:

CSP2032 Outcome	Statement of Consistency
Outcome 1	
Community and Belonging	The PPR is of a scale and nature, with attendant social infrastructure impacts, which would make consistency with the outcome difficult.
Outcome 2	
Places for People	The PPR is partially consistent with the outcome. It would contribute to housing diversity and lifestyle options. However, it would have limited accessibility to recreation facilities and open space and would be somewhat inhospitable to walking and cycling given the likely excessive level of private vehicle movements.
Outcome 3	
Enriched Natural Environment	The endangered EBSF community is proposed to be conserved as a limited isolated remnant with no connectivity and potential exposure to urban edge effects. Little opportunity will exist for canopy plantings, with their attendant urban heat island combative qualities. As such, the PPR is largely inconsistent with this outcome.
Outcome 4	
Economic Prosperity	The PPR will provide labour force residential accommodation and some limited work/live and construction phase opportunities. It will, however, largely not contribute to attainment of the subject objective.
Outcome 5	
Strong Leadership	The PPR in its current form is not underpinned with a sufficient evidence base. Decision making to support the PPR can accordingly not be readily made. Indirectly, the PPR is inconsistent with the subject objective.

1.7 Campbelltown Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (CLSPS) was adopted in March 2020 and details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the ensuing 20 years. The CLSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA). It seeks 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

The CLSPS responds to the Regional and District Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the Campbelltown LGA thrives now and remains prosperous in the future, having regard to the local context.

The CLSPS is structured upon 4 planning themes; namely, liveability, sustainability, productivity and infrastructure and collaboration. Each theme gives rise to priorities and actions. The key issues of relevance to the subject proposal are:

- The provision, nature and distribution of housing and support infrastructure (Liveability)
- The protection of the natural environment and hazard and resilience planning (Sustainability)
- Infrastructure provision, alignment with growth and collaboration (Infrastructure and Collaboration)
- Increased local employment and centre support (Productivity)

The specific aspects of the CLSPS relevant to the Proposal are discussed below:

CLSPS Theme/Issue	Policy Position/Outcome	Statement of Consistency
Liveability Planning Priority 2 Creating High Quality, Diverse Housing	Containment of urban growth within identified priority growth area.	The intent of the PPR is generally consistent with this policy position. The MPURA forms part of the Greater Macarthur Growth Area.
	Responsive provision of housing supply, diversity, choice and quality.	The PPR could be considered to be responsive given the quantum and diversity of housing proposed. However the PPR is considered inconsistent with the liveability outcome from a qualitative perspective,

	<p>MPURA provision of a revised 4,500 dwellings.</p> <p>Infrastructure design and funding for the MPURA cannot accommodate growth of the proposed scale</p>	<p>as the magnitude of the proposal and the impact of the proposal in its location, would not result in a highly liveable environment for the area of the proposal or liveability intent for the surrounding areas.</p> <p>The PPR is inconsistent with the subject projection. This projection has its origins in draft Greater Macarthur 2040 and is repeated in the CLHS and has been increased with the recent amendment to CLEP 2015.</p> <p>It is clear with the recent Planning Proposal for the MPURA that the project yield has been increased to 4,500 dwellings, inclusive of some higher density housing provision, in the proposed town centre precinct and immediate environs.</p> <p>Infrastructure planning, design and funding have been advanced on the most recent housing projections, including the letting of contracts for Stage 1 of the Spring Farm Parkway and its access to the Hume Motorway.</p> <p>There is no capacity to accommodate development of the scale and nature proposed under the current infrastructure framework, nor has any substantive evidence of collaboration with infrastructure service providers been furnished.</p>
<p>Planning Priority 1 Creating a great place to live, work, play and visit.</p>	<p>Central focus of healthy urban design outcomes</p> <p>Support creation of walkable neighbourhoods and sustainable urban areas.</p>	<p>The dominance of private vehicle in terms of movements and parking demands and cycle and pedestrian conflicts will negate the prospects of healthy safe urban outcomes.</p> <p>As above.</p>

	Collaborative to deliver timely and appropriate social infrastructure and services.	The level and nature of provision of proposed open space is inadequate with no immediate off-site opportunities available to accommodate the shortfall. Proposed community facilities and services are not capable of being readily augmented to address the needs of the proposed population increase.
Sustainability Planning Priority 6 Respecting and Protecting our natural assets	Conservation and protection of rich and diversity biodiversity Enhanced urban tree canopy	The PPR proposes to conserve the endangered EBSF community. It does so, however, in a relatively constrained urban context with no significant off-site linkages. The prospect of an enhanced urban tree canopy is most remote given the intensity of the development proposed.
Planning Priority 8 Adapting to climate change and building resilience	Promotion of low resource, low carbon solutions Proactively address the urban heat island effect	Heavy private vehicle reliance, at the project scale of the development would be contrary to a low carbon outcome. The limited urban tree canopy opportunities previously referenced mean that the proposed development scheme would offer potentially no scope for mitigating urban heat.
Productivity Planning Priority 10 Creating strong and vibrant centres	Optimise mixed use/residential development patronage	The PPR's proximity to the proposed centre would potentially increase the viability of the centre through an enhanced trade catchment.

Planning Priority 11 Striving for increased local employment	Promote increased local work opportunities for an expanding local population.	The PPR in a modest way would lead to significant employment during the construction phase, some of which may be local. Limited live/work opportunities may also be facilitated by the PPR. The proposal seeks significant uplift in residential yield but it is unclear how the proposal would contribute to long term local employment opportunities.
Infrastructure and Collaboration Planning Priority 13 Connecting our city via a strategic links	The CLSPS makes no specific reference to the electrification of the rail to Menangle Park from Macarthur	The PPR is predicated in part upon significantly enhanced rail connections to Metropolitan Sydney. This enhanced rail prospect may be not realised in the foreseeable future, to the detriment of the PPR.
Planning Priority 14 Ensuring infrastructure aligns with growth	The alignment of infrastructure with growth is a central underpinning	The PPR fails to demonstrate that this fundamental principle can be satisfactorily fulfilled in respect of both physical and social infrastructure, without attendant adverse impacts.
Planning Priority 15 Strengthening relationships with key stakeholders	Work across all levels of government to Masterplan the Greater Macarthur Growth Area	There is not substantive evidence of meaningful engagement with the key infrastructure/service providers by the Proponent.

1.8 Campbelltown Local Housing Strategy

The Campbelltown Local Housing Strategy (CLHS) was adopted by Council September 2020 and conditionally approved by the Department of Planning and Environment (DPE) in July 2021 (amended 12 April 2022). The CLHS provides an evidence base assessment of housing trends and demand and sets clear priorities and action for Council to achieve appropriate housing outcomes in the LGA that meet the current and future needs of the community.

The CLHS must be considered for any new planning proposals affecting housing supply and will inform future reviews of Council's other planning strategies and delivery documents.

The DPE revised housing target range for 2021-2026 was set at 7,100-8,250 dwellings. There is sufficiently zoned land capable of being sequentially released/serviced to fulfil the subject supply requirement in both urban "release" and urban "infill" contexts, in such time horizon and potentially beyond.

The CLHS is noted to constantly reference from primary source documents a projected Menangle Park development capacity of 4,000 dwellings. It is noted that the recent planning proposal amendment to the MPURA, projects an increased dwelling yield of approximately 4,500 dwellings.

The CLHS conditions of approval also require Council do pursue housing diversity and affordability initiatives. An initial action in this regard is to review the LEP and DCP to better facilitate these objectives.

A development of the scale promoted in the PPR is inconsistent with the housing targets in the CLHS and the recent infrastructure and environmental capacity dwelling yield increases in the MPURA.

An alternative PPR, at a significantly reduced development scale that has regard to infrastructure planning and delivery and environmental capacity, could assist Council in its pursuit of increased housing diversity and affordability overtime.

2 Environmental Evaluation

It should initially be noted that the site is zoned for urban purposes. Such zoning and associated planning control framework has had regard to its prevailing environmental qualities and ability to be serviced and developed for urban purposes. The environmental qualities and prevailing infrastructure strategy of the site need, however, to be revaluated in the context of the far denser and larger development scheme proposed.

Indeed, the proposal for approximately 2,179 new dwellings on the Site represents an increase of 540 per cent above development facilitated by existing controls.

The following environmental and infrastructure impacts are relevant to the PPR as discussed below.

2.1 Accessibility/Connectivity, Parking, Public Transport and Alternative Movement Means

The PPR is accompanied by a Preliminary Traffic Impact Study prepared by SCT Consulting.

The subject Study grossly underrepresents the traffic impacts of the nature, scale and siting of the proposed development which is almost exclusively dependent upon private motor vehicles.

The inadequacies and consequences of the underpinning traffic modelling include:

- Under representative household occupancy rate of 2.4 persons per dwelling instead of 3.16 persons per dwelling.
- Modelling only for 2026. It should address AM and PM peaks in the 2036 time horizon as a minimum (and include the traffic generation assumptions of the Dahua site).
- Non-modelling of all impacted intersections in network configuration and the broader local context.

- Lack of reference/impact conclusions in respect of TfNSW non-commitment to major infrastructure including:
 - South facing ramps
 - Spring Farm Parkway – Stage 2
 - Appin Road/ Menangle Road link road
- Unrealistic trip generation impacts of 0.5 trips per dwelling in the AM and PM peaks. (A realistic figure would almost double the traffic generation from the site).
- Under estimation of traffic utilisation of the spine road and dysfunctional impact.
- Several road sections show a decrease in traffic volumes with inclusion of this development which is clearly wrong.
- Due to lack of definition around development, it is not possible to see if the appropriate volumes have been assigned to the network.
- An over emphasis on the role of the local rail, given its current poor capacity (and foreseeable limited capacity).
- The flyover option is inconsistent with the design of works about to commence for Spring Farm Parkway Stage 1 and would add significant cost to the design. Additionally, it is likely to have a significantly greater footprint which may impact land owned by others.
- No assessment or consideration of required enhancement to roads or intersections to accommodate the proposal. Such land is not owned by the proponent and would require delivery by others which is not feasible or practical.
- The projected adverse impacts upon the local traffic network are likely to reflect in poor intersection performance (including some at projected level “F” in a grossly underestimated traffic environment), traffic travelling circuitous routes to better enter the network and avoid an underperforming Spring Farm Parkway (with adverse local amenity impacts) and traffic “shortcutting” through the Town Centre (with adverse amenity, safety and functionality impacts).
- Nil consideration of the potential cumulative impacts should the remainder of the Menangle Park township bounded by Beersheba Parade, Racecourse Avenue, Taber Street, Cummins Road and Menangle Road also seek additional uplift at a similar scale.

2.2 Stormwater Management

The PPR is accompanied by a Stormwater Engineering Report prepared by Northrop. The accompanying stormwater engineering report is underpinned with a series of inaccurate assumptions which raise fundamental concerns of the relevance of the management strategy both for the site and downslope offsite higher order stormwater management facilities.

Inappropriate assumptions relate in summary to:

- Lack of knowledge and commitment to the overarching stormwater management philosophy for the MPURA including:
 - Inaccurate water quality objectives
 - Role and access to regional stormwater basins (rather than a "localised"/distributed system)
 - Need to adhere to adopted catchment boundaries.
 - Nonsupport for broad ranging OSD
- Inappropriate reference to version of ARR
- Underestimate of total flows
- Overemphasis on local low points
- Inadequate understanding of inadequacies of current local system
- Inadequate impervious area assumption for terrace housing.
- Inappropriateness of treatment devices in major roadworks and highly trafficked area (from a maintenance perspective)
- Impact of major stormwater flows in the central park upon open space utility

The subject inadequacies clearly place in question the ability to service a proposal of the subject nature and scale with a Stormwater Management Strategy without major adverse impacts both on-site and in the surrounding catchment.

2.3 Social Infrastructure

The PPR is accompanied by a Social Infrastructure Report prepared by URBIS.

The social infrastructure analysis is based on various assumptions that are not supported. For example, projected household size of 2.4 for small lot homes significantly underestimates likely future social infrastructure demands. An occupancy rate of 3.16 would be more in keeping with informed decision analysis of existing developments in Campbelltown, adopted in the Campbelltown Local Infrastructure Contributions Plan 2018. Council further undertook a recent review of the 2016 Census data at a mesh block level for greenfield estates in the South Western suburbs of Sydney, including Bardia, Elderslie, Gregory Hills, Ingleburn Gardens, Oran Park, Spring Farm and Willowdale. This also confirmed that average household sizes range from 2.8 to 3.1 generally and then as those estates establish, the household sizes increase to greater than 3.2 persons even across smaller lot sizes as children arrive.

This would have flow on impact to an underestimation of children and consequential demand for this sector.

Council's approach to infrastructure planning in Menangle Park, as supported by IPART in its assessment of the Menangle Park Contributions Plan, is based on the following metrics:

- Open Space 3.20 ha per 1,000 residents. This is comprised of 0.26 ha per 1,000 for local parks, 1.12 ha per thousand for district parkland and 1.82 ha per 1,000 for active recreation which equates to a similar level of provision for the proposed Village and Central Park.

2.4 Biodiversity

The site is largely devoid of sensitive biodiversity qualities that impact future development opportunities, but for the endangered EBSF community.

The PPR proposes to conserve the EBSF. It does so, however in a relatively constrained urban context with no broader off-site ecological linkages.

Council's previously communicated potential transfer of floor area arising from protection of EBSF and buffer remains Council's preference.

The prospect of an enhanced urban tree canopy is prejudiced by the intensity of the development proposed.

2.5 Hazard/Resilience

The conservation of the EBSF presents a minor bushfire hazard that requires the balance of hazard management and conservation initiatives.

The limited urban tree canopy opportunities inherent in the proposed development scheme potentially precludes opportunities for mitigating urban heat impacts.

The PPR will not produce a low carbon outcome in its present form.

3 Infrastructure Delivery

Support infrastructure is critical to the delivery of Menangle Park as a sustainable urban release area. Extensive investigation, planning, preliminary design and a funding strategy based on a maximum dwelling yield underpin the adopted service infrastructure.

The current maximum dwelling yield and infrastructure strategy are importantly approved by Council, the Department of Planning and Environment and the Independent Pricing and Regulatory Tribunal.

The proposed dwelling yield for the site of 2,179 new dwellings represents an increase of over 540 per cent on existing controls and is considered incompatible with the existing infrastructure strategy and accompanied by adverse congestion, safety, amenity and general environmental impacts.

The PPR provides no assessment of the cumulative impacts that would occur should the remaining 3 blocks within Menangle Park seek any additional uplift, let alone at the same level as proposed by the PPR.

4 Engagement/Consultation

There is no evidence that the Applicant / Proponent has engaged with the critical infrastructure service providers. This is considered a fundamental shortcoming for a proposal of the subject nature and scale.

Additionally, there is no evidence of engagement with the principal developer of the majority of the MPUA; namely Dahua Australia Pty Ltd, nor owners within the existing township bearing in mind this proposal represents just 32 per cent of the area of the original Menangle Park township.

5 Rezoning Review

The Local Environmental Plan making process provides an opportunity for a proponent to apply for a Rezoning Review under a number of circumstances, including in the event that Council does not support the PPR and has communicated such decision in writing to the Proponent.

Such a Review, upon request, would be undertaken by the Sydney Western City Planning Panel.

Rezoning Review requests have a target timeframe from lodgment of the review until the planning panel recommendation of 100 days.

It should be noted that the subject avenue is available to the Proponent in the event that Council does not support the advancement of the PPR as a relevant Planning Proposal for a Gateway Determination.

Conclusion

The Planning Proposal Request to rezone the site to part R4 – High Density Residential, part R3 – Medium Density Residential and part RE1 – Public Recreation, with accompanying maximum building height and maximum floor space ratio controls has been assessed, and if allowed, would have an unacceptable and significantly adverse environmental and infrastructure impacts.

The PPR is grossly inconsistent with the adopted maximum dwelling yield and infrastructure planning and delivery strategy for the Menangle Park Urban Release Area.

The Planning Proposal Request lodged by Michael Brown Planning Strategies has failed to demonstrate that the proposal has strategic or site-specific merit and therefore it is recommended that the PPR should not be supported and not be advanced for a Gateway Determination.

Attachments

8.5.1 Site Plan (contained within this report) [↓](#)

8.5.2 Structure Plan (contained within this report) [↓](#)

8.5.3 Planning Proposal Request – (Due to size – 233 Pages)(distributed under separate cover)



Figure 1 Site Aerial

SITE DESCRIPTION

The subject site is located off the Southern Height Train Line and has an area of approximately 19 ha in total. The site is bound by:

- Fitzpatrick Street along the full extent of the northern boundary,
- Taber Street along the full extent of the southern boundary with dwellings on both sides and significant trees,
- Racecourse Avenue to the west and Cummins Road to the east, both of which further connects to Menangle Road and leads to Macarthur and Campbelltown.

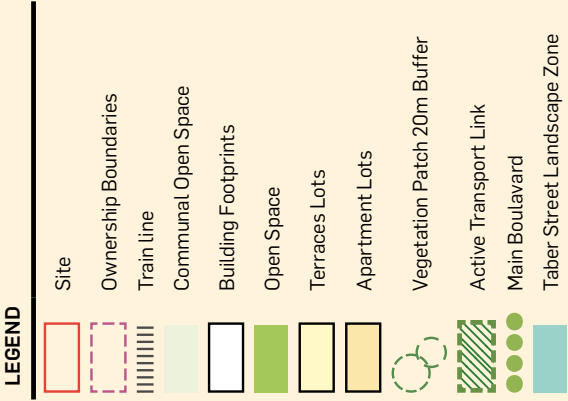
The land consists of 19 parcels and is leagally described as below:

- Lot 1 DP 389348, Lot 56 DP 1102480, Lot 52 & 55 DP 10718, Lot A & B DP 364350 and Lot A DP 341800 No's 12-46 Fitzpatrick Street;
- Lot 40, 41, 47, 48, 49, 50 & 51 DP 10718 No's 182-232 Racecourse avenue;
- Lot 39, 42, 43, 44, 45 and 46 DP 10718 No's 1-41 Taber Street;
- Lot 58 & 57 DP 10718 No's 111 and 121 Cummins Street.



STRUCTURE PLAN

The Structure Plan opens up a private site and transforms it into a public neighbourhood supported by closeby retail, commercial and community uses. A diverse community for all benefited from access to public transport, major arterial roads, jobs and schools.



8.6 Planning Proposal – 80 O'Sullivan Road, Leumeah

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
4 Economic Prosperity	4.2.1 Support the growth, productivity and diversity of the local economy

Delivery Program

Principal Activity
4.3.2.1 Promote a strong City identity to attract investment, visitation and build community pride

Officer's Recommendation

1. That Council endorse the Planning Proposal at attachment 1 to this report, subject to minor changes being made if required to address outstanding matters.
2. That subject to recommendation 1, the applicant addresses all outstanding matters listed in Section 13 Outstanding Matters in this report including the preparation of a draft site specific Development Control Plan.
3. That subject to recommendation 1, the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination.
4. That subject to the receipt of a Gateway Approval, Council proceed to publicly exhibit the planning proposal and the draft site specific DCP.
5. That at the conclusion of the public exhibition, a report be presented to Council on the outcome of the public exhibition.

Executive Summary

- An owner-initiated Planning Proposal Request (PPR) was lodged with Council on 26 July 2021, seeking to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) for the purpose of increasing the current maximum height of building standard from 12 m to variable maximum heights of 43 m and 55 m and to establish a Floor Space Ratio of 2:1 across the land subject of this report.

- The PPR relates to land legally described as Lot 201 in Deposited Plan 1052199, known as 80 O'Sullivan Road, Leumeah and also known as Club Hotel, 543 Pembroke Road, Leumeah (the Site).
- The site is currently zoned B2 Local Centre under CLEP 2015.
- The Site is irregular in shape with an area of 8117 m² and is located south of Leumeah Railway Station. The Site is currently occupied by 2 commercial uses being the Club Hotel and Liquor Stax.
- The PPR is accompanied by an urban design report providing a conceptual site layout and a building design for the Site. The report also includes a concept master plan for the wider area (surrounding properties) which shows indicative building envelopes and connective pedestrian linkages through the Site.
- The PPR has been assessed in accordance with all relevant state and local strategic planning instruments, including the Reimagining Campbelltown City Centre Master Plan, and generally, the PPR is considered to have sufficient strategic merit for it to be further progressed through the Planning Proposal (PP) process.
- As a consequence of the review and consideration of the various elements of the PPR, the maximum building heights originally proposed under the PPR were considered not in keeping with or adequately reflecting Leumeah's place in the Reimagining Campbelltown City Centre Master Plan. A report was presented to the Council meeting on 9 August 2022 with a proposal that reflected lower building heights than the original proposal. The applicant requested the matter be deferred so they could further consider the height issue. Council resolved to defer consideration of the PPR.
- A meeting was held with the proponents where the height issue was discussed in further detail. As a result of that meeting, an amended PPR has been presented with proposed maximum building heights of 38.5 m and 33 m. The amended PPR is the subject of this report and reflected in the PP at attachment 1.
- The report to the Council meeting on 9 August, 2022 also noted that there were outstanding traffic issues raised by both Council's engineers and Transport for NSW. The applicant has now provided a response to the matters raised which is at attachment 9 to this report.
- Based on the initial assessment of the PPR, a formal PP is now presented to the Council for its consideration and it is recommended that Council endorse the PP and give approval for it to be forwarded to the Department of Planning and Environment (DPE) for a Gateway Determination once the outstanding issues identified in this report have been addressed.

Purpose

The purpose of this report is to inform the Council of the details of a PPR that seeks to amend specific local planning rules that currently apply to the Site, to provide an assessment of the request, and to seek the Council's endorsement to amend those rules and to forward the endorsed PP to DPE for a Gateway Determination.

Property Description	80 O'Sullivan Road, Leumeah also known as Club Hotel, 543 Pembroke Road, Leumeah
Lot and DP:	Lot 201 in DP 1052199
Application No	2272/2021/E-PP
Applicant	Urbis
Owner	MAHF Custodian Pty Ltd
Date Received	26 July 2021

History

- The subject site was previously zoned 10(c) - Local Comprehensive Centre Zone under the Campbelltown (Urban Area) Local Environmental Plan 2002. The land use zoning of the site was changed to B2 Local Centre under CLEP 2015 and the current 12 m height limit applied to the site.
- A pre-lodgement meeting to discuss the proponent's proposal was held on 27 May 2021.
- The Council was provided a detailed briefing on the proposal on 20 July 2021.
- A PPR was lodged by the proponent on 26 July 2021.
- The PPR was presented to the Local Planning Panel for comment on Wednesday 22 September 2021.
- The PPR was presented to the Campbelltown Design Excellence Panel (DEP) on 29 October 2021. Two further sessions were held with the DEP on 17 December 2021 and 10 February 2022.
- Councillors received a further briefing by the proponent of a more refined proposal, on 17 May 2022.
- A report was presented to the Council meeting on 9 August, 2022 recommending that the proposal proceed but with lower building heights than were contained in the PPR.
- Following discussions with Council staff a revised PPR was submitted as well as a response to the traffic related concerns raised by Transport for NSW (TfNSW) and Council's Engineers (Attachment 9).
- The PP shown at attachment 1 has been prepared by Council staff and is the subject of this report.

Report

1. Introduction

In July 2021, Council received a PPR that sought approval to amend the CLEP 2015 to increase the current 12 m maximum permissible height of building standard that applies to the Site, and to establish a Floor Space Ratio.

The intended outcome of the PPR is to permit high rise residential and mixed use development outcomes up to 55 m (18 storeys) and 43 m (14 storeys). The PPR also seeks to apply a Floor Space Ratio (FSR) of 2:1.

Notably, the PPR does not seek to amend the land uses currently permissible under the current zone - B2 Local Centre.

Council staff have reviewed the PPR and following a number of refinements made to the originally lodged PPR, council staff have now prepared a PP for the Site with amended building heights and FSR, compared to what was originally requested by the proponent.

This report:

- provides the details and outcome of the assessment of the PP, which has been prepared by Council staff in accordance with the relevant legislation and local and state policies.
- subject to Council endorsement of the PP, this report also:
 - identifies matters that need to be further addressed prior to Council requesting a Gateway Determination from DPE.
 - recommends that a site specific development control plan be prepared prior to Council requesting a Gateway Determination.

2. Site Description

The subject site is located on the eastern side of O' Sullivan Road and forms part of the wider business area located south of Leumeah Railway Station which contains a variety of commercial uses.

The site has an area of 8,117 m² with a 40 m frontage to O'Sullivan Road. The site is adjoined by 4 lots to the northern boundary including a Council owned parcel of land (Lot 100 DP 14782). The State Government owns 2 lots adjoining the southern boundary of the subject site, one from which vehicular access is currently obtained to and from Pembroke Road, shown in the aerial photo in attachment 2.

The site consists of a single lot that has 2 existing commercial licenced premises which are the Club Hotel and Liquor Stax. The site has sporadic vegetation, with mature gum trees.

Smiths Creek is within close proximity to the site, part of which is a concrete lined channel that immediately adjoins the vacant parcel located to the east of the subject site.

The subject site is located in close proximity to Leumeah Railway Station and Campbelltown Stadium. The site also forms part of Leumeah Town Centre. The Town Centre has a range of land uses including, the Tennis Club, the West League Club, a mixed use residential apartment building, neighbourhood shops including an IGA store, post office, butcher, pharmacy, liquor shop, news agent, medical practice, dentist, the club hotel, coffee shop and a discount shop and car parking.

The majority of the buildings in the surrounding area are low rise comprising 1 - 2 story buildings with the exception of the mixed use residential building, which consists of 7 - 8 storeys, photos of which are shown in attachment 3.

3. Existing Zoning, development standards and local provisions under the CLEP 2015

Zoning: B2 Local Centre (refer to Figure 3 of attachment 1)

Maximum Building Height: 12 m (refer to Figure 4 of attachment 1)

Floor Space Ratio: The site is not currently subject to a Floor Space Ratio (FSR) development standard

Additional land Uses: A Pub is permitted with development consent in the B2 zone (a pub is a type of food and drink premises which is a type of retail premises which is a type of commercial premises). The use of the site as a Pub is also listed in schedule 1 of the CLEP 2015 and therefore the use of the site as a Pub is also permissible with consent due to the operation of Clause 2.5 of the CLEP 2015.

SP2 Classified Road Zone adjoining: The adjoining two parcels to the south are zoned SP2 Classified Road and owned by the Corporate Sole EP&A Act and the Minister Administering the Environmental Planning.

The properties opposite O'Sullivan Road are zoned R3 medium density residential and the properties to the north and East of the site are consistent with the zoning of the subject site.

4. Summary of the Applicant's Planning Proposal Request

The PP, as now revised, seeks the following amendments to the CLEP 2015:

- a. An amendment to the Height of Building Maps to increase the building height across the site from 12 m to part 38.5 m and part 33 m ; and
- b. An Amendment to the Floor Space Ratio Map to introduce a maximum floor space ratio of 2:1.

The PPR included a redevelopment scenario of the site which is supported by an urban design analysis. The redevelopment scenario of the site comprises of 2 main components:

- A commercial component which includes a hotel and retail uses with gross leasable areas as detailed in the table below:

Commercial component	Gross Leasable Area (m ²)
Hotel	2,400 m ²
Retail	2790 m ²

- A Residential Component which includes:

The proposed residential component will conceptually enable 156 dwellings across 2 towers that will extend above the ground floor hotel and retail space. A range of dwelling types is proposed to provide flexibility in catering for population needs and growth. The breakdown of dwellings proposed is as follows:

- One-bedroom: 59 dwellings
- Two-bedroom: 54 dwellings
- Three-bedroom: 43 dwellings
- Total: 156 dwellings

The PPR is supported by a number of studies and reports as follows:

- Preliminary Site Investigation – Prepared by Hunter Civilab
- Arboricultural Impact Assessment – Prepared by Tree Management Strategies
- Survey Site Plan – Prepared by Mitch Ayres Surveying Pty Ltd
- View analysis Report – Prepared by Urbis
- Urban Design Analysis – Architectural Planning Study prepared by Integrated Design Group
- Traffic and Parking Assessment – Prepared by TRAFFIX and a separate response to matters raised by TfNSW and Council's Engineers
- Noise Impact Assessment – Prepared by WSP Australia Pty Ltd

The proposed numerical development standards for the maximum building height and the FSR are primarily based on the above anticipated development outcome/scenario of the site as per the above.

5. Council's Planning Proposal

The process has started with the applicant submitting a PPR. If Council supports the recommendation from this point forward it will become Council's PP. Council officers have prepared that formal PP for the site, shown as attachment 1.

The PP proposes a building height of 38.5 m and 33 m for the site and an FSR of 2:1.

The building height recommended by the PP has been informed by a detailed and thorough assessment in relation to the following:

1. Assessment against Reimagining Campbelltown City Centre Master Plan including centre hierarchies.
2. Detailed analysis of the RLs within the Campbelltown CBD including the RLS from key points and sites.
3. Overshadowing on adjoining low density residential properties.

The above points are discussed in details in Section 10.1 Building Height of this report.

The PP is recommended for endorsement as it will provide urban renewal to Leumeah Centre, which is much needed. Increased density will enhance business within the centre.

6. Assessment – State Planning Policies, State Environmental Planning Policies and Ministerial Directions

A comprehensive assessment of the PP has been undertaken in relation to consistency with the following regional and state planning strategies:

- Greater Sydney Region Plan 2018 – A Metropolis of Three Cities
- Western City District Plan
- Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Area
- State Infrastructure Strategy 2022-2042
- Glenfield to Macarthur Urban Renewal Corridor Strategy

The PP was also assessed against consistency with the relevant State Environmental Planning Policies (SEPPs). The PP was found to be generally consistent with the above strategic documents and the relevant SEPPs.

In addition the PP was assessed against its consistency with the Section 9.1 Local Planning Directions. The PP was found to be generally consistent with the relevant Planning Directions apart from Direction 4.1 Flooding.

The detailed assessment of the above mentioned strategies, SEPPs and Ministerial Directions is provided as part of the PP that is shown within attachment 1 to this report.

The inconsistency with Direction 4.1 Flooding is discussed in detail below:

The objectives of Direction 4.1 Flooding are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and

- (b) to ensure that the provisions of a local environmental plan that apply to flood prone land are commensurate with flood behaviour and include consideration of the potential flood impacts on and off the subject land.

This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. While the PP is not proposing to alter the existing zone of B2 Local Centres, it is aiming to increase the residential yield of the site by increasing the current building height from 12 m to 38.5 m and 33 m.

The subject site is partially flood affected. The flood area is located on the eastern boundary. The PP is not supported by sufficient information justification in relation to the flood issue and additional information has been sought from the applicant. Further discussions on this matter are included in this report under Section 10 Key Issues and Concerns of this report.

Given that only a small portion of the site is flood affected, and subject to further analysis, it is envisaged that the inconsistency with this direction is of minor nature.

6.1 Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Corridor Strategy (Corridor Strategy) establishes a high level strategic planning framework to guide future housing, employment opportunities and infrastructure delivery along the Campbelltown rail corridor, forming part of the Greater Macarthur Priority Growth Area.

The subject site is within the area covered by the Leumeah Precinct Plan, being one of the seven train station precincts identified under the Corridor Strategy. The Leumeah Precinct Plan provides the vision for the future development of the city centre having regard to the long term housing and employment needs for the area until 2036. As part of the desired future character and built form, the subject site is identified under the Precinct Plan for mixed use retail and residential as described below:

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

The PP is broadly consistent with this vision in that it proposes a mix of retail and residential uses and building heights above 7 storeys. The required detailed planning work referred to in the Precinct Plan has been undertaken by Council through the Reimagining Campbelltown City Centre Master Plan (which includes the central parts of Leumeah including the subject site). An assessment of the PP against the Master Plan can be found later in this report.

The Leumeah Precinct Plan identifies the need for regional cycle routes and pedestrian connections within the precinct, and the PP responds to this identified need via making provision for a through site link to facilitate pedestrian access to Leumeah Station. The urban design report also identifies a green pedestrian link over the existing concrete lined drainage channel for Smiths Creek, which is consistent with the Leumeah Precinct Plan.

The Leumeah Precinct Plan identifies a proposed 'green link' connection between the corner of O'Sullivan Road and Pembroke road headed in a diagonal direction, over the subject site, towards Leumeah Station. The proposed through site pedestrian link proposed within the urban design analysis is generally consistent with the connection path shown on the map. The through site link is required to be 'followed through' on adjoining properties to ensure connection to Leumeah Station.

While the site through link is not proposed to be supported by a zoning amendment to the CLEP 2015 it is proposed that it be included in a site specific DCP.

7. Assessment – Local Planning Policies

The following Local Plans and Strategic Planning Policies are relevant to the consideration of the PP, and an assessment of the PP against these plans and strategies is outlined below.

7.1 Campbelltown Community Strategic Plan 2032

Campbelltown Community Strategic Plan 2032 (CSP) is Council's highest level strategic plan, and outlines the strategic direction of Council for a 10 year period based on the feedback of the local community and research on successful and resilient communities.

The purpose of the CSP is to identify the community's main priorities and aspirations for the future and to plan an approach to achieve these goals. The CSP has been structured to address 4 key outcomes that Council and other stakeholders will work to achieve. These outcomes are:

- Outcome 1: Community and belonging
- Outcome 2: Places for people
- Outcome 3: Enriched natural environment
- Outcome 4: Economic prosperity
- Outcome 5: Strong leadership

These outcomes will be achieved through the implementation of strategies identified within the CSP. The following strategies are considered the most relevant in the consideration of this Planning Proposal:

- 2.1.1 – Provide public places and facilities that are accessible, safe, shaded and attractive.
- 2.2.1 – Ensure transport networks are integrated, safe and meet the needs of all people.
- 2.3.1 – Ensure all people in Campbelltown have access to safe, secure, and affordable housing.
- 3.1.2 – Ensure urban development is considerate of the natural environment.
- 4.1.1 – Provide high quality and diverse local job opportunities for all residents.
- 4.2.1 – Support the growth, productivity and diversity of the local economy.
- 5.1.1 – Increase opportunities for the community to engage and collaborate with Council and key delivery partners.

The PP is considered to be broadly consistent with the above strategies.

7.2 Campbelltown Community Participation Plan (CPP)

Community participation is an overarching term covering how Council engages the community in its work under the EP&A Act. The purpose of the Campbelltown Community Participation Plan (CPP) is to provide a single document that the community can access which sets out how they can participate in planning matters. This includes plan making, development assessment, strategy development and planning proposals that are required to be assessed and determined by Council, Local or Regional Planning Panels.

Under Council's CCP, Planning Proposals are required to be publicly exhibited for a period of 28 days subject to also satisfying the public exhibition requirements of the Gateway determination. Should Council resolve to support the PP and submit a PP to DPE, the PP would be exhibited in accordance with the Gateway Determination.

Under the Department's Local Environmental Plan Making Guidelines the proposal is considered to be a 'standard' plan. This guidelines set the minimum public exhibition period for a standard plan as 20 working days.

If there ends up being a conflict between the advertising requirements of Council's Community Participation Plan and the Gateway Determination then the requirements of the Gateway Determination will prevail.

7.3 Campbelltown Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March, 2020. All Planning Proposals are now required to demonstrate consistency with the LSPS.

A number of actions within the LSPS are relevant to the proposal, and an assessment of the PP against these actions is contained in the table below:

Action	Assessment of Proposal against action
1.11 Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas	The redevelopment scenario proposes a through-site link with landscaped public open space as well as a private open space area on Level 1 for the future residents of the dwelling.
1.17 Ensure open space is well connected via pedestrian and cycle links	As above
10.10 Investigate opportunities to enhance commercial amenity and ongoing economic viability through improvements to walking, cycling and public transport accessibility to create stronger centres	The PP is proposing commercial space on the ground floor including the retention of Leumeah Hotel which will contribute to economic growth and employment opportunities.

13.1 Plan and implement local infrastructure that enables our growing population to use alternative methods of transport, such as walking and cycling, to move quickly and easily around the city, to connect to public transport and assist in easing traffic congestion	The site is within close proximity to the train station which provides access to public transport as well as being located across the road from Smiths Creek Reserve.
2.5 Contain urban development to existing urban areas and within identified growth and urban investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area	The PP seeks to increase residential density within urban land and would therefore help meet the dwelling targets, thus relieving development pressure on scenic lands, environmentally sensitive lands and the Metropolitan Rural Area and help protect their functions.
2.12 Promote housing diversity through local planning controls and initiatives	The proposal is generally consistent with this action, given that it proposes higher density housing.
2.15 Ensure that sufficient, quality and accessible open space is provided for new urban areas 2.16 Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas 2.17 Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments 6.25 Work towards residents being a maximum of 400 m from quality open space	There is a short supply of embellished public open space within Leumeah and there may be opportunity to upgrade and enhance the public open space and walkways within Smith Creek Open space, which is located within a walking distance from the site.
7.11 Identify appropriate building heights through design requirements to ensure that solar access is not restricted in open space areas adjoining multi-storey developments	There are no open space areas adjoining the subject site that would be affected by overshadowing.
9.8 Promote the development and intensification of Campbelltown's existing agglomerations to boost productivity and competitive edge	The subject site is located within a business zone that provides economic and employment opportunities. The PP will maintain this by providing a mix of commercial and residential areas in an accessible area.

<p>10.5 Continue to recognise the dynamic and evolving nature of centres, their ability to become activated and integrated mixed use hubs which are highly productive and liveable places, and the potential of large and existing retail providers to offer local employment</p> <p>10.15 Continue to recognise and plan for a range of retail uses within centres, and enable appropriate retail growth in centres that have the capacity and demand to accommodate additional retail growth</p>	<p>Should the PP be progressed, it would result in the intensification of the precinct including the provision of additional retail uses within close proximity to public transport. This would increase activity in this location and would result in a more efficient and productive use of this land by intensifying economic activity on the site and introducing a large number of new residents to Leumeah.</p>
<p>10.22 Implement the Reimagining Campbelltown Phase 2 Master Plan and associated initiatives</p>	<p>An assessment of the PP against the Reimagining Campbelltown City Centre Master Plan is found below. The PP is considered to be generally consistent with the Master Plan, and the PP would assist in the achievement of the strategic growth pillars and commitments.</p>

7.4 Reimagining Campbelltown City Centre Master Plan

The Reimagining Campbelltown project commenced in late 2017. Phase 1 outlined the vision for the future of the Campbelltown, Macarthur and Leumeah stating that the economy and built form of these centres will need significant re-structuring to ensure that projected population growth can be accommodated across the Western Parkland City by 2036. This vision formed the basis of the Reimagining Campbelltown City Centre Master Plan.

At its meeting on 14 April 2020, Campbelltown City Council resolved to endorse and exhibit Reimagining (Phase 2) - Campbelltown City Centre Master Plan 2020. The Plan was publicly exhibited until July 2020. Council considered submissions made during exhibition at its meeting on 13 October, 2020 and adopted the master plan in the form it was exhibited with only minor changes.

The vision for the plan is to elevate the Campbelltown City Centre (which includes the parts of Leumeah near the Leumeah Railway Station) to the status of a Metropolitan CBD, a leading centre of health services, medical research and tech-related activity that will be achieved through ambition, innovation and opportunity.

The vision for Reimagining Campbelltown City Centre is underpinned by a Place Framework. Comprising 6 strategic growth pillars and 25 commitments, it is the enduring decision-making framework to guide growth and investment for a more prosperous future. The 6 strategic growth pillars comprise the following:

1. Confident and Self Driven
2. Connected Place
3. Centre of Opportunity
4. No Grey to be Seen

5. City and Bush
6. The Good Life

An assessment of the PP has been undertaken against the 6 strategic growth pillars and corresponding 25 commitments for growing the Campbelltown City Centre. Whilst the PP is broadly consistent with a number of pillars and commitments, the assessment below focuses on those that are of particular relevance to the PP.

A key component of the Master Plan is the development of a central precinct in Leumeah. The Master Plan provides a vision for Leumeah to be an integrated sports and entertainment precinct and will accommodate a significant amount of housing and employment opportunities for the Campbelltown LGA. The Master Plan describes the area as a 'city in a valley' and in this regard the building design will need to respect and respond to the natural landscape and maintain views from surrounding hills. In order to do this, varying building heights will provide a varied skyline.

The Master Plan has identified the site being suitable for high density mixed used development given its close proximity to the train station and sports and entertainment precinct. The key elements in the Master Plan for Leumeah include the following:

- Urban Village: A mixed use cluster that will include residential and commercial space and as such will be the heart of activity and services for the local community.
- Mixed Housing for All: Leumeah will provide a range of housing choice and affordability catering for the needs of the community and future population growth.
- Great Connectivity: Leumeah features 2 major green connections that hold cultural significance to the Dharawal people, provide the community with immediate access to major natural assets and parklands.
- Green Heart: the Bow Bowing creek and its surrounds is the green heart which offers open space for passive and active recreation activity.
- Leumeah Live: Leumeah Live is a vibrant sports and entertainment precinct anchored by Campbelltown Stadium and co-located with other regional sporting facilities and venues. As a major event precinct, it will include uses such as short-term accommodation, hotels, food and beverage options as well as some commercial space.
- People Place: A focus on reducing car dependency.

While the PP is not proposing to alter the existing zone of B2 Local Centres, it is aiming to increase the residential yield of the site by increasing the current building height from 12 m to 38.5 m and 33 m.

The PP, in principle, aligns with the above key elements in the Master plan as it would provide a mixed use high-density development within the Leumeah Centre that provides a connection to Leumeah Train Station and the sports and entertainment precinct and is considered to reflect the elements of a 'city in a valley' theme. It provides open space with the through-site link and landscaped public open space areas.

7.5 Campbelltown Strategic Review of Employment Land Strategy and the Employment Zones Reform Program

The Campbelltown Strategic Review of Employment Lands 2020 seeks to ensure an adequate supply of appropriately zoned land is available to accommodate the future employment needs of the Campbelltown LGA. This Strategy has been endorsed by Council and is waiting on endorsement by DPE.

Of relevance to the PP, this Strategy highlights that introducing residential uses in business centres can facilitate supporting their viability, boost business vibrancy and increase associated revenue. The study notes that centres to the east of the rail line provide considerable opportunity for urban renewal and higher density development. These centres have the capacity to deliver more jobs and homes closer to public transport, enhancing accessibility, liveability and viability for businesses. The Review also recommends that further consideration be given to increasing building height in the city centre to further incentivise redevelopment.

The Review recommends that:

- Leumeah Centre continue to function as a specialised retail and urban service precinct serving the local catchment.
- Council consider rezoning the centres at the Minto and Leumeah rail stations to B4 Mixed Use to enhance the viability of the centres and increase residential density within their walkable catchment.

The NSW State Government is proposing to change the names and reduce the overall number of standardised industrial and business zones (employment zones) that are currently applicable to the industrial, neighbourhood and local centres within Campbelltown Local Government area and all other local government areas across NSW.

Accordingly, DPE is currently exhibiting the translation of existing Business and Industrial zones into the new employment zones by way of a proposed amendment to each councils' local environmental plan. For Campbelltown LGA, the reforms are proposed to be implemented by amending Campbelltown Local Environmental Plan 2015.

As part of the above reforms, it is proposed that Leumeah Centre be zoned from B2 Local Centre to MU1 Mixed Use zone, as per the recommendations of the Campbelltown Strategic Review of Employment Lands 2020.

Under the proposed MU1 zones a range of land uses would be permissible, including shop top housing, and residential flat building. The public exhibition closed on 12 July 2022. DPE is aiming to finalise the amendments to the CLEP 2015 with the changes to be operational by April 2023.

7.6 Campbelltown Local Housing Strategy

The Campbelltown Local Housing Strategy was endorsed by Council in September 2020 and has now been endorsed by DPE. This document seeks to ensure an adequate supply of appropriately zoned land is available to meet the future housing needs of the Campbelltown, noting that up to 36,000 additional dwellings will be required across the LGA by 2036.

The actions of the Strategy that are relevant to this PP are outlined in the table below together with an assessment of the PP against these actions.

Action	Assessment
Monitor the progress of housing delivery in the LGA to determine when Leumeah should be rezoned, likely beyond 2021	The PP is not proposing to rezone land within Leumeah Centre, however the progression of the PP would facilitate additional residential density within walking distance from the railway station and a stronger market/local customer base in which to support a wider and more robust commercial/retail/employment offerings across the Leumeah Centre.
Set clear expectations for unsolicited planning proposals and assess them on their individual merit, with respect to the broader strategic vision	The subject PP has been assessed on its individual merit against the applicable strategic planning framework, and is considered to have sufficient merit for progression, subject to refinement.
Prepare a planning proposal, when needed, to implement the NSW Government's Leumeah precinct plan.	Council may decide to prepare a Planning Proposal for the broader Leumeah precinct, which is an action that would not be incompatible with the progression of the subject PP.
Adopt a land use planning approach which broadly seeks to increase housing diversity by encouraging medium rise housing development near train stations in Glenfield, Ingleburn, Minto, Leumeah	The PP would advance the goals of increasing housing diversity and the provision of medium rise housing near Leumeah train station.

The table above shows that the PP is generally consistent with the most relevant actions of the Campbelltown Local Housing Strategy.

7.7 Campbelltown-Macarthur Place Strategy

Leumeah is identified as a metropolitan cluster within the Western City District Plan. Its location has been identified as providing the metropolitan functions within the Macarthur region including concentration of jobs, a wide range of goods and services, entertainment, leisure and recreational activities. Campbelltown-Macarthur has been identified as a Collaboration Area which is led by the Greater Sydney Commission to support growth and change, deliver improved outcomes and address complex issues that require cross stakeholder solutions. The Campbelltown-Macarthur Place Strategy is a key outcome of the Collaboration Area and has been prepared in alignment with the Reimagining Campbelltown City Centre Master Plan. As such the PP is considered to align with the Campbelltown Macarthur Place Strategy.

8. Referral to Local Planning Panel

The PPR was referred to the Local Planning Panel (the Panel) on Wednesday 22 September 2021. The Panel generally agreed that the PP request meets the strategic merit test having regards to the relevant strategic planning strategies and the site specific merit test having regard to these studies and the site opportunities and constraints. The Panel was mindful of the location of the site and its proximity to public transport. The Panel also considers that the site is suitable for urban growth and future development as it is part of the Leumeah town centre. However, the Panel raised a number of concerns and matters and recommended that the proposal not to

further proceed for a Gateway determination until these matters have been satisfactorily addressed.

Table below provides a summary of these matters with officer's comments:

The LPP provided the following advice:

Matter raised	Comments
The proposed heights of 55 m and 43 m are significantly higher than that which would ordinarily be anticipated for an urban village	Council has undertaken an in depth analysis and held discussions with the applicant and as a result reduced building heights are proposed. The revised proposed building heights are 38.5 m (approx. 12 stories) and 33 m (approx. 10 stories) and are considered acceptable within an urban village theme.
The height of the proposal having regard to the hierarchy of centres detailed in the Reimagining Campbelltown City Centre Master Plan and Leumeah's status as subservient to the main centre of Campbelltown;	The proposed revised building heights will ensure that Campbelltown CBD will maintain its status as the main CBD for Campbelltown LGA.
The need to transition the scale down towards the existing residential development on the opposite side of adjacent roads.	The proposed layout, while has been substantially enhanced through revision by the applicant in consultation with the Design Excellence Panel cannot be enforced through the CLEP 2015 and this PP and will need to be further addressed as part of the preparation of the site specific DCP.
Accordingly it is recommended that advice from the DEP should be obtained prior to Council making a decision on an appropriate height limit. It is also recommended that an appropriate Floor Space Ratio should be determined based on the agreed ultimate height control.	The proposal has been submitted to the DEP three times, however, the height issue was not a major matter that the DEP focused on, as they were more concerned with the proposed form as it relates to the street and its surrounding and also the delineation between private and public open space, and how the proposed linkages within the site are going to work. The DEP did not raise any concerns with the proposed FSR.
The Panel further notes that Council will need to consider whether the B2 zone is the appropriate zone for the proposed development and for the Leumeah Town Centre more generally and satisfy itself in this regard.	As part of the State government employment zones reforms, it is proposed that Leumeah Centre be rezoned from B2 Local Centre to MU1 Mixed Use zone, which is also consistent with the recommendations of The Campbelltown Strategic Review of Employment Lands 2020.
The Council should also carefully plan how other neighbouring properties are engaged with the process, particularly having regard to the proposed through site link that will rely upon redevelopment of neighbouring properties to be achieved.	This matter is still an outstanding matter and is proposed to be addressed while the proposal is on public exhibition.
Overshadowing impacts	The amended PPR with reduced building heights will reduce the overshadowing impacts on neighbouring residential properties.
Noise from the freight rail corridor	Development Controls in relation to noise are proposed to be included in the site specific DCP.
Traffic and transport impacts including road infrastructure for the broader precinct	A traffic report has been prepared. Council's engineers and TfNSW raised some matters that needed to be further addressed. The amended

	PPR has a reduced dwelling yield and a response to the matters raised by Council's engineers and TfNSW has been provided as is at Attachment 9 to this report.
Clarification as to whether direct vehicular access to Pembroke Road is acceptable	TfNSW has specifically indicated that no access to Pembroke Road will be allowed. The applicant has confirmed that this will be the case for the new development, however the access will continue to be used until that time for the existing hotel and bottle shop. It is proposed that a local clause be included in the CLEP 2015 amendment to limit access to and from Pembroke Road for future development of the site.
Consistency with the 9.1 Direction number 4.1 in regards to flooding	Only a small portion of the site is flood affected, as such the inconsistency with this direction is considered insignificant and minor in nature. The flood affectation is able to be addressed with minor works and there is a clear flood free evacuation path available.
Mechanisms to ensure that the proposed publicly accessible open space and public facilities are delivered.	A local clause is proposed to be inserted to ensure the delivery of public open spaces and facilities.
Draft controls for a site specific development control plan.	It is recommended that a site specific DCP be prepared.

9. Referral to Campbelltown Design Excellence Panel

The Urban Design Report prepared by Urbis on behalf of the applicant was referred to DEP on 10 February 2022 to follow up from comments made at the initial meeting in October 2021. The DEP provided the following comments at the last follow up meeting:

9.1 Urban Design

- The DEP recognises that the design has come along substantially from the first submission and believes there is still an opportunity to further refine the proposed concept by developing a strong narrative that explains the story and character of this particular 'place' and what it offers that is unique.
- There needs to be a concentrated effort to create a highly active edge condition (internally and externally) that further breaks down the at grade built form experience, so it doesn't read as a solid linear mass.
- The number of shade/canopy trees (and relevant deep soil areas) needs to be increased as a structuring principle across the site.
- The concept plans need to demonstrate a stronger connection to the wider precinct.
- The plans should include a clear hierarchy of open spaces, types and programming, including those at either roof or podium.
- Guiding design and place principles must be provided and include supporting narrative and visualisations.

- Subsequent submissions need to explain the process of the design's evolution - breaking down building form, permeability, level connections at grade, etc.
- The DEP agrees that the 'softened and reshaped' landmark building does well to anchor the arrival experience.
- The proposed shared street that runs through the site should be indicated as one-way and include more greening and canopy trees. In addition, the design should explore a non-linear route and clearly demonstrate how pedestrians, cyclists, and vehicles will share the right of way.

9.2 Landscape strategy:

- There does not yet seem to be a direct tie-in between the place narrative (as verbally described in the presentation), and the design as presented.
- The current concept contains several remnant spaces which need to be more strongly embedded in the design.
- The visuals indicate the provision of trees and landscaping as a defining feature of the central spine, but it is not clear if there is adequate consideration of deep soil requirements, particularly given that the landscape will be primarily on slab.
- There needs to be "patterning" of the public spaces into the broader precinct. The DEP strongly recommend that the proponent reviews the government policy on greening the city (the NSW Government Architect's guidelines and policy documents provide a guide to good and considered design).
- Evidence is required of acknowledgement and integration of the above policies and guidelines.
- The design should reflect an Acknowledgement of Country, even as a guiding principle.
- The DEP would like to see a more developed set of street typologies, open spaces and built form, including reference imagery used to inform the concept design.
- The DEP would like to see mapping/visualisations indicating how various movement modes are integrated (pedestrian, cycle, vehicle).
- A clear approach to parking, including ingress and egress points, should be provided in subsequent submissions.
- The DEP would like to see and review a formulated Table of Contents and Drawings Schedule the proponent intends to include in their DCP

The applicant has responded to these issues insofar as they are able to as part of the PP process. It is noted that many of the issues raised above will be dealt with during the preparation of the site specific Development Control Plan and subsequent development applications for the site. Once a draft site specific DCP is prepared, it will be referred to the DEP for comments and submitted to Council seeking endorsement for public exhibition purposes.

10. Key Issues and Concerns

10.1 Maximum Building Height

The main purpose of the original proponent PPR was to increase the maximum building height from the ground level of the site, from 12 m to part 55 m and part 43 m.

However, and as discussed earlier in this report, the LPP considered that:

- The proposed heights from ground level of 55 m and 43 m are significantly higher than that which would ordinarily be anticipated for an urban village.
- The height of the proposal having regard to the hierarchy of centres detailed in the Reimagining Campbelltown City Centre Master Plan which places Leumeah's status as subservient to the main centre of Campbelltown.
- The need to transition the scale down towards the existing residential development on the opposite side of adjacent roads.

The current maximum 12 m building height (3-4 storey) for the site is considered too low. Currently, the tallest building in Leumeah Centre is an 8 story mixed use development. This existing building has maintained the human scale and issues of traffic and overshadowing have readily been addressed.

To determine an appropriate and suitable maximum building height for this site, the following in-house detailed assessment was undertaken:

1. Assessment against Reimagining Campbelltown City Centre Master Plan including centres' hierarchies.
2. Analysis of relative building heights across Campbelltown CBD from key points and sites.
3. Overshadowing on adjoining low density residential properties

Assessment against Reimagining Campbelltown City Centre including centres' hierarchies

The Campbelltown City Centre Master Plan 2020 in relation to Leumeah Centre states:

...the urban village will be the heart of activity and services for the local community. As a mixed-use cluster, the village will include retail convenience, day and night dining options, as well as health and wellbeing services.

The reference to Urban Village within the Reimagining Campbelltown City Centre Master Plan provides a strong indication of the sense of place that is desired to be created with Leumeah Centre. While the term Urban Village is not defined within the master plan documentation nor within the legislative context of the NSW planning system, it is widely known that an urban village aims to create a sustainable community (similar to a village) while also has the required density of urban areas. Urban villages maintain human scale and have lots of emphasis on activation at ground levels. There is no clear set of rules on the maximum building heights that should occur within an Urban Village, however the originally proposed building heights of 55 m

and 43 m, measured from ground level, are significantly higher than what is envisaged by an urban village theme.

The Reimagining Campbelltown City Centre Master Plan does not stipulate the desired maximum building heights within Leumeah Centre. It provides a context that includes hierarchy of building heights that shows where the greatest building height within Campbelltown and Leumeah Centres should occur. Within this context, the master plan clearly indicates that Campbelltown CBD should have the highest buildings to reflect its main CBD status (refer to attachment 4).

The maximum building height that has been endorsed by Council and is in effect within the Campbelltown CBD is for the former Factory Direct Outlet site (the DFO site) at 22-32 Queen Street and is at 52 m from ground level. Ideally, and according to the building height Map under the Campbelltown Master Plan, the DFO site should have had a building height that is lower than sites within Leumeah Centre. Importantly, the height for this site was endorsed by Council, prior to the adoption of Reimagining Campbelltown City Centre Master Plan, and the Plan clearly provides the following important note:

NOTE: all planning proposals that had progressed to Gateway Determination prior to the start of Reimagining Campbelltown City Centre were assessed on merit at the time, and cannot be used to determine height relativities of future proposals, or as a justification for the heights of future buildings.

It is anticipated that greater building heights will be endorsed closer to the Campbelltown Station and at the heart of the Campbelltown CBD, as shown in the attachment 4.

As an outcome of the above assessment, the 55 m maximum building height proposed by the original PPR needed to be reduced to align with the urban village theme and the centres' hierarchy within the Campbelltown LGA.

Analysis of the relative height of buildings across the Campbelltown CBD and key viewing points and sites.

Detailed analysis of the relativity of height across the Campbelltown and Leumeah Centres has been undertaken to investigate the potential impacts of the requested buildings on the skyline and the views.

The analysis considered the local view lines as outlined in the Reimagining Campbelltown City Centre Master Plan. Having regard to these important view lines, it is clear that any building on this site should have a maximum relative height of less than 100 m AHD (Australian Height Datum).

To better understand the relative visual impact of the building heights proposed within the context of the Campbelltown LGA, a further comparison of some of the most prominent sites and buildings within Campbelltown LGA is presented in the table below:

Location	Height at ground level (metres)	Height at top of building (metres)	Building height (metres)	No of Storeys
Campbelltown Hospital	83.2	135.6	52.4	12
22-32 Queen street	68	120*	52*	17*
541 Pembroke Road, LEUMEAH NSW 2560 (Leumeah 7-8 storey mixed use retail/residential apartments) at the corner of Pembroke Road and Old Leumeah Road	60	81.3	21.3	8
Intersection of Campbelltown Road and Rose Payten Drive	62	-	-	-
Apartment building corner of Queen and Broughton streets	70.4	104.4	34	10
Roundabout Badgally Road and Glenroy Drive	98	-	-	-
Centenary Park and Lookout	126	-	-	-
95 Badgally Road (dwelling), BLAIRMOUNT NSW 2559	126	132	6	
Kanbyugal Reserve, Woodbine	100	-	-	-
Payten Reserve	87	-	-	-
Intersection of Campbelltown Road and Plough Inn Road	56	-	-	-
Applicant Original Proposal	58	113	55	18
Applicant's revised Proposal	58	96.5	38.5	12
*Proposed and not built yet				

The top of Campbelltown Hospital has a maximum relative building height level of 135.6 m AHD, and currently presents as the highest building across the Campbelltown skyline. Attachment 6 includes a chart of the above table that clearly shows the various difference in the relative heights of different areas, number of stories, and building heights of the sites included in the above table.

The above analysis indicates that a relative maximum building height of below 100 m AHD would be more appropriate so as to ensure centre hierarchy is maintained and the skylines as you enter Campbelltown are not highly impacted by the redevelopment of this site. The applicant's revised proposal is consistent with this analysis and it is recommended that it be supported.

2. Overshadowing on adjoining low density residential properties

Council staff have used 3D software to analyse and understand the impacts of the proposed building heights on surrounding properties. The revised proposal with a reduced building height of 38.5 m and 33 m will ensure that all adjoining properties will have solar access that is above the minimum industry standard of 3 hours solar access on 21 June.

The above analysis (points 1-3) has informed the proposed revised building height of 38.5 m and 33 m for the site. It is recommended that Council endorse the revised building height for the site as compared to the original PPR they would:

1. Ensure that Leumeah Town Centre evolves into an 'urban village' centre to maintain human scale and centre's hierarchy.
2. Have lesser impact on overshadowing on the low and medium density residential properties surrounding the site.
3. Still provide for higher densities within walking distance from the railway station.
4. Maintain views and provide for acceptable visual impacts on the surrounding landscape and reserves.
5. Not significantly intrude in the skyline of Campbelltown as people enter the city from Campbelltown Road.

10.2 Traffic and Access

A Traffic Assessment Report prepared by Traffix, Traffic and Transport Planners has been submitted in support of the proposal. The Traffic Assessment Report provides an assessment on car parking requirements, traffic and transport impacts and access and internal design requirements.

The report concluded the number of parking spaces proposed (albeit in a conceptual way) would be sufficient to cater for the proposal however a further assessment would be required for the lodgement of a development application for any future redevelopment on the site.

Traffic generation was modelled in SIDRA which identified that all intersections would operate with spare capacity with minor increases in the average delay. The vehicular access and internal design would all be designed in accordance with the relevant Australian Standards and would be assessed at the development application stage.

The PPR was referred to Council's Traffic Engineers for an assessment of the proposal and the following comments were raised:

1. No access shall be allowed from Pembroke Road (state road) for the following reasons:
 - Flood water will enter the loading area and basement in 1 per cent AEP flood event which is not acceptable.
 - It's highly likely that TfNSW will not support direct access to/from Pembroke Road.
2. The adopted low values of peak hour trip generation (for hotel, retail and apartment) may be attributed due to the closeness to the train station however the low values need to be supported by evidence. The traffic report is silent about the source of the data.
3. Insufficient detail has been provided about the nature of the hotel being proposed as it affects the trip generation and parking rates.
4. The low PM peak hour trip generation of 111 vehicles per hour is at odds with the provision of 320 off-street parking as the peak hour trip is closely related with the number of vehicles parked on site.

5. The submitted traffic report states that the intersection of O'Sullivan Road and Pembroke operates at LOS of A and B in peak hour AM and PM respectively, however, items numbers 3 and 4 above may impact the actual LOS. In addition, future scenario modelling of the 10 year design horizon has not been provided.

The PPR was referred to TfNSW for review and the following comments were provided that are required to be addressed prior to the approval of the PP:

- All site access be provided from the local road network i.e. from O'Sullivan Road. Given that a safe and practicable access to the site is available from O'Sullivan Road, TfNSW reiterates that it is not supportive of maintaining access from Pembroke Road. TfNSW requires that the proposal be amended to enable all site access from O'Sullivan Road prior to the finalisation of the plan. It should be noted that TfNSW will require existing vehicular access on Pembroke Road to be closed off and road reserve reinstated to the satisfaction of TfNSW at full cost to developer/s as part of the future development application/s.
- TfNSW advises that strategic investigations for the duplication of Pembroke Road corridor have been undertaken, however there is currently no funding allocated to develop the proposal further. The duplication is anticipated to affect existing vehicular access, and associated deceleration lane, to the site.
- It is unclear whether there is any Easement for Access (Right of Carriageway) at existing vehicular access on Pembroke Road which benefits adjoining land parcels. If so, the proposed site access on O'Sullivan Road should include such easements benefitting adjoining land parcel/s in consultation with affected land owners. This is to ensure that any adjoining land parcel/s, especially Lot: 101 DP: 1126056 with a frontage on Pembroke Road, which may be a current beneficiary to any such easement do not rely on access from Pembroke Road in the future.
- TfNSW advises that there is a plan to upgrade the roundabout of Pembroke Road, Rudd Road and O'Sullivan Road into a signalised intersection. However, this investigation is strategic in nature and there is currently no funding allocated to develop the proposal further.
- The northern approach of O'Sullivan Road at the Pembroke Road/Rudd Road roundabout currently has a pedestrian refuge. The indicative reference scheme appears to replace the refuge with a marked pedestrian (zebra) crossing. TfNSW advises that installing a marked pedestrian (zebra) crossing in close proximity to the roundabout could adversely affect its operation and could lead to potential road safety issues. Furthermore, the TIA report does not provide information on whether warrants for a marked pedestrian (zebra) crossing are met at this location. Given the above, TfNSW is not supportive of a marked pedestrian (zebra) crossing at this location.
- The indicative reference scheme appears to propose a marked pedestrian (zebra) crossing along proposed Green Pedestrian Link across Pembroke Road at the Smiths Creek bridge. It is noted that guardrails are currently provided on both sides of the bridge to maintain road safety. Given that there is a plan to upgrade the Pembroke Road/ Rudd Road/O'Sullivan Road roundabout to a signalised intersection in the future, TfNSW is not supportive of a marked pedestrian (zebra) crossing or a midblock signalised crossing on Pembroke Road at the location due to close proximity.

- The indicative reference scheme appears to show a driveway crossover on Pembroke Road immediately west of the Smiths Creek bridge. The driveway crossover appears to provide access to the adjoining land parcel (Lot: 101 DP: 1126056). It is highlighted that there is currently no driveway crossover at this location. TfNSW is unlikely to support a new access to Lot: 101 DP: 1126056 from Pembroke Road should it be a beneficiary of an Easement for Access (Right of Carriageway) on adjoining land parcel/s which would enable access from the local road network i.e. O'Sullivan Road.
- TfNSW considers that traffic surveys conducted in June 2021 are unlikely to be a true reflection of typical traffic conditions at the 3 modelled intersections, due to a general reduction in commuter trips during peak hours associated with temporary COVID-19 work-from-home arrangements. TfNSW advises that the Traffic Impact Assessment report should utilise available historical traffic survey data, say from 2018/19, to update intersection modelling. The historical traffic survey data may be available with Council or private traffic survey companies (at cost).
- TfNSW considers that the Existing Scenario (Base) modelling results do not reflect typical traffic conditions observed on site. The Existing Scenario (Base) model should be calibrated to reflect existing traffic conditions, including queue lengths, prior to progressing with modelling the Future Scenario (with development).
- While TfNSW has not reviewed SIDRA modelling files (.sip), based on the review of the Traffic Impact Assessment report, it appears that the 3 affected intersections may have been modelled as isolated intersections. Given the proximity of 3 modelled intersections, and considering observed traffic queue lengths on Pembroke Road, these intersections should be modelled as 'Networked' intersections rather than 'Isolated' intersections, if not already undertaken.
- While TfNSW has not reviewed SIDRA modelling files (.sip), if not already undertaken, the two signalised intersections should be modelled using key operational features (cycle time, phasing, etc.) that can be obtained from SCATS data sourced from TfNSW (at cost).
- The Traffic Impact Assessment report does not confirm the assessment year of the Existing and Future (with development) intersection performance results provided. Given that the traffic surveys have been undertaken in 2021, it is likely that the assessment year would be 2021. TfNSW however requests clarification in this regard.
- TfNSW highlights that it is not appropriate to undertake intersection assessment assuming 100 per cent development will be implemented in 2021 given that the development is still at the planning proposal stage. TfNSW advises that a reasonable delivery timeframe for the 100 per cent development should be adopted and modelled. A +10 year horizon assessment/modelling should then be conducted based on the 100 per cent development delivery timeframe to demonstrate that the development will not utilise spare capacity at the intersections and therefore will not bring forward future upgrades.
- The TIA report, including SIDRA intersection modelling files (.sip), should be updated to address above comments and submitted to TfNSW for further review and comment prior to the finalisation of the plan.

- The indicative reference scheme proposes provision of 320 car parking spaces for the proposal. Given the site's good accessibility to public and active transport, TfNSW is supportive of measures to reduce private vehicle use including reduced maximum parking provision rates for the site within the LEP.
- DPE is currently undertaking employment zone reform, which proposes to fold the B1 Neighbourhood Centre zone in with the B2 Local Centre zone to create an E1 Local Centre zone, with a broader array of mandated permissible uses than currently occurs in the B1 zones. It is recommended that the impact of this reform is taken into account in terms of potential uses and transport impacts.
- The proposal should include a transport infrastructure schedule and implementation plan identifying infrastructure improvements including land components, cost, timing and delivery responsibilities, funding mechanisms (to ensure equitable developer contributions towards infrastructure are obtained) and travel demand management and monitoring measures.

The applicant has now provided additional information in regards to traffic and access to address the above matters, which is shown at attachment 9 to this report.

10.3 Flooding

The subject site is partially flood affected. The flood area is located on the eastern boundary of the site. The planning proposal justification report has not addressed flooding. The depth of flood waters in the 1:100 event are a maximum depth of approximately 500 mm. Council's Engineers have reviewed the proposal and the following is a summary of their comments:

1. The subject site is a Flood Control Lot with respect to 1 per cent Annual Exceedance Probability (AEP) flood due to flooding from Smith's Creek traversing the property.

A Flood Control Lot is defined in the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 - REG 1.5 as "a lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (other than development for the purposes of group homes or seniors housing)".

Currently, floodwater from Smith's Creek breaks out from the channel bank due to the restriction of the culvert under Pembroke Road and enters lots 101 and 201 (refer to flood map below). It is possible; subject to future flood modelling by the applicant, to remove the whole flooding affectation from the subject site for the 1 per cent AEP event depending upon future design. In this regard, it is suggested that the applicant consult with the owners of the neighbouring lots to come up with a coordinated design approach.

Most of the subject site is outside of the flood planning area. It is possible to submit a development application for the site in a manner that does not increase the risk from, or impact of flooding. Flooding related development controls are able to be readily prepared for the subject site and incorporated into the site specific Development Control Plan. The design of an appropriate barrier along or adjacent to the eastern boundary of the land to the north of the subject site (lot 101) to direct flows across Pembroke Road when the culvert capacity is

exceeded appear to be able resolve the flooding issue and remove the flood affectation from the subject site. Refer to Figures 8 and 9 of attachment 1 for Flood Maps)

10.4 Contamination

The applicant has submitted a Preliminary Site Investigation (PSI) prepared by Hunter Civilab in support of the PPR which has been reviewed by Council's Senior Environmental Officer. The report states that potential contamination sources are limited and that there are no visible signs of gross contamination on the site. The PSI provided is satisfactory and satisfies clause 5 of the Ministerial Direction 2.6. It demonstrates that the site is suitable for a residential or mixed use zoning in terms of clause 4 of the Ministerial Direction. Therefore, it is considered that the PP can progress.

10.5 Noise

The applicant has submitted a Noise Impact Assessment prepared by WSP Australia Pty Ltd in support of the proposal. The Noise Impact Assessment establishes acoustic criteria for the proposal in relation to noise from mechanical plant, noise from road traffic generation, noise from traffic onto the subject site, acoustic separation and BCA criteria and entertainment noise limits from the hotel/pub.

The Noise Impact Assessment was referred to Council's Senior Environmental Officer and no concerns or objections were raised. Notwithstanding, any future development application lodged for the site will also take into consideration adverse noise impacts and apply measures to minimise any impact.

10.6 Bushfire

The subject site has a minor bushfire affection to the south-western boundary, which is categorised as 'vegetation buffer'. The bushfire affectation of the site is considered to be minor and would be able to be managed with reasonable building measures in the event of a development application, the bushfire risk to the site is not considered to be a significant impact to stop the progression of this PP attachment 8.

10.7 Environment

The applicant submitted a preliminary arboriculture assessment report prepared by Tree Management Solutions in support of the proposal. The site is predominantly clear of trees and vegetation and would not result in the removal of threatened species vegetation. The report assesses existing trees on the subject site and adjoining properties.

Ten trees are identified on the subject site and a number of trees are located on the property boundary or within close proximity to the boundary on the adjoining properties, which would also be impacted by the future re development on the site.

It is considered the actual number of trees able to be retained on the site is a matter for consideration at the development application stage.

10.8 Open space

The PP does not include a proposal to rezone any part of the site as open space due to the small size of the site. The urban design report does however demonstrate that the ground floor public domain area will provide opportunities for landscaping and public domain elements that would facilitate use of the site for walking and congregating. The typical floor plate plans also identify that the first floor of the development would potentially be created as a communal private open space area to service residents of the site in addition to a dedicated open space area at the ground floor level. This space is proposed to potentially contain amenities, 2 common rooms, children's play area, seating and landscaped area.

The immediate locale is not benefitted by the provision of an open space area which is provided with amenities and play facilities.

The nearest open space is Bellevue Park which is a 1.8 km walk from the subject site and Pembroke Park which is approximately 2.4 km from the subject site. The proposal seeks to compensate for the lack of open space by providing play facilities in the communal private open space area at the first floor level.

The site has pedestrian access to Smiths Creek Reserve which has a pedestrian walking path which may be utilised for recreational exercise. However Smith Creek reserve is in need of embellishment, and when upgraded it would provide a much needed passive recreation open space for the current and future residents of Leumeah Centre.

11. Further Studies

The applicant has prepared a number of technical studies as follows:

Preliminary Site Investigation – Prepared by

- Preliminary Site Investigation – Prepared by Hunter Civilab
- Arboricultural Impact Assessment – Prepared by Tree Management Strategies
- Survey Site Plan – Prepared by Mitch Ayres Surveying Pty Ltd
- View analysis Report – Prepared by Urbis
- Urban Design Analysis – Architectural Planning Study prepared by Integrated Design Group
- Traffic and Parking Assessment – Prepared by TRAFFIX
- Noise Impact Assessment – Prepared by WSP Australia Pty Ltd

In addition to the above it is recommended that the applicant undertake further investigation in relation to flood management and open space as detailed in this report

The above studies will need to be finalised to the requirements of Council and may require revision to the PP.

12. Preparation of a Site Specific DCP

The PP primarily seeks to increase the maximum building height under the CLEP 2015 from 12 m to 38.5 m and 33 m. As such the future redevelopment of the site, will only be realised once a development application is lodged with Council. It is therefore important that a site specific DCP be prepared for this site to include the proposed master plan, thus providing Council and the community with some certainty in relation to how the site is going to be redeveloped in the future.

Once a draft DCP is prepared, it will be submitted to the DEP for review and the matter raised by the DEP comments in their last session of 10 February 2022 will need to be addressed as a part of the preparation of the draft DCP.

The draft DCP will then be submitted to Council for endorsement, prior to seeking Gateway Determination from DPE.

13. Summary of Outstanding Matters

Subject to Council endorsing the PP, the following matters will need to be addressed prior to Council requesting a Gateway Determination from DPE:

1. Confirmation of the FSR for the site.
2. The preparation and endorsement for public exhibition of a draft site specific DCP for the site.
3. Resolve issues in relation to access for adjoining isolated lots by way of easement.
4. Undertake consultation with adjoining properties.
5. Further investigation in relation to flooding and stormwater management.
6. Further details in relation to the provision of open space.

There may be minor adjustments required to the PP as these matters are addressed. These adjustments would not impact the proposed maximum building heights.

The applicant has requested confirmation from Council that it supports the PPR and particularly the proposed heights before these matters are resolved.

14. Public Participation

Should the PP be supported by Council for a Gateway Determination, public consultation would take place in accordance with the conditions of any Gateway Determination and would also take place in accordance with the provisions of the CPP.

15. Plan Making

Council considers this Planning Proposal to be of local significance given the size of the site, In addition the issues are considered local matters. As such, and subject to Gateway conditions, Council request that the General Manager be provided with the Delegation to make the plan.

16. Next step

Should Council endorse the PP at attachment 1 to this report, the applicant will be required to address the outstanding matters. Once all the outstanding matters are addressed, Council will be able to proceed to request a gateway determination from DPE.

Conclusion

The Planning Proposal seeks the following amendments to Campbelltown Local Environmental Plan 2015 for 80 O'Sullivan Road, Leumeah:

- a. Amend the Height of Buildings Map to increase the building height from 12 m to 38.5 m and 33 m.
- b. Application of a floor space ratio (FSR) of 2:1.

The Planning Proposal has been assessed in accordance with the relevant state and local planning framework under the Greater Sydney Region Plan. A number of outstanding matters will need to be addressed prior to Council requesting Gateway Determination.

In conclusion, it is recommended that Council endorse the Planning Proposal as it will eventually provide much needed urban renewal opportunities within this site. Under the current building height standards, no recent redevelopment within the centre has occurred. This is an indication that the current building height is an impediment to renewal and redevelopment.

It is also anticipated that more people in the centre will be welcomed by business owners.

Attachments

- 8.6.1 Planning Proposal (contained within this report) [↓](#)
- 8.6.2 Aerial Photo of subject site (contained within this report) [↓](#)
- 8.6.3 Leumeah Centre (contained within this report) [↓](#)
- 8.6.4 Extract of current zoning and current building heights (contained within this report) [↓](#)
- 8.6.5 Extract of Building Heights map (contained within this report) [↓](#)
- 8.6.6 Chart of comparison Key sites (contained within this report) [↓](#)
- 8.6.7 Flood Depth (contained within this report) [↓](#)
- 8.6.8 Bushfire Map (contained within this report) [↓](#)
- 8.6.9 Applicants response to traffic issues (contained within this report) [↓](#)



Planning Proposal

80 O'Sullivan Road (543 Pembroke Road), Leumeah

November 2022

Executive Summary

- Council has received an owner-initiated Planning Proposal Request (PPR) seeking an amendment to Campbelltown Local Environmental Plan 2015 (CLEP 2015) for 80 O'Sullivan Road, Leumeah (also known as 543 Pembroke Road) to increase the maximum permissible height of building under the CLEP 2015 from 12 m to 38.5 m and 33 m and establish a floor space ratio of 2:1 for the site.
- The subject land is an irregular lot that has a site area of 8117 m² and is located on the southern side of Leumeah Railway Station. The property is zoned B2 Local Centre. The site is currently occupied by 2 commercial uses being the Club Hotel and Liquor Stax.
- The PPR is accompanied by an urban design report providing a conceptual site layout and a building design for the site. The report also includes a concept master plan for the wider area which shows building envelopes and pedestrian linkages through the site.
- The PPR has been assessed in accordance with the state and local strategic planning framework, including the Reimagining Campbelltown City Centre Master Plan.

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) Maximum Height of Buildings and Floor Space Ratio maps for property known as No.543 Pembroke Road, Leumeah (Lot 201 DP 1052199).

The proposed amendment seeks to amend the maximum height of building map to provide a height limit of 33m to part of the site and a height limit of 38.5 m to the rest of the site and to also amend the floor space ratio map to indicate a maximum floor space ratio of 2:1 for the site.

The Site

The subject site is located on the eastern side of O'Sullivan Road and forms part of the business area located on the southern side of Leumeah Railway Station which contains a variety of commercial uses.

The site has an area of 8,117 m² with a 40 m frontage to O'Sullivan Road. The site also has vehicular access to Pembroke Road via a right of way over the adjoining lot which is currently vacant. The site is adjoined by 4 lots to the northern boundary including a Council owned parcel of land (Lot 100 DP 14782). The State Government owns 2 adjoining lots; one of which adjoins the eastern boundary and the other lot adjoins the southern boundary from which vehicular access is currently obtained (refer to Figure 1 below).

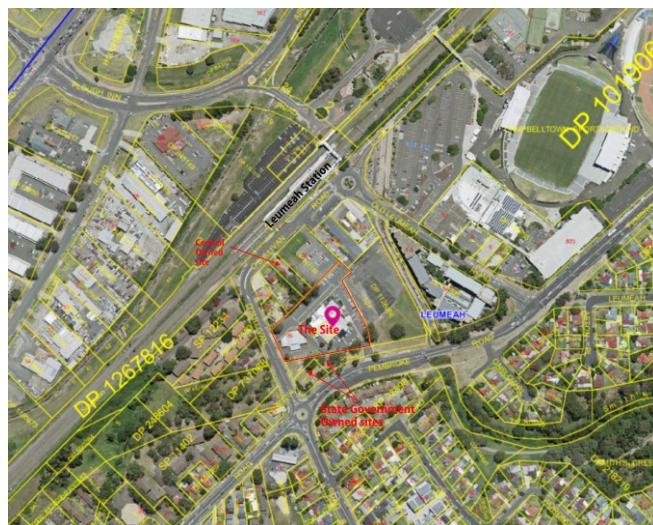


Figure 1: Aerial Photo of the Subject Site

The site consists of a single lot that has 2 existing commercial licenced premises which are the Club Hotel and Liquor Stax. The site has sporadic vegetation, with mature gum trees.

Smiths Creek is within close proximity to the site, part of which is a concrete lined channel that immediately adjoins the vacant parcel located to the east of the subject site.

The subject site is located in close proximity to Leumeah Railway Station and Campbelltown Stadium. The site is also in a neighbourhood with a range of land uses including, the Tennis Club, the West League Club, a mixed use residential apartment building, neighbourhood shops including an IGA store, post office, butcher, pharmacy, liquor shop, news agent, medical practice, dentist, the club hotel, coffee shop and a discount shop and car parking.

The majority of the buildings in the surrounding area are low rise comprising 1-2 story buildings with the exception of the mixed use residential building, which consists of 7 - 8 storeys shown in the photo below.



Figure 2: Leumeah Centre - Photos showing the Wests Leagues Club, the mixed use apartment building and the shopping centre

Background

- The subject site was zoned 10(c) - Local Comprehensive Centre Zone under the Campbelltown (Urban Area) Local Environmental Plan 2002. The site is currently zoned B2 Local Centre under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- A meeting was held between the applicant and Council prior to the lodgement of the PPR on 27 May 2021.
- The Councillors were briefed on the PPR on 20 July 2021 and on 17 May 2022.
- The PPR was lodged with Council on 26 July 2021.

Existing Zoning, development standards and local provisions under the CLEP 2015

Zoning: B2 Local Centre

Building Height: 12 m

Floor Space Ratio: The site is not subject to a Floor Space Ratio (FSR) development standard

Additional land Uses: A Pub is permitted with development consent in the B2 zone (a pub is a type of food and drink premises which is a type of retail premises which is a type of commercial premises. The use of the site as a Pub is also listed in schedule 1 of the CLEP 2015 and therefore the use of the site as a Pub is also permissible with consent due to the operation of Clause 2.5 of the CLEP 2015.

Properties to the north of the site have the same zoning as the subject site. The adjoining property to the south is zoned SP2 Classified Road and property on the opposite side of O'Sullivan Road is zoned R3 medium density residential.

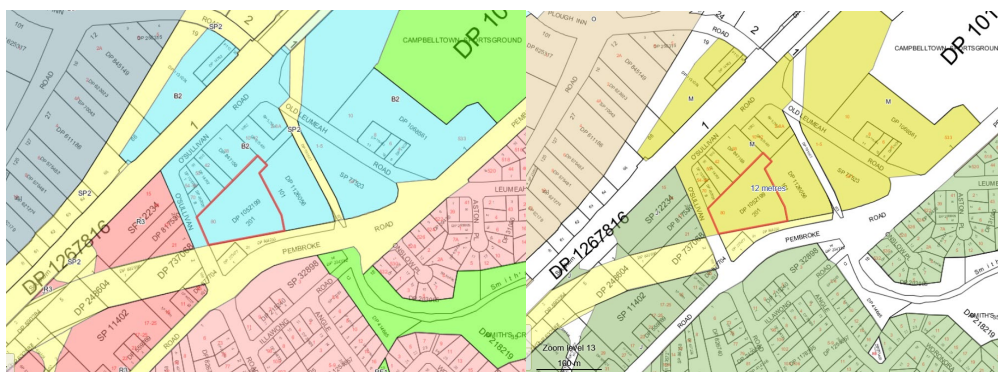


Figure 3: Extract of zoning and Maximum Height of Buildings Maps from CLEP 2015

The Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'Local Environmental Plan Making Guideline' August 2021.

Part 1 – Objectives or Intended Outcomes

To increase dwelling and population densities within a walking distance from the Leumeah railway station and provide for a housing choice in Leumeah. The proposal will also facilitate additional retail space within the centre.

Part 2 – Explanation of provisions

The objective or intended outcomes of the Planning Proposal are as follows:

- To amend the Height of Building Maps to increase the building height partially to 33 m and partially to 38.5 m (Figure 4);

To amend the Floor Space Ratio Map to provide an FSR of 2:1. The objectives and intended outcomes of the planning proposal will be achieved by amending the Height of Building Map and Floor Space ratio Map (Figure 3).

A draft Height of Building and a draft Floor Space ratio map is identified below.

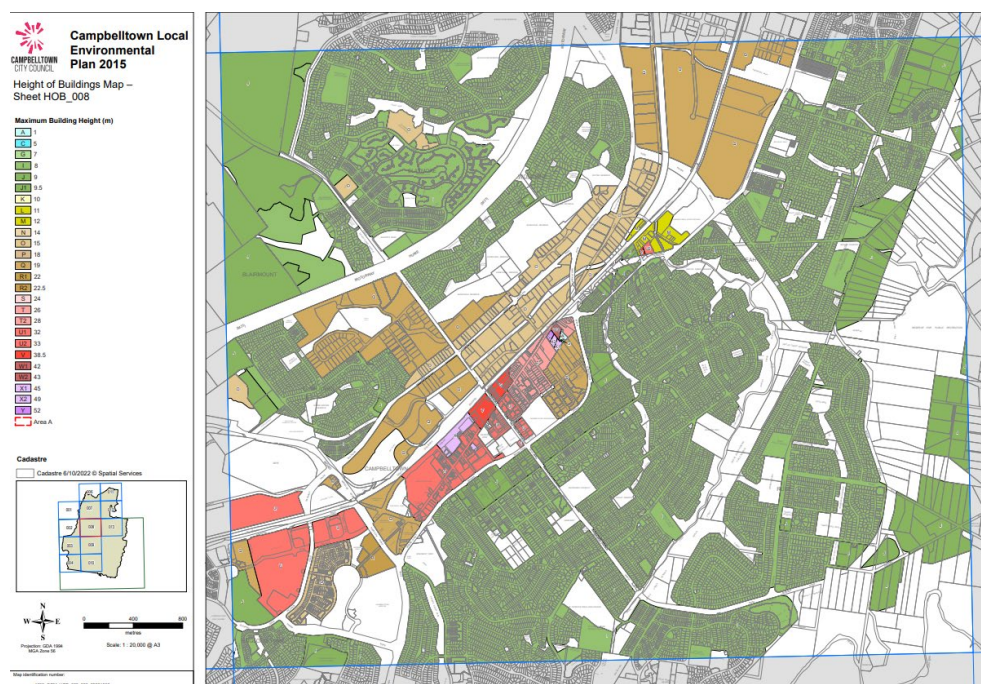


Figure 4: Proposed Height of buildings map

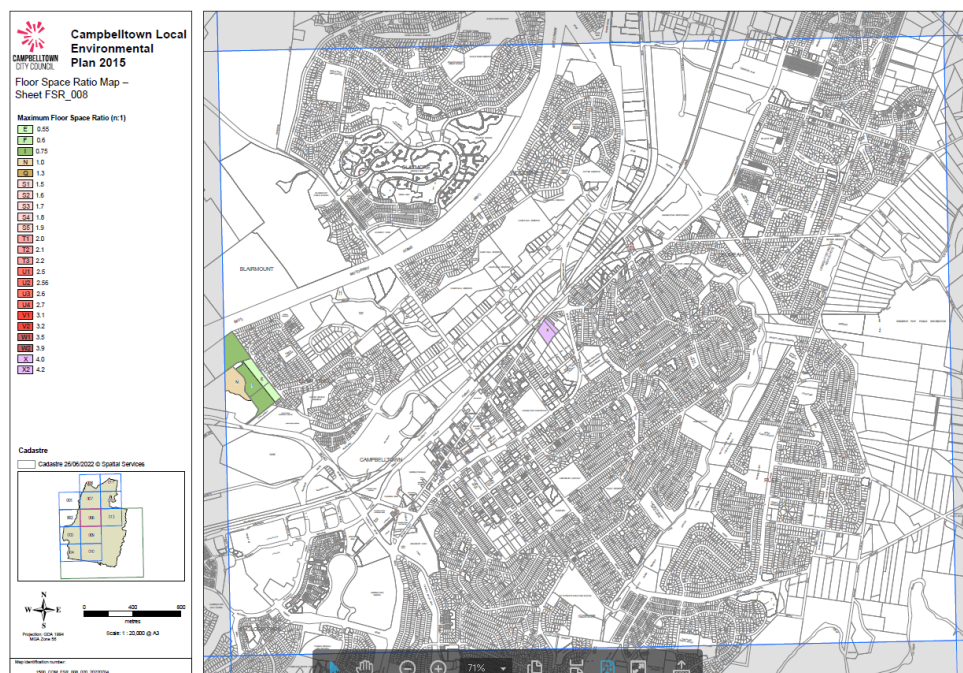


Figure 5: Floor space ratio map

Part 3 – Justification

Section A – Need for the planning proposal

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

The Planning Proposal is not a direct result of any strategic study or report, however is consistent with key strategies including the Greater Sydney Region Plan, Western City District Plan and the Glenfield to Macarthur Urban Renewal Corridor Strategy.

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

Yes.

The Planning Proposal is the best way to achieve the intended outcomes and objectives. Proceeding with a stand-alone planning proposal is considered appropriate in this instance and will assist in the delivery of the Leumeah Precinct Plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy.

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.

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 considered to be consistent with the Greater Sydney Region Plan as it aims to provide a local centre with a mixed use centre comprising of retail and residential with a sports and entertainment precinct in the greater locality.

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.

Leumeah is part of the Campbelltown-Macarthur metropolitan cluster identified within the Western City District Plan. Its location has been identified as providing the metropolitan functions within the Macarthur region including concentration of jobs, a wide range of goods and services, entertainment, leisure and recreational activities. Campbelltown-Macarthur has been identified as a Collaboration Area which is led by the Greater Sydney Commission to support growth and change, deliver improved outcomes and address complex issues that require cross stakeholder solutions. The Campbelltown-Macarthur Place Strategy is a key outcome of the Collaboration Area and has been prepared in alignment with the Reimagining Campbelltown City Centre Master Plan. As such the PP is considered to align with the Campbelltown Macarthur Place Strategy.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Corridor Strategy (Corridor Strategy) establishes a high level strategic planning framework to guide future housing, employment opportunities and infrastructure delivery along the Campbelltown rail corridor, forming part of the Greater Macarthur Priority Growth Area.

The subject site is within the area covered by the Leumeah Precinct Plan, being one of the seven train station precincts identified under the Corridor Strategy. The Leumeah Precinct Plan provides the vision for the future development of the city centre having regard to the long term housing and employment needs for the area until 2036. As part of the desired future character and built form, the subject site is identified under the Precinct Plan for mixed use retail and residential as described below:

"This area could accommodate a mix of retail and residential uses that would complement the character of the local area. Buildings would have ground floor retail that would provide local services for residents and commuters, with apartments above ranging from 7+ storeys in height. Detailed planning would be required to identify appropriate height and built form outcomes."

The PP is broadly consistent with this vision in that it proposes a mix of retail and residential uses and building heights above seven storeys. The required detailed planning work referred to in the Precinct Plan has been undertaken by Council through the Reimagining Campbelltown City Centre Master Plan (which includes the central parts of Leumeah including the subject site). An assessment of the PP against the Master Plan can be found in the Report to Council dated 9 August 2022.

The Leumeah Precinct Plan identifies the need for regional cycle routes and pedestrian connections within the precinct, and the PP responds to this identified need via making provision for a through site link to facilitate pedestrian access to Leumeah Station. The urban design report also identifies a green pedestrian link over the existing concrete lined drainage channel for Smiths Creek, which is consistent with the Leumeah Precinct Plan.

The Leumeah Precinct Plan identifies a proposed 'green link' connection between the corner of O'Sullivan Road and Pembroke road headed in a diagonal direction, over the subject site, towards Leumeah Station. The proposed through site pedestrian link proposed within the urban design analysis is generally consistent with the connection path shown on the map. The through site link is required to be 'followed through' on adjoining properties to ensure connection to Leumeah Station, which do not form part of this PP. While the site through link is not proposed to be supported by a zoning amendment to the CLEP 2015 it is proposed that it be included in a site specific DCP.

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

Campbelltown Community Strategic Plan 2032

Campbelltown Community Strategic Plan 2032 (CSP) is Council's highest level strategic plan, and outlines the strategic direction of Council for a 10 year period based on the feedback of the local community and research on successful and resilient communities.

The purpose of the CSP is to identify the community's main priorities and aspirations for the future and to plan an approach to achieve these goals. The CSP has been structured to address key outcomes that Council and other stakeholders will work to achieve. These outcomes are:

- Outcome 1: Community and belonging
- Outcome 2: Places for people
- Outcome 3: Enriched natural environment
- Outcome 4: Economic prosperity
- Outcome 5: Strong leadership

These outcomes will be achieved through the implementation of strategies identified within the CSP. The following strategies are considered the most relevant in the consideration of this PP:

- 2.1.1 – Provide public places and facilities that are accessible, safe, shaded and attractive
- 2.2.1 – Ensure transport networks are integrated, safe and meet the needs of all people.
- 2.3.1 – Ensure all people in Campbelltown have access to safe, secure, and affordable housing
- 3.1.2 – Ensure urban development is considerate of the natural environment
- 4.1.1 – Provide high quality and diverse local job opportunities for all residents
- 4.2.1 – Support the growth, productivity and diversity of the local economy
- 5.1.1 – Increase opportunities for the community to engage and collaborate with Council and key delivery partners

The PP is considered to be broadly consistent with the above strategies.

Campbelltown Local Strategic Planning Statement (LSPS)

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March, 2020. All planning proposals are now required to demonstrate consistency with the LSPS.

A number of actions within the LSPS are relevant to the proposal, and an assessment of the PPR against these actions is contained in the table below.

Action	Assessment of Proposal against action
1.11 Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas	The redevelopment scenario proposes a through-site link with landscaped public open space as well as a private open space area on Level 1 for the future residents of the dwelling.
1.17 Ensure open space is well connected via pedestrian and cycle links	As above
10.10 Investigate opportunities to enhance commercial amenity and ongoing economic viability through improvements to walking, cycling and public transport accessibility to create stronger centres	The PP is proposing commercial space on the ground floor including the retention of Leumeah Hotel which will contribute to economic growth and employment opportunities.
13.1 Plan and implement local infrastructure that enables our growing population to use alternative methods of transport, such as walking and cycling, to move quickly and easily around the city, to connect to public transport and assist in easing traffic congestion	The site is within close proximity to the train station which provides access to public transport as well as being located across the road from Smiths Creek Reserve.

2.5 Contain urban development to existing urban areas and within identified growth and urban investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area	The PP seeks to increase residential density within urban land and would therefore help meet the dwelling targets, thus relieving development pressure on scenic lands, environmentally sensitive lands and the Metropolitan Rural Area and help protect their functions.
2.12 Promote housing diversity through local planning controls and initiatives	The proposal is generally consistent with this action, given that it proposes higher density housing.
<p>2.15 Ensure that sufficient, quality and accessible open space is provided for new urban areas</p> <p>2.16 Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas</p> <p>2.17 Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments</p> <p>6.25 Work towards residents being a maximum of 400 m from quality open space</p>	There is a short supply of embellished public open space within Leumeah and there may be opportunity to upgrade and enhance the public open space and walkways within Smith Creek Open space, which is located within a walking distance from the site.
7.11 Identify appropriate building heights through design requirements to ensure that solar access is not restricted in open space areas adjoining multi-storey developments	There are no open space areas adjoining the subject site that would be affected by overshadowing.
9.8 Promote the development and intensification of Campbelltown's existing agglomerations to boost productivity and competitive edge	The subject site is located within a business zone that provides economic and employment opportunities. The PP will maintain this by providing a mix of commercial and residential areas in an accessible area.
10.5 Continue to recognise the dynamic and evolving nature of centres, their ability to	Should the PP be progressed, it would result in the intensification of the precinct including

<p>become activated and integrated mixed use hubs which are highly productive and liveable places, and the potential of large and existing retail providers to offer local employment</p> <p>10.15 Continue to recognise and plan for a range of retail uses within centres, and enable appropriate retail growth in centres that have the capacity and demand to accommodate additional retail growth</p>	<p>the provision of additional retail uses within close proximity to public transport. This would increase activity in this location and would result in a more efficient and productive use of this land by intensifying economic activity on the site and introducing a large number of new residents to Leumeah.</p>
<p>10.22 Implement the Reimagining Campbelltown Phase 2 Master Plan and associated initiatives</p>	<p>An assessment of the PP against the Reimagining Campbelltown Phase 2 Master Plan is found below. The PP is considered to be generally consistent with the Master Plan, and the PP would assist in the achievement of the strategic growth pillars and commitments.</p>

Reimagining Campbelltown City Centre Master Plan

The Reimagining Campbelltown project commenced in late 2017. Phase 1 outlined the vision for the future of the Campbelltown, Macarthur and Leumeah stating that the economy and built form of these centres will need significant re-structuring to ensure that projected population growth can be accommodated across the Western Parkland City by 2036. This vision formed the basis of the Reimagining Campbelltown City Centre Master Plan.

At its meeting on 14 April 2020, Campbelltown City Council resolved to endorse and exhibit Reimagining(Phase 2)- Campbelltown City Centre Master Plan 2020. The Plan was publicly exhibited until July 2020. Council considered submissions made during exhibition at its meeting on 13 October, 2020 and adopted the master plan in the form it was exhibited with only minor changes.

The vision for the plan is to elevate the Campbelltown City Centre (which includes the parts of Leumeah near the Leumeah Railway Station) to the status of a Metropolitan CBD, a leading centre of health services, medical research and tech-related activity that will be achieved through ambition, innovation and opportunity.

The vision for Reimagining Campbelltown City Centre is underpinned by a Place Framework. Comprising six strategic growth pillars and 25 commitments, it is the enduring decision-making framework to guide growth and investment for a more prosperous future. The 6 strategic growth pillars comprise the following:

1. Confident and Self Driven
2. Connected Place
3. Centre of Opportunity
4. No Grey to be Seen

5. City and Bush
6. The Good Life

An assessment of the PP has been undertaken against the 6 strategic growth pillars and corresponding 25 commitments for growing the Campbelltown City Centre. Whilst the PPR is broadly consistent with a number of pillars and commitments, the assessment below focuses on those that are of particular relevance to the PP.

A key component of the Master Plan is the development of a central precinct in Leumeah. The Master Plan provides a vision for Leumeah to be an integrated sports and entertainment precinct and will accommodate a significant amount of housing and employment opportunities for the Campbelltown LGA. The Master Plan describes the area as a 'city in a valley' and in this regard the building design will need to respect and respond to the natural landscape and maintain views from surrounding hills. In order to do this, varying building heights will provide a varied skyline.

The Master Plan has identified the site being suitable for high density mixed used development given its close proximity to the train station and sports and entertainment precinct. The key elements in the Master Plan for Leumeah include the following:

- Urban Village: A mixed use cluster that will include residential and commercial space and as such will be the heart of activity and services for the local community.
- Mixed Housing for All: Leumeah will provide a range of housing choice and affordability catering for the needs of the community and future population growth.
- Great Connectivity: Leumeah features 2 major green connections that hold cultural significance to the Dharawal people, provide the community with immediate access to major natural assets and parklands.
- Green Heart: the Bow Bowing creek and its surrounds is the green heart which offers open space for passive and active recreation activity.
- Leumeah Live: Leumeah Live is a vibrant sports and entertainment precinct anchored by Campbelltown Stadium and co-located with other regional sporting facilities and venues. As a major event precinct, it will include uses such as short-term accommodation, hotels, food and beverage options as well as some commercial space.
- People Place: A focus on reducing car dependency.

While the PP is not proposing to alter the existing zone of B2 Local Centres, it is aiming to increase the residential yield of the site by increasing the current building height from 12 m to 33 m and 38.5 m.

The PP, in principle, aligns with the above key elements in the Master plan as it would provide a mixed use high-density development within the Leumeah Centre that provides a connection to Leumeah Train Station and the sports and entertainment precinct and is considered to reflect the elements of a 'city in a valley' theme. It provides open space with the through-site link and landscaped public open space areas.

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 65 – Design Quality of Residential Apartment Development	The planning proposal is not inconsistent with the SEPP. Residential apartment development is proposed as part of this Planning Proposal with a detailed assessment against the SEPP undertaken at the development application stage. The site is zoned B2 – Local Centre where shop top housing is permissible with development consent.
SEPP (Biodiversity and Conservation) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Housing) 2021	The proposal is consistent with the SEPP. Any future development on the site may incorporate housing types identified in the SEPP which would be considered in conjunction with the SEPP.
SEPP (Industry and Employment) 2021	Any future development for signage for the retail component of the proposal would be considered in future development applications.
SEPP (Planning Systems) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	The planning proposal is consistent with the SEPP.
SEPP (Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Regional SEPP)	Not relevant to the Proposal.
SEPP (Primary Production) 2021	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	There is no history of contamination of the subject site. Notwithstanding, future development of the site would address the requirements of the SEPP.
SEPP (Resources and Energy) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not seek to undertake any extractive industries or mining.

SEPP (Transport and Infrastructure) 2021	The Planning Proposal was referred to TfNSW due to proposed access via Pembroke Road. A number of issues were raised by TfNSW including that no access would be allowed via Pembroke Road with all access to the site needing to be via O'Sullivan's Road.
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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.

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The planning proposal is not inconsistent with this Direction. The planning proposal would provide flexibility in the height of future buildings on the site and would provide a mixed use development comprising of a retail/hotel component and residential apartments.
1.2 Development of Aboriginal Land Council land	The planning proposal does not involve State or Regional development and is not on Aboriginal Land Council land.
1.3 Approval and Referral Requirements	The planning proposal was referred to TfNSW for comment given that it proposed access via Pembroke Road. Comments were received with most of the issues raised able to be dealt with when a future development application is lodged with Council.
1.4 Site Specific Provisions	The proposal requires a floor space ratio map and a height of buildings map for the subject site.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the Proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is consistent with this Direction as the subject site is proposed to be a mixed use retail and residential zone with the proposed planning proposal consistent with

	this proposed zone. It also proposes active street frontages along O'Sullivan Road which will be accommodated for within the planning proposal as well as future development applications.
1.10 Implementation of Western Sydney Aerotropolis Plan	The proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the Proposal
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	The planning proposal is consistent with the Plan as it provides mixed use retail and residential in close proximity to the train station and does not impact on any future redevelopment of Campbelltown Sport Stadium as a sports and entertainment precinct.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the Proposal.
Focus Area 2	
Design and Place	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the Proposal.
3.2 Heritage Conservation	Not relevant to the Proposal.
3.3 Sydney Drinking Water Catchments	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	<p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. While the PPR is not proposing to alter the existing zone of B2 Local Centres, it is aiming to increase the residential yield of the site by increasing the current building height from 12 m to 33 m and 38.5 m.</p> <p>The subject site is partially flood affected. The flood area is located on the eastern boundary.</p>

	<p>The PPR is not supported by sufficient information and justification in relation to the flood issue and additional information has been sought from the applicant.</p> <p>Given that only a very small portion of the site is flood affected, and subject to further analysis, it is envisaged that the inconsistency with this direction is of minor nature.</p>
4.2 Coastal Management	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	Not relevant to the Proposal.
4.4 Remediation of Contaminated Land	This has been addressed in the report.
4.5 Acid Sulfate Soils	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the Proposal.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Consistent.</p> <p>The subject site is within 400 m of Leumeah Train Station and other forms of services such as buses which can provide access to jobs and amenities.</p>
5.2 Reserving Land for Public Purposes	Not relevant to the Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the Proposal.
5.4 Shooting Ranges	Not relevant to the Proposal.
Focus Area 6: Housing	
6.1 Residential Zones	<p>Consistent.</p> <p>The subject site is not located within a residential zone, although shop-top housing is a form of housing which is permissible within the Local Centre zone. The proposal is consistent with this Direction as additional dwellings would be in close proximity to existing infrastructure and services and would provide for existing and future housing needs of the local area.</p>
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the Proposal.
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	<p>The proposal is consistent with this Direction as the proposal will incorporate the existing hotel and provide additional commercial/retail floor space.</p> <p>The proposed amendment would increase the potential uses for the site in accordance with the B2 – Local Centre zoning.</p>

7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the Proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the Proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the Proposal.
9.2 Rural Lands	Not relevant to the Proposal.
9.3 Oyster Aquaculture	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the Proposal.

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 proposal does not seek to amend the zoning of the site. The planning proposal seeks to increase the maximum permissible height of buildings for the site and limit development by including a maximum floor space ratio.

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

Yes.

While the Planning Proposal has not been supported by a social or economic assessment, it is anticipated that the planning proposal will not result on any negative impacts on social and economic matters.

The proposal will have social benefits, as it will provide more housing within close proximity to the railway line. It will also increase population within Leumeah Centre which will help the businesses within the Centre.

The proposal will also kick start the revitalisation of Leumeah Centre by facilitating the redevelopment of the site and potentially facilitate the provision of high standard public open spaces to all residents and the general public.

Section D – State and Commonwealth Interests

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

No.

The planning proposal may result in a need for additional public infrastructure and may impose additional demands on local infrastructure, public or community services. The site is located in close proximity to existing bus and train services.

This matter will be further confirmed, once the revised traffic study is prepared as there may be a need to upgrade some of the roads within the locality, in particular the roundabout at Pembroke and O'Sullivan Road.

There may be some additional matters in relation to infrastructure upgrades that may be raised as a result of the public exhibition and consultation with public authorities.

In addition, there is also a need for additional passive open space as Leumeah Centre. Potentially Smith's Creek open space area, which is adjacent to the site can be upgraded to provide for the need of the future residents.

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

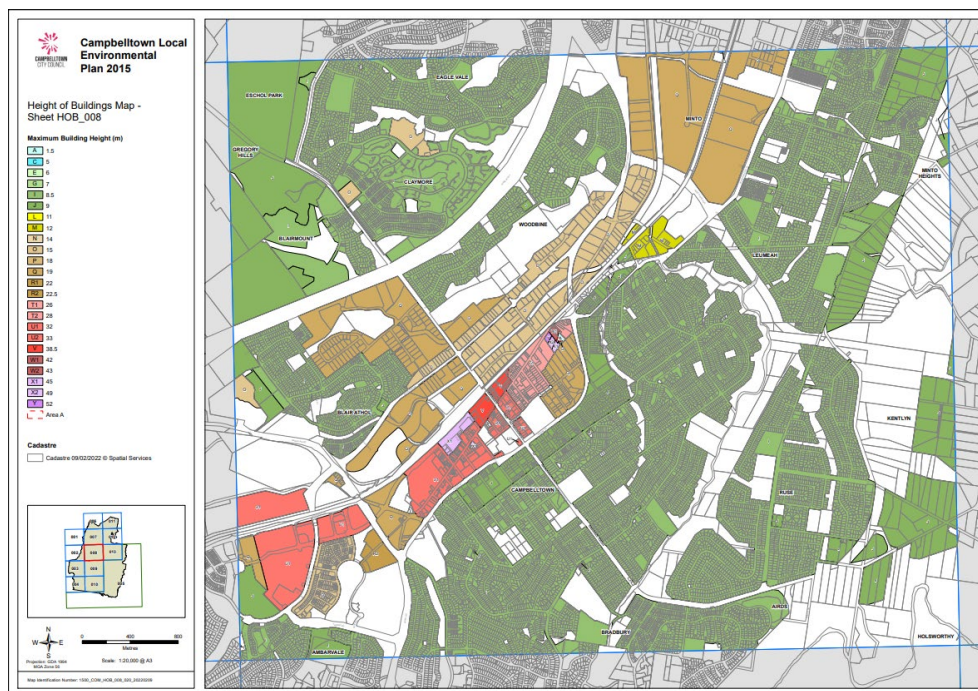
Consultation will occur with any public authorities identified in the Gateway Determination.

Part 4 – Mapping

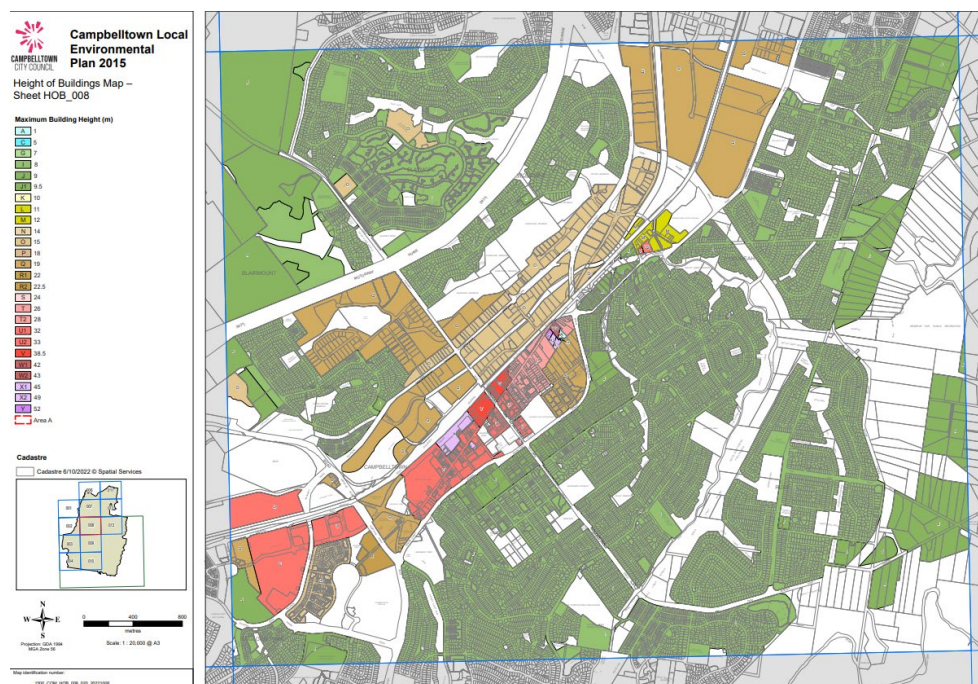
The Planning Proposal seeks to amend the Floor Space Ratio map and the Maximum Height of Buildings map in CLEP 2015 as proposed below.

Map	No	Requested Amendment
Height of Buildings	HOB_008 Date 18 February 2022	Amend by providing a height limit of 33m and 38.5 m.
Floor Space Ratio	FSR_008 Date 30 June 2021	Amend by providing a floor space ratio of 2:1

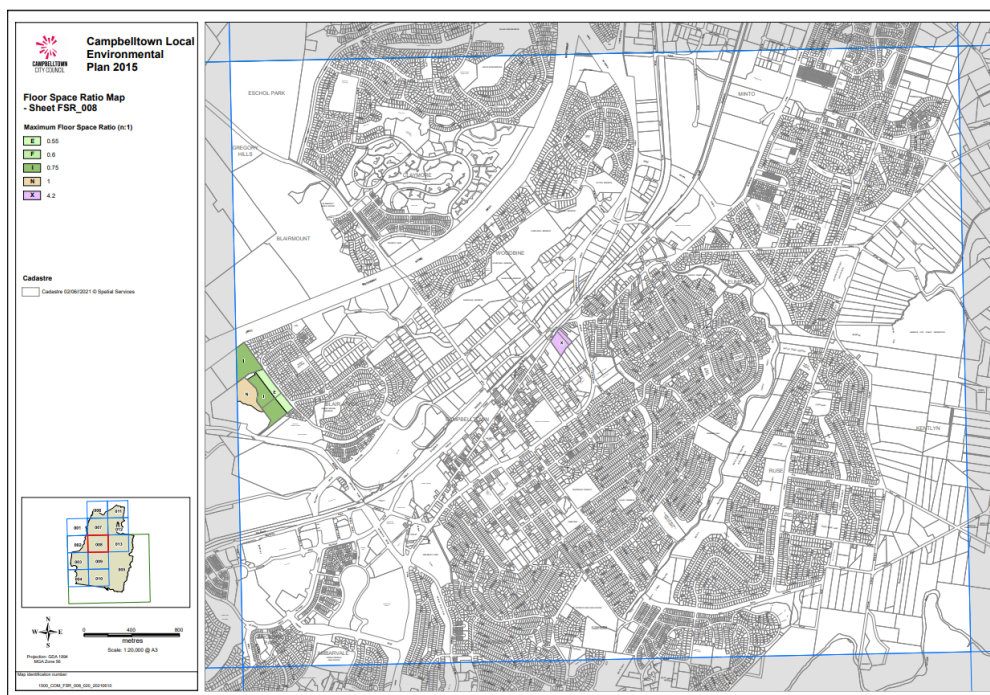
Current Map Height of Building Map



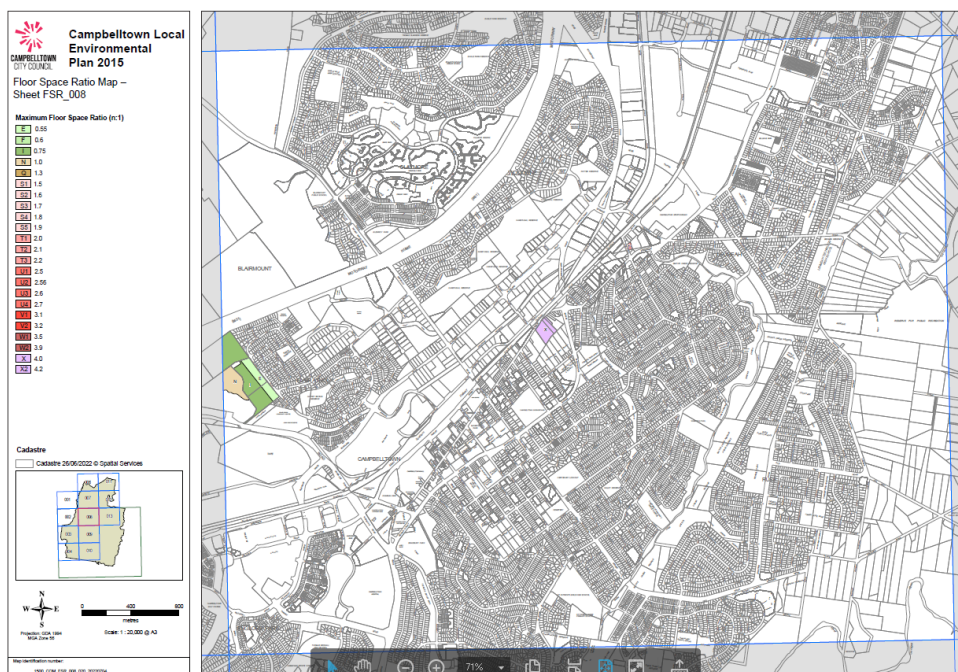
Proposed Height of Building Map



Current Floor Space Ratio Map



Proposed Floor Space Ratio Map



The current and proposed maps are attached to this proposal.

Part 5 – Community consultation

The LEP Making Guideline 2021 provides four categories for planning proposals.

This planning proposal is considered to be a standard planning proposal as it aligns with the standard criteria under the LEP Making Guideline as shown in the table below:

Criteria	Comments
To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone	The PP does not include an amendment to the current B2 Local Centre Zone under the CLEP 2015
That relates to altering the principal development standards of the LEP	The PP includes an amendment to building height and introduces an FSR of 2:1
That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP	N/A
That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS	The planning proposal is considered consistent with the LSPS and the regional and district plans – refer to the relevant section under this PP for more information
Relating to classification or reclassification of public land through the LEP	NA

In accordance with ‘the local environmental plan making guideline’ prepared by the Department of Planning and Environment (2021), the proposal is considered to be a standard local environmental plan and accordingly the proposal will be publicly exhibited for 20 working days including the following:

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 is to be exhibited on Council’s website (www.campbelltown.nsw.gov.au). Council’s libraries also have access to the website.

The planning proposal will also be made available on the NSW Planning Portal website (www.planningportal.nsw.gov.au).

Letters will be sent to adjoining owners and all other owners within 100 m of the subject land.

Part 6 – Key Issues

6.1 Building Height

The main purpose of the proponents PP is to increase the building height of the site from 12 m to part 33 m and part 38.5 m.

The Campbelltown Local Planning Panel considered an earlier version of the PPR and advised that:

- The proposed heights of 55 m and 43 m are significantly higher than that which would ordinarily be anticipated for an urban village
- The height of the proposal having regard to the hierarchy of centres detailed in the Reimagining Campbelltown City Centre Master Plan which places Leumeah's status as subservient to the main centre of Campbelltown;
- The need to transition the scale down towards the existing residential development on the opposite side of adjacent roads.

The current maximum 12 m building height (3-4 storey) for the site is considered too low and not in keeping with the Leumeah Precinct Plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy. Currently, the tallest building in Leumeah Centre is an 8 story mixed use development. This existing building has maintained the human scale and issues of traffic and overshadowing have readily been addressed.

To determine an appropriate and suitable building height for this site, the following in-house detailed assessment has been undertaken:

1. Assessment against Reimagining Campbelltown City Master Plan including centres' hierarchies
2. Analysis of the RLs within the Campbelltown CBD from key points and sites.
3. Overshadowing on adjoining low density residential properties

Assessment against Reimagining Campbelltown City Centre Master Plan including centres' hierarchies

The Reimagining Campbelltown City Centre Master Plan 2020 in relation to Leumeah Centre states:

...the urban village will be the heart of activity and services for the local community. As a mixed-use cluster, the village will include retail convenience, day and night dining options, as well as health and wellbeing services.

The reference to Urban Village within the Reimagining Campbelltown City Centre Master Plan provides a strong indication of the sense of place that is desired to be created at Leumeah. While the term Urban Village is not defined within the master plan documentation nor within the legislative context of the NSW planning system, it is widely known that an urban village aims to create a sustainable community (similar to a village) while also has the required density of urban areas. Urban villages maintain human scale and have lots of emphasis on activation at ground levels. There is no clear set of rules on the maximum building heights that should occur within an Urban Village.

The Reimagining Campbelltown City Centre Master Plan does not stipulate the desired maximum building heights within Leumeah Centre. It provides a context that includes hierarchy of building heights that shows where the greatest building height within Campbelltown and Leumeah Centres should occur. Within this context, the master plan clearly indicates that Campbelltown CBD should have the highest buildings to reflect its main CBD status.

The maximum building height that has been endorsed by Council and is in effect within the Campbelltown CBD is for the former Factory Direct Outlet site (the DFO site) at 22-32 Queen Street and is at 52 m. Ideally, and according to the building height Map under the Reimagining Campbelltown City Centre Master Plan, the DFO site should have had a building height that is lower than sites within Leumeah Centre. Importantly, the height for this site was endorsed by Council, prior to the adoption of Reimagining Campbelltown City Centre Master Plan, and the Plan clearly provides the following important note:

NOTE: all planning proposals that had progressed to Gateway Determination prior to the start of Reimagining Campbelltown City Centre were assessed on merit at the time, and cannot be used to determine height relativities of future proposals, or as a justification for the heights of future buildings.

It is anticipated that greater building heights will be endorsed closer to the Campbelltown Station and at the heart of the Campbelltown CBD.

As an outcome of the above assessment, the 55 m proposed by the PPR was reduced to 38.5 m and the 43 m proposed by the PPR was reduced to 33 m to better align with the urban village theme and the centres' hierarchy within the Campbelltown LGA.

Analysis of the RLs within the Campbelltown CBD from key points and sites.

Detailed analysis of the RLs within Campbelltown and Leumeah Centres has been undertaken to investigate the potential impacts of the requested building height on the skyline and the views.

The analysis considered the local view lines as outlined in the Reimagining Campbelltown City Centre Master Plan. Having regard to these important view lines, it is clear that any building on this site should have a maximum relative height of less than 100 m AHD (Australian Height Datum).

To better understand the visual impact of the proposed building height by the applicant within the context of the Campbelltown LGA a further comparison of some of the most prominent sites and buildings within Campbelltown LGA is presented in the table below:

Location	Site RL at ground level	Top of Building RL /	Building height in metres /number	No of Storeys
Campbelltown Hospital	83.2	135.6	52.4 m	12
22-32 Queen street	68	120*	52*	17*
541 Pembroke Road, LEUMEAH NSW 2560 (Leumeah 7-8 storey mixed use retail/residential apartments) at the corner of Pembroke Road and Old Leumeah Road	60	81.3	20.3	8
Intersection of Campbelltown Road and Rose Payten Drive	62	-	-	-
Apartment building corner of Queen and Broughton streets		104.4	33.98	10
Roundabout Badgally Road and Glenroy Drive	98	-		
Centenary Park and Lookout	126	-	-	-
95 Badgally Road, BLAIRMOUNT NSW 2559	126	132		

Kanbyugal Reserve , Woodbine	100	-	-	-
Payten Reserve	87	-	-	-
Intersection of Campbelltown Road and Plough Inn Road	56			
Applicant's original PPR	58	113	55	18
Applicants revised PP	58	96.5	38.5	12
*Proposed and not built yet				

The above analysis indicates that an RL for the top of any building should be lower than 100RL so as to ensure centre hierarchy is maintained and the skylines as you enter Campbelltown are not highly impacted by the redevelopment of this site.

Overshadowing on adjoining low density residential properties

Council staff have used 3D software to analyse and understand the impacts of the proposed building heights on surrounding properties. A reduced building height of 38.5 m and 33 m will ensure that all adjoining properties will have solar access that is above the minimum industry standard of 3 hours solar access on 21 June.

The above analysis (points 1-3) has informed the proposed revised building height of 38.5 m and 33 m for the site. It is considered this will:

1. Ensure that Leumeah Town Centre evolves into an 'urban village' centre to maintain human scale and centre's hierarchy
2. Have lesser impact on overshadowing on the low and medium density residential properties surrounding the site.
3. Still provide for higher densities within walking distance from the railway station
4. Maintain views and provide for acceptable visual impacts on the surrounding landscape and reserves
5. Not significantly intrude in the skyline of Campbelltown as people enter the city from Campbelltown Road.

6.2 Traffic and Access

A Traffic Assessment Report prepared by Traffix, Traffic and Transport Planners has been submitted in support of the proposal. The Traffic Assessment Report provides an assessment on car parking requirements, traffic and transport impacts and access and internal design requirements.

The report concluded the number of parking spaces proposed (albeit in a conceptual way) would be sufficient to cater for the proposal however a further assessment would be required for the lodgement of a development application for any future redevelopment on the site.

Traffic generation was modelled in SIDRA which identified that all intersections would operate with spare capacity with minor increases in the average delay. The vehicular access and internal design would all be designed in accordance with the relevant Australian Standards and would be assessed at the development application stage.

The PPR was referred to Council's Traffic Engineers for an assessment of the proposal and the following comments were raised:

1. No access shall be allowed from Pembroke Road (state road) for the following reasons:
 - Flood water will enter the loading area and basement in 1 per cent AEP flood event which is not acceptable.
 - It's highly likely that TfNSW will not support direct access to/from Pembroke Road.
2. The adopted low values of peak hour trip generation (for hotel, retail and apartment) may be attributed due to the closeness to the train station however the low values need to be supported by evidence. The traffic report is silent about the source of the data.
3. Insufficient detail has been provided about the nature of the hotel being proposed as it affects the trip generation and parking rates.
4. The low PM peak hour trip generation of 111 vehicles per hour is at odds with the provision of 320 off-street parking as the peak hour trip is closely related with the number of vehicles parked on site.
5. The submitted traffic report states that the intersection of O'Sullivan Road and Pembroke operates at LOS of A and B in peak hour AM and PM respectively, however, items numbers 3 and 4 above may impact the actual LOS. In addition, future scenario modelling of the 10 year design horizon has not been provided.

The PPR was referred to TfNSW for review and the following comments were provided that are required to be addressed prior to the approval of the PP:

- All site access be provided from the local road network i.e. from O'Sullivan Road. Given that a safe and practicable access to the site is available from O'Sullivan Road, TfNSW reiterates that it is not supportive of maintaining access from Pembroke Road. TfNSW requires that the proposal be amended to enable all site access from O'Sullivan Road prior to the finalisation of the plan. It should be noted that TfNSW will require existing vehicular access on Pembroke Road to be closed off and road reserve reinstated to the satisfaction of TfNSW at full cost to developer/s as part of the future development application/s.
- TfNSW advises that strategic investigations for the duplication of Pembroke Road corridor have been undertaken, however there is currently no funding allocated to develop the proposal further. The duplication is anticipated to affect existing vehicular access, and associated deceleration lane, to the site.
- It is unclear whether there is any Easement for Access (Right of Carriageway) at existing vehicular access on Pembroke Road which benefits adjoining land parcels. If so, the proposed site access on O'Sullivan Road should include such easements benefitting adjoining land parcel/s in consultation with affected land owners. This is to ensure that any adjoining land parcel/s, especially Lot: 101 DP: 1126056 with a frontage on Pembroke Road, which may be a current beneficiary to any such easement do not rely on access from Pembroke Road in the future.

- TfNSW advises that there is a plan to upgrade the roundabout of Pembroke Road, Rudd Road and O'Sullivan Road into a signalised intersection. However, this investigation is strategic in nature and there is currently no funding allocated to develop the proposal further.
- The northern approach of O'Sullivan Road at the Pembroke Road/Rudd Road roundabout currently has a pedestrian refuge. The indicative reference scheme appears to replace the refuge with a marked pedestrian (zebra) crossing. TfNSW advises that installing a marked pedestrian (zebra) crossing in close proximity to the roundabout could adversely affect its operation and could lead to potential road safety issues. Furthermore, the TIA report does not provide information on whether warrants for a marked pedestrian (zebra) crossing are met at this location. Given the above, TfNSW is not supportive of a marked pedestrian (zebra) crossing at this location.
- The indicative reference scheme appears to propose a marked pedestrian (zebra) crossing along proposed Green Pedestrian Link across Pembroke Road at the Smiths Creek bridge. It is noted that guardrails are currently provided on both sides of the bridge to maintain road safety. Given that there is a plan to upgrade the Pembroke Road/ Rudd Road/O'Sullivan Road roundabout to a signalised intersection in the future, TfNSW is not supportive of a marked pedestrian (zebra) crossing or a midblock signalised crossing on Pembroke Road at the location due to close proximity.
- The indicative reference scheme appears to show a driveway crossover on Pembroke Road immediately west of the Smiths Creek bridge. The driveway crossover appears to provide access to the adjoining land parcel (Lot: 101 DP: 1126056). It is highlighted that there is currently no driveway crossover at this location. TfNSW is unlikely to support a new access to Lot: 101 DP: 1126056 from Pembroke Road should it be a beneficiary of an Easement for Access (Right of Carriageway) on adjoining land parcel/s which would enable access from the local road network i.e. O'Sullivan Road.
- TfNSW considers that traffic surveys conducted in June 2021 are unlikely to be a true reflection of typical traffic conditions at the three modelled intersections, due to a general reduction in commuter trips during peak hours associated with temporary COVID-19 work-from-home arrangements. TfNSW advises that the Traffic Impact Assessment report should utilise available historical traffic survey data, say from 2018/19, to update intersection modelling. The historical traffic survey data may be available with Council or private traffic survey companies (at cost).
- TfNSW considers that the Existing Scenario (Base) modelling results do not reflect typical traffic conditions observed on site. The Existing Scenario (Base) model should be calibrated to reflect existing traffic conditions, including queue lengths, prior to progressing with modelling the Future Scenario (with development).
- While TfNSW has not reviewed SIDRA modelling files (.sip), based on the review of the Traffic Impact Assessment report, it appears that the 3 affected intersections may have been modelled as isolated intersections. Given the proximity of 3 modelled intersections, and considering observed traffic queue lengths on Pembroke Road, these intersections should be modelled as 'Networked' intersections rather than 'Isolated' intersections, if not already undertaken.
- While TfNSW has not reviewed SIDRA modelling files (.sip), if not already undertaken, the two signalised intersections should be modelled using key operational features (cycle time, phasing, etc.) that can be obtained from SCATS data sourced from TfNSW (at cost).

- The Traffic Impact Assessment report does not confirm the assessment year of the Existing and Future (with development) intersection performance results provided. Given that the traffic surveys have been undertaken in 2021, it is likely that the assessment year would be 2021. TfNSW however requests clarification in this regard.
- TfNSW highlights that it is not appropriate to undertake intersection assessment assuming 100 per cent development will be implemented in 2021 given that the development is still at the planning proposal stage. TfNSW advises that a reasonable delivery timeframe for the 100 per cent development should be adopted and modelled. A +10 year horizon assessment/modelling should then be conducted based on the 100 per cent development delivery timeframe to demonstrate that the development will not utilise spare capacity at the intersections and therefore will not bring forward future upgrades.
- The TIA report, including SIDRA intersection modelling files (.sip), should be updated to address above comments and submitted to TfNSW for further review and comment prior to the finalisation of the plan.
- The indicative reference scheme proposes provision of 320 car parking spaces for the proposal. Given the site's good accessibility to public and active transport, TfNSW is supportive of measures to reduce private vehicle use including reduced maximum parking provision rates for the site within the LEP.
- DPIE is currently undertaking employment zone reform, which proposes to fold the B1 Neighbourhood Centre zone in with the B2 Local Centre zone to create an E1 Local Centre zone, with a broader array of mandated permissible uses than currently occurs in the B1 zones. It is recommended that the impact of this reform is taken into account in terms of potential uses and transport impacts.
- The proposal should include a transport infrastructure schedule and implementation plan identifying infrastructure improvements including land components, cost, timing and delivery responsibilities, funding mechanisms (to ensure equitable developer contributions towards infrastructure are obtained) and travel demand management and monitoring measures.

The applicant will need to provide additional information in regards to traffic and access to address the above matters, prior to Council requesting a Gateway Determination. Delaying the update of the traffic study has ensured that the traffic study will be updated in relation to the endorsed building height determined by Council.

6.3 Flooding

The subject site is partially flood affected. The flood area is located on the eastern boundary of the site. The planning proposal justification report has not addressed flooding. The depth of flood waters in the 1:100 event are a maximum depth of approximately 500 mm. Council's Engineers have reviewed the proposal and the following is a summary of their comments:

1. The subject site is a Flood Control Lot with respect to 1 per cent Annual Exceedance Probability (AEP) flood due to flooding from Smith's Creek traversing the property.

A Flood Control Lot is defined in the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 - REG 1.5 as "a lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (other than development for the purposes of group homes or seniors housing)".

Currently, floodwater from Smith's Creek breaks out from the channel bank due to the restriction of the culvert under Pembroke Road and enters lots 101 and 201 (refer to flood map below). It is possible; subject to future flood modelling by the applicant, to remove the whole flooding affectation from the subject site for the 1 per cent AEP event depending upon future design. In this regard, it is suggested that the applicant consult with the owners of the neighbouring lots to come up with a coordinated design approach.

Most of the subject site is outside of the flood planning area. It is possible to submit a development application for the site in a manner that does not increase the risk from, or impact of flooding. Flooding related development controls are able to be readily prepared for the subject site. The design of an appropriate barrier along or adjacent to the eastern boundary of the land to the north of the subject site (lot 101) to direct flows across Pembroke Road when the culvert capacity is exceeded appear to be able resolve the flooding issue and remove the flood affectation from the subject site. Refer to Figures 8 and 9 of attachment 1 for Flood Maps)

6.4 Contamination

The applicant has submitted a Preliminary Site Investigation (PSI) prepared by Hunter Civilab in support of the PPR which has been reviewed by Council's Senior Environmental Officer. The report states that potential contamination sources are limited and that there are no visible signs of gross contamination on the site. The PSI provided is satisfactory and satisfies clause 5 of the Ministerial Direction 2.6. It demonstrates that the site is suitable for a residential or mixed use zoning in terms of clause 4 of the Ministerial Direction. Therefore, it is considered that the PP can progress.

6.5 Noise

The applicant has submitted a Noise Impact Assessment prepared by WSP Australia Pty Ltd in support of the proposal. The Noise Impact Assessment establishes acoustic criteria for the proposal in relation to noise from mechanical plant, noise from road traffic generation, noise from traffic onto the subject site, acoustic separation and BCA criteria and entertainment noise limits from the hotel/pub.

The Noise Impact Assessment was referred to Council's Senior Environmental Officer and no concerns or objections were raised. Notwithstanding, any future development application lodged for the site will also take into consideration adverse noise impacts and apply measures to minimise any impact.

6.6 Bushfire

The subject site has a minor bushfire affection to the south-western boundary, which is categorised as 'vegetation buffer'. The bushfire affectation of the site is considered to be minor and would be able to be managed with reasonable building measures in the event of a development application, the bushfire risk to the site is not considered to be a significant impact to stop the progression of this PP.

6.7 Environment

The applicant submitted a preliminary arboriculture assessment report prepared by Tree Management Solutions in support of the proposal. The site is predominantly clear of trees and vegetation and would not result in the removal of threatened species vegetation. The report assesses existing trees on the subject site and adjoining properties.

Ten trees are identified on the subject site and a number of trees are located on the property boundary or within close proximity to the boundary on the adjoining properties, which would also be impacted by the future re development on the site.

It is considered the actual number of trees able to be retained on the site is a matter for consideration at the development application stage.

6.8 Open space

The PP does not include a proposal to rezone any part of the site as open space due to the small size of the site. The urban design report does however demonstrate that the ground floor public domain area will provide opportunities for landscaping and public domain elements that would facilitate use of the site for walking and congregating. The typical floor plate plans also identify that the first floor of the development would potentially be created as a communal private open space area to service residents of the site in addition to a dedicated open space area at the ground floor level. This space is proposed to potentially contain amenities, 2 common rooms, children's play area, seating and landscaped area.

The immediate locale is not benefitted by the provision of an open space area which is provided with amenities and play facilities.

The nearest open space is Bellvue Park which is a 1.8 km walk from the subject site and Pembroke Park which is approximately 2.4 km from the subject site. The proposal seeks to compensate for the lack of open space by providing play facilities in the communal private open space area at the first floor level.

The site has pedestrian access to Smiths Creek Reserve which has a pedestrian walking path which may be utilised for recreational exercise. However Smith Creek reserve is in need of embellishment,

and when upgraded it would provide a much needed passive recreation open space for the current and future residents of Leumeah Centre.

Part 7 -Consultation with public authorities

It is recommended that while the planning proposal is on public exhibition, that Council undertakes consultation with the following public authorities/agencies:

- 1- Transport for NSW
- 2- Sydney Water
- 3- Telstra
- 4- Endeavor Energy
- 5- SES
- 6- Police
- 7- Corporate Sole

Part 8 – Project Timeline

Dates	Item
22 September 2021	Local Planning Panel advice
8 November 2022	Council endorsement to request Gateway Determination subject to the preparation of a site specific DCP
November 2022– February 2023	Preparation of a site specific DCP
November 2022	Referral to DPE for Gateway Determination
December 2022	Gateway Determination issued
January 2023	Prepare for Public exhibition
February 2023	Public exhibition of planning proposal and referral to any required public authorities
May 2023	A report to Council on Submissions received
May 2023	Send planning proposal to DPIE for finalisation
July 2023	Making of LEP Amendment

Aerial Photo of the Subject Site



Attachment 3

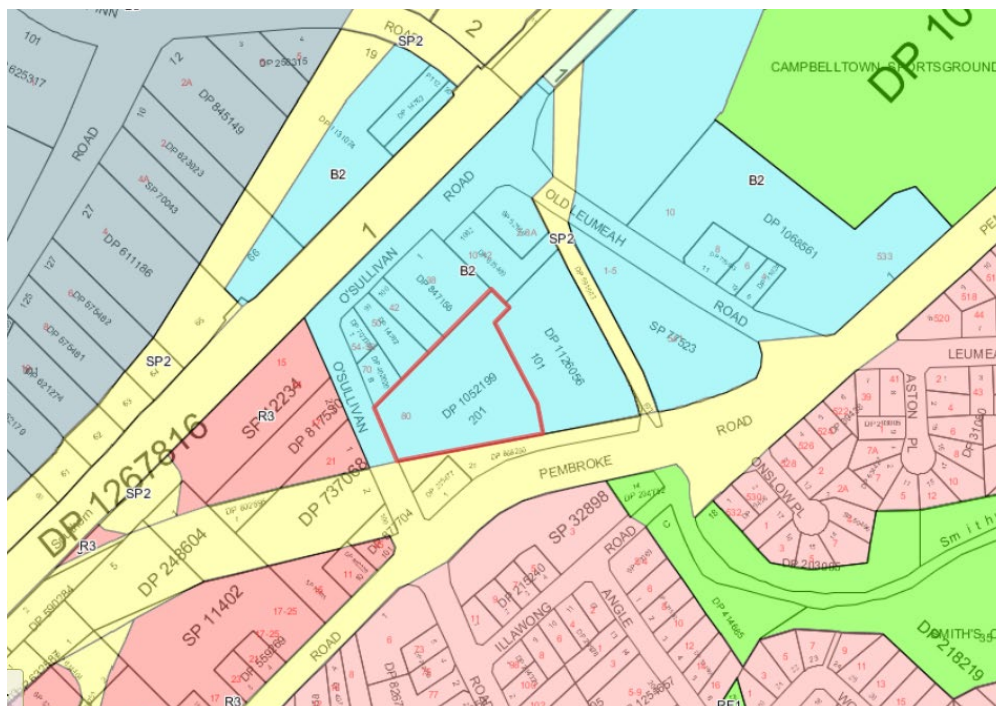
Leumeah Centre



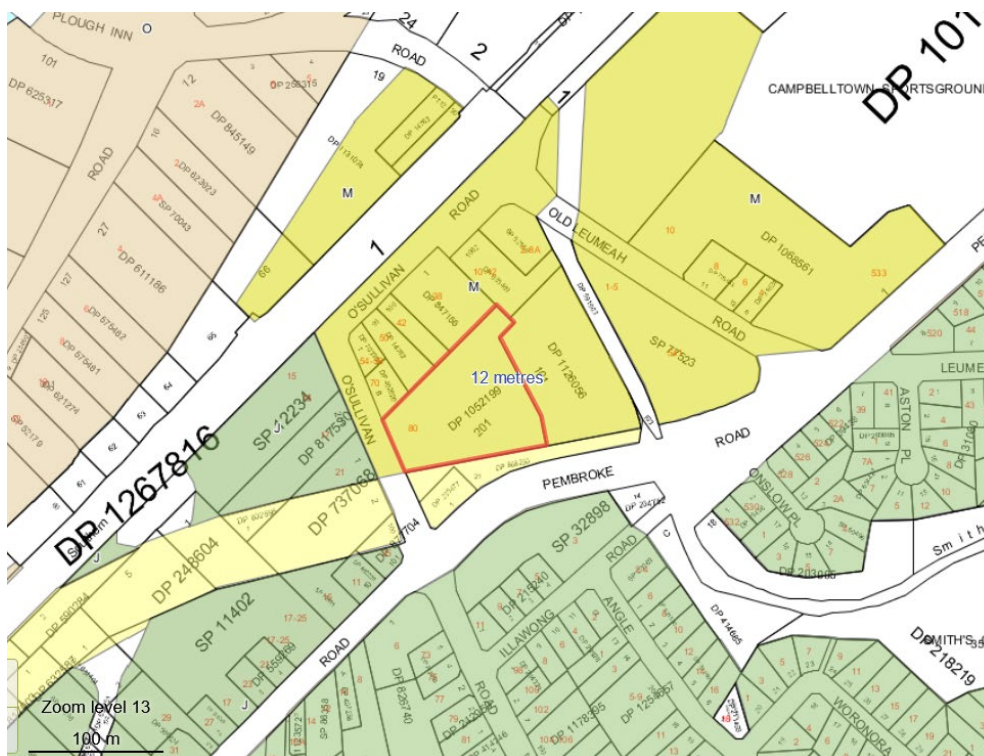
Photo showing the West Club, the mixed use apartment building and the shopping centre

Attachment 4

Extract of current Zoning Map from CLEP 2015

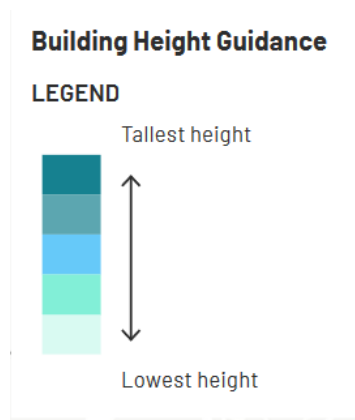
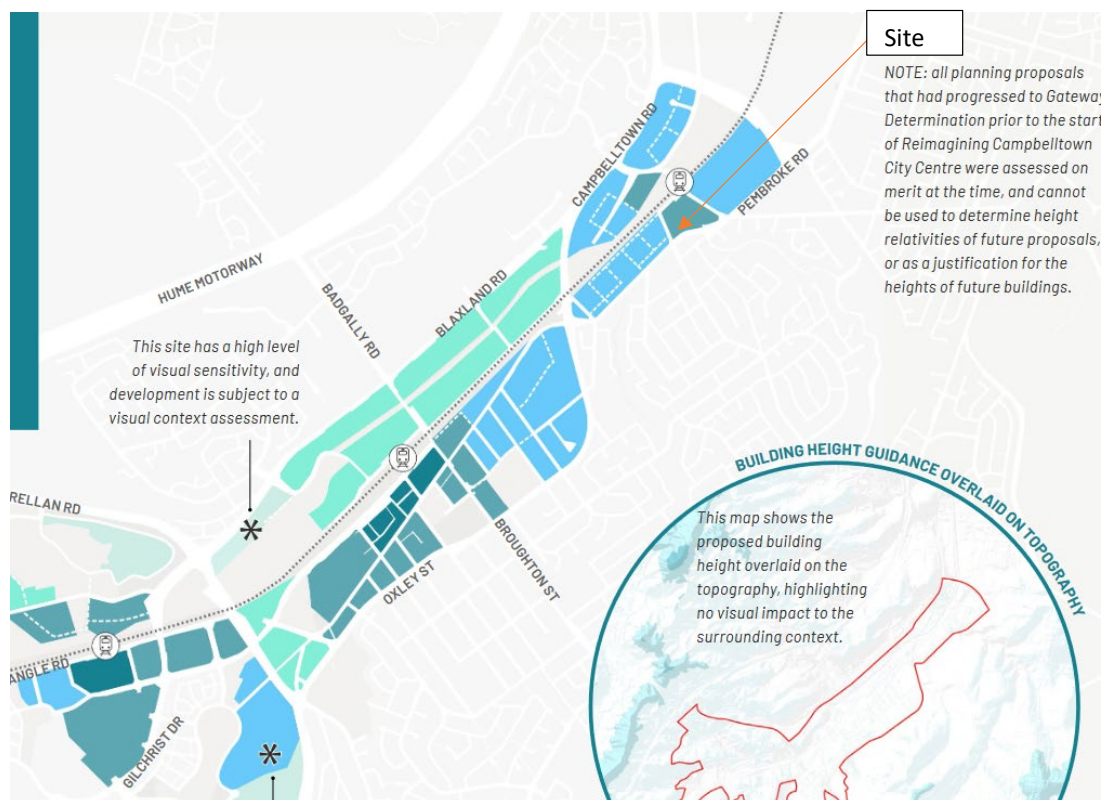


Extract of current Height of Buildings Map CLEP 2015



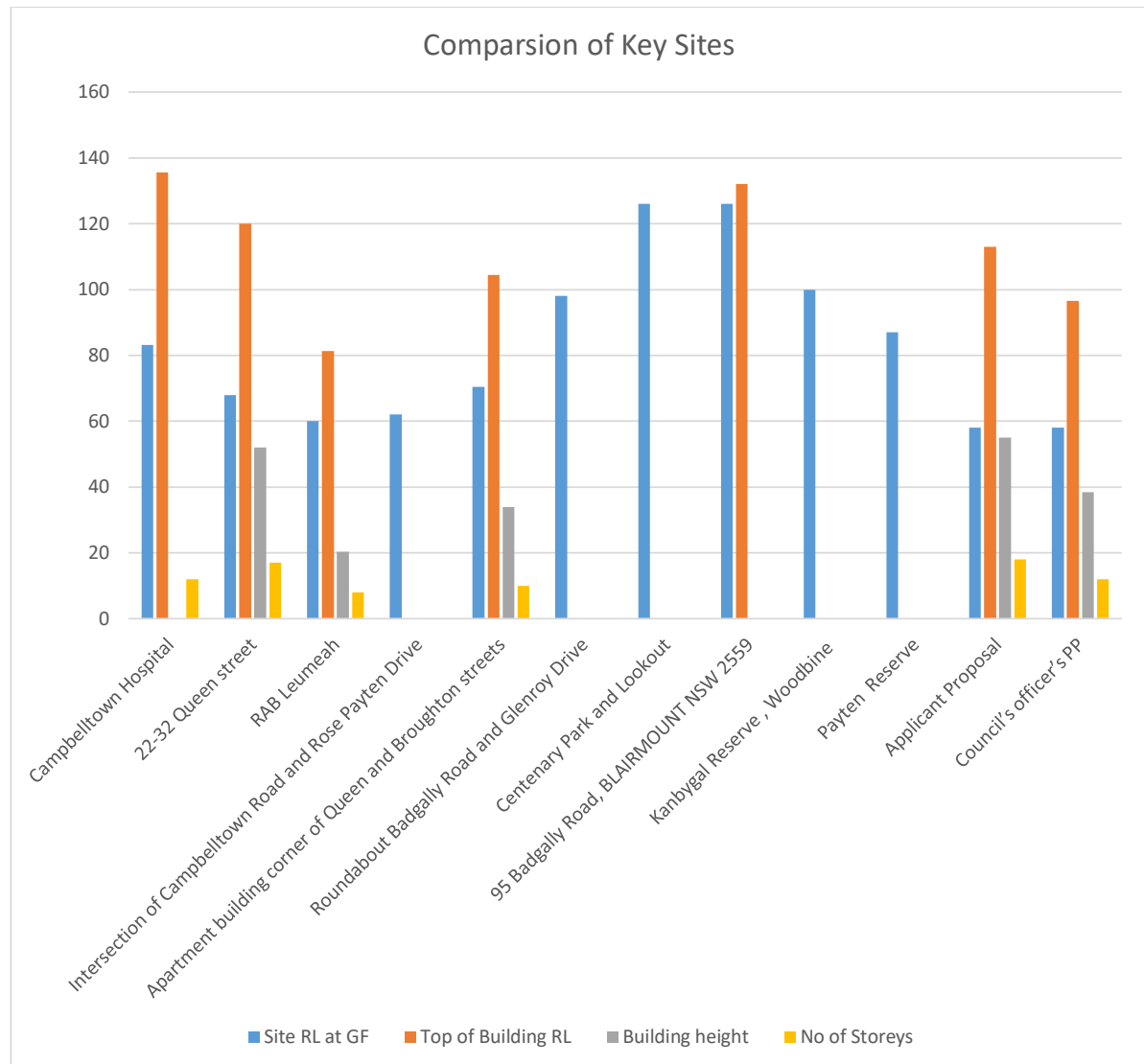
Attachment 5

Extract from the Building Height Map - Reimagining Campbelltown City Centre Master Plan



Attachment 6

Chart showing a comparison of key sites within Campbelltown CBD, applicant's proposal and Council's staff recommended building height



Attachment 7

Flood depth in 5 year event

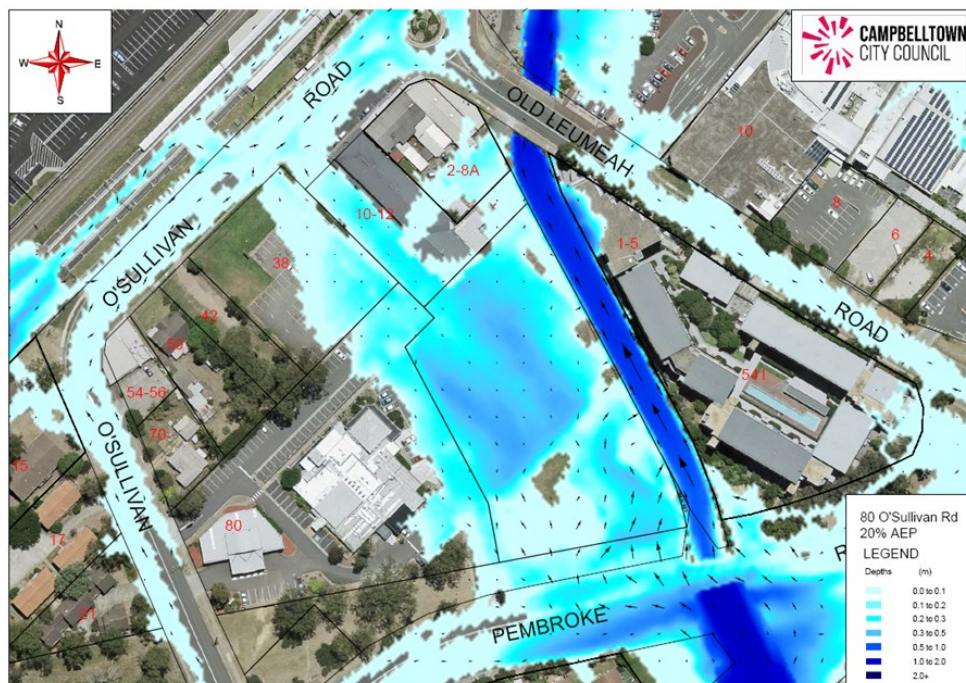
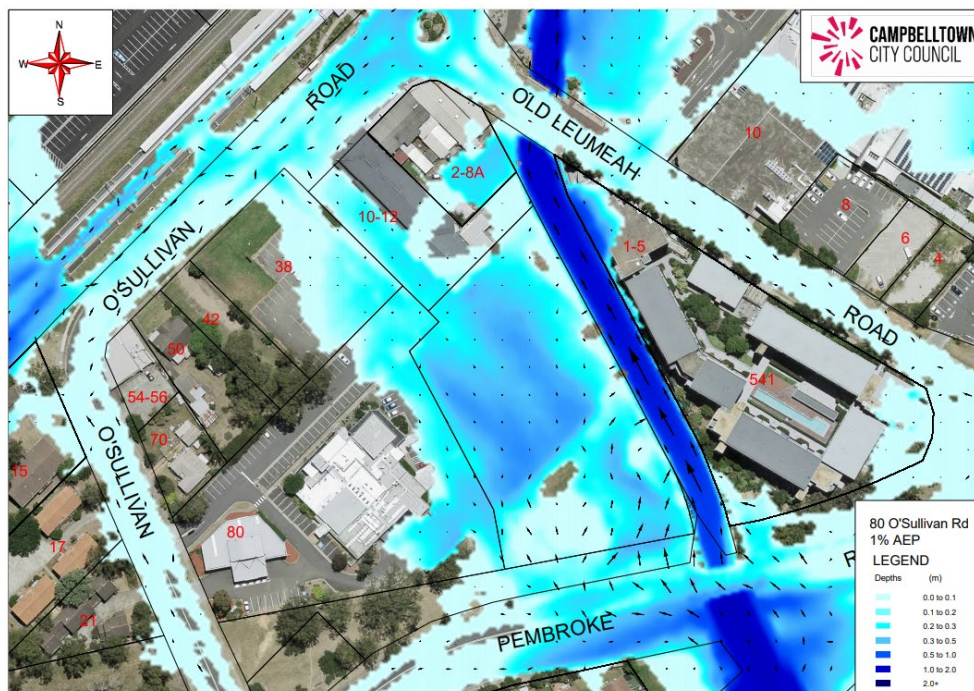


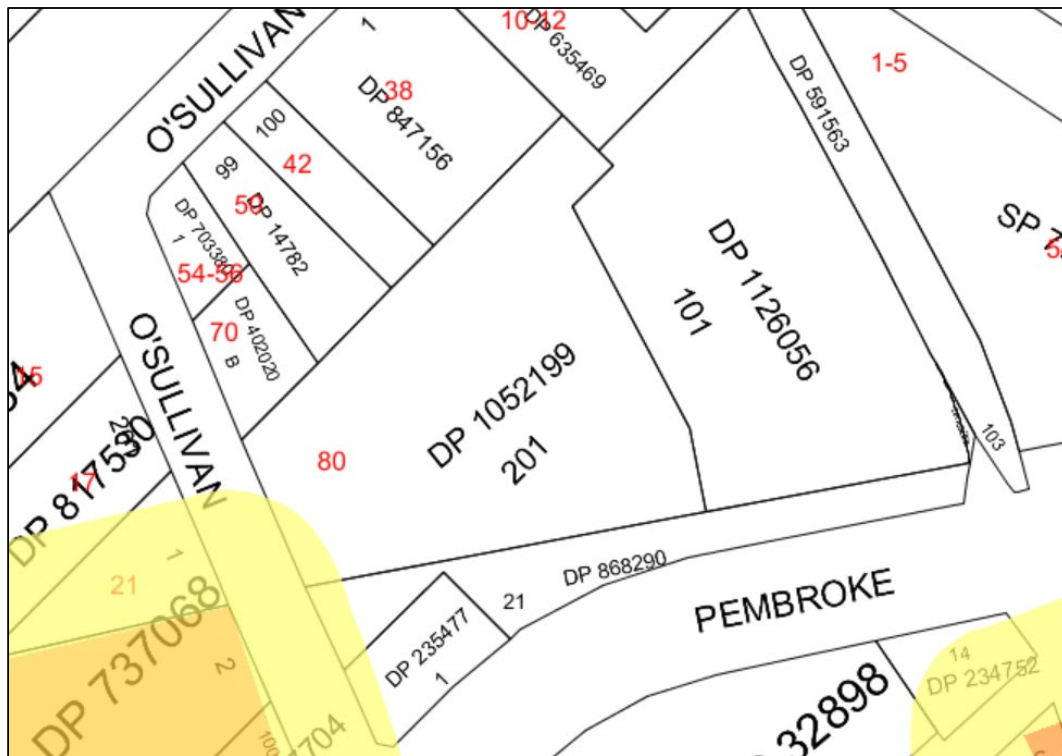
Figure 9:

Flood depth in 100 year event.



Attachment 8

Bushfire Map





Suite 2.08, 50 Holt St
Surry Hills, NSW 2010
PO Box 1124
Strawberry Hills NSW 2012

t: (02) 8324 8700
w: www.traffix.com.au
acn: 065132961
abn: 66065132961

Reference: 21.219r03v02

19 October 2022

Redcape Hotel Group Pty Ltd
C/- Equity Development Management
Suite 201, 22-24 Atchison Street
ST LEONARDS NSW 2065

Attention: Tom Selby

**Re: 80 O'Sullivan Road, Leumeah – Mixed-Use Development
Response to Council Statement**

Dear Tom,

We refer to the subject property and proposed planning proposal for a mixed-use development at 80 O'Sullivan Road, Leumeah. TRAFFIX has been forwarded comments from the Campbelltown Council as contained in the Council Meeting Agenda dated 9 August 2022.

TRAFFIX has reviewed all relevant comments and has responded to each item below. This statement should be read with reference to the TfNSW Letter (Reference 21.219r01v01, dated 30 June 2021) and TRAFFIX Traffic Impact Assessment Report (Reference: 21.219r02v02, dated 16 July 2021).

Council Comments

A Traffic Assessment Report prepared by Traffix, Traffic and Transport Planners has been submitted in support of the proposal. The Traffic Assessment Report provides an assessment on car parking requirements, traffic and transport impacts and access and internal design requirements.

The report concluded the number of parking spaces proposed (albeit in a conceptual way) would be sufficient to cater for the proposal however a further assessment would be required for the lodgement of a development application for any future redevelopment on the site.

Traffic generation was modelled in SIDRA which identified that all intersections would operate with spare capacity with minor increases in the average delay. The vehicular access and internal design would all be designed in accordance with the relevant Australian Standards and would be assessed at the development application stage.

The PPR was referred to Council's Traffic Engineers for an assessment of the proposal and the following comments were raised:

1. No access shall be allowed from Pembroke Road (state road) for the following reasons:

traffic impact studies | development feasibilities | planning proposals | construction traffic management plans | certification design statements |
traffic management studies | parking studies | transport modelling | sustainable transport | government liaison

1



- Flood water will enter the loading area and basement in 1 per cent AEP flood event which is not acceptable.
 - It's highly likely that TfNSW will not support direct access to/from Pembroke Road.
2. The adopted low values of peak hour trip generation (for hotel, retail and apartment) may be attributed due to the closeness to the train station however the low values need to be supported by evidence. The traffic report is silent about the source of the data.
 3. Insufficient detail has been provided about the nature of the hotel being proposed as it affects the trip generation and parking rates.
 4. The low PM peak hour trip generation of 111 vehicles per hour is at odds with the provision of 320 off-street parking as the peak hour trip is closely related with the number of vehicles parked on site.
 5. The submitted traffic report states that the intersection of O'Sullivan Road and Pembroke operates at LOS of A and B in peak hour AM and PM respectively, however, items numbers 3 and 4 above may impact the actual LOS. In addition, future scenario modelling of the 10 year design horizon has not been provided.

TRAFFIX Response

TRAFFIX has reviewed the relevant Council comments and has responded to each item below.

1. It is noted that all flood related items are to be addressed by others.

In regard to the Pembroke Road vehicular access, it is understood that the development is proposed to be staged, with the existing registered club/hotel to remain open in the interim. It is emphasised that the existing development is envisaged to operate similarly to the current and approved arrangements, noting no intensifications of use. With this in mind, it is proposed that the Pembroke Road vehicular access remain open in the interim while the existing development is in operation, with the ultimate objective to remove all vehicular access from Pembroke Road as part of any future development application.

2. In reference to the Planning Proposal report (Reference: 21.219r02v02, dated 16 July 2021), the traffic generation rates were based on the following sources:

Registered Club/Hotel Component

The TfNSW Guide to Traffic Generating Developments 2002 (TfNSW Guide) recommends the analysis of traffic generation for a proposed 'Hotel – Traditional' development be based on surveys of similar existing hotels.

In addition to the above, the utilisation of the proposed development is more akin to a 'Club' development. As such, the TfNSW Guide provides the following similar advice for 'Club' developments:

'Surveys of licensed clubs conducted by the RTA in 1978 indicate that it is difficult to generalise on their traffic generation because of the diversified nature of clubs. Traffic generation is affected by such factors as the provision of live entertainment, gambling facilities, number of members and club location. Behavioural changes since 1978, such as the introduction of random breath testing, also make such generalisations more difficult.'

Traffic generation rates are therefore not specified in the TfNSW Guide for this component of the development and in any event, such a rate would not be as accurate or reliable. As such, the TfNSW Guide prefers a methodology based on a survey assessment of comparable developments. TRAFFIX has had extensive experience with developments of this nature and has identified an average traffic generation rate, based on surveys of comparable developments. These comparable developments, associated local government areas (LGA) and gross floor areas (GFA) are outlined below:



- Club / Hotel Development – Fairfield LGA
 - 14,629m² GFA, with a site peak trip of 342 vehicles per hour;
 - Resulted in a peak traffic generation rate of 2.34 veh/hr per 100m² GFA.
- Club / Hotel Development – Fairfield LGA
 - 4,964m² GFA, with a site peak trip of 113 vehicles per hour;
 - Resulted in a peak traffic generation rate of 2.28 veh/hr per 100m² GFA.
- Leagues Club – Canterbury Bankstown LGA
 - 15,763m² GFA, with a site peak trip of 396 vehicles per hour;
 - Resulted in a peak traffic generation rate of 2.51 veh/hr per 100m² GFA.
- Leagues Club – Cumberland LGA
 - 5,290m² GFA, with a site peak trip of 118 vehicles per hour;
 - Resulted in a peak traffic generation rate of 2.23 veh/hr per 100m² GFA.
- Bowling Club – Central Coast LGA
 - 3,580m² GFA, with a site peak trip of 90 vehicles per hour;
 - Resulted in a peak traffic generation rate of 2.52 veh/hr per 100m² GFA.

The above traffic generation rates were then averaged and resulted in a traffic generation rate of 2.38 veh/hr per 100m² GFA, which was adopted for the registered club/hotel component of the development.

Retail Component

The TfNSW Guide 2002 provides traffic generation rates for the speciality retail component of the development, being 4.6 veh/hr per 100m² GFA during the evening peak period, noting that 25% of this rate was applied to the morning peak period to account for staff arrivals.

Residential Component

The TfNSW Technical Direction TDT 2013/04a (TfNSW TDT) provides traffic generation rates for high density residential developments at a rate of 0.19 and 0.15 veh/hr per dwelling during the morning and evening peak periods, respectively.

In light of the above, the traffic generation rates were based on TfNSW guidelines and are considered applicable for the various components of the proposed development.

3. It is understood that the proposed hotel component with an indicative area of 2,400m² GFA (minor increase to that of the existing) is envisaged to operate very similarly to that of the existing Leumeah Hotel development. Noting that this is still indicative at this stage, any additional GFA can be assessed as part of any future development application.
4. In accordance with the TfNSW Guide 2002 and TfNSW TDT 2013/04a, the peak hour trip generation is not related to the parking provision of the development, rather, it is based on the following:
 - GFA for the retail and hotel/club components; and
 - Number of dwellings for the residential component.

In light of the above, the traffic generation of the various components of the development is not based on or correlated to the proposed parking provision.

5. 10 year design modelling is not considered necessary with TfNSW counters along Campbelltown Road (Station ID: 83011) identifying the following comparable annual traffic volumes between 2015-2019 (pre-COVID):



- 2015 – 44,584 vehicles;
- 2016 – 45,183 vehicles;
- 2017 – 45,510 vehicles;
- 2018 – 44,708 vehicles; and
- 2019 – 43,469 vehicles.

It can be seen from the above that traffic volumes for the five (5) comparable years are somewhat consistent and there has been no growth in traffic volumes. Accordingly, 10 year design modelling is not considered necessary for the proposed development.

➤ TfNSW Comments

The PPR was referred to TfNSW for review and the following comments were provided that are required to be addressed prior to the approval of the PP:

- All site access be provided from the local road network i.e. from O'Sullivan Road. Given that a safe and practicable access to the site is available from O'Sullivan Road, TfNSW reiterates that it is not supportive of maintaining access from Pembroke Road. TfNSW requires that the proposal be amended to enable all site access from O'Sullivan Road prior to the finalisation of the plan. It should be noted that TfNSW will require existing vehicular access on Pembroke Road to be closed off and road reserve reinstated to the satisfaction of TfNSW at full cost to developer/s as part of the future development application/s.*
- TfNSW advises that strategic investigations for the duplication of Pembroke Road corridor have been undertaken, however there is currently no funding allocated to develop the proposal further. The duplication is anticipated to affect existing vehicular access, and associated deceleration lane, to the site.*
- It is unclear whether there is any Easement for Access (Right of Carriageway) at existing vehicular access on Pembroke Road which benefits adjoining land parcels. If so, the proposed site access on O'Sullivan Road should include such easements benefitting adjoining land parcel/s in consultation with affected land owners. This is to ensure that any adjoining land parcel/s, especially Lot: 101 DP: 1126056 with a frontage on Pembroke Road, which may be a current beneficiary to any such easement do not rely on access from Pembroke Road in the future.*
- TfNSW advises that there is a plan to upgrade the roundabout of Pembroke Road, Rudd Road and O'Sullivan Road into a signalised intersection. However, this investigation is strategic in nature and there is currently no funding allocated to develop the proposal further.*
- The northern approach of O'Sullivan Road at the Pembroke Road/Rudd Road roundabout currently has a pedestrian refuge. The indicative reference scheme appears to replace the refuge with a marked pedestrian (zebra) crossing. TfNSW advises that installing a marked pedestrian (zebra) crossing in close proximity to the roundabout could adversely affect its operation and could lead to potential road safety issues. Furthermore, the TIA report does not provide information on whether warrants for a marked pedestrian (zebra) crossing are met at this location. Given the above, TfNSW is not supportive of a marked pedestrian (zebra) crossing at this location.*
- The indicative reference scheme appears to propose a marked pedestrian (zebra) crossing along proposed Green Pedestrian Link across Pembroke Road at the Smiths Creek bridge. It is noted that guardrails are currently provided on both sides of the bridge to maintain road safety. Given that there is a plan to upgrade the Pembroke Road/ Rudd Road/O'Sullivan Road roundabout to a signalised intersection in the future, TfNSW is not supportive of a marked pedestrian (zebra) crossing or a midblock signalised crossing on Pembroke Road at the location due to close proximity.*



- g) The indicative reference scheme appears to show a driveway crossover on Pembroke Road immediately west of the Smiths Creek bridge. The driveway crossover appears to provide access to the adjoining land parcel (Lot: 101 DP: 1126056). It is highlighted that there is currently no driveway crossover at this location. TfNSW is unlikely to support a new access to Lot: 101 DP: 1126056 from Pembroke Road should it be a beneficiary of an Easement for Access (Right of Carriageway) on adjoining land parcel/s which would enable access from the local road network i.e. O'Sullivan Road.
- h) TfNSW considers that traffic surveys conducted in June 2021 are unlikely to be a true reflection of typical traffic conditions at the three modelled intersections, due to a general reduction in commuter trips during peak hours associated with temporary COVID-19 work-from-home arrangements. TfNSW advises that the Traffic Impact Assessment report should utilise available historical traffic survey data, say from 2018/19, to update intersection modelling. The historical traffic survey data may be available with Council or private traffic survey companies (at cost).
- i) TfNSW considers that the Existing Scenario (Base) modelling results do not reflect typical traffic conditions observed on site. The Existing Scenario (Base) model should be calibrated to reflect existing traffic conditions, including queue lengths, prior to progressing with modelling the Future Scenario (with development).
- j) While TfNSW has not reviewed SIDRA modelling files (.sip), based on the review of the Traffic Impact Assessment report, it appears that the 3 affected intersections may have been modelled as isolated intersections. Given the proximity of 3 modelled intersections, and considering observed traffic queue lengths on Pembroke Road, these intersections should be modelled as 'Networked' intersections rather than 'Isolated' intersections, if not already undertaken.
- k) While TfNSW has not reviewed SIDRA modelling files (.sip), if not already undertaken, the two signalised intersections should be modelled using key operational features (cycle time, phasing, etc.) that can be obtained from SCATS data sourced from TfNSW (at cost).
- l) The Traffic Impact Assessment report does not confirm the assessment year of the Existing and Future (with development) intersection performance results provided. Given that the traffic surveys have been undertaken in 2021, it is likely that the assessment year would be 2021. TfNSW however requests clarification in this regard.
- m) TfNSW highlights that it is not appropriate to undertake intersection assessment assuming 100 per cent development will be implemented in 2021 given that the development is still at the planning proposal stage. TfNSW advises that a reasonable delivery timeframe for the 100 per cent development should be adopted and modelled. A +10 year horizon assessment / modelling should then be conducted based on the 100 per cent development delivery timeframe to demonstrate that the development will not utilise spare capacity at the intersections and therefore will not bring forward future upgrades.
- n) The TIA report, including SIDRA intersection modelling files (.sip), should be updated to address above comments and submitted to TfNSW for further review and comment prior to the finalisation of the plan.
- o) The indicative reference scheme proposes provision of 320 car parking spaces for the proposal. Given the site's good accessibility to public and active transport, TfNSW is supportive of measures to reduce private vehicle use including reduced maximum parking provision rates for the site within the LEP.
- p) DPE is currently undertaking employment zone reform, which proposes to fold the B1 Neighbourhood Centre zone in with the B2 Local Centre zone to create an E1 Local Centre zone, with a broader array of mandated permissible uses than currently occurs in the B1 zones. It is recommended that the impact of this reform is taken into account in terms of potential uses and transport impacts.
- q) The proposal should include a transport infrastructure schedule and implementation plan identifying infrastructure improvements including land components, cost, timing and delivery



responsibilities, funding mechanisms (to ensure equitable developer contributions towards infrastructure are obtained) and travel demand management and monitoring measures.

The applicant will need to provide additional information in regards to traffic and access to address the above matters, prior to Council requesting a Gateway Determination. Delaying the update of the traffic study has ensured that the traffic study will be updated in relation to the endorsed building height determined by Council.

TRAFFIX Response

TRAFFIX has reviewed the relevant TfNSW comments and has responded to each item below.

- a) Reference should be made to the above response to Council 'Item 1', noting that the current vehicular access from Pembroke Road is proposed to be retained in the interim for use of the existing registered club/hotel (no intensification). Ultimately, all vehicular accesses from Pembroke Road would be removed as part of any future development application.
- b) This item is noted, with all vehicular accesses proposed to be via O'Sullivan Road as part of any future development application.
- c) This item is noted, with a potential easement to be assessed as part of any future development application.
- d) It is understood that there is a plan to upgrade the Pembroke Road, Rudd Road and O'Sullivan Road intersection into a signalised intersection. Nevertheless, the current SIDRA intersection modelling of the existing roundabout intersection identified no change to level of service (LoS) as a result of the development.

Accordingly, Council/TfNSW would be required to provide additional information (including layout, lanes, phasing, etc.) in order to assess any potential future upgrade to the Pembroke Road, Rudd Road and O'Sullivan Road intersection.
- e) It is understood that all zebra crossings will be removed from all future plans, noting that should TfNSW upgrade the Pembroke Road / O'Sullivan Road / Rudd Road intersection from a roundabout to a signalised intersection, it is envisaged to include signalised pedestrian crossings.
- f) Reference should be made to the response to 'item e' above.
- g) Reference should be made to the response to 'item a' above.
- h) The traffic survey counts utilised for the SIDRA intersection modelling were undertaken on Thursday 17 June 2021 and Saturday 19 June 2021. Accordingly, this survey data was collected prior to the COVID-19 restrictions that commenced on Saturday 26 June 2021. Furthermore, TRAFFIX has historical survey data (from a nearby development) that was conducted in June 2018 at the following intersections:

Old Leumeah Road and Pembroke Road

- 2018 traffic count data:
 - 1,945 total vehicles during the morning peak period; and
 - 2,163 total vehicles during the evening peak period.
- 2021 traffic count data:
 - 2,086 total vehicles during the morning peak period; and
 - 2,266 total vehicles during the evening peak period.



Pembroke Road and Rose Payten Drive

- 2018 traffic count data:
 - 2,981 total vehicles during the morning peak period; and
 - 3,007 total vehicles during the evening peak period.
- 2021 traffic count data:
 - 3,402 total vehicles during the morning peak period; and
 - 3,257 total vehicles during the evening peak period.

It can be seen from the above that the 2018 traffic count data is comparable to that of traffic volumes in 2021. As such, the 2021 survey data is considered appropriate and applicable for the development.

- i) In reference to previous comments provided by TfNSW (Reference: SYD21/00804/02, dated 7 October 2021), 'traffic queue lengths on Pembroke Road have been observed to typically extend up to, and occasionally beyond, Rose Payten Drive (700m) during peak hours'. Accordingly, the SIDRA intersection model has been updated to demonstrate a 95th percentile queue of over 700 metres for the O'Sullivan Road and Pembroke Road intersection (eastern leg). The results of the updated modelling are summarised in **Table 1** below, with detailed outputs provided in **Attachment 1** for individual lanes and approaches.

Table 1: Existing and Development Intersection Performance

Intersection	Period	Scenario	Degree of Saturation	Average Delay	Level of Service
O'Sullivan Road and Pembroke Road (Roundabout)	AM	Existing	1.245	238.5	F
		Existing + Development	1.239	233.2	F
	PM	Existing	1.136	143.6	F
		Existing + Development	1.134	142.0	F
	Weekend	Existing	1.112	123.5	F
		Existing + Development	1.116	126.7	F
Pembroke Road and Old Leumeah Road (Signalised)	AM	Existing	1.199	107.1	F
		Existing + Development	1.236	113.2	F
	PM	Existing	1.251	125.8	F
		Existing + Development	1.238	121.7	F
	Weekend	Existing	0.802	12.4	A
		Existing + Development	0.839	13.3	A
Pembroke Road and Rose Payten Drive (Signalised)	AM	Existing	0.747	36.1	C
		Existing + Development	0.777	33.3	C
	PM	Existing	1.090	62.9	E
		Existing + Development	1.124	66.9	E
	Weekend	Existing	0.630	28.2	B
		Existing + Development	0.636	30.2	C



It can be seen from **Table 1** that the anticipated traffic generation of the development results in the following traffic impacts to the surrounding key intersections:

O'Sullivan Road and Pembroke Road

This roundabout intersection experiences minor changes in average intersection delay and no reduction of level of service during all peak periods, with the largest net increase in average intersection delay of 3.2 seconds identified during the weekend peak period.

Pembroke Road and Old Leumeah Road

This signalised intersection experiences minor changes in average intersection delay and no reduction of level of service during all peak periods, with the largest net increase in average intersection delay of 6.1 seconds identified during the morning peak period.

Pembroke Road and Rose Payten Drive

This signalised intersection experiences minor changes in average intersection delay, with a reduction of level of service (LoS B to LoS C) due to a minor net increase in average intersection delay of 2.0 seconds on the weekend, inclusive.

In summary, all intersections generally experience minor changes in average intersection delay and no reduction to the LoS for all scenarios, other than during the weekend peak period for the Pembroke Road and Rose Payten Drive intersection as a result of the proposed development.

- j) In reference to the SIDRA outputs that were included within the Planning Proposal report, the site layout plans for each intersection were presented for individual sites, however all outputs for all scenarios were modelled as a network. Nevertheless, reference should be made to the updated SIDRA Outputs provided in **Attachment 1** that identify all scenarios modelled as a network.
- k) Site inspections were conducted with traffic count surveys of all intersections. Accordingly, SCATS data is not considered necessary.
- l) The SIDRA intersection modelling existing and future scenarios were assessed for the year 2021.
- m) Reference should be made to the response to Council's comment 'item 5', which identified that traffic volumes for the five (5) comparable years (2015 to 2019 – prior to COVID-19) were somewhat consistent with no growth in traffic volumes.
- n) Reference should be made to the updated SIDRA intersection model files (.sip) for review by TfNSW that have been included with this statement.
- o) In reference to the Planning Proposal report (*Reference: 21.219r02v02, dated 16 July 2021*) and in particular Section 5, the car parking provision of the development is based on SEPP65 for residents, Campbelltown (Sustainable City) Development Control Plan 2015 (DCP) for the retail premises and comparable parking rates for the registered hotel/club component. Accordingly, the main components of the development (residential and club) already provide reduced parking provisions than that of Council's DCP parking rates, noting the following:
 - Residential parking rate based on SEPP65, noting that is a reduced parking provision in accordance with the Apartment Design Guide, given that Leumeah Railway Station is situated within 800 metres of the site; and
 - Club parking spaces are based on the existing (approved) parking provision and parking surveys of the existing Leumeah Hotel (1 space per 18.8m² GFA). This parking provision is considered acceptable and is less than that of the DCP requirement (1 space per 6.67m² GFA for registered clubs).



- p) The employment zone reforms are still under review by the Department of Planning and have not yet been gazetted. Therefore, it is unreasonable to request an analysis of all potential future uses when the implication of the policy is still subject to change. As the timing of the reforms remains uncertain, any changes to zoning and permissible uses will be addressed as part of a future DA. It should be noted that any additional uses to be permitted within the future E1 zone is anticipated be similar to those already permitted in the B2 zoning of the site. For instance, a likely change is that 'shop top housing' is required to be permissible in the E1 zone. Notwithstanding, given that 'shop top housing' is already permitted in the B2 zone under the LEP, and the current B2 zone already permits all forms of commercial premises (business, office and retail), a change to the E1 zone will not result in any significant changes to land uses beyond those uses which are already permitted at the subject site.
- q) Preparation of a transport infrastructure schedule and implementation plan identifying infrastructure improvements in the locality should be undertaken by the Council and not be the sole responsibility of a single developer. These matters should be explored further and addressed in collaboration with Council during the Development Application stage of the project.

➤ **Conclusion**

On the basis of the above, the proposed planning proposal for a mixed-use development at 80 O'Sullivan Road, Leumeah in our view is considered supportable on transport planning grounds.

We trust the above is of assistance and please don't hesitate to contact the undersigned should you have any queries.

Yours faithfully,

Traffix

Vince Doan
Director

Encl. Attachment 1 – SIDRA Outputs

8.7 Development Application Status

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
2.3.1.2 Lead and build partnerships to achieve diverse and affordable housing options

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), Sydney 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

8.7.1 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	Link
4604/2020/DA-SW	Various Lots, Norman Crescent, Dobell Road and Arkley Avenue, Claymore	Stage 5 Claymore Renewal - Subdivision of land to create 86 residential lots 1 residue lot 1 lot for future park and associated road and drainage works	\$14,290,245	>\$5 million capital investment value Crown development	Assessment in progress		4604/2020/DA-SW
504/2021/DA-SW	Clarendon Place, Winbourne Place, Rawdon Place, Dalkeith Place, Greengate Road, Airds	Stage 8 Airds/Bradbury Renewal - Subdivision to create 82 lots comprising of 80 residential lots and 2 lots for parks and associated works	\$6,354,141	>\$5 million capital investment value Crown development	Waiting on information from applicant		504/2021/DA-SW
535/2021/DA-SW	Woolwash Road, Greengate Road, Teeswater Place, Wallinga Place, Katella Place and Mamre Crescent, Airds	Stage 7 Airds/Bradbury Renewal - Subdivision of 71 existing lots to create 214 lots comprising of 207 residential lots, 2 lots for future development, 1 lot containing an existing senior housing development	\$13,914,412	>\$5 million capital investment value Crown development	Waiting on information from applicant		535/2021/DA-SW
3944/2021/DA-CD	Goldsmith Avenue, Campbelltown	Concept master plan for a high density residential and mixed use development (to be known as Macarthur Gardens North), and construction of Stage 1 of the master plan, including roads, parks, civil works, landscaping and subdivision of the site	\$509,000,000	>\$5 million capital investment value Crown development	Assessment in progress		3944/2021/DA-CD
2020/2022/DA-CW	Farrow Road, Campbelltown	Construction of a 5 storey commuter car park and associated site and landscaping works	\$19,947,199	>\$5 million capital investment value Council development	Assessment in progress		2020/2022/DA-CW
1990/2022/DA-C	'Hurlstone Agricultural High School', Roy Watts Road, Glenfield	Demolition of existing structures and construction of a farm hub facility and new boarding facilities, and car parking	\$48,000,000	>\$5 million capital investment value Crown development	Assessment in progress		1990/2022/DA-C

Development Application Register

3142/2022/DA-SL	Lot 206 Riverside Drive, Airds	Construction of 31 seniors living units	\$17,664,962	>\$5 million capital investment value Crown development	Assessment in progress	3142/2022/DA-SL
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DAs to be considered by the Department of Planning

DA No.	Address	Description	Value	Authority Criteria	Status	Determination	Link
Nil	Nil	Nil	Nil	Nil	Nil	Nil	

DAs to be considered by the Local Planning Panel

DA No.	Address	Description	Value	Authority Criteria	Status	Determination	Link
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	Assessment in progress		2675/2008/DA-S
1786/2020/DA-C	10 Wickfield Street, Ambarvale	Mixed use commercial, child care centre and residential development	\$12,585,013	SEPP 65 – Residential Apartment	Completed	Approved with conditions at Panel's September meeting	1786/2020/DA-C
680/2021/DA-BH	1 Jaclyn Street, Ingleburn	Demolition of existing dwelling and construction of a 12 room boarding house	\$950,000	More than 10 unique objections	Completed	Refused for several reasons at Panel's September meeting	680/2021/DA-BH

Development Application Register

DAs to be considered by the Local Planning Panel							
DA No.	Address	Description	Value	Authority Criteria	Status	Determination	Link
3190/2022/DA-RA	17-21 Tyler Street, Campbelltown	Residential apartment building containing 49 units, basement car parking and associated site and landscaping works	\$18,027,422	SEPP 65 – Residential Apartment	Assessment in progress		3190/2022/DA-RA
3720/2020/DA-O	Macquarie Fields Park, Fourth Avenue, Macquarie Fields	Construction of a mobile telecommunications tower	\$250,000	Council owned land	Assessment in progress		3720/2020/DA-O
3400/2022/DA-RA	26 – 32 Iolanthe Street, Campbelltown	Demolition of existing dwellings and construction of a residential apartment building containing 75 units and associated site and landscaping works	\$23,770,670	SEPP 65 building, variation to development standard greater than 10%	Preparing for public exhibition		3400/2022/DA-RA
4090/2022/DA-O	5 Willowdale Drive, Denham Court	Installation of a 22.5 metre high telecommunications tower and associated equipment	\$250,000	Variation to development standard greater than 10%	Preparing for public exhibition		4090/2022/DA-O
3263/2021/DA-C	263 Queen Street, Campbelltown	Restoration of the existing heritage-listed building, demolition of the commercial building at the rear of the site and construction of an eight storey commercial building with basement car parking	\$32,978,000	>\$30 million capital investment value, SEPP-65 development	Waiting on information from applicant		3263/2021/DA-C
810/2021/DA-BH	103 Oxford Road, Ingleburn	Demolition of existing dwelling, removal of 7 trees and construction of a two storey 13 room boarding house with associated car parking	\$787,000	More than 10 unique objections	Waiting on information from applicant		810/2021/DA-BH

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2278/2022/DA-RA	22-32 Queen Street, Campbelltown	Construction of a mixed use development incorporating five towers containing 558 apartments, commercial premises, basement car parking and associated site and landscape works	\$218,949,500	>\$30 million capital investment value, SEPP-65, SEPP-65 development	Assessment in progress	2278/2022/DA-RA
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
3776/2021/DA-SW	Webber Circuit, Bardia	Subdivision to create 23 lots, construction of a community park and an acoustic wall	\$1,405,636	Delegated	Completed	3776/2021/DA-SW

8.8 Response to Notice of Motion: Campbelltown Women's Shed Pilot Program

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.1 Provide accessible services and support pathways for all ages, needs and abilities

Delivery Program

Principal Activity
1.2.2.1 Deliver and promote services and programs that keep our community safe and healthy.

Officer's Recommendation

1. That Council continue to support the establishment of a Women's Shed in Campbelltown.
 2. That Council advocate for federal funding to be made available for the establishment and development of Women's Sheds.
-

Purpose

The purpose of this report is to assess the feasibility of developing a Women's Shed Pilot program in the Campbelltown Local Government Area (LGA).

History

At its meeting 12 April 2022 Council resolved to receive a report on the feasibility of developing a Women's Shed Pilot Program to complement Council's focus on community resilience and sustainability.

Women's Sheds

Background:

The first documented Women's Shed in 2010 was established to provide women practical and creative skills which builds confidence and capability. The growing movement of Women's Sheds in Australia provide women of all ages and backgrounds technical and life-skill

development opportunities, facilitated access to services, creative activities and social connections.

The inaugural National Women's Shed Week was celebrated this year on 6 - 12 March 2022.

As of 2021, approximately 61 Women's Sheds were operated/commenced in Australia, approximately one-third of these are in NSW and most are still operating. Relatively few appear to own / operate from a purpose built premise and most operate out of an existing Men's Shed or in partnership with a community charity.

The three broad models in which Women's Sheds generally operate include:

1. Partnerships – run under the auspice of a community or charitable organisation
2. Peer Involvement – local women supporting peers
3. Cooperative – co-habiting with a Men's Shed.

The growing body of research on Women's Sheds establishing in Australia and abroad demonstrate the gendered space delivers enhanced wellbeing, social and community involvement, skills development and empowerment for women participants.

The main difference typically observed between Men's Sheds and Women's Sheds is the focus on construction and tool skills by Men's Sheds and the focus on creative skills by Women's Sheds. Another key difference is in the operational set-up of Women's Sheds where they tend not to be the sole-occupant of their premise and rely on partnerships with a charity or a Men's Shed.

Challenges to Establishment:

The most significant challenge noted to establishing a Women's Shed is in funding eligibility. Women's Sheds are not eligible for funding under the National Shed Development Program which provides \$1 million annually for Men's Sheds to buy equipment, improve infrastructure and fund health and wellbeing events.

Currently, there is no National Association advocating for funding and support of Women's Sheds. Additionally, Women's Sheds are typically not eligible for Sports and Recreation or Arts grant programs.

Report

Market Assessment

Women's Sheds:

There is a start-up Women's Shed establishing in Campbelltown called the 'She Shed'. It meets weekly for 2-hours and is marketed as a safe inclusive place for women to develop social networks, develop creative skills and participate in health or education sessions. Currently, the She Shed holds a focus on creative crafts and social networking. Since its establishment in early 2022, the She Shed's engagement on social media has reached 118,600. Due to this growth, they are currently considering their facility needs and relocation options.

Beyond the Campbelltown LGA, Women's Sheds are established in Baulkham Hills, Kyeemagh, Parramatta and the Blue Mountains.

Men's Sheds:

There are currently two Men's Sheds in the Campbelltown LGA, the Campbelltown Men's Shed and the Bradbury Airs Men's Shed. Membership is open for all men from the local community who wish to join. Both Men's Sheds have been active in the community, recently restoring some pews for a local church and installing Street Libraries in local Community Housing for older people.

Alternative Models:

Alternative models that increase women's access to tools and workspaces and/or develop skills so that women can confidently make, repair and maintain products include:

- Lifelong learning programs, such as those delivered by SALT (Supporting and Linking Tradeswomen), a national organisation that promotes and supports women working in Trades across Australia. SALT works closely with TAFE NSW and industry institutions to run tool workshops for women, young people and children.
- Tool Libraries are typically membership based and rely on volunteers. Examples include the Inner West Tool Library that operates out of Petersham Bowling Club and the Sydney Library of Things in Waverton, both loan hand and battery tools to members.

Feasibility Indicators

Environmental Scan:

An environmental scan using the PESTLE method (see Table 1) is applied to the potential establishment of a Women's Shed Pilot in Campbelltown. The environmental scan notes the constraints and enablers of the local context that are used to inform criteria of a feasibility assessment.

PESTLE		Establishment of a Women's Shed Pilot in Campbelltown
P	Political	<ul style="list-style-type: none"> • There is no peak body for Australian Women's Sheds, only a Men's Shed peak known as the Australian Men's Shed Association (AMSA). • Women's Sheds are recommended to be structured as an Incorporated Association to minimise the reliability of the committee. • A Women's Shed complements Council's focus on resilience and sustainability. • Most Women's Sheds in Australia do not operate in close collaboration with Men's Sheds.
	Economic	<ul style="list-style-type: none"> • Women's Sheds are ineligible for funding through the National Shed Development Program and often ineligible through Sport and Recreation funding programs and Arts funding programs. • There is a higher proportion of single parent families in Campbelltown compared with all of Greater Sydney (15% vs 10.5%). • Numbers of single parent households and lone persons households continue to increase in Campbelltown (although at a lower rate than

S		<p>coupled households).</p> <ul style="list-style-type: none"> • Cost of living increased by 9.2% in Campbelltown between 2016 and 2021. • 2022 economic conditions including inflation, increased interest rates and increased cost of living bear significant impact on female-headed or single-parent households and the cost of household repair / maintenance can be unaffordable.
	Social	<ul style="list-style-type: none"> • Females make up 50.9% of the Campbelltown population. • Historically, women in Australia have not entered trade professions to the same proportion as male counterparts so typically have lower levels of tool aptitude / confidence and repair / maintenance skills. • Men's Sheds are gendered spaces and women are generally excluded. • Women's Sheds (and associated grassroots community organisations for females) is a growing movement in Australia. It is estimated that 61 Women's Sheds were operated/commenced in Australia between 2011 and 2021; approximately one-third of these are in NSW and most are still operating. • There is a growing body of research emerging since 2011 that demonstrates participation in Women's Sheds produces enhanced wellbeing, social and community involvement, skills development and empowerment. • The 2022 Community Survey indicates that females in Campbelltown are less likely to indicate they are satisfied with 'feeling part of your neighbourhood' compared with males (46.4% vs 54.8%), although females and males had similar levels of satisfaction with 'local community facilities' (64.6% and 67.4% respectively). • Goals of existing Women's Sheds vary, but include "empowering women through skills development, particularly hands-on skills traditionally associated with men, especially woodwork".
	Technological	<ul style="list-style-type: none"> • If not established through the auspice of an established Men's Shed, infrastructure including a building, fit-out, tools and a tool registry is required.
	Legal	<ul style="list-style-type: none"> • Insurances are required, including Public Liability, Product Liability, Association Liability, Voluntary Works Personal Accident, Industrial Special Risk and asset and burglary cover (AMSA). • Council premises are subject to Lease or License Agreements.
	Environmental	<ul style="list-style-type: none"> • Geographic location identified is Campbelltown LGA. The closest Women's Sheds to Campbelltown are located in the Blue Mountains, Baulkham Hills, Parramatta, Wollongong and Kyeemagh. • Product repair / maintenance is more environmentally sustainable than replacement.

Table 1 – PESTLE Environmental Scan

Assessment Criteria:

Options to explore the establishment of a Women's Shed Pilot in Campbelltown are rationalised according to how each responds to the constraints and/or opportunities identified in the environmental scan. This includes:

- Alignment: Does it complement Council's resilience and sustainability priorities?

- Technical Fit: Does it increase the tool skill aptitude of women?
- Sustainability: Would it open funding pathways for an Incorporated Association?
- Social: Does it offer a genuine gendered space?
- Infrastructure and Assets: What additional facility, workspace, tools are required to start-up?
- Entity: Is an appropriately structured entity identified to lead the establishment?
- Location: Is the proposed option within the Campbelltown LGA?

Options Assessment

Three options are presented for further investigation that satisfy the assessment criteria.

Option 1:

Support the Campbelltown She Shed to grow.

Council's Community Life Team is engaged with the She Shed and intends to continue to support its growth and expansion in the LGA.

Option 2:

Identify a Council-owned facility that could be re-purposed as a Women's Shed.

Internal discussions have commenced with the Strategic Property Team to enquire if an underutilised Council-owned premise is available for lease / license suitable to be proposed as a Women's Shed. Should a suitable site be identified and budgeted, Council proposes to run an Expression of Interest process to confirm an appropriately structured entity to operate the site and engage community.

Option 3:

Seed the establishment of a Tool Library and accompanying tool workshops.

Campbelltown Library Strategic Plan identifies Priority 3: Libraries as Places to Learn whereby expanded traditional and contemporary collections are offered and lifelong learning programs are encouraged. Community feedback presented 'top ideas' for the Library, including the introduction of non-traditional collections and how to workshops. Community Life will work with the Learning and Libraries Team to secure seed funding for this initiative.

Attachments

Nil

8.9 Disability Inclusion Action Plan 2022 - 2026

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.1 Provide accessible services and support pathways for all ages, needs and abilities

Delivery Program

Principal Activity
1.2.2.1 Deliver and promote services and programs that keep our community safe and healthy.

Officer's Recommendation

That Council endorse the Disability Inclusion Action Plan 2022-2026.

Purpose

The purpose of this report is to seek Council endorsement of the draft Campbelltown City Council Disability Inclusion Action Plan 2022-2026.

Report

The Disability Inclusion Act 2014 requires all Local Councils to develop and implement a Disability Inclusion Action Plan (DIAP). Council's inaugural DIAP was launched in July 2017 and was valid from 2017-2021. In 2021, the Disability Council, who oversees the registration of Local Government DIAPs, provided an additional year for Councils to review their DIAP due to the COVID19 pandemic and the impact to businesses and services during this time. Our new DIAP is due now and the draft has been completed.

Process for creating the 2022-2026 DIAP

Development and planning of the 2022-2026 DIAP included community, sector and local business consultation using a number of methods to ensure an evidence-based and well-informed DIAP for 2022-2026.

Consultation included:

- Community surveys
- Internal staff surveys
- Online workshops hosted by a facilitator aimed at community members, the disability service sector and local businesses. These workshops were held in partnership with Camden and Wollondilly Councils.
- Internal circulation, feedback and review opportunity for the final draft DIAP.

A review of consultation materials and feedback provided areas of satisfaction and opportunity for Campbelltown, that have been used to inform the new DIAP, including:

Key areas of satisfaction presented through consultation:

- Staff training on disability
- Inclusion at Council's social opportunities, such as events and activities
- Accessible programs and activities at Campbelltown Arts Centre and our libraries
- Council's work experience and traineeships for people with disability
- Livvy's Place inclusive play space at Glenfield
- Milton Park Play Space.

Areas identified for improvement identified through consultation:

- Support for businesses who want to be more inclusive
- Create opportunity for people with disability to share their stories
- Increase accessible parking spaces designated for people with disability
- Improve pedestrian access to align with access for able-bodied people
- Create more accessible and/or frequent seating at parks and reserves with fenced play spaces
- Increase the diversity of Council's communication tools to better suit the varied needs of people with disability.

DIAP 2022-2026

Focus Areas:

The DIAP has four focus areas for concentrated action that have been identified by people with disability, the NSW Government and community stakeholders. The four areas of action are:

1. Developing positive community attitudes and behaviours
2. Creating liveable communities
3. Supporting access to meaningful employment
4. Improving access to services through better systems and processes.

Activities:

Under these action areas, a number of strategies and actions have been identified to create the Action Plan. The implementation of each action is the responsibility of relevant Council teams as outlined in the Action Plan.

Reporting:

Periodic and annual reporting is required for each action. Annual Reporting is also required to Local Government New South Wales and via our Integrated Planning and Reporting processes.

Inclusion and Access Committee membership:

Representation from each section within Council is required for the Inclusion and Access Working Group. Membership to the Working Group will be reviewed and formed following the launch of the DIAP 2022-2026.

Attachments

8.9.1 Draft Disability Inclusion Action Plan (DIAP) 2022-2026 (distributed under separate cover)

8.10 Domestic and Family Violence Strategy 2023 - 2026

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.1 Provide accessible services and support pathways for all ages, needs and abilities

Delivery Program

Principal Activity
1.2.1.1 Deliver, and advocate for, essential community services

Officer's Recommendation

That the Council endorse the Domestic and Family Violence strategy 2023-2026.

Report

In November 2021, council endorsed the development of a new Domestic and Family Violence (DFV) Strategy for Campbelltown City Council.

The purpose of the strategy is to provide a tailored approach to raising local awareness of Domestic and Family Violence issues and addressing and implementing prevention strategies that are specific to the community of Campbelltown, Council and its employees.

A number of benefits were highlighted from tailoring a DFV strategy, including:

- Staff training can be tailored to focus on emerging issues and topics with broader staff reach.
- The new strategy can be overseen by the internal Domestic and Family Violence Working Committee supported by existing staffing resources.
- An annualised project plan can be designed and delivered that directly benefits the staff, community and addresses other associated vulnerable issues.
- Alignment of initiatives with the Western Sydney Health Alliance, South Western Sydney Domestic Violence Alliance and the local Campbelltown Domestic Violence Committee will benefit both staff and the community.

- The DFV strategy demonstrates Council's commitment to the objectives of the national framework for improving outcomes for those impacted by Domestic and Family Violence.
- A local strategy that promotes community involvement, stronger stakeholder relationships and fosters community partnerships will ultimately have positive impacts in our local community.

The strategy for 2023-2026 has been completed and is attached for review and comment.

Communication Strategy

Once endorsed and adopted, the Campbelltown Domestic and Family Violence Strategy 2023-2026 will be launched with a public gathering or event and will be available on Council's website.

Attachments

8.10.1 Draft Domestic and Family Violence (DFV) Strategy 2023-2026 (distributed under separate cover)

8.11 Council Hosted Trainees and Apprentices

Reporting Officer

Executive Manager People and Performance
City Governance

Community Strategic Plan

Objective	Strategy
4 Economic Prosperity	4.1.2 Develop and retain our local workforce through a range of training and education opportunities

Delivery Program

Principal Activity
4.2.1.1 Develop a range of partnerships to strengthen opportunities for the local economy

Officer's Recommendation

That Council:

1. Notes and continue to support current intake levels of trainees, apprentices and work placements.

Purpose

To update Council on the current status of the Trainee and Apprenticeship program.

Report

In addition to being one of the largest employers in our LGA, Council actively contributes to employment outcomes for our residents through hosting Trainees, Apprentices and Work Experience placements each year. In particular we are proud of our 20+ year partnership with My Gateway whose purpose is to assist aspiring apprentices and trainees start their careers.

Each year Council commits operating budget towards hosting trainees and apprentices. This commitment includes minimum of 1 placement for students identifying as indigenous and 1 placement for students living with a disability.

In year 2022 we welcomed trainees and apprentices in the following categories:

- 7 x Full-time Trainees completing Certificate III in Business Administration – supported by My Gateway
- 1 x Indigenous School Based Trainee – supported through Elsa Dixon Aboriginal Employment Grant which subsidises the salary, development and support costs of Aboriginal employees in public service agencies and local government authorities.
- 2 x School Based Trainees – supporting through My Gateway
- These trainees will be hosted across different sections of Council.
- During the year trainees with the support of their supervisor will gain valuable practical skills to complement their studies in preparation for entering the workforce in ongoing employment.
- 3 x Full-Time Trade Apprentices.
- 1 x Full-Time Trade Apprentices. Council will be hosting these for the next 2 years supporting their trade qualifications in: Landscape Construction – Cert III, Civil Construction – Cert III, Plant Mechanic

Council has supported a consistent intake of trainees with 65 students (including school based trainees) hosted over the past 6 years:

We have been fortunate to see many of our previous trainees progress to permanent or temporary employment within Council and continue to progress their careers in service of the community. From 65 recent trainees hosted, 20 trainees transitioned to secured paid employment and 13 are currently employed by Council today.

Council hosted trainees frequently receive industry recognition including:

- Libby Clapson – School Based Trainee of the Year – 2021 State Training Awards.
- Mia Faure – School Based Trainee of the Year – 2021 My Gateway Awards
- Lily Whitfield – School Based Trainee of the Year – 2018 My Gateway Awards

Work Experience Placements

Each section of Council is asked to host a minimum of one unpaid work placement per quarter. Placements range from 1 – 12 weeks and depending on student needs can be undertaken in a block of time or part-time over several weeks.

Work placements support students from secondary and tertiary education streams as well as Disability employment agencies.

Council works closely with local disability providers: Disability Services Australia, Afford, Disability Trust, Northcott.

In 2022 to date, Council has hosted 14 students from education streams, 7 from disability employment agencies and a further 7 placements in our Childcare centres.

Trainee, Apprenticeship and Work Experience placements are coordinated by People & Performance.

Attachments

Nil

8.12 Investments and Revenue Report - September 2022

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently

Delivery Program

Principal Activity
5.2.2.4 Deliver financial sustainability through short, medium and long-term financial planning

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of September 2022.

Report

Council's investment portfolio as at 30 September 2022 stood at approximately \$217 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 2021 and Council's Investment Policy.

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

As at 30 September, Council's annual return exceeded the benchmark by some 84 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.

The yield on the AusBond Bank Bill Index has been very low in recent years, however the weighted 12 month average return for the month as at 30 September continues to improve at 0.146 per cent which reflects the commencement of improving interest rates. Council's investment performance has maintained a positive return in comparison with a monthly return of 0.217 per cent.

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

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

Council's total liquidity to meet short to medium term cash flow needs remains strong with \$5 million held in an at call account and \$10 million in a 31 day notice saver account. The interest rate on the 31 day notice saver account remains attractive for short term deposits at 2.80 per cent and also increases in line with increases in the official cash rate.

The official cash rate is 2.60 per cent following an increase of 0.25 per cent announced at the October meeting of the Reserve Bank Board. This is a further step in the withdrawal of the extraordinary monetary support that has been in place to support the Australian economy. The Board places a high priority on returning inflation to within the target range of 2-3 per cent and decided to increase the cash rate by 25 basis points rather than the anticipated 50 basis points, as it assesses the outlook for inflation and economic growth in Australia and expects that further increases may be necessary.

The ASX200 closed at 6,460.80 for September with the monthly change being negative 7.53 per cent. Over the past several months, the share market has been subject to heightened volatility due to global conditions and fears over a possible recession in the United States. Economists are predicting rebound over time during 2022-23 with the share market recovering losses as the economy strengthens and inflationary pressures ease.

The market value of the Treasury Corporation Long Term Growth Fund which has a current asset allocation of around 50 per cent in domestic and international shares, also correlates to this downturn in global equity markets. This Treasury Corporation fund is a long term growth fund with high return potential over the long term that may experience occasional periods of negative returns. It is intended to be at least a 7 year investment with the expectation of a return of CPI plus 3.5 per cent over a rolling 10 year period.

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

Rates

Rates and Charges levied for the period ending 30 September 2022 totalled \$134,711,984 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of September totalled \$46,665,393. In percentage terms 35.2 per cent of all rates and charges due to be paid have been collected, compared to 34.4 per cent collected in the same period last year.

To mitigate the risk of debts becoming unmanageable, Council staff have been actively assisting ratepayers with their quarterly instalments and provide advice on options available such as regular weekly payments. Special consideration is given to support all ratepayers that have been affected by the COVID pandemic with particular attention to the business community. Where the charging of penalty interest causes hardship, the charges are waived in accordance with Councils Hardship Policy and an application being made. An online application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt management action commenced with the issue of 1042 personalised 'time to get back on track' letters to ratepayers with 2 or more instalments outstanding and a combined balance exceeding \$1000. These letters sought payment in full or suitable arrangements to clear their debt in a reasonable time affordable to the ratepayer. Our agents issued a second letter to all ratepayers that had not reduced their balance to less than \$1000 by 21 September 2022.

Debt recovery action during the month involved 2 Statements of Claim to ratepayers who were issued the abovementioned letters in previous months and had not made suitable arrangements to clear their debt or failed to maintain their agreed payments. Further recovery on accounts with previous action resulted in 11 Judgments and 1 Writ being served on land owners that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule.

Positive feedback continues to be received from Pensioners that can now make an application for a Pension Rebate Concession over the phone and via the internet. During the month, 35 applications were made over the phone and 16 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 or by mail.

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, 98 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Sundry Debtors

Debts outstanding to Council as at 30 September 2022 are \$5,577,372 reflecting an increase of \$601,998 since August 2022. During the month, 965 invoices were raised totalling \$1,583,678. 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.

Debts exceeding 90 days of age totalled \$387,318 as at 30 September 2022. The majority of this debt relates to Corporate Governance items totalling \$97,850 with the most significant amount of \$32,967 relating to one council partner for the "Western Sydney Health Alliance Contribution 2022-2023" and cost recovery for "Disaster Assistance" from the March 2022 floods. Council staff have reached out to this debtor and have been assured that payment will be forwarded in the next payment cycle.

An amount of \$12,102 relates to operational expenses for the Campbelltown State Emergency Services from July 2021 to June 2022. Further documentation was required from Council which has now been provided.

Also grouped in this category are combined debts totalling \$24,510 for various property related clean-up orders. Invoices are raised to recover the costs associated with restoring private property to a suitable healthy status. In some cases, property owners are already in financial distress or are uncontactable. Council staff continue to reach out to the owners in the hope of a positive resolution however, debts are encumbered to the land and are often finalised with the sale of the property.

Included in this group is a \$5,000 debt for bin services supplied to 'Eat, Shop, Love', Market for various events held. The account is now being managed by Council's debt recovery agents following defaults on payment arrangements. Also outstanding within this category group is a combined amount of \$6,280 which relates to legal recovery of 3 accounts, one for hall hire and 2 for health licence inspection fees. In all cases the debt involved has proved to be unrecoverable with our agents advising to cease legal action and recommend the accounts for write-off.

City Standards items of \$97,800 mostly relate to health licence inspection fees of \$96,261 generated for various shop premises, household pool inspections, fire safety services and wastewater management systems for the whole local government area. Council staff continue to reach out to our customers experiencing difficulty in paying to offer suitable payment arrangements. Some of the debt is due to shop closures and the licensee is no longer contactable. If the cost of recovery is uneconomical to recover the debt is then put forward for write-off.

Public hall hire fees of \$66,198 are a result of debts raised in advance and in accordance with council policy do not need to be finalised until 2 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. In this category however there are a few accounts with the combined outstanding balance of \$23,267 that Council staff and recovery agents are actively managing.

Grant debts total \$65,596 with the most significant amount of \$37,966 relating to the Office of Local Government for the Pensioner Subsidy rebate with this payment expected early November 2022. The other amount of \$27,629 is the ongoing overdue amount which relates to the NSW Environmental Trust Grant being the final payment of the 'Campbelltown Community Recycling Centre'. Payment in full has been received 28 October 2022.

Community Life debts total \$26,827. The most significant portion of \$16,382 relates to a previous contractor for "catering sales commission" of various events at the Campbelltown Sports Stadium. The company involved had a Statement of Liquidated Claim issued to them by our agents who then advised that the debtor had lodged a defence to the claim. Negotiations between council's solicitor and the debtor followed and a settlement was negotiated leaving this residue balance which will now be put forward for write-off to finalise the matter.

Debts categorised within Community Businesses totalled \$6,848. This mostly relates to the hire of the Bicycle Education Centre raised in advance. Payment of these debts are expected as a condition of hire prior to the individual events.

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 7 day letter is issued referencing referral to Council's debt recovery agents.

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

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

During the month, 2 accounts were issued a Letter of Demand on Council's letterhead advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent.

Council's agents were not instructed to issue any legal recovery on matters.

Council officers are mindful of the ongoing impact of COVID on our community and 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

8.12.1 Summary of Council's Investment Portfolio - September 2022 (contained within this report) [↓](#)

8.12.2 Rates and Charges Summary and Statistics - September 2022 (contained within this report) [↓](#)

8.12.3 Debtors Summary and Ageing Report - September 2022 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at 30 September 2022



Product Type	Face Value	% of Total
At Call Deposits	5,327,071	2.5%
Notice Account	10,083,839	4.7%
Term Deposits - Fixed Rate	110,271,013	51.8%
Term Deposits - Floating Rate	44,000,000	20.7%
Fixed Rate Bond	22,050,000	10.4%
FRN	21,050,000	9.9%
Grand Total	212,781,922	100.0%
Managed Funds - TCorp*	4,634,606	

* Market Value as at month end

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

Credit Rating	Holdings	% of Total
AA+	6,900,000	4.5%
AA-	102,371,013	66.4%
A+	3,000,000	1.9%
BBB+	21,000,000	13.6%
Baa1	1,000,000	0.6%
BBB	15,000,000	9.7%
Baa2	5,000,000	3.2%
Total Term Deposits	154,271,013	100.0%

Fixed and Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
none	NT Treasury Corp	Aa3	15-Dec-22	0.90% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-23	0.80% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-24	1.00% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Jun-25	0.90% Annually	\$2,500,000
AU3CB0289072	Royal Bank of Canada - Covered Bond	AAA	6-May-25	Fixed at 3.75% s.a.	\$1,000,000
AU3CB0282358	ING - Covered Bond	AAA	19-Aug-26	Fixed at 1.10% s.a.	\$1,800,000
AU3CB0286763	NAB	AA-	25-Feb-27	Fixed at 2.9545% s.a.	\$1,750,000
AU3FN0051165	Teachers Mutual Bank	BBB	28-Oct-22	3m BBSW + 0.90%	\$2,400,000
AU3FN0053146	RACQ Bank (prev QT Bank)	BBB+	24-Feb-23	3m BBSW + 0.93%	\$1,850,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 0.88%	\$1,000,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 0.84%	\$5,000,000
AU3FN0063103	CBA - Green Bond	AA-	23-Dec-26	3m BBSW + 0.41%	\$5,000,000
AU3FN0070025	Royal Bank of Canada - Covered Bond	Aaa	13-July-27	3m BBSW + 1.05%	\$1,000,000
AU3FN0070579	CBA	AA-	18-Aug-27	3m BBSW + 1.02%	\$3,500,000

Summary of Council's Investment Portfolio – September 2022 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio				
	Actual	Cumulative*	Minimum*	Maximum	Compliant
AAA	1.8%	1.8%	40%	100%	Yes
AA+, AA, AA- (or MTB*)	67.5%	69.3%		100%	Yes
A+, A, A-	4.3%	73.5%	60% (70%) ¹	100%	Yes
BBB+, BBB, BBB-	26.5%	100.0%	100%	100%	Yes
TCorp LTGF	2.1%	-	0%	20%	Yes

*Policy limits are measured on a cumulative basis calculated from the respective rating category band on an **"and above"** basis

Portfolio Return

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

30 September 2022	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.217%	1.350%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.146%	0.515%
Performance Relative to Benchmark	0.071%	0.835%

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	30/06/2022	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,628,718.16	73,196,861.85	1,365,368.87	177,717.06	75,637,928.20	25,362,479.97	50,275,448.23	304,962.66	50,580,410.89
Business	691,071.49	20,903,681.37		20,044.73	21,614,797.59	8,853,351.86	12,761,445.73		12,761,445.73
Farmland	43,366.65	449,360.49	217.90	1,328.28	493,837.52	178,912.36	314,925.16	260,206.64	575,131.80
Mining	0.00	29,551.52		0.00	29,551.52	29,551.52	0.00		0.00
SR - Loan	762.80	0.00		22.03	784.83	0.00	784.83	0.00	784.83
SR - Infrastructure	404,110.68	7,166,533.46		3,739.39	7,574,383.53	2,589,797.53	4,984,586.00	56,092.39	5,040,678.39
Total	\$4,768,029.78	\$101,745,988.69	\$1,365,586.77	\$202,851.49	\$105,351,283.19	\$37,014,093.24	\$68,337,189.95	\$621,261.69	\$68,958,451.64
Garbage	1,143,646.84	27,524,164.91	873,063.11	14,529.25	27,809,277.89	9,113,152.47	18,696,125.42		18,696,125.42
Stormwater	78,048.53	1,473,058.85		315.60	1,551,422.98	538,147.71	1,013,275.27		1,013,275.27
Grand Total	\$5,989,725.15	\$130,743,212.45	\$2,238,649.88	\$217,696.34	\$134,711,984.06	\$46,665,393.42	\$88,046,590.64	\$621,261.69	\$88,667,852.33

Total from Rates Financial Transaction Summary	87,970,533.07
Overpayments	-697,319.26
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	1,610,381
Rate accounts greater than 12 months less than 18 months in arrears	160,437
Rate accounts greater than 18 months in arrears	75,900
TOTAL rates and charges under instruction with Council's agents	1,846,718



Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Aug-21
Rate Notices	58,585	22	17										66
Electronic - DoH	4,730												
Instalment Notices													
Electronic - DoH													
Missed Instalment Notices			10,168										10,084
- Pensioners > \$15.00			1,219										1,074
Notice to new owner	179	101	98										109
7-day Letters - Council issued			922										
- Pensioners > \$1000			120										
7-day Letters - Agent Issued			421										
Statement of Claim													
Judgments	144	16	2										
Writs	21	27	11										
	27	15	1										
Electronic - eRates & BPAYview	14,164	14,927	15,119										12,084
Pensioner applications	143	67	51										60
Arrangements	99	91	99										113

DEBTORS SUMMARY 1 September 2022 to 30 September 2022



DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/08/2022	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/09/2022	% DEBT RATIO
Corporate Governance	403,175	241,994	102,212	542,957	9.74%
City Delivery	52,314	82,643	2,728	132,229	2.37%
City Standards	164,774	67,382	70,106	162,050	2.91%
Community Businesses	62,006	41,797	32,639	71,164	1.28%
Community Life	223,543	105,148	84,423	244,268	4.38%
Grants	3,805,440	339,380	190,000	3,954,820	70.91%
Hall Hire	98,602	159,622	114,447	143,776	2.58%
Property Services	272,880	545,713	492,486	326,107	5.85%
	5,082,734	1,583,678	1,089,041	5,577,372	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 September 2022



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Governance	222,164	31,583	191,360	97,850	542,957	81,677
City Delivery	99,152	11,984	0	21,094	132,229	8,277
City Standards	29,975	28,405	5,870	97,800	162,050	95,605
Community Businesses	48,157	8,056	8,103	6,848	71,164	9,093
Community Life	107,585	107,957	1,899	26,827	244,268	59,599
Grants	149,583	1,178,787	2,560,854	65,596	3,954,820	27,629
Hall Hire	56,675	14,618	6,286	66,198	143,776	49,343
Property Services	219,268	94,751	6,983	5,105	326,107	5,351
	932,558	1,476,141	2,781,355	387,318	5,577,372	336,574

8.13 2023 Council Meeting Calendar

Reporting Officer

Governance Officer Secretariat and Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
5.1.2.1 Communicate in a diverse, open and inclusive way that informs and engages our communities to build confidence and trust

Officer's Recommendation

That the 2023 Council meeting calendar be noted and adopted.

Purpose

To submit for Council's consideration a meeting calendar for the 2023 meeting dates.

Report

1st Tuesday of the month	Briefing
2nd Tuesday of the month	Council meeting
3rd Tuesday of the month	Briefing
4th Tuesday of the month	Briefing
5th Tuesday of the month	Briefing (if required)

Under section 365 of the *Local Government Act 1993*, Council is required to meet at least 10 times each year, each time in a different month.

Attachments

8.13.1 2023 Meeting Calendar (contained within this report) [↓](#)



2023 Council Meeting Calendar

S	M	T	W	T	F	S	January							February							March							April							S	M	T	W	T	F	S																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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May							August	July							June						
1	2	3	4	5	6																
7	8	9	10	11	12	13															
14	15	16	17	18	19	20															
21	22	23	24	25	26	27															
28	29	30	31																		

September							December	November							October						
1	2	3	4	5	6	7															
8	9	10	11	12	13	14															
15	16	17	18	19	20	21															
22	23	24	25	26	27	28															
29	30	31																			

- Council Meetings
- Extraordinary Council Meeting / AGM
- Briefing Nights
- LG Conference
- Public Holidays
- Councillor Strategic Planning Day

8.14 Internal Reporting Policy - Public Interest Disclosures

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.1 Provide proactive and collaborative leadership on issues that are important to Campbelltown now and into the future

Delivery Program

Principal Activity
5.2.2.1 Conduct Council business in an open, transparent and accountable manner

Officer's Recommendation

1. That the Internal Reporting Policy as attached to this report be adopted.
2. That the Internal Reporting Policy review date be set at 30 September 2025.

Purpose

To seek Council's endorsement of the revised Internal Reporting Policy.

The Policy has been reviewed and updated having regard to Council's needs and experience and the material published by the NSW Ombudsman.

Report

The *Public Interest Disclosures Act 1994 (PID Act)* sets out the system under which people working within the NSW public sector, including councils, can make reports about the functioning of the public sector in a way that minimises the risk of reprisal. The matters which people can make public interest disclosures about are serious maladministration, corrupt conduct, serious and substantial waste, a failure to properly fulfil functions under the *Government Information (Public Access) Act 2009* and pecuniary interest contravention under the *Local Government Act 1993*.

Council is required to develop and implement a policy and procedures for receiving, assessing and dealing with Public Interest Disclosures. The NSW Ombudsman has a range of material and guidelines to support public sector agencies in formulating their policies.

Council adopted its first Public Interest Disclosures Policy (Internal Reporting) under the PID Act in November 2013. A review of the Policy has been undertaken incorporating the most recent model policy and guidance from the NSW Ombudsman and additional positions have been added as Nominated Disclosure Officers.


Council's internal reporting policy is supported by clear, easy to understand procedures based on the Ombudsman Guideline A2: Internal reporting policies and procedures.

The new *Public Interest Disclosures Act 2022* will come into force in October 2023. The NSW Ombudsman is currently preparing guidance documents and templates to support the new PID Act 2022. Council's policies and resources will be updated again to ensure compliance with the new PID Act 2022 and Ombudsman Guidelines to coincide with the commencement of the new PID Act 2022.

Attachments

8.14.1 Draft Internal Reporting Policy (current with mark-up)(contained within this report) [↓](#)

8.14.2 Draft Internal Reporting Policy (proposed)(contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Internal Reporting Policy – Public Interest Disclosures Act	
Related Documentation	Code of Conduct Grievance and Dispute Handling Procedure Grievance and Dispute Handling Authorised Statement Workplace Investigations Authorised Statement	
Relevant Legislation/ Corporate Plan	<i>Public Interest Disclosures Act 1994 (PID)</i> <i>Local Government Act 1993</i> <i>Government Information (Public Access) Act 2009 (GIPA)</i> <i>Independent Commission Against Corruption Act 1998 (ICAC)</i>	
Responsible Officer	Manager Governance and Risk	

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

Objectives

Under section 6D of the *Public Interest Disclosures Act 1994* (the PID Act), public authorities are required to have a policy and procedures for receiving, assessing and dealing with public interest disclosures. The definition of public authorities includes councils.

This policy is based on the NSW Ombudsman's model policy (July 2013) and the NSW Ombudsman's guidelines.

1. Policy Statement

The purpose of this policy is to provide a mechanism for Councillors, staff and independent contractors that encourages and facilitates the disclosure, in the public interest, of corrupt conduct, maladministration, serious and substantial waste, government information contravention and local government pecuniary interest contravention within Council, and ensures that any disclosure is used to achieve efficiency and effectiveness of Council's operations.

To be protected by the Act, a disclosure must be made by a member of staff, independent contractor or Councillor to:

- an investigating authority
- the General Manager
- to another nominated officer of Council in accordance with this policy.

This policy is designed to complement normal communication channels between supervisors and staff. Staff are encouraged to continue to raise appropriate matters at any time with their supervisors, but as an alternative, have the option of making public interest disclosures in accordance with this policy.

DATA AND DOCUMENT CONTROL		
Division: City Governance Section: Governance and Risk DocSet: 3649648	Adopted Date: 12/11/2013 Revised Date: 11/07/2017 Minute Number: 184 Review Date: 30/06/2018	Page: 1 of 12

Campbelltown City Council

The purpose of the PID Act is to ensure that public officials who wish to make disclosures under the legislation receive protection from reprisals, and that the matters raised in the disclosures are properly investigated.

The Act aims to encourage and facilitate the disclosure – in the public interest – of corrupt conduct, maladministration, serious and substantial waste and government information contravention in the public sector. This is achieved by:

- enhancing and augmenting established procedures for making disclosures
- protecting people from reprisals that might otherwise be inflicted on them because of these disclosures
- providing for those disclosures to be properly investigated and dealt with.

2. Principles

Council does not tolerate corrupt conduct, maladministration, serious and substantial waste of public money or government information contravention.

Council is committed to:

- the aims and objectives of the PID Act
- creating a climate of trust, where staff are comfortable and confident about reporting wrongdoings
- encouraging staff to come forward if they have witnessed what they consider to be wrongdoings within the Council
- keeping the identity of staff members disclosing wrongdoings confidential, wherever possible and appropriate
- protecting staff who make disclosures from any adverse action motivated by their reports
- dealing with reports thoroughly and impartially and if some form of wrongdoing has been found, taking appropriate action to rectify it
- keeping staff who make reports informed of their progress and the outcome
- encouraging staff to report wrongdoing within the Council, but respecting any decision to disclose wrongdoing outside the Council – provided that disclosure is made in accordance with the provisions of the PID Act
- ensuring managers and supervisors at all levels understand the benefits of reporting wrongdoing, are familiar with this policy, and aware of the needs of those who report wrongdoing.

This policy recognises the value and importance of contributions of staff to enhance administrative and management practices and strongly supports disclosures being made by staff, Councillors or independent contractors.

3. Roles and responsibilities of staff

This policy places responsibilities on people at all levels within Council:

3.1 Employees and independent contractors

Employees and independent contractors are encouraged to report known or suspected incidences of corrupt conduct, maladministration, serious and substantial waste or government information contravention in accordance with this policy.

All employees and contracted staff of Council have an important role to play in supporting those who have made legitimate disclosures. They must abstain from any activity that is or could be perceived to be victimisation or harassment of people who make disclosures. Further, they should protect/maintain the confidentiality of people they know or suspect to have made disclosures.

DATA AND DOCUMENT CONTROL		
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Campbelltown City Council

3.2 Nominated disclosure officers

Nominated disclosure officers are responsible for receiving and forwarding disclosures in accordance with this policy. Nominated disclosure officers will:

- (a) clearly explain to people making disclosures what will happen in relation to the information received
- (b) when requested, make arrangements to ensure that disclosures can be made privately and discreetly (if necessary, away from the workplace)
- (c) write and date any disclosures received orally (and have the person making the disclosure sign the document)
- (d) deal with disclosures impartially
- (e) forward disclosures to a disclosure coordinator for assessment
- (f) take all necessary and reasonable steps to ensure that the identity of people who make disclosures, and the person the subject of disclosures, are kept confidential
- (g) support people who make public interest disclosures and protect them from victimisation, harassment or other forms of reprisal.

3.3 Disclosure coordinators

The disclosure coordinators have a pivotal role in the internal reporting system. The disclosure coordinators will:

- (a) provide an alternative internal reporting channel to the General Manager and nominated disclosure officers
- (b) impartially assess each disclosure to determine -
 - i. whether the disclosure appears to be a public interest disclosure within the meaning of the Act
 - ii. the appropriate action to be taken in relation to the disclosure, for example -
 - no action/decline
 - the appropriate person to take responsibility for dealing with the disclosure
 - preliminary or informal investigation
 - formal investigation
 - prosecution or disciplinary action
 - referral to an investigating authority for investigation or other appropriate action or
 - referral to the police (if a criminal matter) or the ICAC (if the matter concerns corrupt conduct).
- (c) consult with the General Manager
- (d) be responsible for carrying out or coordinating any internal investigation arising out of a disclosure, subject to the direction of the General Manager
- (e) report to the General Manager on the findings of any investigation and recommended remedial action
- (f) take all necessary and reasonable steps to ensure that the identity of people who make disclosures, and people the subject of the disclosures, are kept confidential
- (g) support those who make disclosures and actively protect them from victimisation, harassment or any other form of reprisal
- (h) report actual or suspected corrupt conduct to the General Manager in a timely manner to enable that officer to comply with the ICAC Act.

3.4 General Manager

Disclosures may be made directly to the General Manager rather than by way of the internal reporting system established under this policy. The General Manager will:

DATA AND DOCUMENT CONTROL		
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Campbelltown City Council

- (a) impartially assess each disclosure to determine:
 - i. whether the disclosure appears to be a public interest disclosure within the meaning of the Act
 - ii. the appropriate action to be taken in relation to the disclosure, for example -
 - no action/decline
 - the appropriate person to take responsibility for dealing with the disclosure
 - preliminary or informal investigation
 - formal investigation
 - prosecution or disciplinary action
 - referral to an investigating authority for investigation or other appropriate action; or
 - referral to the police (if a criminal matter) or the ICAC (if the matter concerns corrupt conduct).
- (b) receive reports from Disclosure Coordinators on the findings of any investigation and any recommendations for remedial action, and determine what action should be taken
- (c) conduct his/her own investigation if deemed necessary
- (d) take all necessary and reasonable steps to ensure that the identity of persons who make disclosures, and the persons the subject of disclosures, are kept confidential
- (e) have primary responsibility for protecting staff and contracted staff who make disclosures, or provide information to any internal or external investigation of a disclosure, from victimisation, harassment or any other form of reprisal
- (f) be responsible for implementing organisational reform identified as necessary following investigation of a disclosure
- (g) report criminal offences to the police and actual or suspected corrupt conduct to ICAC (under s.11 of the ICAC Act).

3.5 The Mayor

The Mayor may receive internal disclosures from any member of staff of Council, contracted staff or any Councillor concerning the General Manager or a Councillor. The Mayor will:

- (a) impartially assess each disclosure made to him/her about the General Manager or a Councillor to determine:
 - i. whether the disclosure appears to be a public interest disclosure within the meaning of the Act
 - ii. the appropriate course of action to be taken in relation to the disclosure (in consultation with the General Manager, if appropriate), for example -
 - no action/decline
 - the appropriate person to take responsibility for dealing with the disclosure
 - preliminary or informal investigation
 - formal investigation
 - prosecution or disciplinary action
 - referral to an investigating authority for investigation or other appropriate action; or
 - referral to the police (if a criminal matter) or the ICAC (if the matter concerns corrupt conduct)
 - conduct his/her own investigation if the disclosure is in relation to the General Manager and if deemed necessary
- (b) refer disclosures to the General Manager for appropriate action if they concern Council's administration, within the day to day responsibilities of the General Manager
- (c) protect/maintain the confidentiality of:
 - i. the identity of persons who make disclosures (unless any of the criteria in section 22 of the Act apply)
 - ii. the identity of persons the subject of the disclosures (unless disclosure is required to enable the allegations to be investigated or otherwise appropriately dealt with).

DATA AND DOCUMENT CONTROL		
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Campbelltown City Council

4. What should be reported?

You should report any wrongdoing you see within Council. Reports about the five categories of serious wrongdoing – corrupt conduct, maladministration, serious and substantial waste of public money, government information contravention, local government pecuniary interest contravention – will be dealt with under the PID Act as public interest disclosures and according to this policy.

a. Corrupt conduct

Corrupt conduct is the dishonest or partial exercise of official functions by a public official. For example:

- the improper use of knowledge, power or position for personal gain or the advantage of others
- acting dishonestly or unfairly, or breaching public trust
- a member of the public influencing a public official to use their position in a way that is dishonest, biased or breaches public trust.

b. Maladministration

Maladministration is conduct that involves action or inaction of a serious nature that is contrary to law, unreasonable, unjust, oppressive or improperly discriminatory or based wholly or partly on improper motives. For example:

- making a decision and/or taking action that is unlawful
- refusing to grant someone a licence for reasons that are not related to the merits of their application.

c. Serious and substantial waste in local government

Serious and substantial waste is the uneconomical, inefficient or ineffective use of resources that could result in the loss or wastage of local government money. This includes all revenue, loans and other money collected, received or held by, for or on account of Council. For example:

- poor project management practices leading to projects running over time
- having poor or no processes in place for a system involving large amounts of public funds.

d. Government information contravention

A government information contravention is a failure to properly fulfil functions under the *Government Information (Public Access) Act 2009* (GIPA Act). For example:

- destroying, concealing or altering records to prevent them from being released
- knowingly making decisions that are contrary to the legislation
- directing another person to make a decision that is contrary to the legislation.

e. Local government pecuniary interest contravention

A local government pecuniary interest contravention is a failure to fulfil certain functions under the *Local Government Act 1993* relating to the management of pecuniary interests. These include obligations to lodge disclosure of interests returns, lodge written declarations and disclose pecuniary interests at Council and Council committee meetings. A pecuniary interest is an interest that someone has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to them. For example:

- a senior Council staff member recommending a family member for a Council contract and not declaring the relationship
- a General Manager holding an undisclosed shareholding in a company competing for a Council contract.

f. Other wrongdoing

Although reports about the previous five categories of conduct can attract the specific protections of the PID Act, you should report all activities or incidents that you believe are wrong. For example:

- harassment or unlawful discrimination
- reprisal action against a person who has reported wrongdoing
- practices that endanger the health or safety of staff or the public.

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These types of issues should be reported to a supervisor, in line with Council's policies. Staff should refer to the intranet under corporate documents for other related policies, including the Code of Conduct.

Even if these reports are not dealt with as public interest disclosures, Council will consider each matter and make every attempt to protect the staff member making the report from any form of reprisal.

5. When will a report be protected?

Council will support any staff who report wrongdoing. For a report to be considered a public interest disclosure, it has to meet all of the requirements under the PID Act:

- the person making the disclosure must honestly believe on reasonable grounds that the information shows or tends to show wrongdoing
- the report has to be made to one or more of the following:
 - a position nominated in this policy – see section 9 (b), (c) & (d) below
 - the General Manager
 - one of the investigating authorities nominated in the PID Act – see section 10 below.

Reports by staff and councillors will not be considered to be public interest disclosures if they:

- mostly question the merits of government policy, including policies of the governing body of Council
- are made with the sole or substantial motive of avoiding dismissal or other disciplinary action.

6. How to make a report

You can report wrongdoing in writing or verbally. You are encouraged to make a report in writing as this can help to avoid any confusion or misinterpretation.

If a report is made verbally, the person receiving the report must make a comprehensive record of the disclosure and ask the person making the disclosure to sign this record. The staff member should keep a copy of this record.

If you are concerned about being seen making a report, ask to meet in a discreet location away from the workplace.

7. Can a report be anonymous?

There will be some situations where you may not want to identify yourself when you make a report. Although these reports will still be dealt with by Council, it is best if you identify yourself. This allows us to provide you with any necessary protection and support, as well as feedback about the outcome of any investigation into the allegations.

It is important to realise that an anonymous disclosure may not prevent you from being identified. If we do not know who made the report, it is very difficult for us to prevent any reprisal action.

8. Maintaining confidentiality

Council realises many staff will want their report to remain confidential. This can help to prevent any action being taken against you for reporting wrongdoing. We are committed to keeping your identity, and the fact you have reported wrongdoing, confidential. However, there may be situations where this may not be possible or appropriate. We will discuss with you whether it is possible to keep your report confidential.

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If confidentiality cannot be maintained, we will develop a plan to support and protect you from risks of reprisal. You will be involved in developing this plan. You will also be told if your report will be dealt with under Council's Code of Conduct, as this may mean certain information will have to be tabled at a Council meeting.

If you report wrongdoing, you should only discuss your report with those dealing with it. This will include the disclosures coordinator and the General Manager. If you discuss your report more broadly, you may affect the outcome of any investigation.

Where your complaint is made under Council's Code of Conduct and relates to the General Manager or a Councillor, you may be required to discuss it with a conduct reviewer.

9. Who can receive a report within Campbelltown City Council?

You are encouraged to report general wrongdoing to your supervisor. However, the PID Act requires that – for a report to be a public interest disclosure – it must be made to a public official in accordance with Council's disclosure procedures.

Any supervisor who receives a report that they believe may be a public interest disclosure, must refer the staff member making the report to one of the positions listed below. If you are Council staff and your report involves a Councillor, you should make it to the General Manager. If your report relates to the General Manager, you should make it to the Mayor.

The following positions are the only staff within Council who can receive a public interest disclosure.

a. General Manager

You can report wrongdoing directly to the General Manager. The General Manager is responsible for:

- deciding if a report is a public interest disclosure
- determining what needs to be done next, including referring it to other authorities
- deciding what needs to be done to correct the problem that has been identified
- ensuring that there are systems in place to support and protect people who report wrongdoing
- dealing with disclosures made under the Council's Code of Conduct in accordance with the procedures
- referring actual or suspected corrupt conduct to ICAC.

b. Mayor

If you are making a report about the General Manager, you should make your report to the Mayor. They are responsible for:

- deciding if a report is a public interest disclosure
- determining what needs to be done next, including referring it to other authorities
- deciding what needs to be done to correct the problem that has been identified
- dealing with disclosures made under Council's Code of Conduct in accordance with procedures.

The Mayor must make sure there are systems in place in Council to support and protect staff who report wrongdoing. If the report is about the General Manager, the Mayor is also responsible for referring actual or suspected corrupt conduct to the ICAC.

c. Disclosures coordinator

The disclosures coordinator has a central role in dealing with reports made by staff and Councillors. They receive them, assess them, and refer them to the people within Council or contracted by the Council who can deal with them appropriately. Council's disclosure coordinator is:

- Director City Governance

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d. Disclosures officers

Disclosures officers are responsible for receiving, forwarding and/or dealing with reports made in accordance with this policy. Council's disclosure officers are:

- Executive Manager Corporate Services and Governance
- Manager Governance and Risk
- Internal Auditor
- [Executive Manager Operations](#)
- [Coordinator Workshop and Waste](#)
- [Executive Manager People and Performance](#)
- [Human Resources Operations Coordinator](#)

10. Who can receive a report outside of Campbelltown City Council?

Staff and Councillors are encouraged to report wrongdoing within Council, but internal reporting is not your only option. If you follow the guidance below, you can make a public interest disclosure to:

- an investigating authority. If your report is about the General Manager and the Mayor, you may wish to consider making it to an investigating authority
- a Member of Parliament or a journalist, but only in limited circumstances outlined below.

a. Investigating authorities

The PID Act lists a number of investigating authorities in NSW that staff and Councillors can report wrongdoing to and the categories of wrongdoing each authority can deal with.

In relation to Council, these authorities are:

- the Independent Commission Against Corruption (ICAC) - for corrupt conduct
- the Ombudsman - for maladministration
- the Director General of the division of Local Government, Department of Premier and Cabinet - for disclosures about local government agencies
- the Information Commissioner - for disclosures about a government information contravention.

You should contact the relevant authority for advice about how to make a disclosure to them. Contact details for each investigating authority are provided at the end of this policy.

You should be aware that it is very likely the investigating authority will discuss the case with Council. We will make every effort to assist and cooperate with them to ensure the matter is dealt with appropriately and there is a satisfactory outcome. We will also provide appropriate support and assistance to staff who report wrongdoing to an investigating authority.

b. Members of Parliament or journalists

To have the protections of the PID Act, a person reporting wrongdoing to a Member of Parliament (MP) or a journalist must have already made substantially the same report to one of the following:

- the General Manager
- a person nominated in this policy
- an investigating authority in accordance with the PID Act.

Also, Council or the investigating authority that received the report must have either:

- decided not to investigate the matter
- decided to investigate the matter, but not completed the investigation within six months of the original report
- investigated the matter but not recommended any action as a result

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- not told the person who made the report, within six months of the report being made, whether the matter will be investigated.

Most importantly – to be protected under the PID Act – if you report wrongdoing to an MP or a journalist, you will need to be able to prove that you have reasonable grounds for believing that the disclosure is substantially true and that it is in fact substantially true.

If you report wrongdoing to a person or an organisation that is not listed above, you will not be protected under the PID Act. This may mean you will be in breach of legal obligations or Council's Code of Conduct by, for example, disclosing confidential information.

For more information about reporting wrongdoing to other bodies, contact the disclosures coordinator or the NSW Ombudsman's Public Interest Disclosures Unit. Their contact details are provided at the end of this policy.

11. Feedback to staff who report wrongdoing

The individual who reported wrongdoing will be told what is happening in response to their report.

When you make a report, you will be given:

- an acknowledgement that your disclosure has been received
- the timeframe for when you will receive further updates
- the name and contact details of the people who can tell you what is happening.

The PID Act requires that you are provided with an acknowledgement letter and a copy of this policy within 45 days after you have made your report. We will attempt to get this information to you within two working days from the date you make your report.

After a decision is made about how your report will be dealt with, you will be given:

- information about the action that will be taken in response to your report
- likely timeframes for any investigation
- information about the resources available within Council to handle any concerns you may have
- information about external agencies and services you can access for support.

This information will be given to you within 10 working days from the date you make your report.

During any investigation, you will be given:

- information on the ongoing nature of the investigation
- information about the progress of the investigation and reasons for any delay
- advice if your identity needs to be disclosed for the purposes of investigating the matter, and an opportunity to talk about this.

At the end of any investigation, you will be given:

- enough information to show that adequate and appropriate action was taken and/or is proposed to be taken in response to your disclosure and any problem that was identified
- advice about whether you will be involved as a witness in any further matters, such as disciplinary or criminal proceedings.

Behaviour of all people involved in the PID process needs to adhere to Council's Code of Conduct. A breach of the Code of Conduct could result in disciplinary action.

12. Protection against reprisals

The PID Act provides protection for people reporting wrongdoing by imposing penalties on anyone who takes detrimental action substantially in reprisal for them making the public interest disclosure.

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Council will not tolerate any reprisal action against staff who report wrongdoing. The criminal penalties that can be imposed include imprisonment or fines. Detrimental action is also misconduct that justifies disciplinary action. People who take detrimental action against someone who has made a disclosure can also be required to pay damages for any loss suffered by that person.

Detrimental action means action causing, comprising or involving any of the following:

- injury, damage or loss
- intimidation or harassment
- discrimination, disadvantage or adverse treatment in relation to employment
- dismissal from, or prejudice in, employment
- disciplinary proceedings.

a. Responding to reprisals

Council will act to protect staff who report wrongdoing from reprisals. When a report is received, we will ensure that a thorough risk assessment is conducted. This will identify any risks to the member of staff who reported the wrongdoing, as well as strategies to deal with those risks.

If you believe that detrimental action has been or is being taken against you or someone else who has reported wrongdoing in reprisal for making a report, you should tell your supervisor, the disclosures coordinator or the General Manager immediately, or in the case of an allegation of reprisal by the General Manager, to the Mayor.

All supervisors must report any suspicions they have that reprisal action against a staff member is occurring, or any reports that are made to them, to the disclosures coordinator or the General Manager.

If the disclosures coordinator becomes aware of reprisal action against a person who has made a disclosure, they will:

- ensure a senior and experienced member of staff, who has not been involved in dealing with the initial disclosure, will investigate the suspected reprisal
- give the results of that investigation to the General Manager for a decision
- give the results of that investigation to the Mayor for a decision if the allegation of reprisal action is about the General Manager
- if it has been established that reprisal action is occurring against someone who has made a disclosure, take all steps possible to stop that activity and protect the member of staff who made the disclosure
- take appropriate disciplinary or criminal action against anyone proven to have taken or threatened any action in reprisal for making a disclosure.

If you report reprisal action, you will be kept informed of the progress of any investigation and the outcome.

The General Manager may issue specific directions to help protect against reprisals, including:

- issuing warnings to those alleged to have taken reprisal action against the member of staff who made the disclosure
- relocating the member of staff who made the disclosure or the subject officer within the current workplace
- transferring the member of staff who made the disclosure or the staff member who is the subject of the allegation to another position for which they are qualified
- granting the member of staff who made the disclosure or the subject officer leave of absence during the investigation of the disclosure.

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In relation to staff who make reports, such directions will only be made if the member of staff agrees to it. The disclosures coordinator will make it clear to other staff that this action was taken in consultation with the staff member and with management support, and it is not a punishment.

If you have reported wrongdoing and feel that any reprisal action is not being dealt with effectively, contact the Ombudsman or the ICAC, or the Chief Executive of the Division of Local Government – depending on the type of wrongdoing you reported. Contact details for all these investigating authorities are included at the end of this policy.

b. Protection against legal action

If you make a disclosure in accordance with the PID Act, you will not be subject to any liability and no action, claim or demand can be taken against you for making the disclosure. You will not have breached any confidentiality or secrecy obligations and you will have the defence of absolute privilege in defamation.

13. Support for those reporting wrongdoing

Council will make sure that staff who have reported wrongdoing, regardless of whether they have made a public interest disclosure, are provided with access to any professional support they may need as a result of the reporting process such as stress management, counselling services, legal or career advice.

We also have staff that will provide support those who report wrongdoing. They are responsible for initiating and coordinating support, particularly to those who are suffering any form of reprisal.

All supervisors must notify the disclosures coordinator if they believe a staff member is suffering any detrimental action as a result of disclosing wrongdoing.

14. Sanctions for making false or misleading disclosures

It is important that all staff and Councillors are aware that it is a criminal offence under the PID Act to wilfully make a false or misleading statement when reporting wrongdoing. It may also be a breach of Council's Code of Conduct and may result in disciplinary action. In the case of Councillors, such disciplinary action may be taken under the misconduct provisions of the *Local Government Act 1993* and may include suspension or disqualification from civic office.

15. Support for the subject of a report

Council is committed to ensuring staff who are the subject of a report of wrongdoing are treated fairly and reasonably. If you are the subject of a report, you will be:

- treated fairly and impartially
- told your rights and obligations under our policies and procedures
- kept informed during any investigation
- given the opportunity to respond to any allegation made against you
- told the result of any investigation.

16. More information

More information around public interest disclosures is available on our intranet. Staff and Councillors can also access advice and guidance from Council's disclosure coordinator, disclosure officers and the NSW Ombudsman's website at www.ombo.nsw.gov.au

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17. Resources

The contact details for external investigating authorities that staff can make a public interest disclosure to or seek advice from are listed below.

For disclosures about corrupt conduct:

Independent Commission Against Corruption (ICAC)
 Phone: 02 8281 5999
 Toll free: 1800 463 909
 Tel. typewriter (TTY): 02 8281 5773
 Facsimile: 02 9264 5364
 Email: icac@icac.nsw.gov.au
 Web: www.icac.nsw.gov.au
 Address: Level 21, 133 Castlereagh Street, Sydney NSW 2000

For disclosures about maladministration:

NSW Ombudsman
 Phone: 02 9286 1000
 Toll free (outside Sydney metro): 1800 451 524
 Tel. typewriter (TTY): 02 9264 8050
 Facsimile: 02 9283 2911
 Email: nswombo@ombo.nsw.gov.au
 Web: www.ombo.nsw.gov.au
 Address: Level 24, 580 George Street, Sydney NSW 2000

For disclosures about serious and substantial waste:

Auditor-General of the NSW Audit Office
 Phone: 02 9275 7100
 Facsimile: 02 9275 7200
 Email: mail@audit.nsw.gov.au
 Web: www.audit.nsw.gov.au
 Address: Level 15, 1 Margaret Street, Sydney NSW 2000

For disclosures about breaches of the GIPA Act:

Information Commissioner
 Toll free: 1800 463 626
 Facsimile: 02 8114 3756
 Email: oiinfo@oic.nsw.gov.au
 Web: www.oic.nsw.gov.au
 Address: Level 11, 1 Castlereagh Street, Sydney NSW 2000

For disclosures about local government agencies:


Office of Local Government in the Department of Premier and Cabinet
 Phone: 02 4428 4100
 Tel. typewriter (TTY): 02 4428 4209
 Facsimile: 02 4428 4199
 Email: dlg@dlg.nsw.gov.au
 Web: www.dlg.nsw.gov.au
 Address: 5 O'Keefe Avenue, Nowra, NSW 2541

Effectiveness of this policy

This policy will be reviewed by Council every three years to ensure it meets the object of the legislation, and facilitates the making of disclosures under the Act.

END OF POLICY STATEMENT

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 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Internal Reporting Policy – Public Interest Disclosures Act	
Related Documentation	Code of Conduct Grievance and Dispute Handling Procedure Grievance and Dispute Handling Authorised Statement Workplace Investigations Authorised Statement	
Relevant Legislation/ Corporate Plan	<i>Public Interest Disclosures Act 1994 (PID)</i> <i>Local Government Act 1993</i> <i>Government Information (Public Access) Act 2009 (GIPA)</i> <i>Independent Commission Against Corruption Act 1998 (ICAC)</i>	
Responsible Officer	Manager Governance and Risk	

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

Objectives

Under section 6D of the *Public Interest Disclosures Act 1994* (the PID Act), public authorities are required to have a policy and procedures for receiving, assessing and dealing with public interest disclosures. The definition of public authorities includes councils.

This policy is based on the NSW Ombudsman's model policy (July 2013) and the NSW Ombudsman's guidelines.

1. Policy Statement

The purpose of this policy is to provide a mechanism for Councillors, staff and independent contractors that encourages and facilitates the disclosure, in the public interest, of corrupt conduct, maladministration, serious and substantial waste, government information contravention and local government pecuniary interest contravention within Council, and ensures that any disclosure is used to achieve efficiency and effectiveness of Council's operations.

To be protected by the Act, a disclosure must be made by a member of staff, independent contractor or Councillor to:

- an investigating authority
- the General Manager
- to another nominated officer of Council in accordance with this policy.

This policy is designed to complement normal communication channels between supervisors and staff. Staff are encouraged to continue to raise appropriate matters at any time with their supervisors, but as an alternative, have the option of making public interest disclosures in accordance with this policy.

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The purpose of the PID Act is to ensure that public officials who wish to make disclosures under the legislation receive protection from reprisals, and that the matters raised in the disclosures are properly investigated.

The Act aims to encourage and facilitate the disclosure – in the public interest – of corrupt conduct, maladministration, serious and substantial waste and government information contravention in the public sector. This is achieved by:

- enhancing and augmenting established procedures for making disclosures
- protecting people from reprisals that might otherwise be inflicted on them because of these disclosures
- providing for those disclosures to be properly investigated and dealt with.

2. Principles

Council does not tolerate corrupt conduct, maladministration, serious and substantial waste of public money or government information contravention.

Council is committed to:

- the aims and objectives of the PID Act
- creating a climate of trust, where staff are comfortable and confident about reporting wrongdoings
- encouraging staff to come forward if they have witnessed what they consider to be wrongdoings within the Council
- keeping the identity of staff members disclosing wrongdoings confidential, wherever possible and appropriate
- protecting staff who make disclosures from any adverse action motivated by their reports
- dealing with reports thoroughly and impartially and if some form of wrongdoing has been found, taking appropriate action to rectify it
- keeping staff who make reports informed of their progress and the outcome
- encouraging staff to report wrongdoing within the Council, but respecting any decision to disclose wrongdoing outside the Council – provided that disclosure is made in accordance with the provisions of the PID Act
- ensuring managers and supervisors at all levels understand the benefits of reporting wrongdoing, are familiar with this policy, and aware of the needs of those who report wrongdoing.

This policy recognises the value and importance of contributions of staff to enhance administrative and management practices and strongly supports disclosures being made by staff, Councillors or independent contractors.

3. Roles and responsibilities of staff

This policy places responsibilities on people at all levels within Council:

3.1 Employees and independent contractors

Employees and independent contractors are encouraged to report known or suspected incidences of corrupt conduct, maladministration, serious and substantial waste or government information contravention in accordance with this policy.

All employees and contracted staff of Council have an important role to play in supporting those who have made legitimate disclosures. They must abstain from any activity that is or could be perceived to be victimisation or harassment of people who make disclosures. Further, they should protect/maintain the confidentiality of people they know or suspect to have made disclosures.

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3.2 Nominated disclosure officers

Nominated disclosure officers are responsible for receiving and forwarding disclosures in accordance with this policy. Nominated disclosure officers will:

- (a) clearly explain to people making disclosures what will happen in relation to the information received
- (b) when requested, make arrangements to ensure that disclosures can be made privately and discreetly (if necessary, away from the workplace)
- (c) write and date any disclosures received orally (and have the person making the disclosure sign the document)
- (d) deal with disclosures impartially
- (e) forward disclosures to a disclosure coordinator for assessment
- (f) take all necessary and reasonable steps to ensure that the identity of people who make disclosures, and the person the subject of disclosures, are kept confidential
- (g) support people who make public interest disclosures and protect them from victimisation, harassment or other forms of reprisal.

3.3 Disclosure coordinators

The disclosure coordinators have a pivotal role in the internal reporting system. The disclosure coordinators will:

- (a) provide an alternative internal reporting channel to the General Manager and nominated disclosure officers
- (b) impartially assess each disclosure to determine -
 - i. whether the disclosure appears to be a public interest disclosure within the meaning of the Act
 - ii. the appropriate action to be taken in relation to the disclosure, for example -
 - no action/decline
 - the appropriate person to take responsibility for dealing with the disclosure
 - preliminary or informal investigation
 - formal investigation
 - prosecution or disciplinary action
 - referral to an investigating authority for investigation or other appropriate action or
 - referral to the police (if a criminal matter) or the ICAC (if the matter concerns corrupt conduct).
- (c) consult with the General Manager
- (d) be responsible for carrying out or coordinating any internal investigation arising out of a disclosure, subject to the direction of the General Manager
- (e) report to the General Manager on the findings of any investigation and recommended remedial action
- (f) take all necessary and reasonable steps to ensure that the identity of people who make disclosures, and people the subject of the disclosures, are kept confidential
- (g) support those who make disclosures and actively protect them from victimisation, harassment or any other form of reprisal
- (h) report actual or suspected corrupt conduct to the General Manager in a timely manner to enable that officer to comply with the ICAC Act.

3.4 General Manager

Disclosures may be made directly to the General Manager rather than by way of the internal reporting system established under this policy. The General Manager will:

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- (a) impartially assess each disclosure to determine:
 - i. whether the disclosure appears to be a public interest disclosure within the meaning of the Act
 - ii. the appropriate action to be taken in relation to the disclosure, for example -
 - no action/decline
 - the appropriate person to take responsibility for dealing with the disclosure
 - preliminary or informal investigation
 - formal investigation
 - prosecution or disciplinary action
 - referral to an investigating authority for investigation or other appropriate action; or
 - referral to the police (if a criminal matter) or the ICAC (if the matter concerns corrupt conduct).
- (b) receive reports from Disclosure Coordinators on the findings of any investigation and any recommendations for remedial action, and determine what action should be taken
- (c) conduct his/her own investigation if deemed necessary
- (d) take all necessary and reasonable steps to ensure that the identity of persons who make disclosures, and the persons the subject of disclosures, are kept confidential
- (e) have primary responsibility for protecting staff and contracted staff who make disclosures, or provide information to any internal or external investigation of a disclosure, from victimisation, harassment or any other form of reprisal
- (f) be responsible for implementing organisational reform identified as necessary following investigation of a disclosure
- (g) report criminal offences to the police and actual or suspected corrupt conduct to ICAC (under s.11 of the ICAC Act).

3.5 The Mayor

The Mayor may receive internal disclosures from any member of staff of Council, contracted staff or any Councillor concerning the General Manager or a Councillor. The Mayor will:

- (a) impartially assess each disclosure made to him/her about the General Manager or a Councillor to determine:
 - i. whether the disclosure appears to be a public interest disclosure within the meaning of the Act
 - ii. the appropriate course of action to be taken in relation to the disclosure (in consultation with the General Manager, if appropriate), for example -
 - no action/decline
 - the appropriate person to take responsibility for dealing with the disclosure
 - preliminary or informal investigation
 - formal investigation
 - prosecution or disciplinary action
 - referral to an investigating authority for investigation or other appropriate action; or
 - referral to the police (if a criminal matter) or the ICAC (if the matter concerns corrupt conduct)
 - conduct his/her own investigation if the disclosure is in relation to the General Manager and if deemed necessary
- (b) refer disclosures to the General Manager for appropriate action if they concern Council's administration, within the day to day responsibilities of the General Manager
- (c) protect/maintain the confidentiality of:
 - i. the identity of persons who make disclosures (unless any of the criteria in section 22 of the Act apply)
 - ii. the identity of persons the subject of the disclosures (unless disclosure is required to enable the allegations to be investigated or otherwise appropriately dealt with).

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4. What should be reported?

You should report any wrongdoing you see within Council. Reports about the five categories of serious wrongdoing – corrupt conduct, maladministration, serious and substantial waste of public money, government information contravention, local government pecuniary interest contravention – will be dealt with under the PID Act as public interest disclosures and according to this policy.

a. Corrupt conduct

Corrupt conduct is the dishonest or partial exercise of official functions by a public official. For example:

- the improper use of knowledge, power or position for personal gain or the advantage of others
- acting dishonestly or unfairly, or breaching public trust
- a member of the public influencing a public official to use their position in a way that is dishonest, biased or breaches public trust.

b. Maladministration

Maladministration is conduct that involves action or inaction of a serious nature that is contrary to law, unreasonable, unjust, oppressive or improperly discriminatory or based wholly or partly on improper motives. For example:

- making a decision and/or taking action that is unlawful
- refusing to grant someone a licence for reasons that are not related to the merits of their application.

c. Serious and substantial waste in local government

Serious and substantial waste is the uneconomical, inefficient or ineffective use of resources that could result in the loss or wastage of local government money. This includes all revenue, loans and other money collected, received or held by, for or on account of Council. For example:

- poor project management practices leading to projects running over time
- having poor or no processes in place for a system involving large amounts of public funds.

d. Government information contravention

A government information contravention is a failure to properly fulfil functions under the *Government Information (Public Access) Act 2009* (GIPA Act). For example:

- destroying, concealing or altering records to prevent them from being released
- knowingly making decisions that are contrary to the legislation
- directing another person to make a decision that is contrary to the legislation.

e. Local government pecuniary interest contravention

A local government pecuniary interest contravention is a failure to fulfil certain functions under the *Local Government Act 1993* relating to the management of pecuniary interests. These include obligations to lodge disclosure of interests returns, lodge written declarations and disclose pecuniary interests at Council and Council committee meetings. A pecuniary interest is an interest that someone has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to them. For example:

- a senior Council staff member recommending a family member for a Council contract and not declaring the relationship
- a General Manager holding an undisclosed shareholding in a company competing for a Council contract.

f. Other wrongdoing

Although reports about the previous five categories of conduct can attract the specific protections of the PID Act, you should report all activities or incidents that you believe are wrong. For example:

- harassment or unlawful discrimination
- reprisal action against a person who has reported wrongdoing
- practices that endanger the health or safety of staff or the public.

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These types of issues should be reported to a supervisor, in line with Council's policies. Staff should refer to the intranet under corporate documents for other related policies, including the Code of Conduct.

Even if these reports are not dealt with as public interest disclosures, Council will consider each matter and make every attempt to protect the staff member making the report from any form of reprisal.

5. When will a report be protected?

Council will support any staff who report wrongdoing. For a report to be considered a public interest disclosure, it has to meet all of the requirements under the PID Act:

- the person making the disclosure must honestly believe on reasonable grounds that the information shows or tends to show wrongdoing
- the report has to be made to one or more of the following:
 - a position nominated in this policy – see section 9 (b), (c) & (d) below
 - the General Manager
 - one of the investigating authorities nominated in the PID Act – see section 10 below.

Reports by staff and councillors will not be considered to be public interest disclosures if they:

- mostly question the merits of government policy, including policies of the governing body of Council
- are made with the sole or substantial motive of avoiding dismissal or other disciplinary action.

6. How to make a report

You can report wrongdoing in writing or verbally. You are encouraged to make a report in writing as this can help to avoid any confusion or misinterpretation.

If a report is made verbally, the person receiving the report must make a comprehensive record of the disclosure and ask the person making the disclosure to sign this record. The staff member should keep a copy of this record.

If you are concerned about being seen making a report, ask to meet in a discreet location away from the workplace.

7. Can a report be anonymous?

There will be some situations where you may not want to identify yourself when you make a report. Although these reports will still be dealt with by Council, it is best if you identify yourself. This allows us to provide you with any necessary protection and support, as well as feedback about the outcome of any investigation into the allegations.

It is important to realise that an anonymous disclosure may not prevent you from being identified. If we do not know who made the report, it is very difficult for us to prevent any reprisal action.

8. Maintaining confidentiality

Council realises many staff will want their report to remain confidential. This can help to prevent any action being taken against you for reporting wrongdoing. We are committed to keeping your identity, and the fact you have reported wrongdoing, confidential. However, there may be situations where this may not be possible or appropriate. We will discuss with you whether it is possible to keep your report confidential.

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If confidentiality cannot be maintained, we will develop a plan to support and protect you from risks of reprisal. You will be involved in developing this plan. You will also be told if your report will be dealt with under Council's Code of Conduct, as this may mean certain information will have to be tabled at a Council meeting.

If you report wrongdoing, you should only discuss your report with those dealing with it. This will include the disclosures coordinator and the General Manager. If you discuss your report more broadly, you may affect the outcome of any investigation.

Where your complaint is made under Council's Code of Conduct and relates to the General Manager or a Councillor, you may be required to discuss it with a conduct reviewer.

9. Who can receive a report within Campbelltown City Council?

You are encouraged to report general wrongdoing to your supervisor. However, the PID Act requires that – for a report to be a public interest disclosure – it must be made to a public official in accordance with Council's disclosure procedures.

Any supervisor who receives a report that they believe may be a public interest disclosure, must refer the staff member making the report to one of the positions listed below. If you are Council staff and your report involves a Councillor, you should make it to the General Manager. If your report relates to the General Manager, you should make it to the Mayor.

The following positions are the only staff within Council who can receive a public interest disclosure.

a. General Manager

You can report wrongdoing directly to the General Manager. The General Manager is responsible for:

- deciding if a report is a public interest disclosure
- determining what needs to be done next, including referring it to other authorities
- deciding what needs to be done to correct the problem that has been identified
- ensuring that there are systems in place to support and protect people who report wrongdoing
- dealing with disclosures made under the Council's Code of Conduct in accordance with the procedures
- referring actual or suspected corrupt conduct to ICAC.

b. Mayor

If you are making a report about the General Manager, you should make your report to the Mayor. They are responsible for:

- deciding if a report is a public interest disclosure
- determining what needs to be done next, including referring it to other authorities
- deciding what needs to be done to correct the problem that has been identified
- dealing with disclosures made under Council's Code of Conduct in accordance with procedures.

The Mayor must make sure there are systems in place in Council to support and protect staff who report wrongdoing. If the report is about the General Manager, the Mayor is also responsible for referring actual or suspected corrupt conduct to the ICAC.

c. Disclosures coordinator

The disclosures coordinator has a central role in dealing with reports made by staff and Councillors. They receive them, assess them, and refer them to the people within Council or contracted by the Council who can deal with them appropriately. Council's disclosure coordinator is:

- Director City Governance

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d. Disclosures officers

Disclosures officers are responsible for receiving, forwarding and/or dealing with reports made in accordance with this policy. Council's disclosure officers are:

- Executive Manager Corporate Services and Governance
- Manager Governance and Risk
- Internal Auditor
- Executive Manager Operations
- Coordinator Workshop and Waste
- Executive Manager People and Performance
- Human Resources Operations Coordinator

10. Who can receive a report outside of Campbelltown City Council?

Staff and Councillors are encouraged to report wrongdoing within Council, but internal reporting is not your only option. If you follow the guidance below, you can make a public interest disclosure to:

- an investigating authority. If your report is about the General Manager and the Mayor, you may wish to consider making it to an investigating authority
- a Member of Parliament or a journalist, but only in limited circumstances outlined below.

a. Investigating authorities

The PID Act lists a number of investigating authorities in NSW that staff and Councillors can report wrongdoing to and the categories of wrongdoing each authority can deal with.

In relation to Council, these authorities are:

- the Independent Commission Against Corruption (ICAC) - for corrupt conduct
- the Ombudsman - for maladministration
- the Director General of the division of Local Government, Department of Premier and Cabinet - for disclosures about local government agencies
- the Information Commissioner - for disclosures about a government information contravention.

You should contact the relevant authority for advice about how to make a disclosure to them. Contact details for each investigating authority are provided at the end of this policy.

You should be aware that it is very likely the investigating authority will discuss the case with Council. We will make every effort to assist and cooperate with them to ensure the matter is dealt with appropriately and there is a satisfactory outcome. We will also provide appropriate support and assistance to staff who report wrongdoing to an investigating authority.

b. Members of Parliament or journalists

To have the protections of the PID Act, a person reporting wrongdoing to a Member of Parliament (MP) or a journalist must have already made substantially the same report to one of the following:

- the General Manager
- a person nominated in this policy
- an investigating authority in accordance with the PID Act.

Also, Council or the investigating authority that received the report must have either:

- decided not to investigate the matter
- decided to investigate the matter, but not completed the investigation within six months of the original report
- investigated the matter but not recommended any action as a result

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- not told the person who made the report, within six months of the report being made, whether the matter will be investigated.

Most importantly – to be protected under the PID Act – if you report wrongdoing to an MP or a journalist, you will need to be able to prove that you have reasonable grounds for believing that the disclosure is substantially true and that it is in fact substantially true.

If you report wrongdoing to a person or an organisation that is not listed above, you will not be protected under the PID Act. This may mean you will be in breach of legal obligations or Council's Code of Conduct by, for example, disclosing confidential information.

For more information about reporting wrongdoing to other bodies, contact the disclosures coordinator or the NSW Ombudsman's Public Interest Disclosures Unit. Their contact details are provided at the end of this policy.

11. Feedback to staff who report wrongdoing

The individual who reported wrongdoing will be told what is happening in response to their report.

When you make a report, you will be given:

- an acknowledgement that your disclosure has been received
- the timeframe for when you will receive further updates
- the name and contact details of the people who can tell you what is happening.

The PID Act requires that you are provided with an acknowledgement letter and a copy of this policy within 45 days after you have made your report. We will attempt to get this information to you within two working days from the date you make your report.

After a decision is made about how your report will be dealt with, you will be given:

- information about the action that will be taken in response to your report
- likely timeframes for any investigation
- information about the resources available within Council to handle any concerns you may have
- information about external agencies and services you can access for support.

This information will be given to you within 10 working days from the date you make your report.

During any investigation, you will be given:

- information on the ongoing nature of the investigation
- information about the progress of the investigation and reasons for any delay
- advice if your identity needs to be disclosed for the purposes of investigating the matter, and an opportunity to talk about this.

At the end of any investigation, you will be given:

- enough information to show that adequate and appropriate action was taken and/or is proposed to be taken in response to your disclosure and any problem that was identified
- advice about whether you will be involved as a witness in any further matters, such as disciplinary or criminal proceedings.

Behaviour of all people involved in the PID process needs to adhere to Council's Code of Conduct. A breach of the Code of Conduct could result in disciplinary action.

12. Protection against reprisals

The PID Act provides protection for people reporting wrongdoing by imposing penalties on anyone who takes detrimental action substantially in reprisal for them making the public interest disclosure.

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Council will not tolerate any reprisal action against staff who report wrongdoing. The criminal penalties that can be imposed include imprisonment or fines. Detrimental action is also misconduct that justifies disciplinary action. People who take detrimental action against someone who has made a disclosure can also be required to pay damages for any loss suffered by that person.

Detrimental action means action causing, comprising or involving any of the following:

- injury, damage or loss
- intimidation or harassment
- discrimination, disadvantage or adverse treatment in relation to employment
- dismissal from, or prejudice in, employment
- disciplinary proceedings.

a. Responding to reprisals

Council will act to protect staff who report wrongdoing from reprisals. When a report is received, we will ensure that a thorough risk assessment is conducted. This will identify any risks to the member of staff who reported the wrongdoing, as well as strategies to deal with those risks.

If you believe that detrimental action has been or is being taken against you or someone else who has reported wrongdoing in reprisal for making a report, you should tell your supervisor, the disclosures coordinator or the General Manager immediately, or in the case of an allegation of reprisal by the General Manager, to the Mayor.

All supervisors must report any suspicions they have that reprisal action against a staff member is occurring, or any reports that are made to them, to the disclosures coordinator or the General Manager.

If the disclosures coordinator becomes aware of reprisal action against a person who has made a disclosure, they will:

- ensure a senior and experienced member of staff, who has not been involved in dealing with the initial disclosure, will investigate the suspected reprisal
- give the results of that investigation to the General Manager for a decision
- give the results of that investigation to the Mayor for a decision if the allegation of reprisal action is about the General Manager
- if it has been established that reprisal action is occurring against someone who has made a disclosure, take all steps possible to stop that activity and protect the member of staff who made the disclosure
- take appropriate disciplinary or criminal action against anyone proven to have taken or threatened any action in reprisal for making a disclosure.

If you report reprisal action, you will be kept informed of the progress of any investigation and the outcome.

The General Manager may issue specific directions to help protect against reprisals, including:

- issuing warnings to those alleged to have taken reprisal action against the member of staff who made the disclosure
- relocating the member of staff who made the disclosure or the subject officer within the current workplace
- transferring the member of staff who made the disclosure or the staff member who is the subject of the allegation to another position for which they are qualified
- granting the member of staff who made the disclosure or the subject officer leave of absence during the investigation of the disclosure.

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In relation to staff who make reports, such directions will only be made if the member of staff agrees to it. The disclosures coordinator will make it clear to other staff that this action was taken in consultation with the staff member and with management support, and it is not a punishment.

If you have reported wrongdoing and feel that any reprisal action is not being dealt with effectively, contact the Ombudsman or the ICAC, or the Chief Executive of the Division of Local Government – depending on the type of wrongdoing you reported. Contact details for all these investigating authorities are included at the end of this policy.

b. Protection against legal action

If you make a disclosure in accordance with the PID Act, you will not be subject to any liability and no action, claim or demand can be taken against you for making the disclosure. You will not have breached any confidentiality or secrecy obligations and you will have the defence of absolute privilege in defamation.

13. Support for those reporting wrongdoing

Council will make sure that staff who have reported wrongdoing, regardless of whether they have made a public interest disclosure, are provided with access to any professional support they may need as a result of the reporting process such as stress management, counselling services, legal or career advice.

We also have staff that will provide support those who report wrongdoing. They are responsible for initiating and coordinating support, particularly to those who are suffering any form of reprisal.

All supervisors must notify the disclosures coordinator if they believe a staff member is suffering any detrimental action as a result of disclosing wrongdoing.

14. Sanctions for making false or misleading disclosures

It is important that all staff and Councillors are aware that it is a criminal offence under the PID Act to wilfully make a false or misleading statement when reporting wrongdoing. It may also be a breach of Council's Code of Conduct and may result in disciplinary action. In the case of Councillors, such disciplinary action may be taken under the misconduct provisions of the *Local Government Act 1993* and may include suspension or disqualification from civic office.

15. Support for the subject of a report

Council is committed to ensuring staff who are the subject of a report of wrongdoing are treated fairly and reasonably. If you are the subject of a report, you will be:

- treated fairly and impartially
- told your rights and obligations under our policies and procedures
- kept informed during any investigation
- given the opportunity to respond to any allegation made against you
- told the result of any investigation.

16. More information

More information around public interest disclosures is available on our intranet. Staff and Councillors can also access advice and guidance from Council's disclosure coordinator, disclosure officers and the NSW Ombudsman's website at www.ombo.nsw.gov.au

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17. Resources

The contact details for external investigating authorities that staff can make a public interest disclosure to or seek advice from are listed below.

For disclosures about corrupt conduct:

Independent Commission Against Corruption (ICAC)
 Phone: 02 8281 5999
 Toll free: 1800 463 909
 Tel. typewriter (TTY): 02 8281 5773
 Facsimile: 02 9264 5364
 Email: icac@icac.nsw.gov.au
 Web: www.icac.nsw.gov.au
 Address: Level 21, 133 Castlereagh Street, Sydney NSW 2000

For disclosures about maladministration:

NSW Ombudsman
 Phone: 02 9286 1000
 Toll free (outside Sydney metro): 1800 451 524
 Tel. typewriter (TTY): 02 9264 8050
 Facsimile: 02 9283 2911
 Email: nswombo@ombo.nsw.gov.au
 Web: www.ombo.nsw.gov.au
 Address: Level 24, 580 George Street, Sydney NSW 2000

For disclosures about serious and substantial waste:

Auditor-General of the NSW Audit Office
 Phone: 02 9275 7100
 Facsimile: 02 9275 7200
 Email: mail@audit.nsw.gov.au
 Web: www.audit.nsw.gov.au
 Address: Level 15, 1 Margaret Street, Sydney NSW 2000

For disclosures about breaches of the GIPA Act:

Information Commissioner
 Toll free: 1800 463 626
 Facsimile: 02 8114 3756
 Email: oiinfo@oic.nsw.gov.au
 Web: www.oic.nsw.gov.au
 Address: Level 11, 1 Castlereagh Street, Sydney NSW 2000

For disclosures about local government agencies:

Office of Local Government in the Department of Premier and Cabinet
 Phone: 02 4428 4100
 Tel. typewriter (TTY): 02 4428 4209
 Facsimile: 02 4428 4199
 Email: dlg@dlg.nsw.gov.au
 Web: www.dlg.nsw.gov.au
 Address: 5 O'Keefe Avenue, Nowra, NSW 2541

Effectiveness of this policy

This policy will be reviewed by Council every three years to ensure it meets the object of the legislation, and facilitates the making of disclosures under the Act.

END OF POLICY STATEMENT

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8.15 General Manager Instrument of Delegation

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.1 Provide proactive and collaborative leadership on issues that are important to Campbelltown now and into the future

Delivery Program

Principal Activity
5.2.2.1 Conduct Council business in an open, transparent and accountable manner

Officer's Recommendation

1. That Council revoke any previous delegation of the functions of the Council to the General Manager of the Council.
2. That Council delegate under section 377 of the Local Government Act 1993 the functions of Council as detailed in the attached Instrument of Delegation of Authority.

Purpose

To approve the Instrument of Delegation of Authority to the General Manager.

Pursuant to section 380 of *Local Government Act 1993* each Council must review all its delegations during the first 12 months of each term of office.

History

Council at its meeting held 14 August 2018, resolved to delegate its functions to the General Manager through the Instrument of Delegation of Authority.

Council periodically reviews its delegations to ensure that it is consistent with statutory obligations and industry standards.

Report

Section 377 of the *Local Government Act 1993* (LG Act) allows Council to delegate to the General Manager or any other person or body (not including another employee of the Council) any of the functions of the Council other than the following:

- a) The appointment of a General Manager.
- b) The making of a rate.
- c) A determination under section 549 as to the levying of a rate.
- d) The making of a charge.
- e) The fixing of a fee.
- f) The borrowing of money.
- g) The voting of money for expenditure on its works, services or operations.
- h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
- i) The acceptances of tenders to provide services currently provided by members of staff of Council.
- j) The adoption of operational plan under section 405.
- k) The adoption of a financial statement included in an annual financial report.
- l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
- m) The fixing of an amount or rate for the carrying out by the Council of work on private land.
- n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the Council for the carrying out of any such work.
- o) The review of a determination made by the Council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
- p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 19.
- q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
- r) A decision under section 234 to grant leave of absence to the holder of a civic office.
- s) The making of an application, or the giving of a notice, to the Government or Minister.
- t) This power of delegation.
- u) Any function under this or any other Act that is expressly required to be exercised by resolution of the Council.

Section 380 of the *Local Government Act 1993* requires Council to review its delegations during the first 12 months of each term of office. Accordingly, the attached Instrument of Delegation to the General Manager is submitted for Council's consideration and approval.

Attachments

8.15.1 General Manager Instrument of Delegation to be adopted (contained within this report) [↓](#)



Instrument of Delegation of Authority

Pursuant to section 377 of the Local Government Act 1993, Campbelltown City Council of 91 Queen Street, Campbelltown in the State of New South Wales ('Council') does, by resolution of the Council at its meeting on 8 November hereby:

1. Delegates to the General Manager of the Council all of the functions of the Council under the Local Government Act 1993 or any other Act under which the Council may exercise functions or powers except for:

1.1 The following functions of the Council under the Local Government Act 1993:

- a. The appointment of a general manager,
- b. The making of a rate,
- c. A determination under section 549 of the Local Government Act 1993 (NSW) as to the levying of a rate,
- d. The making of a charge,
- e. The fixing of a fee,
- f. The borrowing of money,
- g. The voting of money for expenditure on its works, services or operations,
- h. The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment),
- i. The acceptance of tenders to provide services currently provided by members of staff of the council,
- j. The adoption of an operational plan under section 405 of the Local Government Act 1993 (NSW),
- k. The adoption of a financial statement included in an annual financial report,

- l. A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6 of the Local Government Act 1993 (NSW),
 - m. The fixing of an amount or rate for the carrying out by the council of work on private land,
 - n. The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work,
 - o. The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the Environmental Planning and Assessment Act 1979,
 - p. The power of the Council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194 of the Local Government Act 1993 (NSW),
 - q. A decision under section 356 of the Local Government Act 1993 (NSW) to contribute money or otherwise grant financial assistance to persons,
 - r. A decision under section 234 of the Local Government Act 1993 (NSW) to grant leave of absence to the holder of a civic office,
 - s. The making of an application, or the giving of a notice, to the Governor or Minister,
 - t. This power of delegation under section 377(1) of the Local Government Act 1993 (NSW),
 - u. Any function under the Local Government Act 1993 (NSW) or any other Act that is expressly required to be exercised by resolution of the Council,
 - v. Any other function which must not be delegated pursuant to section 377(1) of the Local Government Act 1993.
- 1.2 Any function designated in any Act of Parliament as a function which must not be delegated.
- 1.3 Any function of the Council related to the assessment or determination of a development application, including any modification application or any request for a review of the determination, under the Environmental Planning and Assessment Act 1979 if that function is to be performed by another body according to legislation or to a Ministerial Direction including any functions ascribed to the Campbelltown Local Planning Panel and the Sydney Western City Planning Panel.
- 1.4 The decision to request the Minister of the relevant government department to make a local environmental plan under the Environmental Planning and Assessment Act, 1979

2. Sub-delegates to the General Manager of the Council all functions delegated to the Council except any function designated in any Act of Parliament or the relevant instrument of delegation as a function which must not be sub-delegated.
3. The Council revokes all instruments of delegation to the General Manager that were granted prior to this instrument.

This Instrument shall take effect on the date of the resolution passed by the Council, the eighth day of November 2022 and remains in force until revoked or varied by Council resolution.

Mayor

Councillor

8.16 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
5.1.2.1 Communicate in a diverse, open and inclusive way that informs and engages our communities to build confidence and trust

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 1 November 2022.

Attachments

8.16.1 Reports requested (contained within this report) [↓](#)

8.16.2 Letters requested (contained within this report) [↓](#)

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
13.10.20 Lake	<p>NM 11.1 - Charging for parking within the Campbelltown Local Government Area</p> <p>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.</p>	<p>A briefing was presented to Council in June 2021. The Integrated Movement and Place Strategy is currently in Development with Transport for NSW and Council is awaiting for the adoption of the document from Transport for NSW. A report will be presented in December 2022.</p>	December 2022
2.11.21 Hunt	<p>8.7 Grey Headed Flying Fox Residential Assistance Program</p> <p>3. That a report be presented to Council detailing the success of the program and the approach undertaken at the end of the trial period or as soon as the funding has been exhausted.</p>	<p>It is envisaged that the GHFF Residential Assistance Program will be rolled out at the end February 2022. A report presented to Council upon completion of the trial which is expected to last 6 months (from application to acquittal).</p>	December 2022
8.2.22 Hunt	<p>NM 11.2 Koala Virtual Fencing</p> <p>1. Investigate with priority the status and effectiveness of virtual fencing as a means of protecting animals along road ways.</p> <p>2. Provide a report to the Council on the findings of the investigation including recommendations as to whether virtual fencing or any similar system would be a viable interim protection measure along Appin Road until permanent fauna crossing points have been installed.</p>	<p>Early stages of investigation and research into effectiveness of virtual fencing underway with further detailed analysis to be undertaken to produce recommendations and report.</p> <p>Note that Appin Road is owned and managed by the NSW Government and Council does not own land parcels on either side of the road.</p>	January 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
13.10.22 Bricevic	<p>NM 11.3 Footbridge over Bow Bowling Creek</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. provide a report on the feasibility of building a footbridge over Bow Bowling Creek (causeway) at Bow Bowling towards Minto. 2. Ensure the report includes particular reference to any current legislative requirements for pedestrian footbridges and addresses accessibility for those with mobility and/or disability issues. 3. That Council also advocate to the Member for Macquarie Fields in relation to the development of the bridge to seek funding to ensure it is built to an appropriate standard. 	Currently under investigation.	March 2023
9.8.22 Chowdhury	<p>NM 11.4 - Grass Cutting</p> <ol style="list-style-type: none"> 1. That a briefing be presented to Councillors on the grass cutting maintenance program undertaken throughout the LGA, including the frequency during the four seasons; and 2. That a report be presented that details the current maintenance program and the costs associated with increasing the frequency of the program to enhance a consistent look of the city. 	Currently under investigation.	December 2022

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
8.3.22 Khalil	<p>NM 11.5 - Simmos Beach, Macquarie Fields</p> <p>That a report be presented to Council outlining ways to increase visitation to Simmos Beach, Macquarie Fields. The report should include:</p> <ul style="list-style-type: none"> a) identification of any future enhancement works planned or required to improve the location. b) marketing opportunities to increase visitation and tourism. c) any environmental factors to be taken into account because of increasing visitation. d) any future resourcing considerations to enable an ongoing program of works and marketing activity. 	<p>A review of previous work undertaken has commenced including:</p> <ul style="list-style-type: none"> - 2016 study of bushwalking and associated recreational facilities - improvement works undertaken in 2018 and 2019 to upgrade Simmos beach including signage, trail upgrades, kayak ramp and picnic facilities - bushcare and bush explorers programs including the recently launched 'It's Our Backyard' program. <p>Further investigations have also commenced.</p>	January 2023
9.8.22 Bricevic	<p>NM 11.5 - District Park Midlothian Reserve, St Andrews</p> <p>1. Seeks a report in relation to a district park at St Andrews. The report includes detailed planning, timeline, consultation with community and funding for the park with consideration of the State of Play Strategy (2016-2036). In addition, consider any funding opportunities such as Everyone Can Play (Department Planning and Environment) to accelerate the project.</p>	Currently under investigation.	April 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
10.5.22 Stellino	NM 11.2 - Reptile Protection 1. That Council investigate the need and feasibility of reptile handling/catching services to be added to council capabilities. 2. That a report be provided to the Council on the outcome of the investigation and include what opportunities are available for Council to increase public education on the existence of and response to snakes and other reptiles.	Currently under investigation.	December 2022
20.9.22 Brsticevic	NM 11.3 - International Mother Language Day Monument 1. That Council present a briefing to Councillors on the imminent updated version of the Monuments and Memorials policy.	Amended draft policy was presented to the Executive. A policy update will be provided to the Council at a an upcoming briefing.	December 2022

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
9.4.19 Thompson	ORD 8.6 - Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct) 5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be completed as part of the next housekeeping amendment to the Local Infrastructure Contributions Plan.	December 2022
8.12.20 Hunt	ORD 8.2 - Amendments to the Mount Gilead Stage 2 Biodiversity Certification Application 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.	Public exhibition closed on 14/2/2021 with issues and responses being investigated. Application requires updating to comply with NSW Chief Scientist and Engineer advice on the protection of the Campbelltown Koala Colony.	December 2022
8.6.21 Oates	ORD 8.6 - Planning Proposal - "Glenlee Estate" Menangle Park 3. That following the public exhibition: (a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council	Gateway Determination altered by DPE as advised in Councillor Weekly Bulletin of 25 March 2022. Proponent is required to satisfy requirements of NSW Heritage prior to seeking the issuing of a new Gateway Determination.	December 2022

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
3.8.21 Manoto	ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan 4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.	Specialist studies are in progress for the Ingleburn Planning Proposal and these will guide the content of potential amendments to the Local Infrastructure Contributions Plan. Outcome will be reported to Council.	December 2022
2.11.21 Bricevic	ORD 8.1 - Planning Proposal (Mount Gilead Urban Release Area) - Outcome of Public Exhibition 3. That a report be prepared for Council, that investigates rezoning of land identified by Condition 22A of DA2984/2020/DA-CW, to a land use zone suitable for a koala strategic linkage corridor, consistent with the recommendations of the NSW Chief Scientist and Engineer report – Advice on the protection of the Campbelltown Koala Population.	Report to be integrated with Stage 2 Biodiversity Certification Application which relates to most of Menangle Creek.	December 2022
10.5.22 Bricevic	ORD 8.1 - Local Housing Strategy - Approval Conditions and Affordable Housing Initiatives 4. That once the draft Campbelltown Affordable Housing Strategy has been prepared it be reported to Council for consideration prior to formal public exhibition.	Procurement process commencing for preparation of the strategy which is anticipated to take 9 months.	April 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
10.5.22 Bricevic	<p>NM 11.1 - No Smoking - Queen Street, Campbelltown</p> <p>That Council present a report on the feasibility of banning smoking/vaping in the public areas of Queen Street, Campbelltown and Ingleburn CBD. Considerations for the report:</p> <ul style="list-style-type: none"> • Consulting with businesses, the community and other stakeholders. • The geographical boundaries of any ban such as other sections of the Campbelltown CBD. • Designated smoking areas. 	Further investigations with other Councils and Industry ongoing with an expected reporting timeframe being March 2023, subject to the findings of the investigation.	March 2023
14.6.22 Bricevic	<p>ORD 8.3 - Planning Proposal - 158 Queen Street, Campbelltown</p> <p>5. That following the completion of public exhibition, a report be presented to Council on the outcomes of public exhibition.</p>	A report to be presented to Council at the Month year meeting as Item 8.4 on the agenda.	November 2022
14.6.22 Stellino	<p>NM 11.1 - Bin Lid Latches</p> <p>That a report be provided to Council investigating the feasibility for bin latches to be included with the 2024 Domestic Waste Collections Tender and/or provided as a separate and stand-alone solution.</p>	Currently in discussions with suppliers regarding pricing.	December 2022

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
13.7.21 Morrison	<p>ORD 8.3 - Menangle Park - Amendments to Development Control Plan</p> <p>3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.</p> <p>4. That a further report be presented to Council that includes street names, derived from Table 1.3 of the current Campbelltown (Sustainable City) Development Control Plan, Part 8 Menangle Park, for places of Non-Indigenous Heritage Significance for inclusion on the list of road names approved for Menangle Park.</p>	<p>3. A report was prepared and presented to Council at the November 2021 meeting as Item 8.2 on the agenda.</p> <p>4. Future report to be presented which includes additional street names relating to places of non-indigenous heritage for use on streets for future subdivisions in Menangle Park. Timing of report is linked to the timing of the development and the submission of relevant subdivision plans.</p>	December 2022
City Governance			
12.7.22 Munro	<p>NM 11.1 - Council Involvement in Apprenticeship and Traineeship Programs</p> <p>1. That a report be presented to outline Council's involvement in any apprenticeship, traineeship programs, scholarships, school based work experience and any other similar programs, to include:</p> <p>a. An overview of any existing programs in place; and</p> <p>b. An outline of the feasibility to extend the program to support the employment of local people in local jobs.</p> <p>c. An outline of the feasibility of introducing an identified indigenous scholarship program</p>	A report to be presented to Council at the November meeting as Item 8.11 on the agenda.	November 2022

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Governance			
13.10.22 Munro	ORD 8.11 - Review of Code of Meeting Practice 2. That following the exhibition period a further report be presented to Council.	Currently on public exhibition - closes 30 November 2022	January 2023
13.10.22 Chew	ORD 8.12 - Policy Review - Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors 3. That a further report be presented to Council at the conclusion of the exhibition period to consider any public submissions received and/or for final adoption of the policy.	Currently on public exhibition - closes 16 November 2022	January 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
10.3.20 Morrison	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.	<p>Council is currently working to develop a plan that provides suitable pathways to transition Council's operations to Net Zero. The plan utilises information from Council's sustainability dashboard. The dashboard captures and presents consumption and cost information for the following activities - energy and water consumption, vehicle fleet and waste.</p> <p>In addition, Council continues to embed improvements as part of its commitment to reducing greenhouse gas emissions. These commitments include increasing the provision of renewable electricity, investigating low emission fleet opportunities and working in partnership with developers to deliver low emission communities.</p>	March 2023
3.8.21 Manoto	ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan 3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.	<p>A Project Definition Plan (PDP) is in preparation. This will include an outline of costs required to undertake a feasibility study to determine the sites viability from a triple bottom line perspective (ie financial, social and environmental).</p> <p>The required funding will be considered as part of Council's annual budget planning process for 2022-23.</p> <p>The project feasibility will take approximately 3 months to complete once funding has been made available.</p>	May 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
9.6.22 Bricevic	<p>NM 11.1 - LED Street Lighting</p> <p>1. That a report on the contribution of the street lighting network (both public and private) to Council's electricity consumption, and opportunities to work</p>	<p>Council is currently collating information on the public and private street lighting network. This information will assist in understanding the extent and impact of the networks on Council's greenhouse gas emissions, and potential opportunities. Council is also in discussion with Endeavour Energy to undertake a street lighting LED replacement program.</p>	February 2023
9.6.22 Bricevic	<p>NM 11.2 - Electric Vehicle Charging</p> <p>That Council present a report:</p> <ol style="list-style-type: none"> 1. On the progress of electric vehicle infrastructure in public car parks across the LGA, including the Farrow Road car park. 2. On how the provision of solar and/or the purchase of renewable energy can assist in making assets carbon neutral. 3. Consider the economic benefits of the various options for the infrastructure 	<p>Currently under investigation.</p>	February 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
14.9.21 Oates	<p>NM 11.2 - Creative Arts Fund</p> <p>1. That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection.</p> <p>2. That the report also include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council including the cost associated with these initiatives.</p>	<p>A report is currently being drafted that investigates the opportunity of a local creative arts fund to improve our community's well-being, resilience, and social cohesion through creative expression and social connection. The report will include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council.</p>	February 2023
8.3.22 Lound	<p>NM 11.4 - Business Parking in the Campbelltown CBD</p> <p>1. That Council undertake further engagement with Campbelltown CBD Businesses to understand their concerns regarding parking.</p> <p>2. That a report be presented to Council for discussion and consideration of appropriate potential solutions.</p> <p>3. Develop an appropriate data strategy to ensure that recommendations regarding parking are based on evidence.</p>	<p>Information and data regarding parking is being collected from a number of sources, including a recent travel survey, pedestrian movement data and anecdotal feedback from CBD businesses including through a targeted initial discussions in April 2022. Council has partnered with TfNSW to deliver a kerbside data project, with cameras and sensors installed in and around Queen Street. Additional data will be available in the coming months and will allow Council to make evidenced based assessment of vehicle and pedestrian movement in relation to car parking. A report will be presented to Council to consider options moving forward.</p>	February 2023

Reports requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Lifestyles			
12.4.22 Oates	NM 11.1 - Women's Shed That Council present a report on the feasibility of developing a Women's Shed Pilot Program to complement Council's focus on community resilience and sustainability.	A report to be presented to Council at the November meeting as Item 8.8 on the agenda.	November 2022
14.6.22 Bricevic	ORD 8.5 - Campbelltown Billabong Parklands - Project Update 4. That Councillors be provided with a quarterly report on the progress of the Billabong project and the opportunity to inspect the site when feasible.	Quarterly report dates have been scheduled as follows: October 2022 - Aquatics - Completed December 2022 - Aquatics/Landscaping March 2023 - Aquatics / Landscaping / Buildings June 2023 - Aquatics / Landscaping / Buildings September 2023 - Completion	December 2022
20.9.22 Cotter	NM 11.2 - Youth Centres 1. That a report be presented to Council on youth centres within Campbelltown Local Government Area. The report should include whether the current centres meet the community's needs and the feasibility of establishing a council-managed centre or transforming an under-utilised asset to cater to the needs.	Council will investigate current centres within our LGA and the feasibility of establishing a council-managed centre.	April 2023
Office of the General Manager			
11.10.22 Khalil	ORD 8.1 - Draft Community Engagement Strategy – Public Exhibition 2. That following public exhibition, a further report will be submitted to Council seeking formal endorsement of the Final Community Engagement Strategy.	Currently on public exhibition - closes 9 November 2022	December 2022

Letters requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates
City Delivery		
14.6.22 Hunt	ORD 7.1 - Koala Care and Treatment Facilities 2. That Council write to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP, seeking funding for koala protection.	2. Letter sent 4/07/2022 to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP.
9.8.22 Stellino	NM 11.3 - Use of 1080 Poison 2. That Council write to Mr Kevin Anderson, MP Minister for Lands and Water, Mr Anoulack Chanthivong, MP Member for Macquarie Fields and Mr Greg Warren MP, Member for Campbelltown to advocate the non-use of 1080 poison (Sodium Fluoracetate) & Strychnine poison on private or State Government owned or managed lands within the Campbelltown LGA.	Letter sent Tuesday 4 October to Mr Kevin Anderson. The office of Hon Kevin Anderson MP advised via email on the 17 October with the below: After review, it has been determined to fall within the portfolio and responsibilities of the Hon. Dugald Saunders MP, Minister for Agriculture, and Minister for Western New South Wales. I have referred your correspondence to the Hon. Dugald Saunders MP, Minister for Agriculture, and Minister for Western New South Wales's office for review.
13.10.22 Khalil	NM 11.1 - Bus Services in Campbelltown LGA 1. That Council writes to the Hon. David Elliott MP, Minister for Transport and Ms Jo Haylen MP, Shadow Minister for Transport and if appropriate to the Minister for Education and Shadow Minister for Education and to our local MP's advocating for the following: a) implementation of an enhancement to the bus service network in Macarthur Heights to improve the residents' access to Campbelltown Station. b) establish additional bus services for students to and from schools in Campbelltown Local Government Area to reduce traffic congestion outside the school and ensure greater safety for the school children.	Letters currently being drafted.

Letters requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates
City Delivery		
9.8.22 Stellino	<p>NM 11.1 - Koala Care</p> <ol style="list-style-type: none"> 1. That Council write to the Minister for Environment and Heritage James Griffin MP requesting them not to administer the Chlamydia vaccine to koalas within our region for so long as no signs of Chlamydia are detected in the colony. 2. That Council include in the letter that Koala experts hold the opinion that there was no merit in trialling the vaccine in Campbelltown, since the disease is not present, the vaccine is not inheritable and we are already at maximum reproductive rates leading to only possible negative outcomes. 3. That Council include in the letter support for the rest of the program announced, including the Chlamydia testing machine to assist in detection of the disease as well as the allocation of state funds for habitat restoration of koala corridors in the Campbelltown Local Government Area. 4. That Council ask if the minister has allocated or intends to allocate funding towards koala carers in the region under the NSW Koala strategy. 5. That Council utilises the letter tabled by Councillor Stellino from 	Letter currently being drafted.

Letters requested effective 1 November 2022

*Date of Decision *Mover	Action Item	Comments / updates
City Development		
9.8.22 Oates	<p>ORD 8.3 - Illegal Rubbish Dumping</p> <p>3. That Council write to the Minister for Environment and Heritage, the Honourable James Griffin MP, to convey Council's concerns as it relates to the illegal dumping of waste, and to request additional and restricted funding be provided to each Council for the purpose of employing a dedicated staff member, engaged to prevent and respond to illegally dumped waste.</p>	3. Letter sent 1/09/2022 to the Hon. James Griffin MP - Minister for the Environment and Heritage.
City Lifestyles		
13.10.22 Khalil	<p>NM 11.2 - Selective schools in Campbelltown LGA</p> <p>1. That Council writes to the Hon. Sarah Mitchell MLC, Minister for Education and Early Learning and Ms Prue Car MP, Shadow Minister for Education, advocating for the following:</p> <p>a) creation of additional selective schools in the Campbelltown Local Government Area to serve the region's growing population including a selective sports high school.</p> <p>b) the upgrade of Macquarie Fields High School to provide for and accommodate more gifted and talented students.</p> <p>c) the upgrade of Sarah Redfern High School to provide for and accommodate more gifted and talented students.</p>	Letters currently being drafted.

8.17 Minutes of the Audit Risk and Improvement Committee meeting held 18 October 2022

Reporting Officer

Director City Governance
City Governance

Officer's Recommendation

That the minutes of the Audit Risk and Improvement Committee held 18 October 2022 be noted.

Purpose

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 18 October 2022.

Report

Detailed below are the recommendations of the Audit Risk and Improvement Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

Reports listed for consideration

6.1 Report on revisions to Audit, Risk and Improvement Committee Charter

That the Committee endorse the revised Council's Audit, Risk and Committee Charter.

6.2 Report on revisions to Internal Audit Charter

That the Committee endorse the revised the Council's Internal Audit Charter.

6.3 Draft Financial Statements 2021-22

That the information be noted.

Attachments

1. Minutes of the Audit Risk and Improvement Committee held 18 October 2022 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Audit Risk and Improvement Committee Meeting held at 4:00 pm on Tuesday, 18 October 2022.

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Minutes of the Audit Risk and Improvement Committee Meeting held on 18 October 2022

Present Mr Bruce Hanrahan - Independent Member (Chairperson)
Mr Jim Mitchell - Independent Member
Ms Rhonda Wheatley - Independent Member
Councillor Warren Morrison

In attendance Ms Lindy Deitz - General Manager
Mr Sam Helweh - Internal Auditor
Mr Phu Nguyen - Director City Governance
Mr Scott Grant - Director City Lifestyles
Ms Corinne Mears - Executive Manager Corporate Services and Governance
Ms Somaiya Ahmed - Director, Financial Audit Services - Audit Office of NSW
Ms Monique Dunlop - Manager Governance and Risk
Ms Samantha Fletcher - Financial Reporting Accountant
Ms Cathy Gavin - Senior Financial Accountant
Ms Monique Bishop - Executive Support

1. ACKNOWLEDGEMENT OF LAND

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

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 23 August 2022**

Committee's Recommendation: (Wheatley/Mitchell)

That the Minutes of the Ordinary Audit Risk and Improvement Committee Meeting held 23 August 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

5. GENERAL MANAGER UPDATE

- Yesterday I joined the Mayor and NSW Treasurer Matt Kean at the Australian Botanic Gardens Mount Annan, for the formal media announcement of Campbelltown's funding allocation of \$26.6 million under the WestInvest Fund. It's a program I and the Council are extremely excited about, as it has the potential to really change our city for the better. As a management team, we have been preparing ourselves to deliver on the Westinvest program and I look forward to continuing to update the Council and ARIC on the program's progress.
 - From a risk perspective, not unique to Campbelltown but the continued wet weather events are causing us some issues around road infrastructure and pot holes specifically. We are working on a program to get on top of the issue. Unfortunately for our community, it sometimes feels like just as we are getting on top of the issues, we have another major wet weather event and that puts us on the back foot again. However, we will continue to work on the road infrastructure to ensure our community's safety.
- a)
- From a financial perspective, the Council remains in a strong financial position. You will see that reflected in the Financial Statements for the 2022 year in your papers. Looking ahead there are some challenges for the sector particularly around increasing costs, a competitive labour market and the ability to source certain contractors. We are taking these factors into account as we develop our next set of operational plans and budget for the Council for the year ahead.
- b)
- Lastly, I want to thank you all for your willingness to remain on Council's Audit and Risk Improvement Committee. I think you all bring different and valuable perspectives to the Council and I look forward to continuing to work with you all as part of Council's Audit and Risk Improvement Committee.

6. REPORTS

6.1 Report on revisions to Audit, Risk and Improvement Committee Charter

Purpose

This report provides a revision of the Audit, Risk and Improvement Committee charter as per the Model Terms of Reference issued under the new Risk, Audit and Improvement guidelines issued by the New South Wales State Government. This document is designed to improve governance, efficiency and effectiveness of the internal audit function.

Officer's Recommendation

That the Committee consider to review the Council's Audit, Risk and Committee Charter.

Committee's Recommendation: (Wheatley/Mitchell)

That the Committee endorse the revised Council's Audit, Risk and Committee Charter.

6.2 Report on revisions to Internal Audit Charter

Purpose

This report provides a revision of the Internal Audit charter as per the Model Charter issued under the new Risk, Audit and Improvement guidelines issued by the New South Wales State Government. This document is designed to improve governance, efficiency and effectiveness of the internal audit function.

Officer's Recommendation

That the Committee consider to review the Council's Internal Audit Charter.

Committee's Recommendation: (Wheatley/Mitchell)

That the Committee endorse the revised the Council's Internal Audit Charter.

6.3 Draft Financial Statements 2021-22

Purpose

To present the draft financial statements for the period 1 July 2021 to 30 June 2022.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Wheatley/Mitchell)

That the information be noted.

7. GENERAL BUSINESS

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 22 November 2022 at 4:00 pm at the Civic Centre, Campbelltown.

The Mayor, Independent Member Bruce Hanrahan

Chairperson

Meeting Concluded: 4.39pm

8.18 2021-2022 Annual Report

Reporting Officer

Manager Insights and Corporate Strategy
City Growth

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently

Delivery Program

Principal Activity
5.2.2.1 Conduct Council business in an open, transparent and accountable manner

Officer's Recommendation

That Council endorse the Annual Report for 2021-22.

Purpose

To present Council's Annual Report for the period of 2021-22 under the Integrated Planning & Reporting Framework (IP&R).

History

In line with the Integrated Planning and Reporting guidelines, Council is required to produce a report detailing the achievements and accomplishments over the course of the previous financial year, aligning with the ongoing delivery of Council's Integrated Planning and Reporting documents.

Report

The Annual Report is a key piece of Council's reporting and accountability to our community and stakeholders.

The report presents progress towards the outcomes of the Community Strategic Plan 2027, projects and actions in the Delivery Program 2017-22 and Operational Plan 2021-22, as well as key financial and statutory data.

The Annual Report provides a thorough overview of key projects completed, budget alignment and the current position of Council in relation to its service delivery to the community.

Attachments

8.18.1 Annual Report for 2021-22 - due to size 98 pages (distributed under separate cover)

8.19 Street lighting upgrade

Reporting Officer

Sustainability and Resilience Coordinator
City Growth

Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.2.1 Efficiently manage and conserve our natural resources including energy and water

Delivery Program

Principal Activity
3.1.2.1 Lead best practice environmental and design standards in new and existing developments, public space and infrastructure design

Officer's Recommendation

1. That That Council approve an exemption from the tendering requirements in accordance with section 55(3)(i) of the *Local Government Act 1993*, noting that, due to unavailability of competitive tenders, a satisfactory result would not be achieved by inviting tenders.
2. Council notes the reasons why a satisfactory result would not be achieved by inviting tenders are:
 - a. The recommended organisation's offer represents value of money as compared with indicative quotations.
 - b. The contractor is the unique provider of this service.
3. That any Service Agreements between Endeavour Energy and Campbelltown Council for the Campbelltown street lighting upgrade is approved to be signed by the General Manager under delegation.

Purpose

To provide Council with information on an opportunity to partner with Endeavour Energy to upgrade the street lighting network to energy efficient Light-Emitting Diode (LED) lights.

Report

Background

Council has been in discussion with Endeavour Energy regarding a proposal to implement a street lighting program that involves replacing energy intensive streetlights with energy efficient Light-Emitting Diode (LED) lights.

The program will:

- reduce costs
- reduce greenhouse gas emissions
- provide a more reliable lighting solution
- support the development of Smart Cities through the use of smart node enabled lights. This feature allows for additional remote monitoring and operation.

The program supersedes Endeavour Energy's 'Light Years Ahead' program, which upgraded 100,000 lights to LED lights. Utilising a \$50 million investment over 3 years, the program seeks to replace a further 250,000 non-LED lights.

What does the program mean for Campbelltown?

Endeavour Energy manage 17,095 streetlights across the Campbelltown Local Government Area (LGA). Of these, 21 per cent (3,591) are LED lights, leaving 79 per cent (13,504) available for replacement.

Due to higher operational efficiency and lower emissions of LED lighting, it is expected that the program will generate significant annual savings, including:

- 3,914,008 kWh
- 3,170 tonnes of CO₂
- \$684,000

Cost to Council

When a streetlight is replaced within its economic life cycle, it attracts an 'end-of-life' charge. This charge is applied at the time of the lights replacement. Under the program, this is the only financial requirement for Council to participate. Endeavour Energy has estimated this charge to be around \$1,081,351.

It is important to note that this charge will be offset.

The NSW Energy Savings Scheme (ESS) seeks to reduce energy consumption in NSW by creating financial incentives for organisations to invest in energy saving projects. Implementation of these projects results in the creation of Energy Savings Certificates (ESCs), which can be sold to create revenue.

Endeavour Energy has estimated that Council could receive around \$1,150,061 in revenue through the sale of ESCs.

Conclusion

Under section 55(1)(f) *Local Government Act 1993*, Council is required to invite tenders before entering into a contract. However, section 55(3) (i) provides Council, by resolution, an exemption from the tendering requirements.

Attachments

Nil

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Second-Generation Anticoagulant Rodenticides (SGARs)**

Notice of Motion

Councillor Matt Stellino has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 08 November 2022.

That Council:

1. Do not use Second-Generation Anticoagulant Rodenticides (SGARs) on any council owned and/or managed lands.
 2. Not recommend or encourage the use of Second-Generation Anticoagulant Rodenticides (SGARs) to private landholders in any of council's messaging or information packs.
 3. Where pest management is via an external provider on any council owned and/or managed lands that Council updates contracts to include a clause that inhibits the use of Second-Generation Anticoagulant Rodenticides (SGARs) at the earliest possible opportunities.
-

11.2 Roads

Notice of Motion

Councillor Matt Stellino has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 08 November 2022.

1. That council write to the NSW Minister for transport David Elliot & Minister for Infrastructure Rob Stokes as well as Federal Minister for Transport & Infrastructure The Hon. Catherine King MP and request urgent works to be carried out on the Hume Motorway in the Campbelltown LGA in order to fix the series of potholes which continue to expand, link up and provide dangerous driving conditions for motorists from and passing through Campbelltown
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Lease of Council Property - Ambaravale

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

-

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

14.2 Lease of Council Property - Harold Street, 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.

