



**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



05 July 2022

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 12 July 2022 at 6:30 pm.

Lindy Deitz  
General Manager

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## 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 14 June 2022**

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

That the Minutes of the Ordinary Meeting of Council held 14 June 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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##### **Report**

That the Minutes of the Ordinary Meeting of Council held 14 June 2022 are presented to Council for confirmation.

##### **Attachments**

1. Minutes of the Ordinary Meeting of Council held 14 June 2022 (contained within this report)

# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Ordinary Council Meeting held at 6:30 pm on Tuesday, 14 June 2022.**

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**Minutes of the Ordinary Meeting of the Campbelltown City Council held on 14 June 2022**

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**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 D Lound  
                  Councillor R Manoto  
                  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**

Nil

**3.       CONFIRMATION OF MINUTES****3.1     Minutes of the Ordinary Meeting of Council held 10 May 2022**

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

That the Minutes of the Ordinary Council Meeting held 10 May 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

**104/2022**       The Motion on being Put was **CARRIED**.

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

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

##### **Pecuniary Interests**

Nil

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

Councillor Darcy Lound - Item 8.12 – WestInvest – Significant Community Projects – Direct Council Allocation. Councillor Lound advised he is Chairman of the Macarthur Football Association and will leave the Chamber.

Councillor Darcy Lound - Item 8.13 – WestInvest – Significant Community Projects – Competitive Grant Round. Councillor Lound advised he is Chairman of the Macarthur Football Association and will leave the Chamber.

##### **Non Pecuniary – Less than Significant Interests**

Councillor Karen Hunt - Item 8.3 – Planning Proposal – 158 Queen Street, Campbelltown. Councillor Hunt advised she is a member of the Sydney Western City Planning Panel and will leave the Chamber.

##### **Other Disclosures**

Nil

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

##### **5.1 Significant Community Projects**

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It was **Moved** Councillor Greiss:

That the information be noted.

**105/2022** The Motion on being Put was **CARRIED**.

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#### **6. PETITIONS**

## 7. CORRESPONDENCE

### 7.1 Koala Care and Treatment Facilities

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

1. That the letter be received and the information be noted.
2. That Council write to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP, seeking funding for koala protection.

**106/2022** The Motion on being Put was **CARRIED**.

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## 8. REPORTS FROM OFFICERS

### 8.1 Campbelltown City Strategic Advocacy Group

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

1. That Council endorse the Terms of Reference for the Campbelltown City Strategic Advocacy Group.
2. That Council delegate authority to the General Manager to appoint representatives to the Campbelltown City Strategic Advocacy Group.

**107/2022** The Motion on being Put was **CARRIED**.

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### 8.2 Outcome of Public Exhibition - Planning Proposal Additional Permitted Use - Mount Gilead Urban Release Area

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**Meeting note:** Ms Patricia Durman and Mr Brendan O'Brien addressed the meeting.

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

1. That Council adopt the Planning Proposal at attachment 1, relating to land within the Mount Gilead Urban Release Area.
  2. That subject to recommendation 1, Council exercise its plan making function, via the General Manager the functions of the Minister for Planning under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*, pursuant to the Instrument of Delegation dated 14 October 2012.
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3. That the submission authors be advised of Council's decision.

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, M George, J Chew and R Munro.

Voting against the Resolution was Councillor M Stellino.

**108/2022** The Motion on being Put was **CARRIED**.

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**Meeting note:** Having declared an interest in Item 8.3 Councillor Hunt left the Chamber at 6:37 pm and did not take part in the discussion or vote on the matter.

### **8.3 Planning Proposal - 158 Queen Street, Campbelltown**

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

1. That Council endorse the Planning Proposal 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 subject to recommendation no.1, the Planning Proposal be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.
3. That subject to the Minister determining that the Planning Proposal may proceed, public exhibition be undertaken in accordance with the Gateway Determination.
4. That Council request the Minister delegate the authority for the making/finalising of the Planning Proposal to the General Manager.
5. That following the completion of public exhibition, a report be presented to Council on the outcomes of public exhibition.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors G Greiss, D Lound, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George, J Chew and R Munro.

Voting against the Resolution were Nil.

**109/2022** The Motion on being Put was **CARRIED**.

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**Meeting note:** At the conclusion of the discussion regarding Item 8.3 Councillor Hunt returned to the Chamber at 6:41 pm.



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## 8.4 Development Application Status

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

That the information be noted.

**110/2022** The Motion on being Put was **CARRIED**.

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## Procedural Motion

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

That Standing Orders be suspended in order to move into a Committee of the Whole for Item 8.5 – Campbelltown Billabong Parklands – Project Update.

**111/2022** The Motion on being Put was **CARRIED**.

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## 8.5 Campbelltown Billabong Parklands – Project Update

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

That the Council:

1. Note the contents of this report in relation to the Campbelltown Billabong Parklands project.
2. Note that the Campbelltown Billabong Parklands project is forecast to be delivered in alignment with the allocated project budget.
3. Note that the Campbelltown Billabong Parklands project is expected to be handed over to Council for operation in mid-September 2023.
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.

A Division was called **Moved** Councillor Brticevic, **Seconded** Councillor Chew:

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George, J Chew and R Munro.

Voting against the Resolution were Nil.

**112/2022** The Motion on being Put was **CARRIED**.

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

That the Committee of the Whole be closed and Standing Orders be resumed to return the standard practice of Council meeting.

**113/2022** The Motion on being Put was **CARRIED**.

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

That the resolution of the Committee of the Whole, Item 8.5 -Campbelltown Billabong Parklands – Project Update, be adopted.

**114/2022** The Motion on being Put was **CARRIED**.

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## **8.6 Payment of Councillor Superannuation**

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

1. That Council determine that superannuation contribution payments are made for councillors in accordance with *Commonwealth Superannuation Guarantee (Administration) Act 1992* effective 1 July 2022.

**115/2022** The Motion on being Put was **CARRIED**.

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## **8.7 Local Government Remuneration Tribunal Determination 2022**

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

1. That Council adopt the councillor and mayoral remuneration increase of 2 per cent effective 1 July 2022, as recommended by the Local Government Remuneration Tribunal.
2. That Council fix the remuneration fee for councillors at \$26,840 per annum representing an increase of 2 per cent for the 2022-23 financial year effective 1 July 2022.
3. That Council fix the remuneration fee for the mayor at \$71,300 per annum representing an increase of 2 per cent for the 2022-23 financial year effective 1 July 2022.

**116/2022** The Motion on being Put was **CARRIED**.

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## 8.8 Investments and Revenue Report - April 2022

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

That the information be noted.

**117/2022** The Motion on being Put was **CARRIED**.

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## 8.9 Reports and Letters Requested

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

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

**118/2022** The Motion on being Put was **CARRIED**.

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## 8.10 Mount Gilead Road Names

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

1. That Council approve the proposed road names in the attachment to this report for use within the Fig Tree Hill Estate.
2. That Council advertise its proposal to use these road names in local newspapers for a period of 28 days and notifies the authorities prescribed by the Roads Regulation 2008.
3. That should no objections to the proposed road names be received, during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette.

**119/2022** The Motion on being Put was **CARRIED**.

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## 8.11 Staff Matter

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

1. That the Council determines the position of Executive Manager Infrastructure to be a Senior Staff position.

**120/2022** The Motion on being Put was **CARRIED**.

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**Meeting note:** Having declared an interest in Item 8.12 and Item 8.13 Councillor Lound left the Chamber at 8:08 pm and did not take part in the discussion or vote on the matters.

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### 8.12 WestInvest - Significant Community Projects – Direct Council Allocation

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

That Council endorse the list of projects contained in the report to be submitted as the Campbelltown City Council's Direct Grant Allocation of the NSW Government's WestInvest Program.

**121/2022** The Motion on being Put was **CARRIED**.

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### 8.13 WestInvest - Significant Community Projects – Competitive Grant Round

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

1. That Council endorse the list of projects contained in the report to be submitted as Campbelltown City Council's applications in the Competitive Grant Round, noting that if, through the business case development, a project presents a greater than acceptable risk to Council, or may be deemed to not meet a satisfactory prospect of success, the project may not proceed.
2. That Council notes that Registrations of Interest have been submitted for all projects and received confirmation of the each project's eligibility under the program.
3. That Council notes the process for eligible organisations applying to NSW Government to fund projects under WestInvest on Council owned or controlled lands.
4. That a list of the projects that Council has endorsed and proceeds to WestInvest submission by community/sporting groups be published on Council's website including the Project Name and brief description, location and Community organisation following submission of the funding applications.

**122/2022** The Motion on being Put was **CARRIED**.

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**Meeting note:** At the conclusion of the discussion regarding Item 8.12 and Item 8.13 Councillor Lound returned to the Chamber at 8:19 pm.

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## 8.14 Campbelltown Arts Centre Strategic Committee - Appointment of Community Members

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

1. That the following community members be appointed to the Campbelltown Arts Centre Strategic Committee for the term of Council:
  - a. Business Sector or Community
    - i. Glenda Chalker
    - ii. Brenden Broadbent
    - iii. Loretta Andersen
    - iv. Charlie McMahon
  - b. Arts Community
    - i. Lorna Gear
    - ii. Megan Monte
  - c. Education Sector
    - i. Nadia Maljkovic
2. That all community applicants be advised in writing of the outcome of the Expression of Interest process.

**123/2022** The Motion on being Put was **CARRIED**.

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## 9. QUESTIONS WITH NOTICE

### 9.1 Mount Gilead - Site Visit

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Councillor Matt Stellino has given notice of the following Questions With Notice that will be asked at the Ordinary Meeting of Council held 14 June 2022.

1. Are there any fresh dates on offer from Lendlease for Councillors to conduct a site visit at Mount Gilead?

Lendlease has advised that the site is drying and should be ready for a site visit as early as Friday 24 June 2022.

As such, an invite has been sent to all Councillors inviting them to a site inspection for the afternoon of Friday 24 June 2022.

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## 9.2 Animal Care Facility

Councillor Matt Stellino has given notice of the following Questions With Notice that will be asked at the Ordinary Meeting of Council held 14 June 2022.

1. Has there been any progress made towards securing a vet service for the Rose Street Animal Care Facility?

Council is currently liaising with a number of local Animal Care and Veterinary service providers, that could provide the various adhoc specialist services we require.

It is expect that formal arrangements will be completed and the services of a number of providers will be secured by the end of September 2022.

2. What is the current average wait time for a cat or dog to leave the Animal Care Facility post signed adoption agreement?

Currently the waiting time for animals to leave the animal care facility, post adoption, ranges from 3 days to approximately 10 days.

3. On 25 June 2019 a report was considered by council which included a submission on volunteering at the Animal Care Facility. The report stated that volunteering/foster programs would be considered as part of operational changes at the Animal Care Facility. Noting the impact COVID-19 would have had on the implementation of such a program, has any progress been made since the end of the pandemic towards developing these programs?

This request has been reviewed and a number of Work Health and Safety concerns have been identified, with placing volunteers into a high risk environment such as the Animal Care Facility.

As part of the operational review, Council has focused on the resourcing of the Animal Care Facility with additional permanent/ part time staff which are fully trained in all areas of animal management and care.

The Animal Care Facility staff continue to work closely with over 70 foster/ rehoming groups, many of which provide additional assistance in the ongoing care and management of animals.

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## 10. RESCISSION MOTION

Nil

## 11. NOTICE OF MOTION

### 11.1 Bin Lid Latches

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

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.

**124/2022** The Motion on being Put was **CARRIED**.

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## 12. URGENT GENERAL BUSINESS

Nil

## 13. PRESENTATIONS BY COUNCILLORS

1. Councillor Darcy Lound on 15 May with Councillor Hunt and Councillor Chowdhury attended the Mr Perfect BBQ at Koshigaya Park. Mr Perfect is community organisation connecting men across Australia over a relaxed free BBQ where they are able to chat about all things in life. Councillor Lound thanked Leigh Ninham for bringing Mr Perfect BBQ to Campbelltown and encouraged all male residents to consider attending one in the future.
2. Councillor Darcy Lound passed on his congratulations to the our local Federal MPs, Dr Mike Freelander MP and Anne Stanley MP who retained their seats in the recent federal election. Councillor Lound commended them for both being outstanding members of parliament.
3. Councillor Karen Hunt on 12 May along with the Mayor Councillor Greiss, Councillor Morrison and Councillor Chowdhury attended the SWSAS Athletes reception at the Campbelltown Arts Centre for the presentation of awards to our local Campbelltown athletes. It was wonderful to see such a huge number of athletes as members of the Academy many of whom achieved excellent results in their respective disciplines for which they were awarded.
4. Councillor Karen Hunt on 11 May with the Mayor Councillor Greiss, Councillor Lound, Councillor Chowdhury and Councillor Manoto attended the Macarthur Football Club 2021-2022 medal presentations at The William Inglis Hotel, Warwick Farm. Attendees were shown some great footage of the Bulls games over the past year and it was announced that coach Ante Milicic had stepped down and former Manchester United striker Dwight Yorke has been appointed as Head Coach. Councillor Hunt wished the Bulls the very best for the future.

5. Councillor Karen Hunt on 4 June with the Mayor Councillor Greiss, Councillor Chowdhury, Councillor Manoto and Councillor Cotter attended the Kids of Macarthur Health Foundation – Annual Charity Ball at the Campbelltown Catholic Club. The theme was Las Vegas and, as usual, a night full of fun. The main objective of raising funds to purchase an EEG machine to be used at Campbelltown Hospital, however thanks to the generosity of one donor, Tony Perich the machine was able to be purchased, with all other funds raised on the night going towards getting another machine!
6. Councillor Karen Hunt on 22 May with Councillor Chowdhury attended the inauguration of the weekend Bangla School at Bardia Public School. Over 50 students and 100 parents were in attendance. Councillor Hunt congratulated the Bangladesh community for providing an opportunity for our local families to enable their children to learn the language and culture of their ancestral country, which will enable them to enjoy conversations with relatives overseas should that opportunity arise. Being able to learn another language is an advantage and should be encouraged.
7. Councillor Karen Hunt passed on her congratulations to the Member for Macarthur, Dr Mike Freelander MP and Member for Werriwa, Anne Stanley on their re-election at the last election and wished them well as continue to strive to help local LGA and residents.
8. Councillor Masood Chowdhury congratulated Dr Mike Freelander MP and Anne Stanley MP on retaining their seats of Macarthur and Werriwa. Councillor Chowdhury congratulated all the Labor candidates who retained or won their seats across Australia, congratulating the new Labor Prime Minister, Anthony Albanese.
9. Councillor Masood Chowdhury on 11 June attended the NSW Netball Senior State Titles at Coronation Park Netball Complex, Minto. The event had a huge crowds with over 100 teams partaking in the competition. Councillor Chowdhury thanked Anoulack Chanthivong MP and Greg Warren MP for attending and showing their support.
10. Councillor Rey Manoto on 12 June represented the Mayor at the Philippine National Day Ball in celebration at Rosehill Gardens. The Ball celebrated the 124th anniversary of the declaration of Philippine independence. The Ball was attended by the NSW Multicultural Minister, the Hon Mark Coure MP and the Philippine Ambassador, Maria Hellen De La Vega.
11. Councillor Meg Oates on 3 June attended Campbelltown Arts Centre for the opening Luke Sciberras' exhibition 'Side of the Sky'. Luke grew up in Campbelltown and has resided in Wedderburn and Broken Hill and his work is influenced by the environment and people in his life. The exhibition is being held co-currently with Bathurst Regional Art Gallery and Councillor Oates encouraged the community to view the exhibition which is on display at Campbelltown Arts Centre until 7 August.
12. Councillor Meg Oates on 26 May attended the National Sorry Day Commemorative Ceremony at the Australian Botanic Gardens, Mount Annan. The day was an opportunity to reflect and recognise the past challenges and tragedies faced and bring the community together to ensure they will never be repeated. Councillor Oates thanked all involved for a very moving and very positive service.



13. Councillor Warren Morrison on 12 May attending the opening of Dignity, a harmony and wellness centre in Campbelltown. Dignity has just opened 22 residential rooms to supply services to help empower people who are experiencing or at risk of homelessness. Dignity provides guest homes, meals, clothing, support and provide a pathway to a job. Councillor Morrison thanked Dignity for their work in the LGA.
14. Councillor Warren Morrison on 12 May attended the SWSAS Athletes presentation at the Campbelltown Arts Centre for the awards presentation. Councillor Morrison congratulated and thanked the CEO, Gerry Knights for all the effort and time he gives to helping these local athletes.
15. Councillor Warren Morrison on 16 May with the General Manager attended Ingleburn RSL Sub Branch Memorial Garden to commemorate the anniversary of the Battle of Coral-Balmoral in the Vietnam War.
16. Councillor Warren Morrison on 27 May with the Mayor, Councillor Greiss and Councillor Cotter attended the Macarthur Young Champions Award at West Leagues Club. There were given over 20 different categories and there were 120 children in attendance. Councillor Morrison thanked Brian Laul and his committee for their efforts.
17. Councillor Warren Morrison on 1 June with the Mayor, Councillor Greiss attended St Patrick's College, Campbelltown for the book launch 'Rachel' by Jeff McGill. Rachel is the story of Rachel Kennedy who was a colonial folk hero born in the wild and remote Warrumbungle mountains of western NSW in 1845. The book tells the story of Rachel's life which is at times a heartbreaking story of a pioneering woman who left a legacy that went well beyond her lifetime.
18. Councillor Warren Morrison on 3 June represented the Mayor and with the General Manager attended Campbelltown Hospital for the opening of new Stage 2 redevelopment. This has expanded the maternity unit and an expanded and centralised mental health centre. Councillor Morrison thanked Grant Isedale for tour of the new facility and thanked Council and hospital staff for their work on the indigenous wall art which adds colour and life.
19. Councillor Warren Morrison on 3 June attended Campbelltown Arts Centre for the opening Luke Sciberras' exhibition 'Side of the Sky'. Councillor Morrison shared his excitement at the number of works in the exhibition and reflected on the talent of Luke Sciberras. Councillor Morrison encouraged the Chamber to view the exhibition.
20. Councillor Warren Morrison on 10 June attended the launch of the 24 Hour Fight Against Cancer Macarthur at Clintons Toyota. Councillor Morrison thanked the Mayor, Councillor Greiss for being the Patron. The foundation was established 18 years ago by Fred Borg OAM and continues to raise funds for local hospitals to provide extra services and equipment they need to assist in the treatment, care and comfort of children and adults dealing with cancer. Councillor Morrison encouraged the community to sign up to be part of the next fundraising event at the golf day on 12 August.

21. Councillor Josh Cotter on 27 May attended the Macarthur Young Champions Awards at West Leagues Club. The awards recognise the achievements of our young people and the valuable contribution they make to the local community. Councillor Cotter thanked Brian and Christie Laul for their work in the community and noted the large variety of both community groups and schools that were represented on the night.
22. Councillor Josh Cotter 4 June with the Mayor Councillor Greiss, Councillor Hunt, Councillor Chowdhury and Councillor Manoto attended the Kids of Macarthur Health Foundation – Annual Charity Ball at the Campbelltown Catholic Club. Councillor Cotter shared what a wonderful night it was with lots of laughs the fundraising evening had aimed to purchase one EEG machine, however Councillor Cotter was pleased to report the total amount raised from the night was enough to purchase 3 EEG machines. Councillor Cotter thanked the community for their support.
23. Councillor Josh Cotter spoke about Lomandra Community Project in Leumeah. In the last few weeks they have been providing extra hampers to support some of the Western Sydney University students who are going through difficulties. Councillor Cotter passed on his thanks to Lomandra for their help when students are facing tough times due to international pressures and economic difficulties.
24. Councillor George Brticevic thanked the City Delivery operational staff for their efforts in keeping our city looking beautiful.
25. Councillor Marian George on 3 June attended Campbelltown Performing Arts High School to attend their circus performance 'The Wonderful Wizarding World' the performance is based on the Harry Potter books. Councillor George passed on her praise to the students with a wonderful performance and is eagerly awaiting the performance next year.
26. Councillor John Chew on 6 June attended the iconic Spark Festival 2022 run by The Junction Works. The Junction Works is determined to generate more opportunities for people with a disability, and to improve the lives of people suffering hardship and disadvantage in greater Western Sydney. Councillor Chew shared how wonderful it was to have this event, as it had been postponed in previous years due to COVID-19.
27. Councillor Riley Munro on 22 May represented the Mayor to open the 2022 Sydney Challenge Walk. Councillor Munro thanked the Council staff for their effort the night before and early that morning to get the race underway. Councillor Munro was joined by Councillor Manoto and the Director of City Lifestyles.

## 14. CONFIDENTIAL REPORTS FROM OFFICERS

### Confidentiality Recommendation

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

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

**Item 14.1 Acquisition of SP2 Land - Minto**

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

**Item 14.2 Lease on Council Land - Glen Alpine**

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

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

**125/2022** The Motion on being Put was **CARRIED**.

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**The Ordinary Meeting of Council was adjourned at 8:51 pm and reconvened as a meeting of the Confidential Committee at 8:52 pm.**

## **Recommendations of the Confidential Committee**

### **14.1 Acquisition of SP2 Land - Minto**

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

1. That Council endorse the acquisition of SP2 Local Road Widening (SP2) zoned land adjacent to Phyllis Street, Minto for infrastructure purpose.
2. That approval is granted for parties to negotiate the terms upon which the land will be acquired by Council. The sell price to be supported by a formal valuation of the SP2 land.
3. That approval is granted for parties to agree on the quantum of direct costs associated with the subdivision and sale of the land and that the Land Owner is compensated accordingly.
4. That should parties fail to reach any agreement by way of negotiation that acquisition will be pursued under *the Land Acquisition (Just Terms Compensation) Act 1991*.
5. That once the land is acquired that a Gazettal notice will be produced declaring the two parcels of land as public road.
6. That all and any documentation associated with this transaction will be signed off by way of delegated authority under Section 377 of the *Local Government Act 1993*.

**126/2022** The Motion on being Put was **CARRIED**.

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## 14.2 Lease on Council Land - Glen Alpine

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

1. That Council endorse the proposed terms of a new lease on the subject land on terms set out in this report.
2. That Council endorse that all and any documentation associated with this transaction is executed by way of delegated authority under Section 377 of the *Local Government Act 1993*.

**127/2022** The Motion on being Put was **CARRIED**.

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

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

**128/2022** The Motion on being Put was **CARRIED**.

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**At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:53 pm.**

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

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

**129/2022** The Motion on being Put was **CARRIED**.

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There being no further business the meeting closed at 8:54 pm.

Confirmed by Council

..... General Manager ..... Chairperson

### **3.2 Minutes of the Extraordinary Meeting of Council held 28 June 2022**

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

That the Minutes of the Extraordinary Meeting of Council held 28 June 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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#### **Report**

That the Minutes of the Extraordinary Meeting of Council held 28 June 2022 are presented to Council for confirmation.

#### **Attachments**

1. Minutes of the Extraordinary Meeting of Council held 28 June 2022 (contained within this report)

# **CAMPBELLTOWN CITY COUNCIL**

## **Minutes Summary**

**Extraordinary Council Meeting held at 6:30 pm on Tuesday, 28 June 2022.**

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<b>5.</b>	<b>REPORTS FROM OFFICERS</b>	<b>3</b>
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<b>6.</b>	<b>URGENT GENERAL BUSINESS</b>	<b>8</b>

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**Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 28 June 2022**

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**Present**           The Mayor, Councillor G Greiss  
                  Councillor J Chew  
                  Councillor M Chivers  
                  Councillor M Chowdhury  
                  Councillor J Cotter  
                  Councillor M George  
                  Councillor K Hunt  
                  Councillor M Khalil  
                  Councillor D Lound  
                  Councillor R Manoto  
                  Councillor W Morrison  
                  Councillor R Munro  
                  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**

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

That the apologies from Councillor G Brticevic and Councillor M Oates be received and accepted.

**130/2022**       The Motion on being Put was **CARRIED**.

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### 3. DECLARATIONS OF INTEREST

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

#### **Pecuniary Interests**

Nil

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

Nil

#### **Non Pecuniary – Less than Significant Interests**

Nil

#### **Other Disclosures**

Nil

### 4. MAYORAL MINUTE

Nil

### 5. REPORTS FROM OFFICERS

#### **5.1 Endorsement of Community Strategic Plan**

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

That Council endorse the Community Strategic Plan - Campbelltown 2032, incorporating the amendments documented in this report.

**131/2022** The Motion on being Put was **CARRIED**.

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## 5.2 Adoption of the Delivery Program, Operational Plan and Resourcing Strategy

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

That Council adopt the following corporate documents under the Integrated Planning and Reporting Framework, and make the 2022-23 rates and charges contained herein.

1. The Delivery Program 2022-26 and Operational Plan 2022-23 incorporating the amendments detailed in this report and the Budget and Statement of Revenue Policy reflecting the rating structure outlined below:

**Ordinary Rate** made under Section 494 *Local Government Act 1993*

Name *	Detail 1 July 2022 to 30 June 2023	Minimum	Ad-valorem
Residential	In accordance with Section 494 of the <i>Local Government Act 1993</i> the Ordinary rate of 0.3327 cents in the dollar be made.	-	0.3327
	In accordance with Section 548(1) of the <i>Local Government Act 1993</i> the Minimum amount of \$766.76 be made.	\$766.76	-
Farmland	In accordance with Section 494 of the <i>Local Government Act 1993</i> the Ordinary rate of 0.2578 cents in the dollar be made.	-	0.2578
	In accordance with Section 548(1) of the <i>Local Government Act 1993</i> the Minimum amount of \$766.76 be made.	\$766.76	-
Business	In accordance with Section 494 of the <i>Local Government Act 1993</i> the Ordinary rate of 0.6117 cents in the dollar be made.	-	0.6117
	In accordance with Section 548(1) of the <i>Local Government Act 1993</i> the Minimum amount of \$766.76 be made.	\$766.76	-
Mining	In accordance with Section 494 of the <i>Local Government Act 1993</i> the Ordinary rate of 0.7736 cents in the dollar be made.	-	0.7736
	In accordance with Section 548(1) of the <i>Local Government Act 1993</i> the Minimum amount of \$766.76 be made.	\$766.76	-
* In accordance with Section 543(1) <i>Local Government Act 1993</i>			

**Special Rate** made under Section 495 *Local Government Act 1993*

Name *	Detail 1 July 2022 to 30 June 2023	Minimum	Ad-valorem
Special Rate - Infrastructure	In accordance with Section 495 of the <i>Local Government Act 1993</i> the Special rate of 0.029 cents in the dollar be made	-	0.029
	In accordance with Section 548(3)(b) of the <i>Local Government Act 1993</i> the Minimum amount of \$2.00 be made	\$2.00	-
* in accordance with Section 543(2) <i>Local Government Act 1993</i>			

**Domestic Waste Management Service** made under Section 496 *Local Government Act 1993*

Name *	Detail 1 July 2022 to 30 June 2023	Weekly	Annual
Domestic Waste Management (W/R/G)	Provision of periodic collection consisting of weekly waste (putrescible), alternate fortnightly organics and recycling services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is available.	\$8.03	\$417.76
Domestic Waste Management (W/R)	Provision of periodic collection consisting of weekly waste (putrescible) and fortnightly recycling services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is available.	\$6.61	\$343.51
Domestic Waste Availability	The Domestic Waste Management Availability Charge be made for the availability of waste management services to vacant Residential land.	\$1.26	\$65.30
Business Garbage (W/R)	Provision of periodic collection consisting of weekly waste (putrescible) and fortnightly recycling services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is available.	\$7.26	\$377.76
Additional Domestic Waste	Provision of periodic collection consisting of weekly waste (putrescible) services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$4.25	\$221.08
Additional Recycling Service	Provision of periodic collection consisting of fortnightly recycling services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$1.86	\$96.91

Additional Recycling Dialysis	Provision of periodic collection consisting of fortnightly recycling services based on information supplied by NSW Health of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	-	\$1.00
Additional Green Waste	Provision of periodic collection consisting of fortnightly organics services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$2.44	\$126.68
Additional Green Waste - wildlife carers	Provision of periodic collection consisting of fortnightly organics services supported by advice from National Parks and Wildlife of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	-	\$1.00
Additional Kerbside clean-up	Provision of kerbside collection waste services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested in excess of the 4 free annual collections.	-	\$100.00
Additional 240L general waste (weekly)	Provision of periodic collection consisting of weekly waste (putrescible) services to apartment complexes that are eligible for the residential two-bin service (shared service) of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$4.49	\$233.45
Additional 240L general waste (twice weekly)	Provision of periodic collection consisting of twice weekly waste (putrescible) services to apartment complexes that are eligible for the residential 2 bin service (shared service) of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$8.80	\$457.37
Additional 660L general waste (weekly)	Provision of periodic collection consisting of weekly waste (putrescible) services to apartment complexes that are eligible for the residential 2 bin service (shared service) of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$10.63	\$552.55
Additional 660L general waste (twice weekly)	Provision of periodic collection consisting of twice weekly waste (putrescible) services to apartment complexes that are eligible for the residential 2 bin service (shared service) of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$22.30	\$1,159.37

Additional 1100L general waste (weekly)	Provision of periodic collection consisting of weekly waste (putrescible) services to apartment complexes that are eligible for the residential 2 bin service (shared service) of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$17.05	\$886.80
Additional 1100L general waste (twice weekly)	Provision of periodic collection consisting of twice weekly waste (putrescible) services to apartment complexes that are eligible for the residential 2 bin service (shared service) of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$36.44	\$1,894.79
Additional Business Garbage Service	Provision of periodic collection consisting of weekly waste (putrescible) services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$5.95	\$309.51
Additional Business Recycling Service	Provision of periodic collection consisting of fortnightly recycling services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$2.61	\$135.68
Additional Business Green Waste Service	Provision of periodic collection consisting of fortnightly organics services of a kind and quantity ordinarily generated on domestic premises for each parcel of occupied land where the service is requested.	\$3.41	\$177.36
* in accordance with Section 543(3) <i>Local Government Act 1993</i>			

### **Stormwater Management Service** made under Section 496A *Local Government Act 1993*

The stormwater management charge be applied to each parcel of urban land within the City of Campbelltown and categorised for rating purposes as Residential or Business excluding vacant land, land owned by the Crown (including Housing NSW).

<b>Name *</b>	<b>Detail 1 July 2022 to 30 June 2023</b>	<b>Annual</b>
Stormwater management charge	urban Residential rateable parcel	\$25.00
	Residential (strata) rateable unit	\$12.50
	\$25.00 per 700 m <sup>2</sup> or part thereof for non-vacant Business land, capped to a maximum of \$1,000	\$25.00
	\$25.00 per 700 m <sup>2</sup> or part thereof of surface land area for strata Business unit (proportioned to each lot based on unit entitlement) not less than \$5.00 or greater than \$1,000	\$25.00
In accordance with Section 543(3) of the <i>Local Government Act 1993</i>		

**Interest on overdue rates**

In accordance with Section 566(3) of the *Local Government Act 1993*, the Minister for Local Government has determined that the maximum rate of interest payable on postponed and overdue rates and charges for the 2022-23 rating year will be 6 per cent for the period 1 July 2022 to 30 June 2023.

2. The Fees and Charges 2022-23 incorporating the amendments detailed within this report.
3. The Long-Term Financial Plan 2022-32.
4. The Workforce Management Strategy 2022-26.
5. The Asset Management Strategy 2022-32.
6. The Asset Management Plans 2022-32.

**132/2022**      The Motion on being Put was **CARRIED**.

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**6. URGENT GENERAL BUSINESS**

There being no further business the meeting closed at 6:45 pm.

Confirmed by Council on

..... General Manager      ..... Chairperson

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

**Pecuniary Interests**

**Non Pecuniary – Significant Interests**

**Non Pecuniary – Less than Significant Interests**

**Other Disclosures**

## 5. MAYORAL MINUTE

### 5.1 Sustainable implementation of our city's future.

#### Recommendation

That the information be noted.

In April 2020, Campbelltown Council adopted the Reimagining Campbelltown City Centre Master Plan, following the vision being launched at a special stakeholder event at NSW Parliament House and unanimously adopted by Council in July 2018.

The Reimagining Campbelltown City Centre Master Plan concentrated on the Campbelltown, Macarthur and Leumeah City Centres. It introduced an ambitious vision for a more liveable future that will leverage our city's growth to build resilience and reduce the impacts of climate change.

The strategic plan introduced a framework developed from comprehensive research and public consultation with our community. The plans were drafted and tested and checked and redrafted with feedback from Councillors and the community. The Council engaged broadly with the community, our stakeholders and experts and gathered and interpreted essential data.

The plan included a unified vision for our city and set forward 6 growth pillars, 25 commitments, 10 city-making moves and 35 actions. Through these focus areas, commitments and actions, the plan provides a framework to inform decision-making into the future that is ambitious and measurable.

I encourage everyone to reread the document.

Council has been recognised for its collaborative approach to developing the Reimagining Campbelltown City Centre Master Plan, winning the Place-Based Collaboration Award at the 2020 Greater Sydney Planning Awards.

Reimagining is a guidance document for the future development of our city-centre but is not a regulatory document that did not change or enforce zoning or development control. The Campbelltown (Sustainable City) Development Control Plan 2015 and Campbelltown Local Environmental Plan 2015 cover such controls.

Since Reimagining, the Council has also undertaken significant strategic planning work in developing the Campbelltown Local Housing Strategy and the Campbelltown Employment Lands Strategy.

Also, substantial work has been undertaken in developing the South West Sydney Community and Justice Precinct and the Campbelltown Health and Education Precinct, both outlined in Reimagining Campbelltown City Centre Master Plan as key transformative projects that will significantly contribute to the activation and advancement of our city centre.

The NSW Government has also updated and introduced numerous regulatory planning policies through the Department of Planning and Environment, the Greater Cities Commission and the Western Parkland City Authority.

Actually, over the past few years, there has been an unprecedented strategic and visionary plan to work locally and across the Sydney metropolitan area. I believe the time has come to shift into the next phase.

It's time to move from (Re)imagining to implementing.

This is not an easy task. Council has to update its planning controls and internal and external policies to enable the growth of our city. Council has to partner with the NSW and Commonwealth Government, private enterprise and residents to deliver on our vision and commitment to the community.

The Council must be pragmatic and flexible in its implementation phase; regardless of how good a plan is, changes must be made as it shifts into implementation. We must be committed to our vision and objectives but flexible enough to hear our partners' suggestions as we advance in the implementation journey.

I have asked the General Manager to accelerate development of the necessary policies to shift Campbelltown into the implementation phase and bring these to the Council Chamber as soon as possible. I look forward to working with my fellow Councillors and the community to achieve the vision and objectives we established in the Reimagining Campbelltown City Centre Master Plan.

### **Financial Sustainability**

In the last few months, Campbelltown has placed the Budget set of documents, the Delivery Program and Operational Plan on public exhibition, received feedback, undertaken minor adjustments and adopted for 2022-23.

The Council budget includes projected total revenue growth from \$189 million to \$196 million, derived through grants, rates, fees, investments and other activities.

Notably, the area with the strongest revenue growth of 19.6 per cent or \$1.4 million is anticipated from rental income, reflecting Council's efforts to diversify its revenue sources and reduce reliance on traditional Council revenue streams.

In these Mayoral Minutes, I intend to discuss Council income in detail and the importance of increasing our revenue and decreasing our reliance on rates and grants as part of our Resilience Hazard Assessment and our ability to deal with financial shocks.

I started by looking at the Fit for the Future program instigated by the NSW Government in 2014 and the assessment methodology set by IPART as the Expert Advisory Panel appointed by the Government to assess all Councils across the state.

However, due to unforeseen time limitations, I could not cover the wealth of information that I needed to form a clear view and instigate the discussion. We now have what the IPART and the Government intended to do and their rationale, as well as the benefit of hindsight and the ability to judge outcomes.



I will postpone the detailed discussion to my next Mayoral Minute. For this one, I will focus on only one financial sustainability aspect related to implementing our vision for the Campbelltown City Centre, as discussed above. The use of Council assets in the Campbelltown City Centre.

Campbelltown City Council has significant land holdings in the City Centre. Such holdings are a critical factor in the success of the vision and growth objective.

While I was not part of the Council that decided to purchase most of our assets in the City Centre, I believe they intended to use these properties to invest and revitalise our city.

However, such investment must be financially sustainable. It must return to our ratepayers a financial benefit that will help ease the burden that growth places on our city's finances. This is not an easy task, and several models can be used to achieve these objectives.

Council has explored a variety of ways to utilise our land holdings, including deriving an ongoing income from its valuable land assets, while retaining ownership.

An excellent example of such was the development of the under-utilised land on Farrow Road that is now home to a brand new Bunnings for our community through a long-term ground lease of the site, which is providing both local jobs for the community and financial returns for Council into the future.

However there are many other models that could be used to achieve such an outcome. We must have an informed discussion with our community and establish strong policies that ensure transparency and accountability.

I have asked the General Manager to start working on such policies and engage the Council and the community as soon as possible to ensure that we are prepared for the implementation phase that we are instigating.

### **Quiet Hour**

I was recently impressed by the popularity of Council's Quiet Hour initiative, as part of this year's Chill Fest event. This initiative was brought to the Chamber in 2018 by Councillor Margaret Chivers, seconded by Councillor Ben Gilholme and supported by the Chamber. The initiative called for the incorporation of a 'Quiet Hour' or similar at all multi-day community events, to enable inclusive participation for people with disability, and their families and carers.

This year we had applications from more than 339 groups, equating to more than 1200 community members registering their interest to attend. This is a significant increase from 2021, where we had 700 community members apply for the Quiet Hour session, which unfortunately wasn't able to proceed due to the impacts of the June 2021 lockdown.

The initiative had similar success at the Festival of Fisher's Ghost in 2019, where 803 community members participated.

The overwhelming response to this year's Quiet Hour at Chill Fest has led us to work with our event partner, Joylands to expand the number of sessions so that all community members who applied could participate. This indicates that there is a need within our community that we need to acknowledge, and I look forward to working together to see how we can address this need in the future.

**Advocacy update**

I have recently written to the new Commonwealth Government seeking meetings to discuss important matters for our city and continue to advocate for opportunities for Campbelltown. I am also continuing to regularly meet with key representatives from Government, industry and community to continue to bring attention and momentum to a range of important advocacy topics.

I am pleased that the establishment of our new advocacy group is well underway and I look forward to bringing updates on this to the Chamber in the future.

**Conclusion**

As our city and neighbouring LGAs experience yet another significant and damaging weather event, our thoughts are with all of those who were impacted by the recent rain and flooding.

I would like to acknowledge the efforts of our emergency services, particularly the State Emergency Service and the volunteers who work tirelessly to protect our community and assist in times of need.

I encourage everyone to take care as they move around our region, and be patient as we, together with our neighbours in Camden, Liverpool and Wollondilly assess the impacts and the recovery effort and clean up continues.

**Attachments**

Nil

## **6. PETITIONS**

## **7. CORRESPONDENCE**

### **7.1 Koala Care and Treatment Facilities**

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

That the letter be received and the information be noted.

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A copy of the letter from the Hon. James Griffin MP in response to Council's resolution on 8 March 2022 requesting funding under the State Government support package for local koalas.

#### **Attachments**

1. A copy of the response from the Hon. James Griffin MP (contained within this report) [↓](#)
2. A copy of the letter to the Hon. James Griffin MP (contained within this report) [↓](#)



**The Hon. James Griffin MP**  
Minister for Environment and Heritage

MD22/1492

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

Dear Ms Deitz

Thank you for your letter on behalf of Campbelltown City Council regarding NSW Government support for Council's funding application to the Australian Government to assist with the long term protection and recovery efforts of Australia's koalas.

The NSW Government recognises the work Council has undertaken to protect this iconic species and I appreciate you bringing this matter to my attention.

I am pleased to offer my support for your application for funding from the Australian Government to boost the long-term protection of koalas in the Campbelltown local government area.

I acknowledge that any proposal to protect and boost the recovery efforts of koalas would be in line with the NSW Government's commitment to double the number of koalas in NSW by 2050. By working across all levels of government to protect Campbelltown's koala population we can ensure this population continues to thrive and grow.

The NSW Government recognises Campbelltown koalas as an important NSW koala population. South-western Sydney is one of ten 'strongholds' areas prioritised for intensive investment and action under the \$193.3 million NSW Koala Strategy.

The Strategy is funding a regional koala officer for south-west Sydney to help deliver koala conservation actions to support the long term protection of this important koala population. The NSW Government is currently working to deliver several exciting projects to help protect Campbelltown's koalas.

Campbelltown City Council has a proven track record in delivering meaningful conservation initiatives to protect koalas in your local government area. Council's ongoing commitment to conservation of the local koala population has been demonstrated through many successful local campaigns such as the 'Koalatown' campaign, community education programs and local habitat restoration. The disease-free status of the Campbelltown koala population is something that the Government hopes to protect into the future.

I wish you all the best in your application.

Yours sincerely

*SIGNATURE HAS BEEN REMOVED*

Minister for Environment and Heritage

9/6/22

GPO Box 5341 Sydney NSW 2001 ■ P: (02) 8574 5240 ■ W: [nsw.gov.au/ministergriffin](http://nsw.gov.au/ministergriffin)

## Office of the General Manager



7 April 2022

The Hon James Griffin MP  
Minister for Environment and Heritage  
GPO Box 5341  
SYDNEY NSW 2000  
E: [manly@parliament.nsw.gov.au](mailto:manly@parliament.nsw.gov.au)

Dear Minister,

I am writing to you in response to a recent resolution of Council (8 March 2022) to seek your support for Council to obtain funding from the NSW Government's \$193m commitment under the NSW Koala Strategy in the next 4 years.

Firstly, we welcome the NSW Government's announcement of \$193m allocation over 4 years and the early support for koala research and targeted initiatives through the NSW Department of Planning and Environment under the NSW Koala Strategy combined with the ambitious target to double koala populations in NSW by 2050.

In Campbelltown, we are very passionate and dedicated to ensuring conservation, protection and enhancement of the Campbelltown koala population and have been advocating and delivering projects and programs to achieve this for many years.

Campbelltown in south west Sydney is home to one of the healthiest, disease-free koala populations in NSW and certainly the healthiest and largest in the Sydney basin. Whilst the Campbelltown koala population is small in relative terms to others nationally, it is thriving with our recent 2020 Campbelltown Koala Monitoring Program Baseline Study showing an increase in estimated population from  $177 \pm 18$  (95% CI) in 2019 to  $236 \pm 60$  (95% CI) in 2020, an almost 50% increase in 8 years.

In 2018, we adopted the Campbelltown Comprehensive Koala Plan of Management (CCKPoM) and further to this in 2020, we launched the Koalatown campaign. Koalatown aims to educate and engage the community in koala conservation whilst delivering practical and effective actions to safeguard the population into the future including targeting key threats such as dog attacks, habitat loss and vehicle strikes. I have attached a photo collage of some of our achievements to date.

In Campbelltown we are also very lucky to have both WIRES and Sydney Wildlife carers that undertake wildlife rescues and provide private rehabilitation facilities to ensure our koalas can thrive. In recent times our wildlife carers have experienced challenges finding veterinary assistance for injured koalas, particularly after hours. This on multiple occasions has resulted in koalas not receiving the vital care they need or carers spending their valuable time and personal money on fuel to transport koalas to as far away as Olympic Park, a near 2 hour round trip not taking into account waiting time.

**Campbelltown City Council**  
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## Office of the General Manager



We request that further targeted funding be provided by both State and Federal Governments, further research and collaboration occur across organisations and that planning reform including the Koala Habitat Protection Guideline be urgently published.

This will ensure that our CCKPoM can be updated in line with recent legislative changes and that our programs can expand. It will also ensure that our wildlife carers and university researchers can continue to ensure Campbelltown's koalas can thrive and contribute the NSW Government's target of doubling of koala populations in NSW by 2050.

We would also welcome any opportunities to utilise our unique, peri-urban disease free and expanding population to be included in any potential pilot initiatives to address these key issues impacting our koalas.

If you require any further information please contact Council's Director City Delivery, Kevin Lynch on (02) 4645 4636.

Yours sincerely

*SIGNATURE HAS BEEN REMOVED*

Lindy Deitz  
**General Manager**

## 8. REPORTS FROM OFFICERS

### 8.1 Planning Proposal - Macarthur Grange Golf Club

#### Reporting Officer

Executive Manager Urban Release and Engagement  
City Development

#### Community Strategic Plan

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

#### Officer's Recommendation

1. That Council support and forward the Planning Proposal, forming attachment 1 to the Department of Planning and Environment for Gateway Determination.
2. That the applicant be advised of Council's decision.
3. That Council reinforce its desire for an open space corridor between the Australian Botanic Garden (Mount Annan) and the Western Sydney Parklands.

#### Executive Summary

1. File Planning Pty Ltd on behalf of Toscu Investments Pty Ltd has submitted a Planning Proposal Request (PPR) (attachment 2) seeking approval to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) that applies to land generally known as the Macarthur Grange Golf Course, Varroville (Lot 3900, DP 1170905).
2. The PPR seeks to amend the CLEP 2015 to change the lands zoned C3 Environmental Management to Part C4 Environmental Living, RE1 Public Recreation, C2 Environmental Conservation
3. The PPR also seeks to amend the minimum lot size that applies to the land to allow for lot size ranging from 5,000 m<sup>2</sup> to 40 ha under a neighbourhood scheme.
4. The PPR does not propose to amend the existing maximum building height of 9 m under the CLEP.
5. The land is located in the Metropolitan Rural Area and Scenic Hills Protection area as identified in the Greater Sydney Region Plan - A Metropolis of Three Cities, the Western City District Plan and the Campbelltown Local Strategic Planning Statement (CLSPS).



6. Council has long promoted the strategic importance of the Scenic Hills and the important role this landscape unit has in providing a sensory buffer to urban development areas of Campbelltown, Camden and Liverpool, and a landscape backdrop to the urban areas of Campbelltown.
7. Council has previously resolved to strongly oppose to allow the opportunity for an increase in residential development within this landscape unit.
8. Council's recently adopted CLSPS identifies the opportunity to connect the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River.
9. Council's Local Housing Strategy identifies, in part, that as the number of knowledge based jobs increase in Campbelltown, the demand for a diversity of housing styles suited to executives or business owners will increase, including well placed semi-rural lifestyle housing which should form part of Council's housing supply strategy.
10. The PPR (subject to minor amendments as outlined in this report), proposes strategic open space connections via a residential development model of not more than 2.5 dwellings per hectare, with remaining land to form part of the neighbourhood association to ensure ongoing management of the environmental and scenic attributes of the land. This form of density is low when compared to Kearns / Raby which range around 18-22 dwellings per hectare and Macarthur Gardens and Willowdale of around 25 dwellings per hectare.
11. If supported, the Planning Proposal (PP) at attachment 1 generally adopts the proponents PPR. The only recommended change is to require that subdivision occur in accordance with the *Community Land Development Act 1989* and that further visual analysis from more distant views, associated with the East Edge Scenic Protection Lands occur in relation to rezoning of the "Southern Point" land.
12. Should Council support the progressing of an amended proposal as detailed in attachment 1, the matter would be submitted to the NSW Planning Portal for Gateway Determination.

## Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

<b>Property Description</b>	Lot 3900 DP 1170905
<b>Application No</b>	1961/2020/E-PP
<b>Applicant</b>	Michael File Pty Ltd.
<b>Owner</b>	Toscuz Investments Pty Ltd.
<b>Provisions</b>	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions Greater Sydney Region Plan

Western City District Plan  
Campbelltown Community Strategic Plan  
Campbelltown Local Strategic Planning Statement  
Campbelltown Local Housing Strategy  
State Environmental Planning Policies  
Campbelltown (Sustainable City) Development Control Plan 2015

**Date Received** 24 June 2020

**Subject Site** Macarthur Grange Golf Club, Raby Road, Varroville

The land subject to the PPR is identified as Macarthur Grange, Varroville and is known as Lot 3900, DP 1170905 and has an area of 129.5 ha. The land is located approximately 8 kilometres west of the Campbelltown CBD and is bounded by Raby Road to the north and Gregory Hills Drive to the South. The land borders the Camden-Campbelltown Local Government Area boundary to the west and is situated within the Scenic Hills Protection Area.

The site is occupied by an operational golf course known as Macarthur Grange Golf Club which utilises approximately 71.9 ha of the 129.5 ha of the northern most land. The balance of the land comprises largely degraded Cumberland Plain vegetation and cleared low density grazing patches.

The immediate Raby Road frontage, extending to a depth of approximately 300 m is visible to varying degrees. Beyond this, the valley is less prominent, and is screened by vegetation and hidden by the variable topography.

The topography of land to the immediate west of the site forms a broad plateau which is located within the Camden Local Government Area and forms part of the South-West Growth Centre. Land within the growth centre has been developed for urban purposes with allotments ranging from 375 m<sup>2</sup> to 2 ha. The land immediately adjacent to the western boundary is proposed for 800 m<sup>2</sup> subdivision and is zoned C4 Environmental Living.

## History

In 2011, the landowner nominated the site for urban development in accordance with the NSW Government's review of housing opportunities on landowner nominated sites (Potential Home Sites Program).

The site was omitted from further review by the Department of Planning and Infrastructure (now known as Department of Planning and Environment) in 2013, on the basis that the site was not suitable for development. Reasons included separation of the site, lack of utility supply and development pressures within the Scenic Hills.

Notwithstanding this outcome, the land owner lodged a PPR that was considered by Council at its Ordinary Meeting on 16 February 2016. The PPR sought approximately 529-569 residential allotments on land zoned mainly R2 Low Density Residential.

Council resolved to refuse the application for the following reasons:

- a. Inconsistency with Council's policy position on residential development within the Scenic Hills.
- b. Inconsistency with former Sydney Metropolitan Strategy – 'A Plan for Growing Sydney 2014'.
- c. Inconsistency with the Ministerial Directions 2.1 Environmental Protection Zones and 7.1 Sydney Metropolitan Strategy.
- d. Inconsistency with the former Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) objectives.
- e. Inconsistency with the zones and objectives of the CLEP 2015.
- f. Inconsistency with the objectives of Campbelltown Local Planning Strategy 2013.
- g. Fails to demonstrate how the visual impacts will be managed and minimised.

Council's resolution was based on its long standing policy position to protect the Scenic Hills, which first appeared in the 1973 Three City Structure Plan and remains in the current Greater Sydney Region Plan – A Metropolis of Three Cities.

In particular, the proposal was assessed to be inconsistent with a potential parkland/strategic link between the Western Sydney Parklands and the Australian Botanic Gardens at Mount Annan.

Although the proposal was accompanied by a Visual Impact Assessment, it did not consider the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' prepared in 2011 for Council by Paul Davies Pty Ltd, nor was a Visual Analysis Report prepared.

### **Current Planning Proposal Request**

On 24 June 2020, a revised PPR was lodged by File Planning Pty Ltd on behalf of the land owner as provided in attachment 2.

The PPR seeks to amend the CLEP 2015 by:

- a. Rezoning the site from E3 Environmental Management to a range of zones including E2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation.
- b. Amend the Minimum Lot Size from 100 ha to part 5,000 m<sup>2</sup>, 8 ha, 10 ha and 40 ha.
- c. Amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café.

The supporting Concept Masterplan proposes approximately 53 Environmental Living lots within a community title setting, including a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities.

The applicant argues the PPR would provide a public benefit via:

- a. Preservation of the Scenic Hills via protection of ridges, important views and native vegetation through strategic bio-certification and a stewardship agreement.
- b. Providing public access and the first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens.
- c. Provision of large lot, lifestyle homes that are currently under-represented in the LGA's planning.

The proposal is supported by the following technical studies:

- Urban Design Study (including visual assessment)
- Draft Site Specific Development Controls
- Ecological Assessment
- Riparian Assessment
- Traffic and Transport Assessment
- Aboriginal Heritage Assessment
- Contamination Assessment
- Servicing and Infrastructure Report

On 17 November 2020 and 17 May 2022, Councillors were briefed on the proposal and raised issues consistent with the previous reasons for refusal and concerns raised regarding the precedent the proposal would set should it proceed.

A site visit with a number of Councillors was also held on the afternoon of 17 June 2022.

### **Campbelltown Local Planning Panel Advice**

The Local Planning Panel (the Panel) considered the PPR in February 2021 which also involved a site inspection. Due to whether constraints on the day, the Panel were not able visit the "southern Point" of the site. Notwithstanding, the following advice was provided:

1. The Panel received a briefing from the applicant upon making a request in accordance with the Operational Guideline, held at 2:33 pm to 2:55 pm prior to commencement of the Ordinary meeting. The briefing covered the following issues:
  - a. The history and significance of the Scenic Hills.
  - b. The need to develop an overall delivery strategy to secure the environmental, scenic and cultural values for the community.
  - c. The viability of the current use (golf course).

- d. The delivery and implementation approach and potential public benefits – it was acknowledged that these had not yet been formalised or formally discussed with Council.
  - e. The financial feasibility of a community scheme in maintaining both the infrastructure and the environmental assets within the community title structure.
  - f. The public access linkage from Raby Road and the advantage of a continuous RE1 zone to ensure clear delineation of public and private land so as to create a publicly accessible corridor along the length of the Scenic Hills over time.
2. Prior to commencement of deliberation, the Panel Chair queried the agenda and report title for the site as being within the suburb of Kearns. Upon confirmation by staff, it was clarified the site is located partly with the suburbs of Kearns and Varroville.
3. The Panel notes the "northern part" of the proposal (north of the scenic lookout located approximately at the midpoint of the site) demonstrated potential for some site-specific merit given that it:
  - a. Generally respects one of the Council's "Scenic Hills" policy aims of shielding any development from the existing urban area in Campbelltown.
  - b. Potentially would contribute to the retention and management of significant vegetated land in the Scenic Hills achieved through the C2 Environmental Conservation zone within a community title subdivision.
  - c. Proposes to dedicate land to the community by rezoning land RE1 Public Recreation and thereby provides for public access which does not currently exist, noting that the masterplan requires access to proposed RE1 Public Recreation land through a future community title estate and that this has the potential to create ongoing access, liability and maintenance issues that will render Council somewhat limited in its ability to resolve.
4. The "southern part" of the proposal does not demonstrate strategic and site-specific merit given that it is conceived in isolation from existing and potential future land uses in the vicinity, potential adverse visual impact and to permit the efficient and orderly development of the land.
5. The proposal in an amended form, permitting development on the northern part of the subject land, and inclusive of the Council officer recommendations, would better demonstrate strategic merit and tangible community benefits by way of a continuous RE1 Public Recreation Zone commencing at Raby Road, thence along the ridgeline and terminating at the midpoint lookout.
6. It is considered the presentation of future proposals for limited development in the Scenic Hills is probable, and in this regard, it would be desirable for the Council to develop a more detailed delivery strategy that supports provision for public access, dedication of land and scenic and environmental protection in consultation with landowners to secure implementation of Council's policy aim for the Scenic Hills. This should be considered holistically across the Scenic Hills and not just for this one site.

## 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 – A Metropolis of Three Cities

The Greater Sydney Region Plan – Metropolis of Three Cities (GSRP) has been prepared by the NSW State Government to guide Greater Sydney land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 665,000 new homes by 2031. The GSRP identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The land is located in the Metropolitan Rural Area (MRA) which is described by the Plan to comprise farmland, mineral resources, and distinctive towns and villages in rural and bushland settings. Although the land shares some of the environmental attributes of the MRA, it has limited potential to be used for more productive rural uses due to topography, soils, vegetation and urban encroachment from the west.

A detailed assessment of the PPR against the relevant Directions and Objectives of the GSRP is provided in attachment 1 and further discussed in Section 1.7 below.

#### 1.2 Western City District Plan

The Western City District Plan (WCDP) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and strategic corridors and amongst other things, is intended to inform the assessment of planning proposals.

The PPR is generally not inconsistent with the WCDP and the following more relevant planning priorities:

- W16 Protecting and enhancing scenic and cultural landscapes: Ridgelines, scenic and cultural landscapes should be protected and assist with linking walking, cycling paths, bushland to the Western Sydney Parklands.
- W17 Better Managing Rural Areas: Limited growth of rural-residential may be considered where there are no adverse impacts on the amenity of the local area, and the development provides incentives to maintain and enhance the environmental, social and economic values of the rural area.

An assessment of the PPR against the relevant Directions and Priorities of the WCDP is provided in attachment 1 and discussed in Section 1.7 below.

### 1.3 Consideration of State Environmental Planning Policies

The PPR is considered generally consistent with relevant State Environmental Planning Policies (SEPP) that apply to the site. A detailed list of the SEPPs and statement of consistency is provided in attachment 1.

### 1.4 Consideration of Section 9.1 Ministerial Directions

The PPR is considered generally consistent with Section 9.1 directions issued by the Minister for Planning with the exception of:

- 1.1 Implementation of Regional Plans: give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.
- 3.1 Conservation Zones: to protect and conserve environmentally sensitive areas.

A detailed commentary in respect of the relevant Section 9.1 directions forms attachment 1 and is discussed in Section 1.7 below.

### 1.5 Campbelltown Community Strategic Plan 2017-2027

The Campbelltown City Community Strategic Plan (CSP) 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 CSP 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 consistent with the CSP and would support the following outcomes:

CSP Outcome	Statement of Consistency
<b>Outcome 1</b>	
A vibrant, liveable city	<ul style="list-style-type: none"> <li>• The proposed environmental living allotments would provide a niche form of housing choice that is not well represented in the locality.</li> <li>• The proposed titling of the development as a community scheme provides opportunity to identify and manage common lands for landscape screening, environmental management, stormwater management, access and maintenance, consistent with the values of the Scenic Hills, and to prevent incidental or subsequent development of the lands in a way that is inconsistent with the objective of the proposal.</li> </ul>
<b>Outcome 2</b>	
A respected and protected natural environment	<ul style="list-style-type: none"> <li>• The Proposal aims to minimise impacts on the natural environment by undertaking strategic bio-certification of environmentally significant vegetation to be managed within a single stewardship agreement. Management of these lands would fall within the proposed community scheme to ensure long term management obligations are met, by the members of the scheme.</li> </ul>
<b>Outcome 3</b>	
A thriving, attractive city	<ul style="list-style-type: none"> <li>• The applicant is offering to zone and dedicate land to support public access from Raby Road to Badgally Road, with associated</li> </ul>

	<p>lookout parks along the ridgeline to form a potential walkable future link to the Western Sydney Parklands and the southern Macarthur area.</p> <ul style="list-style-type: none"> <li>Additional permitted use of the existing club house/function centre may support greater economic use of the facility for the benefit of future and surrounding residents.</li> </ul>
<b>Outcome 4</b>	
A successful city	<ul style="list-style-type: none"> <li>The proposed large lot environmental living allotments would provide a form of housing that is identified by Council's Housing Strategy, and uniquely located as required to attract knowledge jobs to Campbelltown.</li> </ul>

## 1.6 Campbelltown Local Strategic Planning Statement

The CSLPS details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 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 specific actions relevant to the PPR are discussed below:

CLSPS Action	Comment
2.5: Contain urban development to existing urban areas and within identified growth and investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area (MRA).	<p>The Scenic Hills Protection area (SHPA) was recognised by the 1973 Three City Structure Plan and provides limited access to the public due to being held in fragmented private ownership. The role of the SHPA is to provide a buffer to urban development areas of Campbelltown, Camden and Liverpool.</p> <p>In 2007, the NSW Government gazetted the South West Growth Centre which includes the now developed estates of Gregory Hills, Gledswood Hills within the Camden LGA, and Willowdale with the Campbelltown LGA. These estates have been constructed on the western plateau lands of the Scenic Hills landscape which is considered to have eroded the concept in that area.</p> <p>Notwithstanding, the Scenic Hills still perform an important landscape function and structural element in the relationship with and providing a distinct difference between Camden and Campbelltown LGAs. The Scenic Hills in the Campbelltown LGA are highly undulated and form a significant buffer between the 2 areas (Kearns and Gregory Hills).</p> <p>The PPR argues that this function could still be preserved if sensitively managed to ensure that development is limited to specific pockets of land that:</p>



	<ul style="list-style-type: none"> <li>• are not visible along key view lines</li> <li>• preserve ridge lines</li> <li>• support public access and connectivity to regional attractions; and</li> <li>• manage environmental attributes with no cost to Council</li> </ul> <p>Planning Priority 17 and Objective 29 of the WCDP provide for limited consideration of rural residential development 'where there are no adverse impacts on the amenity of the local area and development provides incentives to maintain and enhance the environmental, social and economic values of the MRA'.</p> <p>The proposed development of large lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. Similar forms of community title subdivision exist other MRA lands within the Sydney Metropolitan Area.</p> <p>The applicant's Urban Design Study, which includes a Visual Impact Assessment of important views from Council's Scenic Hills Visual Study, suggests that future dwellings would not be visible from important view corridors.</p> <p>Further independent review of this study as a Condition of Gateway Determination would be appropriate to confirm its findings, particularly in relation the "Southern Point" lands.</p>
3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	<p>Areas of environmental significance could be protected through bio-certification and a stewardship agreement within a community titled scheme without any financial cost to the wider Campbelltown community.</p> <p>The stewardship agreement would provide an ongoing funding source for the revegetation, management and conservation of the site, with management of the scheme to be administered by the Community Association. This would ensure individual allotments are not required to manage vegetation.</p>
5.1: Work in partnership with stakeholders to investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River	<p>The WCDP proposes a blue-green grid from the Western Sydney Parklands to the Mount Annan Botanic Gardens along the State heritage listed, Sydney Upper Water Canal.</p> <p>Public access to the Scenic Hills is currently very limited, with potential public recreation opportunities limited to Council's Varroville Reserve, or by the authority of existing land owners like those that own the Macarthur Grange, or limited to those that play or are able to play golf.</p> <p>The applicant proposes to address this action and allow public access into the Scenic Hills area by including a walking trail with 2 lookout parks that would provide the first part of a potential linkage from the Western City Parklands to the Mt Annan Botanic Gardens.</p> <p>This outcomes would form part of a voluntary planning agreement to construct and dedicate the land to Council.</p>
5.6: Work in collaboration with relevant stakeholders to	<p>The Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands were considered by Council at its meeting on 18 October 2011, where the Study was adopted as an important contributory</p>

review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study	<p>element to the preparation of Draft CLEP 2014 (then known as Draft CLEP 2013).</p> <p>The subject site was included in the report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study).</p> <p>It is part of Unit 2 (E-LU2) in the Visual Study which is described as playing 'a critical role in defining many of the Campbelltown LGA's most significant historic and contemporary views.' The golf course part of the subject site is described as a 'valley with high scenic quality' while the remainder of the site is described as containing 'high quality hidden valleys'.</p> <p>Although the Planning Proposal Request has undertaken a view assessment from prominent viewpoints looking towards the site, it largely discounts the visual importance of the valley in favour being a development opportunity.</p> <p>Since drafting of this plan, urban encroachment has altered the setting of the landscape and may justify a revision of this principle such that preservation of the important external views are maintained, with access to the wider scenic hills and valley areas made open to the public for their enjoyment.</p>
5.11 Promote community management of scenic and cultural landscapes in the LGA	The proposal would provide for both private and public management of the important scenic and cultural landscape.
5.22 Investigate the active transport and recreational potential of the Prospect Canal as a major regional connection from Prospect Reservoir to the coast, in consultation with WaterNSW, other relevant Government departments and agencies, and adjoining councils	<p>Informal advice from WaterNSW indicates that community access to the Canal for recreation uses is unlikely given risk associated with the protection of the water supply and user safety. Exclusion fencing of the Canal currently exists in housing estates such as the Willowdale development, where access is not permitted.</p> <p>The current proposal provides an opportunity to achieve a similar outcome on land that would, after dedication in accordance with the proposed VPA, be under the care and control of Council.</p> <p>Community access would provide significant public benefit via the provision of a recreation activity not currently available. Access to ridges and scenic locations is not currently available and would provide an important first step in implementing a connection from the Mount Annan Botanic Gardens to the Western Sydney Parklands.</p>
6.20: Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities	Generally the land within the Scenic Hills tends to have low agricultural potential due to its relative steepness and associated shallow and highly erodible soils. The more productive 'valley floor' of the site is particularly limited in scale and would not support an economic agricultural use.

6.23: Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills	Agri-tourism would generally be unsuitable for the site given its topography, poor soils, limited size and nearby urban uses.
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In summary, the PPR is considered generally consistent with the actions of the CLSPS with the exception of Council's policy on urban containment.

The proposal to apply the C4 Environmental Living zone to support large lot housing is generally consistent with the concept of rural-residential development, which would typically involve allotments ranging from 5,000 m<sup>2</sup> to 20,000 m<sup>2</sup> (or 1 to 5 acres).

For the subject proposal, this would equate to a residential density of approximately 2.5 dwellings per hectare which is well below contemporary residential subdivision density of 15 – 25 dwellings per hectare.

## 1.7 Draft Local Housing Strategy 2020

The Draft Campbelltown Local Housing Strategy's (CLHS) primary aim is to examine the housing needs of Campbelltown's current and future residents and puts forward an evidence based approach to managing sustainable housing growth to 2036.

Council has prepared the CLHS to align with the updated CLEP 2015 and WCDP, which is directly relevant to the future zoning of the subject land. Council considered a submission report at its meeting on 29 September 2020, where Council resolved to adopt the Local Housing Strategy and forward it to the Department of Planning and Environment for endorsement. Conditional approval was issued on 8 July 2021 and sets a revised 2021-26 housing target range of 7,100 – 8,250 dwellings.

The housing vision for Campbelltown LGA is to provide sustainable, high quality and diverse range of housing options to meet the accommodation needs of the local community and future population growth.

The objectives of the CLHS are as follows:

- Meet the housing needs of the future population
- To support urban containment
- To provide for housing that meets the needs of all households
- To encourage the provision of new housing in locations that support the 30 minute city principle
- To encourage the planning of housing within neighbourhoods
- Manage the development of Greenfield release areas
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development which is compatible with the desired neighbourhood character
- Promote high quality and environmentally sustainable residential environments

The proposal is generally consistent with the above objectives with the exception of urban containment, which is the policy position of Council to limit future housing growth to already zoned areas. In this regard, the applicant suggests the PPR is more akin to 'rural living' than 'urban development' and therefore could be considered as the density of development would be 2.5 dwellings per hectare. Standard residential development is usually between 15 to 25 dwellings per hectare.

Condition 8 of DPE's approval of the Local Housing Strategy requires that future iterations consider the Metropolitan Rural Area and outline specific actions to protect the rural, environmental and natural attributes of the Campbelltown City LGA. As demonstrated in other rural lands, environmental attributes often deteriorate without active management of the land. Sensitive community title development has the potential to ensure land is managed and conserved in a holistic and sensitive manner to manage biodiversity and scenic valued.

### 1.8 Campbelltown Local Environmental Plan 2015

The CLEP 2015 is the principal environmental planning instrument for the City of Campbelltown.

A summary of the existing planning framework, proposed amendment and evaluation is summarised below. Attachment 1 provides the suggested Planning Proposal amendments to the CLEP 2015 required to support the amendment.

CLEP 2015 Current	Proposed Amendment	Comment
<b>Land Use Zoning Map</b>		
The subject land is zoned C3 Environmental Management.	<p>The PPR seeks to rezone the site to the following:</p> <ul style="list-style-type: none"> <li>• C4 Environmental Living</li> <li>• C2 Environmental Conservation</li> <li>• RE1 Public Recreation</li> </ul>	<p>Notwithstanding Council's policy position of urban containment, use of the C4 Environmental Living zone is considered the most appropriate alternate land use zone.</p> <p>As outlined below, the objectives of the C4 zone are compatible with the intended outcomes of both the Metropolitan Rural Area and Scenic Hills.</p>
<b>Height of Building Map</b>		
The site current has a height limit of 9 m.	The PPR does not seek to change the height limit of 9 m.	<p>The height of buildings limit of 9 m remains consistent with the existing residential development of Kearns, Eschol Park and Eagle Vale.</p> <p>Although there is scope to restrict the RL's to cater for single story development, it may result in further earthworks to establish larger building platforms and should be further investigated.</p>
<b>Minimum Lot Size</b>		
The minimum lot size within the subject land is 100 ha	The PPR seeks to amend the minimum lot size to the following:	Concern is raised that an amendment to the minimum lot size map would not facilitate

	<ul style="list-style-type: none"> <li>• 5,000 m<sup>2</sup></li> <li>• 10,000 m<sup>2</sup> (1 ha)</li> <li>• 80,000 m<sup>2</sup> (8 ha)</li> <li>• 40 ha</li> </ul>	<p>community title subdivision and retain opportunity for Torrens subdivision.</p> <p>Alternatively, it is recommended that lot size be addressed under Part 4 of CLEP 2015 as a subdivision standard. This would support subdivision under the <i>Community Land Development Act 1989</i> and would mean that a restricted subdivision only occurred pursuant to Community Title Legislation.</p>
<b>Additional Permitted Uses</b>		
The LEP does not have an additional permitted use for the identified land.	<p>The PPR proposes an amendment to Schedule 1 to enable the following uses of the land occupied by the exiting Club house:</p> <ul style="list-style-type: none"> <li>• Function Centre</li> <li>• Restaurant or Café</li> </ul>	<p>It is considered that any additional uses be limited to uses that are ancillary to the needs of the future community and future recreation use that would arise from the proposal.</p> <p>Therefore, a function centre, restaurant or café would be considered suitable uses on both economic and aesthetic grounds, and given its current existence, would not by way of its inclusion, result in a reduction or adverse impact on the current landscape.</p>

In summary, should Council support the PPR for progression, the following amendments are recommended and detailed in attachment 1:

- amend the zoning layout to support an open space ridgeline trail that is entirely located on higher reaches of the site as per attachment 1.
- not proceed with amendments to the Minimum Lot Size Map.
- consider the need to reduce the permitted height of building map to only support single storey, split level development.
- propose a new local provision under Part 4, to require subdivision under the *Community Land Development Act 1989* with a minimum lot size of 5,000 m<sup>2</sup> and a maximum of 53 residential allotments, or residential density of 2.5 dwellings per hectare.
- limit additional permitted uses to a function centre, restaurant, café or the like.
- increase the setback for development adjoining Raby Road to minimise visual impact.

The objectives and permitted uses of the C4 Environmental Living zone under the CLEP 2015 are:

### **Zone C4 Environmental Living**

#### **1. Objectives of zone**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To conserve the rural and bushland character of land that forms the scenic eastern edge of Campbelltown's urban area.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To maintain significant stands of native vegetation and wildlife and riparian corridors.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

#### **2. Permitted without consent**

Home occupations.

#### **3. Permitted with consent**

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Home-based child care centres; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities(outdoor); Respite day care centres; Roads; Tank-based aquaculture; Viticulture; Water supply systems.

#### **4. Prohibited**

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

**Comment:** The C4 Environmental Living zone would cater for 'lifestyle lots' to minimise the extent of development permissible. This zone does not support complying development and would ensure that local development is appropriately assessed via development applications.

**Clause 7.6 'Scenic Protection and Escarpment Preservation'**

- (1) The objectives of this clause are as follows:
  - (a) To recognise and protect the scenic, environmental, cultural and historic qualities of the Scenic Hills and the landscape setting of Campbelltown.
  - (b) To protect visual aesthetic amenity and views to and from the Scenic Hills.
  - (c) To reinforce the visual dominance of landscape over built form.
  - (d) To ensure development on land to which this clause applies is appropriate for the location and is located and designed to minimise its visual prominence in the landscape.
- (2) This clause applies to land identified as 'Escarpment Preservation Area' on the Environmental Constraint Map.
- (3) Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that:
  - (a) Measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development on the natural and visual environment of the land.
  - (b) The external surfaces of any building consist of prescribed materials.
  - (c) The development will incorporate measures to preserve the scenic qualities of, and views to and from, the land.
  - (d) Measures will be taken to reduce any potential land use conflict.
  - (e) The development will maintain the existing natural landscape and landform and will not affect the stability of the land.
- (3A) Development consent must not be granted to development on land identified as "Scenic Preservation Area" on the Environmental Constraint Map unless the consent authority is satisfied that the development will not impact on the following:
  - (a) the environmental value, scenic value and character of the land,
  - (b) the ridge and view lines of the land.

**Comment:** The proposal would be capable of meeting the above objectives and criteria, subject to strict building siting, materials and cut and fill requirements. The proposed C4 Environmental Living zone would not permit complying development and require all development to be consistent with a site specific development control plan.

The suggested amendments to the zoning scheme as recommended above, would further protect the ridge line and landscape setting of Raby Road and require land along this frontage to form part of the community lot and be landscaped accordingly. Further, the proposal to bio-certify vegetation to be managed on a common lot would secure the ongoing protection of this vegetation.

The urban design report submitted in support of the PPR sets out how the proposal would be capable of meeting the above criteria subject, and details the results within a Visual Impact Assessment. Although the results indicate low to moderate visual impact, the analysis should take a more regional approach to evaluating distant views of the site.

#### **Clause 7.8      Development on steep land in the Scenic Hills**

- (1) This clause applies to land identified as 'Development on steep land (Scenic Hills)' on the Environmental Constraint Map.
- (2) A person must not carry out development on land having a gradient of more than 16 per cent except with development consent.
- (3) Subclause (2) does not require a person to obtain development consent for the excavation or filling of land if the level of the land to be excavated or filled will not, when excavation or filling has been completed, vary by more than 0.5 m from the natural level of land.
- (4) In deciding whether or not to grant development consent under this clause, the consent authority must consider the following:
  - a. The proposed excavation or filling
  - b. The means whereby the stability of the land will maintained,
  - c. The existing vegetation and any proposed

**Comment:** The PPR is supported by a draft development control plan that identifies future building platforms in the lower reaches of the landscape. Important vegetation would be managed within a community lot via a strategic bio-certification strategy.

Should the PPR be supported for Gateway Determination, further assessment of the geology and topography would be required to ensure the geotechnical stability of proposed building envelope locations.

#### **1.9      Campbelltown (Sustainable City) Development Control Plan 2015**

Should Council support the PPR for progression, Macarthur Grange would be subject to a Site Specific Development Control Plan located in Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP).

Progression of this plan would occur should a Gateway Determination be supported.



## 2. Environmental Evaluation

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

### 2.1 Traffic

The applicant has commissioned a traffic study to address future traffic or parking implications in respect of the PPR.

The results of this survey informed a SIDRA traffic model to calculate existing and future level of service (LoS) at the entry intersection as summarised below:

Intersection Conditions	Level of Service	
	AM Peak	PM Peak
Current Operating Conditions	D	F
Post Development Operating Conditions	F	E
Proposed Right Turn Treatment	B	B

Note. LoS is depicted on a sliding scale from A – Good Operation to F- Unsatisfactory with excessive queuing.

To achieve a future level of service ‘B’, the applicant has proposed a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection. Opportunity may also exist to provide a connection to Badgally Road subject to approval from the adjoining land owner and requirements of the NSW Rural Fire Service.

The cost of any intersection improvements would be responsibility of the applicant.

### 2.2 Biodiversity

The applicant has commissioned a flora and fauna assessment to identify and develop strategies to avoid, minimise and mitigate potential impacts to areas of high ecological value.

The site contains the following Plant Community Types (PCTs):

- PCT 835 Forest Red Gum – This PCT is referenced with the River-Flat Eucalyptus Forest and is about to be listed under the *Environmental Protection and Biodiversity Conservation Act 1999*.
- PCT 850 Grey-box
- PCT 1071 Freshwater/Artificial Wetlands
- Exotic Cleared Lands

The assessment recommends that biodiversity certification and a site wide stewardship agreement is the preferred assessment pathway. Unlike the Mt Gilead Stage 1 Bio-certification Agreement that was executed in 2019 under the provisions of the *Threatened Species Act*, the *Biodiversity Conservation Act 2016* allows the owners of land to make an application directly to the Minister.

This would ensure that biodiversity impacts are addressed upfront as part of the strategic planning process and would not require assessment at the development application stage.

### **2.3 Riparian Constraints**

The applicant has commissioned a Riparian Corridor Study which identifies that the majority of watercourses on the site would be retained. A central riparian corridor would be a key feature of the development, with the existing dams near Raby Road to be restored to a natural creek.

The applicant proposes this land could form part of an open space network that is dedicated to Council. As the preferred open space strategy is to seek dedication of a ridgeline trail, the low lying riparian areas would be better managed within the proposed community scheme.

### **2.4 Bushfire**

The applicant has commissioned a Bushfire Opportunity and Constraints Assessment to inform future stages of the proposal. The assessment identifies the proposal is capable of meeting the NSW Rural Fire Service, Planning for Bushfire Protection 2019 requirements. Further assessment would be required to support strategic bio-certification and to ensure protected vegetation is compatible with proposed building envelopes and associated Bushfire Attack Level (BAL) construction standards.

Should Council support progression of the PPR, consultation with the NSW Rural Fire Service would occur as a Gateway requirement.

### **2.5 Stormwater**

The applicant has submitted a preliminary strategy to manage stormwater that applies the principles of Water Sensitive Urban Design (WSUD). These include:

- reducing the quantity of stormwater runoff
- improving the quality of stormwater runoff
- protecting and restoring creeks and rivers
- improving wildlife habitat
- improving the appearance of streets and parks
- cooling of the environment by retaining water

The strategy identifies that less than 2 per cent of the land (129.5 ha) would be non-permeable and supported by a network of detention areas and substantial riparian area to be centrally located at the lower elevations to the north of the site.

Should Council support progression of the PPR, all water quality devices would be located within the community lot and under the community scheme.

### **2.6 Utility Services**

There are four significant utility services that intersect the site. These include high pressure gas pipelines, Transgrid's 132 kV overhead transmission cables, Endeavour Energy's 66 kV overhead transmission cables and Telstra network cables.

To service the proposed development, the following would be required:

- Potable Water: There is potential for Currans Hill reservoir to cater for the development. Extension of the network would be required with an in-line booster station to service higher areas of the site.

- Waste Water: Connections to Camden West would need further investigating to ensure capacity is achievable, further assessment and hydraulic modelling would need to be undertaken. On lot septic systems would not be supported.
- Electricity: South Leppington Zone substation is scheduled to undergo future upgrading. A formal application would be required to secure consumption capacity.
- National Broadband Network: A formal application to the National Broadband Network would need to be submitted for potential lead-in telecommunication infrastructure.
- Natural Gas: An extension of the gas main from Epping Forest Drive and Elbe Place would need to be investigated.
- Gas Pipelines: The Eastern Gas Pipeline, Jemena Gas Network Pipeline and the Moomba to Sydney Ethane Pipeline transect the site. Depending on the location of sensitive uses/development of a Safety Management Study may be need.

Based on the above, the site is capable of being serviced. Further consultation with Sydney Water, Transmission authorities and Pipeline authorities would be required if supported for Gateway referral.

Should the proposal proceed, Clause 7.10 of CLEP 2015 would apply which requires that development consent must not be granted unless essential services are available and arrangements made.

The proposed location of future dwelling in proximity to Transgrid's 132 kV over-head powerlines may raise some community concern about Electric and Magnetic Fields (EMF). The Australian Radiation and Protection and Nuclear Safety Agency's (ARPANSA) public information on the issue says:

"The scientific evidence does not establish that exposure to the electric and magnetic fields found around the home, the office or near powerlines causes health effects."

In this regard, any future development would be required to locate outside of registered easements.

### **3. Infrastructure Delivery**

The proposal includes the zoning of land for public open space that would require a voluntary planning agreement. If supported, the Agreement would define the scope of work and timing for construction and hand-over of land and works associated with the proposed walking trail and 3 lookout parks.

Standard contributions would also be required pursuant to the Campbelltown Local Infrastructure Plan 2018.

#### **4. Formal Consultation**

A guide to preparing local environmental plans has been prepared by the Department of Planning, Industry and Environment (DPIE) to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the Planning Proposal, and Gateway Authorisation is issued by the DPIE, consultation would be undertaken in accordance with the Gateway Determination requirements.

#### **5. Delegation Process**

The preparation of a draft Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the draft Planning Proposal to Gateway Determination, the DPIE would confirm the technical studies required and relevant parts of the draft Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 3.34 of the EP&A Act allows the Minister and the Secretary to delegate functions to a Council and/or an officer or employee of a Council. When submitting a draft Planning Proposal, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation). Authorisation delegates the following plan making powers to Council:

- to make and determine not to make an LEP
- to defer inclusion of certain matters
- to identify which matters must be considered and which stages of the plan making process must be carried out again

At its meeting on 20 November 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager and Director Planning and Environment (now titled Director City Development).

On the grounds that the PPR is generally inconsistent within Ministerial Directions 1.1 and 3.1, it is recommended that Council not exercise the Authorisation in this instance.

#### **Conclusion**

The subject site has operated as an 18 hole golf course with an associated club house/reception centre following a development consent being issued by Council in February 1998. The site was unsuccessfully nominated in December 2011 under the previous NSW Government's Owner nominated sites program for residential development.

A previous Planning Proposal Request seeking approximately 529 - 569 lots was refused by Council in 2016.

The resubmitted Planning Proposal Request now seeks a substantially reduced development footprint, proposing a community titled development of up to 53 environmental living allotments whereby more than 50 per cent of the site would be zoned for public recreation or environmental conservation. With a total site area of 129.5 hectares, development would not exceed 2.5 dwellings per hectare.

On the grounds that the Local Planning Panel has provided advice that the Planning Proposal Request has (in part) site specific merit, it is recommended that Council endorse an application for Gateway Determination, noting that the proposal would represent a variation to Council's policy of urban containment.

In this instance, the variation is considered not unreasonable as the proposal is considered generally consistent with the Campbelltown Local Strategic Planning Statement commitment to support private and public management of the important scenic and cultural landscape. This would also form a workable alternative to the Water Canal which has been ruled out by Water NSW for public recreation.

## **Attachments**

8.1.1 Planning Proposal (contained within this report) [↓](#)

8.1.2 Planning Proposal Request - Due to size (86 pages)(distributed under separate cover)

Proposed Amendment to  
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MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL



## **Planning Proposal**

Macarthur Grange Golf Course

# **Proposed amendment of Campbelltown Local Environmental Plan 2015**

Pre Gateway Phase

June 2022

**Proposed Amendment to  
Campbelltown Local Environmental  
Plan 2015****MACARTHUR GRANGE GOLF COURSE  
PLANNING PROPOSAL****Definitions and abbreviations**

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPE means Department of Planning and Environment

EP&A Act 1979 means Environmental Planning and Assessment Act 1979

GCC means Greater Cities Commission

LGA means local government area

M means metres

MPURA means Menangle Park Urban Release Area

PP means Planning Proposal

PPR means Planning Proposal Request

SEPP means State Environmental Planning Policy

SQM means square metres

**Introduction/Background**

In 2011, the landowner nominated the site for urban development in accordance with the NSW Government's review of housing opportunities on landowner nominated sites (Potential Home Sites Program).

The site was omitted from further review by the Department of Planning and Infrastructure (now known as Department of Planning and Environment) in 2013, on the basis that the site was not suitable for development. Reasons included separation of the site, lack of utility supply and development pressures within the Scenic Hills.

Notwithstanding this outcome, the land owner made a Planning Proposal Request that was considered by Council at its Ordinary Meeting on 16 February 2016. The proposal sought approximately 529-569 residential allotments on land zoned mainly R2 Low Density Residential.

Council resolved to refuse the application for the following reasons:

- a. Inconsistency with Council's policy position on residential development within the Scenic Hills.
- b. Inconsistency with former Sydney Metropolitan Strategy – 'A Plan for Growing Sydney 2014'
- c. Inconsistency with the Ministerial Directions 2.1 Environmental Protection Zones and 7.1 Sydney Metropolitan Strategy
- d. Inconsistency with the former Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) objectives

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- e. Inconsistency with the zones and objectives of the CLEP 2015
- f. Inconsistency with the objectives of Campbelltown Local Planning Strategy 2013
- g. Fails to demonstrate how the visual impacts will be managed and minimised.

Council's resolution was based on its long standing policy position to protect the Scenic Hills, which first appeared in the 1973 Three City Structure Plan and remains in the current Greater Sydney Region Plan - A Metropolis of Three Cities.

In particular, the proposal was assessed to be inconsistent with a potential parkland/strategic link between the Western Sydney Parklands and the Australian Botanic Gardens at Mount Annan.

Although the proposal was accompanied by a Visual Impact Assessment, it did not consider the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' prepared in 2011 for Council by Paul Davies Pty Ltd, nor was a Visual Analysis Report prepared.

On 24 June 2020, a revised Planning Proposal Request was lodged by File Planning Pty Ltd on behalf of the land owner.

The PPR seeks to amend the Campbelltown Local Environmental Plan 2015 by:

- a) rezoning the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation
- b) amend the Minimum Lot Size from 100 ha to part 5,000 m<sup>2</sup>, 8 ha, 10 ha and 40 ha; and
- c) amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café.

The supporting Concept Masterplan proposes approximately 53 Environmental Living lots within a community title setting, including a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities.

The applicant argues the PPR would provide a public benefit via:

- a) preservation of the Scenic Hills via protection of ridges, important views and native vegetation through strategic bio-certification and a stewardship agreement;
- b) providing public access and the first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens; and
- c) provision of large lot, lifestyle homes that are currently under-represented in the LGA's planning.

The proposal is supported by the following technical studies:

- Urban Design Study (including visual assessment)
- Draft Site Specific Development Controls
- Ecological Assessment



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- Riparian Assessment
- Traffic and Transport Assessment
- Aboriginal Heritage Assessment
- Contamination Assessment
- Servicing and Infrastructure Report

On 17 November 2020 and 17 May 2022, Councillors were briefed on the proposal and raised issues consistent with the previous reasons for refusal and concerns raised regarding the precedent the proposal would set should it proceed. A site visit was also held on 17 June 2022.

## **The Site**

The land subject to the PPR is identified as Macarthur Grange, Varroville and is known as Lot 3900, DP 1170905 and has an area of 129.5 ha. The land is located approximately eight kilometres west of the Campbelltown CBD and is bounded by Raby Road to the north and Gregory Hills Drive to the South. The land borders the Camden-Campbelltown Local Government Area boundary to the west and is situated within the Scenic Hills Protection Area.

The site is occupied by an operational golf course known as Macarthur Grange Golf Club which utilises approximately 71.9 ha of the 129.5 ha of the northern most land. The balance of the land comprises largely degraded Cumberland Plain vegetation and cleared low density grazing patches.

The immediate Raby Road frontage, extending to a depth of approximately 300 m is visible to varying degrees. Beyond this, the valley is less prominent, and is screened by vegetation and hidden by the variable topography.

The topography of land to the immediate west of the site forms a broad plateau which is located within the Camden Local Government Area and forms part of the South-West Growth Centre. Land within the growth centre has been developed for urban purposes with allotments ranging from 375 m<sup>2</sup> to 2 ha. The land immediately adjacent to the western boundary is proposed for 800 m<sup>2</sup> subdivision and is zoned C4 Environmental Living.

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Figure 1 Location Map

## Part 1 – Objectives or Intended Outcomes

- (a) To establish a long term management arrangement for the site to provide certainty for the community regarding the future use of the land and the ongoing protection of this part of the Scenic Hills.

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- (b) To ensure that future development within the site maintains the landscape character and scenic qualities of the Scenic Hills Landscape Unit
- (c) To ensure that future development within the site responds to the topography and the location of significant vegetation
- (d) To provide a mix of lot sizes, ranging from 0.5ha to 2.75ha, accommodating a diverse environmental / rural residential community within a neighborhood scheme
- (e) To provide potential for a range of uses on the land surrounding the golf club building including Function centre, restaurant and cafe
- (f) To provide for a north-south walking and cycle link through the Site connecting to existing cycle paths, potential future trails through the Scenic Hills and wider planned Sydney Green Grid projects
- (g) To provide a series of 'lookout parks' at key high points in the landscape connected by the walking and cycle path
- (h) To establish a Hilltop Conservation Area to protect and restore major areas of contiguous significant vegetation.

## **Part 2 - Explanation of provisions**

The Planning Proposal intends to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to:

- (a) rezone the site from C3 Environmental Management to a range of zones including E2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation.
- (b) Introduce a subdivision clause in Part 4 applying to Lot 3900 DP 1170905 to support subdivision in accordance with the *Community Land Development Act 1989* for a neighbourhood scheme, and each lot, other than a lot comprising neighbourhood property, to be created by the subdivision will have an area not less than 5,000 square metres and not exceed a density of 2.5 dwellings per hectare.
- (c) amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café use.

## **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 proposal is an owner initiated Planning Proposal Request.

The protection of the Scenic Hills, and in particular its role as a scenic buffer between Liverpool and Campbelltown LGAs, has been a long held objective of Council and is formalised in various State and local government strategies including the Greater Sydney Region Plan, Western District Plan, Campbelltown LSPS and Local Housing Strategy.

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**Table 1: Background Studies and Reports**

<b>Specialist Technical Studies</b>	<b>Author</b>	<b>Date</b>
Urban Design Study	Architectus Australia	9 June 2020
Draft Site Specific Development Controls	FPD Pty Ltd	28 May 2020
Ecological Assessment	EcoLogical Australia	3 June 2020
Riparian Assessment	EcoLogical Australia	28 May 2020
Bushfire Assessment	EcoLogical Australia	3 June 2020
Traffic Impact Assessment	The Transport Planning Partnership	25 May 2020
Aboriginal Heritage Assessment	EcoLogical Australia	28 May 2020
Contamination Assessment	Senversa	21 May 2020
Servicing and Infrastructure Report	Craig and Rhodes	25 May 2020

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

A Planning Proposal to amend Campbelltown Local Environmental Plan 2015 is the only relevant means of achieving the intended outcomes.

**Section B – Relation 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)**

**Greater Sydney Region Plan**

A Plan for Growing Sydney has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 817,000 new jobs and 725,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

An assessment of the Planning Proposal against the relevant Directions and Objectives of the GSRP is provided in table 2. The Planning Proposal is generally consistent with the GSRP particularly as the proposal seeks to ensure that development outcomes meet contemporary expectations.

**Table 2: Key Directions and Planning Priorities**

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<b>Infrastructure and Collaboration</b>			
A City Supported by Infrastructure			
<ul style="list-style-type: none"> <li>Infrastructure supports the three cities</li> <li>Infrastructure aligns with forecast growth - growth infrastructure compact</li> <li>Infrastructure adapts to meet future needs</li> <li>Infrastructure use is optimised</li> </ul>	<ul style="list-style-type: none"> <li>Planning for a city supported by infrastructure (W1)</li> </ul>	Yes	<p>The requisite social and physical infrastructure required to support the proposal have been identified and an outline strategy for their delivery provided, including the principles of a Voluntary Planning Agreement (VPA).</p>
A Collaborative City			
<ul style="list-style-type: none"> <li>Benefits of growth realised by collaboration of governments, community and business</li> </ul>	<ul style="list-style-type: none"> <li>Working through collaboration (W2)</li> </ul>	Yes	<p>The realisation of the revised vision underpinning the Planning Proposal will require collaboration with various government agencies, Council, the development sector and existing and envisaged community.</p> <p>As part of the Gateway Determination, Council would undertake public consultation to seek the views of relevant agencies and interested persons as discussed.</p>
<b>Liveability</b>			
A City of Great Places			
<ul style="list-style-type: none"> <li>Services and infrastructure meet communities' changing needs</li> <li>Communities are healthy, resilient and socially connected</li> <li>Greater Sydney's communities are culturally rich with diverse neighbourhoods'</li> <li>Greater Sydney celebrates the arts and supports</li> </ul>	<ul style="list-style-type: none"> <li>Providing services and social infrastructure to meet peoples changing needs (W3)</li> <li>Fostering healthy, creative, culturally rich and socially connected communities (W4)</li> </ul>	Yes	<p>The revised vision, planning controls and support infrastructure provide a template for people focused planning outcomes.</p> <p>Community infrastructure, business and retail facilities, access to diverse open space and transport means future residents would be capable of living a healthy, resilient and socially connected community.</p>

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
creative industries and innovation			
Housing in the City			
<ul style="list-style-type: none"> <li>Greater housing supply</li> <li>Housing is more diverse and affordable</li> </ul>	<ul style="list-style-type: none"> <li>Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)</li> </ul>	Yes	<p>The provision of larger environmental living lots would provide aspirational housing opportunities leverage off high amenity areas rural/environmental interfaces.</p> <p>This form of housing is unrepresented in Council's existing Local Housing Strategy.</p>
A City of Great Places			
<ul style="list-style-type: none"> <li>Great places that bring people together</li> <li>Environmental heritage is identified, conserved and enhanced.</li> </ul>	<ul style="list-style-type: none"> <li>Creating and renewing great places and local centres, and respecting the District's heritage (W6)</li> </ul>	Yes	<p>The proposal provides a balance between provision of a public space, ridgetop network, opportunity to manage environmentally sensitive land within managed community land.</p>
Productivity			
A Well Connected City			
<ul style="list-style-type: none"> <li>A metropolis of three cities - integrated land use and transport creates walkable and 30 minute cities</li> <li>The Eastern, GPOP and Western Economic corridors are better connected</li> </ul>	<ul style="list-style-type: none"> <li>Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7)</li> </ul>	Yes	<p>The proposal would have limited traffic impact with conventional access onto Raby Road required via a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection.</p> <p>Zoning and dedication of a ridgetop open space network would support implementation of a regional recreation trail, connecting the Mt Annan Botanic Gardens with Western Sydney Parklands.</p>



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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> <li>and more competitive and efficient</li> <li>Freight and logistics network is competitive and efficient</li> <li>Regional connectivity is enhanced</li> </ul>			
<b>Jobs and Skills for the City</b>			
<ul style="list-style-type: none"> <li>Harbour CBD is stronger and more competitive</li> <li>Greater Parramatta is stronger and better connected</li> <li>Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</li> <li>Internationally competitive health, education, research and innovation precincts</li> <li>Investment and business activity in centres</li> <li>Industrial and urban services land is planned, protected and managed</li> <li>Economic sectors are targeted for success</li> </ul>	<ul style="list-style-type: none"> <li>Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis (W8)</li> <li>Growing and strengthening the metropolitan city cluster (W9)</li> <li>Maximising freight and logistics opportunities and planning and managing industrial and urban services land (W10)</li> <li>Growing investment, business opportunities and jobs in strategic centres (W11)</li> </ul>	Yes	Significant local construction and maintenance employment opportunities will evolve.
<b>Sustainability</b>			
<b>A City in its Landscape</b>			
<ul style="list-style-type: none"> <li>The coast and waterways are protected and healthier</li> </ul>	<ul style="list-style-type: none"> <li>Protecting and improving the health and enjoyment of the</li> </ul>	Yes	The proposal seeks to retain significant vegetation both within individual lots for high value vegetation within a 24ha conservation

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Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> <li>A cool and green parkland city in the South Creek corridor</li> <li>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</li> <li>Scenic and cultural landscapes are protected</li> <li>Environmental, social and economic values in rural areas are protected and enhanced</li> <li>Urban tree canopy cover is increased</li> <li>Public open space is accessible, protected and enhanced</li> <li>The Green Grid links, parks, open spaces, bushland and walking and cycling paths</li> </ul>	<p>District's waterways (W12)</p> <ul style="list-style-type: none"> <li>Creating a Parkland City urban structure and identity with South Creek as a defining spatial element (W13)</li> <li>Protecting and enhancing bush land and biodiversity (W14)</li> <li>Increasing urban tree canopy cover and delivering Green Grid connections (W15)</li> <li>Protecting and enhancing scenic and cultural landscapes (W16)</li> <li>Better managing rural areas (W17)</li> <li>Delivering high quality open space (W18)</li> </ul>		<p>reserve.</p> <p>Future development would be supported by vegetation management plans which would identify opportunities to manage and enhance existing vegetation.</p> <p>The proposal will support the protection of the Scenic Hills by applying a development model which is compatible with the character of the Scenic Hills and will ensure its long term protection.</p> <p>The proposal will protect views of the Scenic Hills from the public realm through limiting development to large lots supporting modest dwellings nestled into the landscape allow the grassy paddocks and native vegetation to dominate views of the site. A visual impact analysis has been prepared which demonstrates that visual impacts will be minimal (see Section 9.3.1)</p> <p>The proposal maintains the values of the Metropolitan Rural Area by protecting biodiversity and the rural character of the Scenic Hills. The proposed large residential lots provide an alternative housing form whilst maintaining potential for small scale agricultural pursuits.</p> <p>The proposal for C4 Environmental Living lots is considered a form of rural living, being for large environmental / rural residential lots ranging from 5,000 to 2.75ha (1.3ha average lot size).</p>
An Efficient City			
<ul style="list-style-type: none"> <li>A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change</li> </ul>	<ul style="list-style-type: none"> <li>Reducing carbon emissions and managing energy, water and waste efficiently (W19)</li> </ul>	Yes	<p>The proposal would provide a highly permeable and accessible network to support public transport and healthy lifestyles.</p> <p>Water management would be addressed by private stormwater management and implementation of</p>



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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<ul style="list-style-type: none"> <li>Energy and water flows are captured, used and re-used</li> <li>More waste is re-used and recycled to support the development of a circular economy</li> </ul>			<p>BASIX requirements at the dwelling construction stage.</p> <p>Measures to minimise adverse potential urban heat island impacts would be addressed in site specific development controls, such as building material reflectivity and tree planting requirements.</p>
A Resilient City			
<ul style="list-style-type: none"> <li>People and places adapt to climate change and future shocks and stresses</li> <li>Exposure to natural and urban hazards is reduced</li> <li>Heatwaves and extreme heat are managed</li> </ul>	<ul style="list-style-type: none"> <li>Adapting to the impacts of urban and natural hazards and climate change (W20)</li> </ul>	Yes	<p>Appropriate flood and bushfire hazard management strategies underpin the proposal and opportunities to proactively address potential urban heat island impacts.</p>

### **Western City District Plan - Connecting Communities**

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western District and amongst other things, is intended to inform the assessment of planning proposals.

The Plan reinforces the Greater Sydney Region Plan Actions of maintaining and enhancing the Metropolitan Rural Area and limiting urban development to the Urban Area.

The key actions relating to the site are set out within Planning Priority 16 Protecting and enhancing scenic and cultural landscapes and Planning Priority 17: Better managing rural areas. The Plan highlights that scenic landscapes within the Western District, including the Scenic Hills between Campbelltown and Camden, create a distinct setting for neighbouring urban communities.

The Plan also sets out the following in relation to rural residential development under Planning Priority 17: Better managing rural areas:

*Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes.*

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The proposal for the site has been designed to be directly in alignment with the Plan and it seeks to facilitate the long term protection of a component of the Scenic Hills.

**Local Strategic Planning Statement**

The Local Strategic Planning Statement (LSPS) details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS 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 LSPS responds to the District and Regional Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the LGA thrives now and remains prosperous in the future, having regard to the local context.

A statement of consistency with the LSPS is summarized below:

<b>LSPS Action</b>	<b>Comment</b>
2.5: Contain urban development to existing urban areas and within identified growth and investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area (MRA).	<p>The Scenic Hills Protection area (SHPA) was recognised by the 1973 Three City Structure Plan and provides limited access to the public due to being held in fragmented private ownership. The role of the SHPA is to provide a buffer to urban development areas of Campbelltown, Camden and Liverpool.</p> <p>In 2007, the NSW Government gazetted the South West Growth Centre which includes the now developed estates of Gregory Hills, Gledswood Hills within the Camden LGA, and Willowdale within the Campbelltown LGA. These estates have been constructed on the western plateau lands of the Scenic Hills landscape which is considered to have eroded the concept in that area.</p> <p>Notwithstanding, the Scenic Hills still perform an important landscape function and structural element in the relationship with and providing a distinct difference between Camden and Campbelltown LGAs. The Scenic Hills in the Campbelltown LGA are highly undulated and form a significant buffer between the 2 areas (Kearns and Gregory Hills).</p> <p>The PPR argues that this function could still be preserved if sensitively managed to ensure that development is limited to specific pockets of land that:</p> <ul style="list-style-type: none"> <li>• are not visible along key view lines</li> <li>• preserve ridge lines</li> </ul>

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	<ul style="list-style-type: none"> <li>• support public access and connectivity to regional attractions; and</li> <li>• manage environmental attributes with no cost to Council</li> </ul> <p>Planning Priority 17 and Objective 29 of the WCDP provides for the limited consideration of rural residential development 'where there are no adverse impacts on the amenity of the local area and development provides incentives to maintain and enhance the environmental, social and economic values of the MRA'.</p> <p>The proposed development of large lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. Similar forms of community title subdivision exist other MRA lands within the Sydney Metropolitan Area.</p> <p>The applicant's Urban Design Study, which includes a Visual Impact Assessment of important views from Council's Scenic Hills Visual Study, suggests that future dwellings would not be visible from important view corridors.</p>
3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	<p>Areas of environmental significance could be protected through bio-certification and a stewardship agreement within a community titled scheme without any financial cost to the wider Campbelltown community.</p> <p>The stewardship agreement would provide an ongoing funding source for the revegetation, management and conservation of the site, with management of the scheme to be administered by the Community Association. This would ensure individual allotments are not required to manage vegetation.</p>
5.1: Work in partnership with stakeholders to investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River	<p>The WCDP proposes a blue-green grid from the Western Sydney Parklands to the Mount Annan Botanic Gardens along the State heritage listed, Sydney Upper Water Canal.</p> <p>Public access to the Scenic Hills is currently very limited, with potential public recreation opportunities limited to Council's Varroville Reserve, or by the authority of existing land owners like those that own the Macarthur Grange.</p> <p>The applicant proposes to address this action by including a walking trail with 2 lookout parks that would provide the first part of a potential linkage from the Western City Parklands to the Mt Annan Botanic Gardens.</p> <p>This outcomes would form part of a voluntary planning agreement to construct and dedicate the land to Council.</p>

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<p>5.6: Work in collaboration with relevant stakeholders to review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study</p>	<p>The Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands were considered by Council at its meeting on 18 October 2011, where the Study was adopted as an important contributory element to the preparation of Draft CLEP 2014 (then known as Draft CLEP 2013).</p> <p>The subject site was included in the report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study).</p> <p>It is part of Unit 2 (E-LU2) in the Visual Study which is described as playing 'a critical role in defining many of the Campbelltown LGA's most significant historic and contemporary views.' The golf course part of the subject site is described as a 'valley with high scenic quality' while the remainder of the site is described as containing 'high quality hidden valleys'.</p> <p>Although the Planning Proposal Request has undertaken a view assessment from prominent viewpoints looking towards the site, it largely discounts the visual importance of the valley in favour being a development opportunity.</p> <p>Since drafting of this plan, urban encroachment has altered the setting of the landscape and may justify a revision of this principle such that preservation of the important external views are maintained.</p>
<p>5.11 Promote community management of scenic and cultural landscapes in the LGA</p>	<p>The proposal would provide for both private and public management of the important scenic and cultural landscape.</p>
<p>5.22 Investigate the active transport and recreational potential of the Prospect Canal as a major regional connection from Prospect Reservoir to the coast, in consultation with WaterNSW, other relevant Government departments and agencies, and adjoining councils</p>	<p>Informal advice from WaterNSW indicates that community access to the Canal for recreation uses is unlikely given risk associated with the protection of the water supply and user safety. Exclusion fencing of the Canal currently exists in housing estates such as the Willowdale development, where access is not permitted.</p> <p>The current proposal provides an opportunity to achieve a similar outcome on land that would, after dedication in accordance with the proposed VPA, be under the care and control of Council.</p> <p>Community access would provide significant public benefit via the provision of a recreation activity not currently available. Access to ridges and scenic locations is not currently available and would provide an important first step in implementing a connection from the Mount Annan Botanic Gardens to the Western Sydney Parklands.</p>

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6.20: Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities	Generally the land within the Scenic Hills tends to have low agricultural potential due to its relative steepness and associated shallow and highly erodible soils. The more productive 'valley floor' of the site is particularly limited in scale and would not support an economic agricultural use.
6.23: Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills	Agri-tourism would generally be unsuitable for the site given its topography, poor soils, limited size and nearby urban uses.

**Campbelltown Local Environmental Plan 2015 (CLEP 2015)**

The Campbelltown Local Environmental Plan 2015 (CLEP 2015) is the principal environmental planning instrument for the City of Campbelltown. A summary of the existing planning framework and proposed amendment are discussed below:

**Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments**

CLEP 2015 Current	Proposed Amendment
<b>Mapping</b>	
<b>Zoning</b> The subject site is zoned E3 Environmental Management	The Planning Proposal seeks to rezone the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation as shown in Attachment 1.
<b>Minimum Lot Size</b> The current minimum lot size is 100ha.  Given the subject site is 129.5 hectares and is currently one lot no further subdivision potential exists.	The Planning Proposal seeks to implement the subdivision as a Neighbourhood Scheme. Therefore an amendment of the Lot Size Map to support minimum 5,000m <sup>2</sup> lots is not required.

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CLEP 2015 Current	Proposed Amendment
<p><b>Building Height</b></p> <p>The current Height of Building Map is 9m.</p>	<p>The height of buildings limit of 9 m remains consistent with the existing residential development of Kearns, Eschol Park and Eagle Vale.</p> <p>Although there is scope to restrict the RL's to cater for single story development, it may result in further earthworks to establish larger building platforms and should be further investigated.</p>
<p><b>Land Reservation</b></p> <p>The land reservation map identified land required for a public purpose such as open space roads and utilities.</p>	<p>The Planning Proposal seeks to update the Land Reservation Acquisition Map based on the updated Land Zoning Map, where land reserved exclusively for a public purpose being open space.</p>
<b>Clauses</b>	
<p>Clause 4, Principle Development Standards</p> <p>Clause 4.1AA Minimum subdivision lot size for community title scheme applies in the case of land developed under the Community Land Development Act.</p> <p>Clause 4.1AA (3) requires the size of any lot resulting from subdivision (other than association property) not be less than the minimum on the Lot Size Map.</p> <p>To ensure that only a Neighbourhood scheme is developed on the land, it is proposed to amend the clause to insert a new part</p>	<p>To ensure that only a Community Title Subdivision would be permissible, an amendment of Clause 4.1AA is proposed as follows:</p> <p>Insert after 4:</p> <p>(5) This clause applies to development on Lot 3900, DP 1170905, Varroville.</p> <p>(a) Despite subclause 3, the consent authority may grant development consent for the subdivision of land to which this clause applies, only if the land is subdivided in accordance with the <i>Community Land Development Act 1989</i> for a neighbourhood scheme, and each lot, other than a lot comprising neighbourhood property, to be created by the subdivision will have an area not less than 5,000 square metres and not exceed a density of 2.5 dwellings per hectare.</p>
<p>Schedule 1 Additional Permitted Uses</p>	<p>Inclusion of the following uses in Schedule 1 as permissible with consent over the 6ha club house, neighbourhood property lot:</p> <ul style="list-style-type: none"> <li>• Function centre</li> <li>• Restaurant or cafe</li> </ul>

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**Campbelltown (Sustainable City) Development Control Plan, 2015**

The Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP) provides development guidelines and site specific controls to support the delivery of CLEP 2015.

Progression of the Planning Proposal would require a new Part to Volume 2 of the CSCDCP.

**Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**

**Campbelltown Community Strategic Plan – Campbelltown 2027**

The Campbelltown City Community Strategic Plan (CSP) is a ten (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 CSP acknowledges 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 Planning Proposal is consistent with the CSP and will specifically facilitate delivery of the key outcomes as detailed below.

**Table 4: Consistency with Campbelltown Community Strategic Plan**

CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> <li>The community will be afforded the opportunity to review the Planning Proposal and engage at key stages in the decision-making process.</li> <li>The proposal seeks to establish a framework to inform the future review of the CLEP support private and public management of the important scenic and cultural landscape.</li> <li>Provides for housing choice and diversity not otherwise delivered by the Local Housing Strategy.</li> </ul>
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> <li>The proposal seeks to preserve areas of critically endangered ecological communities with stewardship sites as part of a strategic bio-certification of the land.</li> </ul>
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> <li>Delivery of infrastructure would be supported by an offer to enter into a voluntary planning agreement.</li> </ul>
Outcome 4	

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CSP Outcome	Statement of Consistency
A successful city	<ul style="list-style-type: none"> <li>The proposal seeks to implement a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities, which could form first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens.</li> </ul>

**4. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The following State Environmental Planning Policies (SEPPs) are relevant to the Planning Proposal.

**Table 5: Consistency with State Environmental Planning Policy**

Table 7		
Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
<b>SEPP (Biodiversity and Conservation) 2021</b>		
Vegetation in Non Rural Areas	N/A	<p>Not applicable.</p> <p>The planning proposal does not propose the removal of trees or seek approval for the removal of any trees.</p> <p>The proposal has been developed with a view to retaining native vegetation where possible. The relevant provisions of the SEPP will need to be addressed at DA stage.</p>
Koala Habitat Protection		<p>The aim of Chapter 4 Koala habitat protection 2021 is to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas.</p> <p>Koalas have not previously been identified on the site; however the site includes vegetation identified by the SEPP as being potential Koala habitat.</p> <p>On 30 July 2020, the Department of Planning granted approval of Council's Comprehensive Koala Plan of Management (CKPoM) under Clause 17 of the Koala SEPP.</p> <p>Consistent with the requirements of this Plan, a Vegetation Assessment Report is be required to assess whether</p>



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		<p>future development envisaged under the Planning Proposal would adversely impact on core or potential koala habitat.</p> <p>This matter would be capable of being addressed prior to or as a condition of Gateway Determination.</p>
Georges River Catchment	Yes	<p>Chapter 11 Georges River Catchment seeks to manage development within Georges River Catchment to ensure its environmental qualities are maintained. It sets out aims, objectives and planning principles which relate to the management of the Georges River Catchment.</p> <p>Waterways on site are upper tributaries in the Georges River catchment. A Riparian Assessment has been prepared by Ecological Australia to ground truth riparian corridors within the site and identify riparian corridors that require retention and protection through the establishment of riparian buffers. The recommendations of the assessment have been incorporated in the Indicative Master Plan ensuring that the aims, objective and planning principles of Chapter 11 of the SEPP can be met. Further detail on the management of stormwater and water sensitive urban design would be provide at development application stage.</p>
SEPP (Resilience and Hazard) 2021		
Remediation of Land	Yes	<p>Chapter 4 Remediation of Land introduces planning controls for the remediation of contaminated land. The policy states that the planning authority must consider whether the land is contaminated, and if so that the land is suitable in its contaminated state for the permitted uses in the zone, or that the land requires remediation before the land is developed for that purpose. A Preliminary Site Investigation was undertaken by Senversa to assess the likelihood of contamination and consider whether additional assessment or remediation would be required.</p> <p>Senversa considers that the site is likely to be suitable for the proposed use and that should any contamination be</p>

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		identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.
SEPP (Transport and Infrastructure) 2021	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	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 included as part of future DAs to demonstrate compliance with SEPP BASIX requirements.

**5. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?**

The Planning Proposal is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 6 for an assessment of the proposal against the S9.1 Ministerial Directions.

**Table 6: Consistency with Ministerial Directions**

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
<b>Focus Area 1 – Planning Systems</b>		
<b>1.3 Approval and Referral Requirements (previously 6.1)</b>		
The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The planning proposal does not contain provisions requiring concurrence or referral for future development applications.
<b>1.4 Site Specific Provisions (previously 6.3)</b>		
The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls	Yes	The planning proposal includes site specific subdivision controls to ensure the land is only capable of subdivision in accordance with the <i>Community Land Development Act 1989</i> for a neighbourhood scheme.
<b>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>		
The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.	N/A	The Proposal is not included in the Greater Macarthur Urban Renewal Corridor
<b>1.14 Implementation of Greater Macarthur 2040</b>		

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The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with <i>Greater Macarthur 2040</i> dated November 2018.	N/A	The Proposal is not identified in the urban renewal corridor or land release area structure plans.
<b>Focus Area 3 – Biodiversity &amp; Conservation</b>		
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.		
<b>3.1 Conservation Zones (previously 2.1 Environment Protection Zones)</b>		
The objective of this direction is to protect and conserve environmentally sensitive areas.	No, but inconsistency justified	<p>The direction requires that a Planning Proposal must:</p> <ul style="list-style-type: none"> <li>include provisions that facilitate the protection environmentally sensitive areas</li> <li>not reduce the environmental protection standards for land within an environment protection zone (including by modifying the standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 Rural Lands.</li> </ul> <p>A proposal may be inconsistent with this direction if the Secretary of DPE (or delegate) is satisfied that it is justified by a study prepared in support of the planning proposal that gives consideration to the objectives of the direction, being to protect and conserve environmentally sensitive areas.</p> <p>Inconsistency with the direction is considered appropriate given that the proposal would retain the site within an environmental protection zone (C4/C2 rather than C3), noting that the C2 zone provides a higher level of protection than the existing zone.</p> <p>Further, the proposal is supported by an ecological study which demonstrates that the proposal would protect and enhance environmentally sensitive</p>

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		areas on the site under a future strategic biodiversity certification application or BDAR given the existing holding is a single lot.
<b>3.2 Heritage Conservation (previously 2.3)</b>		
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	<p>This direction sets out that a planning proposal must contain provisions that facilitate the conservation of Aboriginal objects or places that are protected under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>The site does not include any recorded Aboriginal heritage items. An Aboriginal Heritage Due Diligence Assessment has been prepared which identified areas of high and moderate archaeological potential.</p> <p>The assessment concluded that where areas of moderate and high archaeological potential would be impacted by future development, further assessment would be required at Development Application stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA), which would include Aboriginal community consultation.</p>
<b>Focus Area 4 – Resilience &amp; Hazards</b>		
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.		
<b>4.1 Flooding – (previously 4.3)</b>		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>	N/A	The site is not identified in the Campbelltown LEP as being flood prone.
<b>4.3 Planning for Bushfire Protection (previously 4.4)</b>		

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<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>• protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</li> <li>• encourage sound management of bush fire prone areas.</li> </ul>	Yes	<p>This direction applies to a planning proposal in proximity to bushfire prone land. It requires consultation with the NSW Rural Fire Service (RFS) following a Gateway decision and prior to public exhibition.</p> <p>The direction sets out requirements to ensure that bushfire hazard is appropriately managed.</p> <p>A Bushfire Assessment has been prepared to support the Planning Proposal. Further consultation with RFS would be undertaken prior to, or as a condition of Gateway Determination and prior to public exhibition.</p>
<b>4.4 Remediation of Contaminated Land (previously 2.6)</b>		
<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>	Yes	<p>The planning proposal is supported by a Preliminary Site Investigation undertaken by Senversa which assessed the likelihood of contamination and consider whether additional assessment or remediation would be required.</p> <p>The assessment concluded that the site is likely to be suitable for the proposed use and that should any contamination be identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.</p>
<b>4.5 Acid Sulphate Soils (previously 4.1)</b>		
<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	N/A	<p>The site is not identified in Campbelltown LEP as being subject of acid sulfate soils.</p>
<b>4.6 Mine Subsidence &amp; Unstable Land (previously 4.2)</b>		
<p>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.</p>	N/A	<p>The site is not within a Mine Subsidence District.</p>
<b>Focus Area 5 – Transport &amp; Infrastructure</b>		
<p>The Principles for Transport &amp; 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</p>		

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and infrastructure in the right location and at the right time.		
<b>5.1 Integrating Land Use and Transport (previously 3.4)</b>		
<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"> <li>improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>increasing the choice of available transport and reducing dependence on cars, and</li> <li>reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.</li> </ul>	Yes	<p>The direction requires the consideration of the principles of Integrating Land Use and Transport as outlined in key polices and guidelines.</p> <p>The site has good accessibility to a range of services and facilities, with an appropriate level of access to transport for a rural residential style development.</p>
<b>5.2 Reserving Land for Public Purposes (previously 6.2)</b>		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>facilitate the provision of public services and facilities by reserving land for public purposes, and</li> <li>facilitate the removal of reservation</li> </ul>	Yes	<p>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Secretary of DPIE (or delegate).</p> <p>The proposal includes land proposed to be zoned RE1 Public Recreation. This would be subject to further discussion with Council prior to finalisation of the Planning Proposal.</p>
<b>Focus Area 9 – Primary Production</b>		
<p>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.</p>		
<b>9.2 Rural Lands (Previously 1.5)</b>		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>protect the agricultural production value of rural land,</li> <li>facilitate the orderly and economic use and</li> </ul>	Yes	<p>The planning proposal is consistent with the requirements of this direction as summarised below:</p> <ul style="list-style-type: none"> <li>Although the proposal is</li> </ul>

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<p>development of rural lands for rural and related purposes,</p> <ul style="list-style-type: none"> <li>• assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</li> <li>• minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</li> <li>• encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,</li> <li>• support the delivery of the actions outlined in the NSW Right to Farm Policy.</li> </ul>		<p>generally inconsistent with the relevant regional and district plans and the Campbelltown LSPS, the site is does not have any significance in terms of agricultural and primary production, given the current use as a golf course and vacant land subject of minor and intermittent grazing.</p> <ul style="list-style-type: none"> <li>• Further it does not create any land use conflict, as it is not located adjacent to any significant agricultural land uses, and is largely located between existing and planned residential areas. Further, the site is not identified as State significant agricultural land.</li> <li>• Environmental values on the site are proposed to be protected, including important views and landscapes, biodiversity, native vegetation, cultural heritage and water resources.</li> <li>• The natural and physical constraints of the land have been considered and incorporated into the Indicative Master Plan that would form part of a future site specific DCP.</li> <li>• The proposal is for environmental / rural residential purposes. It is appropriately located within close proximity of centres and accessible to a range of services and infrastructure.</li> </ul> <p>The site is also able to be serviced by utility infrastructure. The proposal contributes to the housing diversity in the local area by providing supply of large residential lots with a range of sizes, whilst protecting the character and values of the scenic hills.</p>
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PLANNING PROPOSAL****Section C – Environmental Social or Economic impact****6. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

A Flora and Fauna Assessment has been prepared by Ecological Australia to support the Planning Proposal.

The Assessment included targeted surveys across the site which identified a range of ecological values, including:

Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest which is critically endangered under the Biodiversity Conservation Act 2016 (BC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) which was identified as corresponding to Plant Community Type 850 (PCT 850) being Cumberland Plain Woodland.

River-flat Eucalypt Forest which is endangered under the BC Act and nominated for listing under the EPBC Act, which was identified as corresponding to Plant Community Type 835 (PCT 835).

Large areas of the site were identified as cleared or exotic vegetation, along with a small area of *Phragmites australis* and *Typha orientalis* coastal freshwater wetlands of the Sydney Basin Bioregion – Artificial wetland which is not listed under the BC Act or EPBC Act.

For the Cumberland Plain Woodland, vegetation of good, moderate and poor condition was identified as well as areas of derived native shrublands and derived native grasslands. Whilst the shrublands and grasslands lack canopy trees, and in the case of grasslands lack midstorey vegetation, they are classified as Cumberland Plain Woodland and protected under the BC Act. The Cumberland Plain Woodland is largely located in the southern section of the site and along the ridgelines to the north.

River-flat Eucalypt Forest was identified as being poor quality, and is predominantly located along the riparian areas through the centre of the northern section of the site.

The applicant has foreshadowed an application for strategic biodiversity certification should the proposal be supported.

Since lodgement of the PPR, Council's Comprehensive Koala Plan of Management was endorsed by the Department of Planning and Environment on 30 July 2020. Therefore, this would require the applicant to undertake a Vegetation Assessment Report to identify the location and diameter at breast height (dbh) of koala feed trees greater than 200mm and to maximize their retention in the zoning scheme.

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



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The proposal seeks to retaining the rural and landscape character of the Scenic Hills by restricting development to large environmental / rural residential lots with modest dwellings nestled into the landscape allowing the grassy paddocks and native vegetation to dominate views of the site. This will significantly minimise visual impacts from the surrounding area as well as from proposed public domain areas within the site.

A Visual Impact Assessment has been prepared which forms part of the proponent's Urban Design Report which considered the visual impact of the proposal from five viewpoints which were selected based on the views identified in the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' report (October 2011), as well as their relative importance and likelihood to be of value to the wider landscape.

The views of the site from Sommes Place and Canadian Place within residential areas to the east, and Raby Road looking along the eastern site boundary were identified as having negligible impacts due to the site topography and existing vegetation. From these viewpoints the development would sit below the ridgeline, and would be screened by existing vegetation.

The view from Raby Road fronting the north of the site was identified as having a moderate impact noting that while the proposal does obstruct some elements of the existing view along the valley, the proposal is predominately screened by vegetation and with the low building height and wide building separation, decreases the impact of the view. It was considered that these impacts could be mitigated through future landscape planting along the boundary edge that interfaces with Raby Road, as well as the re-vegetation of the existing riparian corridor, to provide an additional level of screening to the built form and retain the landscape character.

The view from Gregory Hills Drive to the south of the site was identified as having low to moderate impact, noting that the proximity of the view to the proposal means it is apparent, however due to the existing vegetation, the topography sloping down to the southern corner, and the proposed built form keep away from the ridgeline, the distance views looking north over the Scenic Hills will not be obstructed. It was considered that these impacts could be mitigated through future landscape planting along the boundary edge that interfaces with Gregory Hills Drive to provide an additional level of screening to the built form and retain the landscape character.

It is considered that the visual impacts of the proposal for the views investigated are generally acceptable and could be further mitigated through landscape planting. However, as a condition of future Gateway Determination, a further assessment of more distant views from the eastern edges of the city to the 'southern point' of the site be undertaken.

*Scenic Hills*

Council's long term strategic direction is for the ongoing protection of the Scenic Hills. Although the Campbelltown Local Planning Strategy 2014 identified opportunity for limited development in the Scenic Hills to provide for the ongoing protection of this area, this policy position has since been superseded by the Local Strategic Planning Statement and Local Housing Strategy.

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The Western District Plan also highlights that limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area, including the protection of scenic landscapes.

The proponent's PPR suggests that the ongoing protection of the scenic hills requires a sustainable development model. The PPR suggests the most appropriate model would be low density rural-residential development that protects the scenic values of the site, while allowing limited development that would not compromise these values.

The proponent's Urban Design Study includes an analysis to show the effect of applying the principles to the wider Scenic Hills. The analysis indicates potential for less than 600 dwelling lots over 1,500 hectares. Under a 'worst case scenario' there would be one dwelling to every 2.5ha. The analysis demonstrates that such a development pattern would have minimal impact on the scenic and rural values of this area.

Under a 2.5ha dwelling model, Council officer review indicates that significantly fewer dwelling lots would be possible due to few areas in the scenic hills being representative of "hidden valleys". In this regard, it is recommended that a detailed view-shed analysis of the scenic hills be undertaken as a condition of Gateway Determination to demonstrate which areas also share similar values to the current proposal.

Despite concerns about precedent, future public access to the Scenic Hills by providing access to green connections between the Western Sydney Parklands to the north and the Mount Annan Gardens to the south will require a bespoke planning strategy to support implementation.

Council has separately commissioned a study to investigate a future potential open space network that could support this outcome.

*Riparian*

The proponent has submitted a Riparian Constraints Assessment, prepared by Ecological Australia, to confirm the current condition of waterways within the site and requirements for riparian corridors. The assessment considers the regulatory framework of the Water Management Act 2000 and the Guidelines for Controlled Activities on waterfront land—Riparian corridors (2018) published by the Natural Resources Access Regulator (NRAR).

The assessment identified 21 first-order and three second-order creeks within the site, along with a number of man-made dams. The riparian vegetation was identified as highly modified within the golf course, and as predominantly native species with exotic species scattered throughout for the southern extent of the site.

The assessment concluded that the 13 first order creeks, including 12 within the highly modified golf course area, did not meet the definition of a river under Water Management Act 2000, as they had no defined bed and banks. Further, there were three additional

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creeks which had no defined bed or banks upstream of the mapped dam. The assessment recommends that NRAR be engaged to support the removal of these creeks, which would remove the need to address these areas as waterfront land under the Water Management Act 2000.

For waterways that meet the definition of a river, the NRAR Guidelines outline the need for a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. The VRZ is required to be established is as follows:

- 10m on each side the creek for first-order waterways
- 20m on each side the creek for second-order waterways

The NRAR Guidelines allow for non-riparian uses within the outer 50% of the VRZ as long as compensation (1:1 offset ratio) is achieved within the site. The inner 50% of the VRZ must be fully maintained and vegetated with native riparian species.

The Riparian Assessment included an analysis of the Indicative Planning Proposal which concluded that the proposal appropriately addresses the protection of riparian corridors and the establishment of appropriate Vegetated Riparian Zones, including through the application of the offsetting approach outlined above.

Further consultation with NRAR would be carried following a Gateway decision on the proposed approach to managing riparian corridors and to seek support for removal of creeks where appropriate.

#### *Bushfire*

The placement of dwellings downslope from remnant vegetation has resulted in easier management conditions than would have otherwise been the case. The site has also very low population density comparable to the surrounding area. A Bushfire Opportunities and Constraints Assessment has been prepared by Ecological Australia (Appendix E), which has considered the proposal against Planning for Bushfire Protection 2019.

The assessment identified suitable asset protection zones (APZs) from existing vegetation to be retained and areas of the site to be revegetated such as the riparian corridors. The recommended APZs vary from 12m to 25m for residential uses and from 50m adjacent to the hotel / function centre which is identified as a Special Fire Protection Purposes. The recommended APZs based on the Indicative Master Plan are shown at Figure 24 and Figure 25 of the proponents PPR.

The assessment also considered access arrangement to the site in the event of a bushfire and noted that the access / egress arrangements and the design of internal roads and property access will need to be further addressed at the DA stage. In particular, it noted that a secondary access / egress would be necessary. There are a number of opportunities to provide secondary access / egress to and from the site either as permanent or emergency arrangement via Badgally Road and/or Gledswood Hills Road, as shown on the

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proponents PPR - Indicative Master Plan (Figure 10). This will be further considered at the DA stage.

The assessment also highlighted potential non compliances with Planning for Bushfire Protection 2019 including the absence of a perimeter road and a number of dead end roads which exceed 200m in length. The assessment notes that performance solutions may exist and would need to be negotiated with the NSW Rural Fire Service (RFS) through a Bush Fire Design Brief. The road layout is indicative only and room for variation exists at a more detailed planning stage.

Consultation would be carried out with RFS prior to, or as a condition of Gateway Determination based on the advice of DPE with the objective of identifying an appropriate bushfire access solution which provides safe access to the site without the need to provide an excessive road network requiring extensive earthworks and being potentially incompatible with the rural and landscape character of the Scenic Hills.

*traffic*

The applicant has commissioned a traffic study to address future traffic or parking implications in respect of the PPR.

The results of this survey informed a SIDRA traffic model to calculate existing and future level of service (LoS) at the entry intersection as summarised below:

<b>Intersection Conditions</b>	<b>Level of Service</b>	
	<b>AM Peak</b>	<b>PM Peak</b>
Current Operating Conditions	D	F
Post Development Operating Conditions	F	E
Proposed Right Turn Treatment	B	B

Note. LoS is depicted on a sliding scale from A – Good Operation to F- Unsatisfactory with excessive queuing.

To achieve a future level of service 'B', the applicant has proposed a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection. Opportunity may also exist to provide a connection to Badgally Road subject to approval from the adjoining land owner and requirements of the NSW Rural Fire Service.

The cost of any intersection improvements would be responsibility of the applicant.

*Aboriginal heritage*

An Aboriginal Heritage Due Diligence Assessment has been prepared by Ecological Australia. The applicant has undertaken a search of the Aboriginal Heritage Information Management System which highlighted that no Aboriginal sites have previously been recorded in the study area. Based on a site inspection, desktop research and mapping of

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the site, the assessment identified several areas of high and moderate archaeological potential, predominantly located in the southern half of the site as illustrated in Figure 26 of the proponents PPR.

The assessment concluded that where areas of moderate and high archaeological potential would be impacted by future development, further assessment would be required at Development Application stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA), which would include Aboriginal community consultation. The ACHA would be used to support a future Aboriginal Heritage Impact Permit application if Aboriginal sites cannot be avoided.

The assessment also recommended that areas possessing archaeological potential should be considered for conservation where possible, and that an Aboriginal heritage management plan should be developed for the long-term management for the conservation areas.

The two areas of high archaeological potential are located within the proposed Hilltop Conservation Area and therefore would be unlikely to be impacted. Where areas of moderate archaeological potential are impacted an ACHA would be prepared at development application stage.

*Contamination*

A Preliminary Site Investigation was undertaken by Senversa to assess the likelihood of contamination and consider whether additional assessment or remediation would be required. The assessment concluded the following based on the review of the available information and the site inspection:

- The site appears to have been vacant prior to its current use as a golf course from the mid to late 1990s. The remainder of the site has remained vacant with the exception of occasional cattle grazing.
- Minor quantities of chemicals and fuels were observed in isolated locations at the site, including the club house and maintenance shed, however the potential risk of serious contamination if considered to be low and acceptable.
- It is possible that groundwater under the site has some level of nutrient impact from irrigation and the application fertiliser.
- It is also possible that areas of land may have been historically filled, and may contain contamination such as asbestos.

Senversa considers that the site is likely to be suitable for the proposed use. However, considering the size of the site and the difficulty in inspecting certain areas and beneath existing buildings, there remains the potential that isolated and minor contamination may be present. Should contamination be identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.

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**8. How has the planning proposal adequately addressed any social and economic effects?**

*Economic impact*

Although the proposal is not expected to generate any significant economic impacts, Council's Local Housing Strategy identifies that demand for large lot semi-rural housing is likely to increase as knowledge based jobs increase such as the recent expansion of the Campbelltown Hospital. Larger lots would also attract business owners, thus attracting further jobs attraction for the city.

There would also be economic benefits associated with construction work within the short term and with a small number of jobs associated with limited commercial use of the golf club site.

*Social Impact / social infrastructure*

The proposal is not expected to generate any significant social impacts. The site is well located in close proximity of local services and facilities including local primary schools in nearby Kearns (2km) and Gledswood Hills (3km), a local centre at Kearns and a town centre at Gregory Hills (5km).

A local centre is also planned at Gledswood Hills adjacent to the school. District and regional facilities are accessible in Campbelltown centre (8km), which along with Leumeah Station (7km) provides access to the rail network via the T8 Airport and South line.

**Section D – State and Commonwealth interests.**

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

**Local Infrastructure:**

The proposal includes the zoning of land for public open space that would require a voluntary planning agreement. If supported, the Agreement would define the scope of work and timing for construction and hand-over of land and works associated with the proposed walking trail and 3 lookout parks.

Standard contributions would also be required pursuant to the Campbelltown Local Infrastructure Plan 2018.

**State Infrastructure:**

A Servicing and Infrastructure Report has been prepared by Craig and Rhodes to consider the capacity of surrounding infrastructure to service the site, and the implications of services easements through the site.

The report highlighted significant utilities that traverse the site as shown at:

- Three high pressure gas pipelines that transect the western portion of the Site

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- Transgrid's 132kV overhead transmission cables within a 60-metre-wide easement that transect the centre of the Site
- Endeavour Energy's 66KV overhead transmission cable that transects the southern boundary of the Site
- Telstra network cables to the north of the Site.

The Report concluded that there is existing or planned bulk capacity in utility services for the intended development and that to service the development the following works would be required:

- Extension of the water networks from Gregory Hills Drive in the south and Gledswood Hills Drive in the north, and possible in-line booster stations to service the higher parts of the site (subject to modelling) after the Currans Hill reservoir has been delivered
- Extension and amplification of the wastewater networks from the west, pending assessment of the capacity of those networks (subject to modelling)
- Electrical power from the future upgraded capacity of the South Leppington Zone Substation
- Application with the National Broadband Network for lead-in telecommunications infrastructure
- Extension of the natural gas main from the Corner of Epping Forest Drive and Elbe Place.

The Report also noted that for the high pressure gas pipelines that traverse the site, the requirements of the operator would need to be complied with at DA stage no construction of buildings or structures or planting of vegetation within the easement, maintenance of a clear line of site must be along the easement, and no construction of physical barriers along the easement. It is considered that these matters can be addressed at DA stage.

**10. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

The planning proposal is currently in the pre gateway assessment phase. The requirement to consult with Public authorities would be confirmed by the Department of Planning and Environment either prior to, or as a condition of Gateway Determination.

## **Part 4: Mapping**

In seeking to achieve the PP objectives & outcomes the following map amendments are proposed:

**Table 7: Mapping**

Item	Mapping	Location
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Changes to Zoning Map	1500_COM_LZN_001_020_20150428 1500_COM_LZN_007_020_20210420	Attachment 1
Changes to Land Reservation Map	New Map LRA 001 1500_COM_LRA_007_020_20171212	To be prepared
Changes to Height of Buildings Map	1500_COM_HOB_001_020_20150428 1500_COM_HOB_007_020_20210420	To be prepared
Change to Clause Application Map	New Map CAP 001 1500_COM_CAP_007_020_20201021	To be prepared
Additional Permitted Uses Map	1500_COM_APU_007_020_20171212	Attachment 2
Amendment of Clause 4.1AA		

## Part 5 - Community Consultation

Public consultation will take place in accordance with a relevant Gateway determination. All relevant agencies and local community will be consulted during the assigned minimum public exhibition period.

## Part 6 Project Timeline

**Table 8: Project Timeline**

Milestone	Timeline	Completed
Referral to Local Planning Panel	February 2021	✓
Council Endorsement of Planning Proposal	July 2022	
Referral for Gateway Determination	July 2022	
Gateway Determination	October 2022	
Completion of additional supporting documentation	March 2023	
Public Exhibition	June 2023	
Submissions Report	October 2023	
Finalisation of LEP amendment	December 2023	
Plan amendment made	February 2024	



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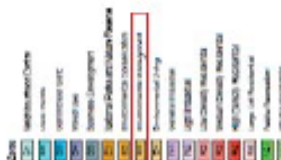
## **Attachment 1: Changes to CLEP 2015 Zoning Map**

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The map displays a complex zoning layout with various colored regions. A large orange area is outlined with a dashed line, containing several smaller orange and yellow patches. Other colors include pink, green, blue, and light purple. A yellow line, likely a road, runs diagonally across the upper portion of the map. A small black line with a circle at the end is labeled 'net'.



**Existing Map**

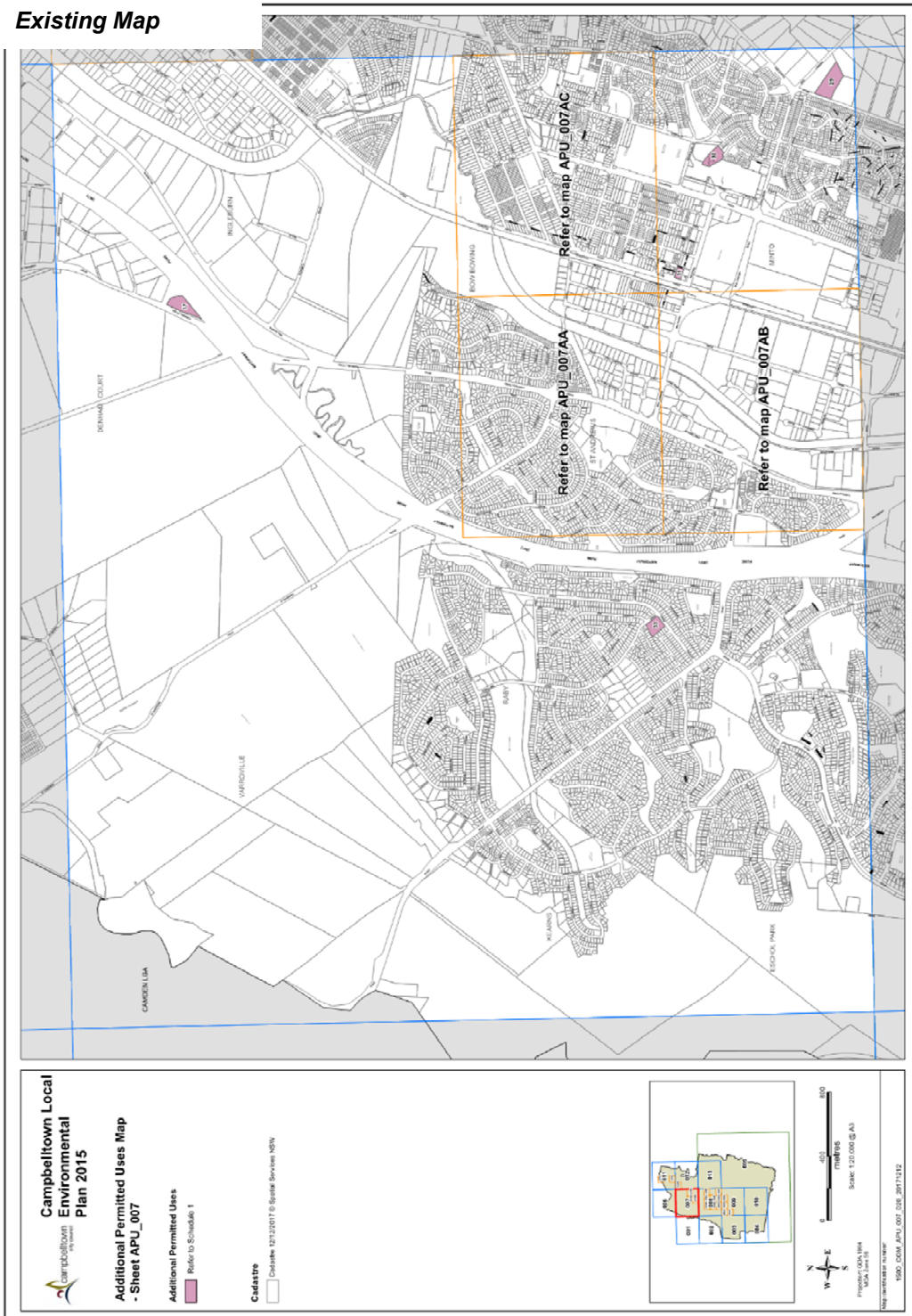


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**Attachment 2: Changes to CLEP 2015 Additional Permitted  
Uses Map**

*Existing Map*



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## 8.2 Development Application Status

### Reporting Officer

Director City Development  
City Development

### Community Strategic Plan

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

### Officer's Recommendation

That the information be noted.

### Purpose

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

### Report

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

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

### Attachments

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

## Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
906/2020/DA-SW	Gidley Crescent, Claymore	Stage 4 Claymore Renewal - Subdivision to create 179 residential lots two residual lots including associated works	\$13,940,148	>\$5 million capital investment value Crown development	Waiting on information from applicant	
4604/2020/DA-SW	Various Lots, Norman Crescent, Dobell Road and Arkley Avenue, Claymore	Stage 5 Claymore Renewal - Subdivision of land to create 86 residential lots 1 residue lot 1 lot for future park and associated road and drainage works	\$14,290,245	>\$5 million capital investment value Crown development	Waiting on information from applicant Panel briefing held in April 2021	
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	
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	



## Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
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	Under assessment. Panel briefing held in May 2022	
11/2021/DA-SW	Various lots, Fullwood Reserve, Gould Road, Preston and Abrahams Ways and Beryl Close, 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	\$8,621,292	>\$5 million capital investment value Crown development	Panel briefing held in April 2021	

DAs to be considered by the Department of Planning						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
SSD-7500-MOD2	5-9 Culverston Road, Minto	Modification of existing state significant development consent for a warehousing and distribution centre	N/A	State Environmental Planning Policy (Planning Systems) 2021	Response provided to Planning Department referral of application	

## Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2675/2008/DA-S	Lot 7304 Kellerman Drive, St Helens Park	Subdivision into 355 residential lots and associated civil and road works	\$9,000,000	More than 10 unique objections	Assessment in progress	
1091/2021/DA-RA	14 – 20 Palmer Street, Ingleburn	Construction of a five storey mixed use commercial and residential building	\$17,972,417	Development standard variation >10%	Completed	Approved with conditions at Panel's June meeting
1786/2020/DA-C	10 Wickfield Street, Ambarvale	Mixed use commercial, child care centre and residential development	\$12,585,013	SEPP 65 – Residential Apartment	Assessment in progress	
2687/2018/DA-SW	Appin Road, Gilead	Subdivision of land and associated civil works into 139 residential lots and 3 residue lots	\$7,972,417	More than 10 unique objections, planning agreement	Assessment in progress	
681/2018/DA-SW	Menangle and Cummins Roads, Menangle Park	Subdivision of land and associated civil works into 90 residential lots and 3 residue lots	\$6,930,000	Planning agreement	Assessment in progress	
3720/2020/DA-O	Macquarie Fields Park, Fourth Avenue, Macquarie Fields	Construction of a mobile telecommunications tower	\$250,000	Council owned land	Waiting on information from applicant	
3/2022/DA-C	64 Harold Street, Macquarie Fields	Construction of alterations and additions to the existing restaurant	\$890,000	Council owned land	Assessment in progress	



## Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
3467/2021/DA-CW	Farrow Road, Campbelltown	Bulk earthworks and construction of retaining walls, drainage works and vehicular entry and exit points to Blaxland Road	\$643,500	Council owned land	Waiting on information from applicant	
3259/2020/DA-C	66 Kittyhawk Crescent, Raby	Alterations to an existing dwelling and construction of a 72 place child care centre	\$822,900	More than 10 unique objections	Waiting on information from applicant	
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	Waiting on information from applicant	
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	
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	Waiting on information from applicant	

**Development Application Register**

<b>DAs with a value of \$1 million or more approved under delegated authority since last Council meeting,</b>						
<b>DA No.</b>	<b>Address</b>	<b>Description</b>	<b>Value</b>	<b>Authority Criteria</b>	<b>Status</b>	<b>Determination</b>
2149/2021/DA-RS	18 Mahoney Drive, Campbelltown	Construction of two dwellings, a swimming pool and subdivision into two Torrens titled lots	\$ 1,300,000	Delegated authority	Completed	Approval issued with conditions
3922/2021/DA-RS	43 Bruce Ferguson Avenue, Bardia	Construction of two dwellings and subdivision into two Torrens titled lots	\$1,014,000	Delegated authority	Completed	Approval issued with conditions
16/2021/DA-SW	Docharty Street and St Johns Road, Bradbury	Stage 9 - Subdivision to create 54 lots comprising of 52 residential lots, 1 lot consisting of an existing multi dwelling, 1 lot being for a public park and associated subdivision works	\$3,243,218	Delegated authority	Completed	Approval issued with conditions

### 8.3 Investments and Revenue Report - May 2022

#### Reporting Officer

Executive Manager Corporate Services and Governance  
City Governance

#### Community Strategic Plan

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

#### Officer's Recommendation

That the information be noted.

#### Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of May 2022.

#### Report

Council's investment portfolio as at 31 May 2022 stood at approximately \$188 million. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, *Local Government (General) Regulation 2005* and Council's Investment Policy.

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

As at 31 May, Council's return exceeded the benchmark by some 88 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, with the monthly annualised return being 0.048 per cent. While Council's investment performance has fallen in recent times it has however, maintained an excellent return over the benchmark index with an annualised monthly return of 0.932 per cent.

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

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

Council's total liquidity to meet short to medium term cash flow needs remains strong with \$15 million held in an at call account and \$10 million in a 31 day notice saver account. The funds held in the at call account reflects a reduction of \$10 million from the previous month where it was previously reported that these funds are being progressively placed in term deposits with maturity durations of up to 12 months as a result of increasingly competitive interest rates. The interest rate on the 31 day notice saver account remains attractive for short term deposits at 0.80 per cent.

The official cash rate is 0.85 per cent, an increase of 0.50 per cent announced at the June 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 expects to take further steps in the process of normalising monetary conditions, to bring inflation back to within the target range of 2-3 per cent, in the coming months.

The ASX200 closed at 7,211.20 at the close of May. This represents an annualised monthly performance result of negative 36.12 per cent ex dividend with the monthly change being negative 3.01 per cent. The market value of the Treasury Corporation Long Term Growth Fund also correlates to this monthly return due to global equity markets, particularly shares, which fell for May. Historically however, because of the broad diversification across asset classes, this fund tends to be less volatile than equity markets and as such the fund is expected to recover in future periods. 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**

Land Rates and Charges levied for the period ending 31 May 2022 totalled \$131,113,713 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of May totalled \$118,726,567. In percentage terms 92.1 per cent of all rates and charges due to be paid have been collected, compared to 91.1 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-19 pandemic with particular attention to the business community. Where the charging of penalty interest causes hardship, the charges are waived in accordance with Council's Hardship Policy subject to an application being made. An on-line application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 13 Statements of Claim to ratepayers who have not made suitable arrangements to clear their debt or failed to maintain their agreed payments. Further recovery on accounts with previous action resulted in 50 Judgments and 31 Writs being served on defaulters 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, 39 applications were made over the phone and 33 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, 18 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

### **Sundry Debtors**

Debts outstanding to Council as at 31 May 2022 are \$2,691,046 reflecting a decrease of \$1,117,871 since April 2022. During the month, 413 invoices were raised totalling \$4,768,867. 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 \$350,081 as at 31 May 2022. The majority of this debt relates to City Standards for \$90,090 with the most significant amount of \$87,098 relating to health licence inspection fees. These fees are 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 also 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.

Community Life debts totalling \$88,361. The most significant portion of \$49,450 relates to a previous contractor for "catering sales commission" of various events at the Campbelltown Sports Stadium. The company involved has defaulted on previous arrangements and is being managed Council's agents. Another significant amount of \$33,573 relates to hire of the stadium for various events.

Corporate Governance items totalling \$52,849. Grouped in this category is the combined amount of \$25,725 for various property related clean-up order debts issued and the recovery of 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. Another significant amount of \$5,466 relates to bin services supplied for 'Eat, Shop, Love', Market events. The organiser is communicating entering into a suitable payment plan. Also outstanding within this category 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 who have advised to cease legal action and have now recommended the accounts for write-off.

Property Services items totalling \$36,223, a significant amount of \$17,826 relates to one lessee who has advised of a discrepancy with the account. A reconciliation has been forwarded to the debtor highlighting where a payment may have been missed with Council continuing to work with the debtor on the payment plan. Another account with an amount of \$7,512 was received early in June 2022.

The Grants debt relates to an overdue amount of \$27,629 from a NSW Environmental Trust grant, representing the final payment of the 'Campbelltown Community Recycling Centre'. Council is expecting payment by the end of the month.

Public hall hire fees of \$42,215 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 where council is seeking a suitable payment arrangement.

Debts categorised within Community Businesses totalled \$10,832 with the most significant amount represented by Bicycle Education Centre hirer fees raised in advance totalling \$7,495.

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 transaction 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, 8 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 instructed to issue a Statement of Liquidated Claim on one account, no further action was requested.

Council officers are mindful of the ongoing impact of COVID-19 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**

1. Summary of Council's Investment Portfolio - May 2022 (contained within this report) [↓](#)
2. Rates and Charges Summary and Statistics - May 2022 (contained within this report) [↓](#)
3. Debtors Summary and Ageing Report - May 2022 (contained within this report) [↓](#)

## Summary of Council's Investment Portfolio

Portfolio as at 31 May 2022



Product Type	Face Value	% of Total
At Call Deposits	15,296,964	8.4%
Notice Account	10,028,391	5.5%
Term Deposits - Fixed Rate	75,271,013	41.1%
Term Deposits - Floating Rate	44,000,000	24.0%
Fixed Rate Bond	22,050,000	12.0%
FRN	16,550,000	9.0%
<b>Grand Total</b>	<b>183,196,368</b>	<b>100.0%</b>
Managed Funds - TCorp*	4,841,751	

\* Market Value as at month end

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

Credit Rating	Holdings	% of Total
AA+	6,900,000	5.8%
AA-	99,371,013	83.3%
A+	1,000,000	0.8%
BBB+	3,000,000	2.5%
BBB	7,000,000	5.9%
Baa2	2,000,000	1.7%
<b>Total Term Deposits</b>	<b>119,271,013</b>	<b>100.0%</b>

### Fixed and Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
none	NT Treasury Corp	Aa3	15-Dec-22	0.90% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-23	0.80% Annually	\$5,000,000
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



## Summary of Council's Investment Portfolio – May 2022 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	<b>81.8%</b>	40%	100%	Yes
A+, A, A- and above	<b>85.7%</b>	60% (70%)^	100%	Yes
BBB+, BBB, BBB- and above	<b>100.0%</b>	100%	100%	Yes
TCorp LTGF	<b>2.6%</b>	0%	20%	Yes

## 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:

31 May 2022	Monthly Return	Annual Return
<b>Campbelltown City Council – Investment Portfolio</b>	0.100%	0.932%
<b>Benchmark – Bloomberg Ausbond Bank Bill Index</b>	0.035%	0.048%
<b>Performance Relative to Benchmark</b>	0.065%	0.884%

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	Net Arrears 1/7/2021	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,592,824.67	71,838,272.78	1,402,061.77	520,918.74	74,549,954.42	67,217,033.96	7,332,920.46	296,526.99	7,629,447.45
Business	601,012.56	20,494,600.66		72,069.78	21,167,683.00	19,481,044.36	1,686,638.64		1,686,638.64
Farmland	15,521.60	517,292.78	495.05	2,245.46	534,564.79	485,259.55	49,305.24	267,504.62	316,809.86
Mining	0.00	29,200.08		0.00	29,200.08	29,200.08	0.00		0.00
SR - Loan	628.02	1.26		126.16	755.44	0.00	755.44	19.56	775.00
SR - Infrastructure	400,650.65	7,026,231.98		13,056.09	7,439,938.72	6,675,537.53	764,401.19	56,320.66	820,721.85
Total	\$4,610,637.50	\$99,905,599.54	\$1,402,556.82	\$608,416.23	\$103,722,096.45	\$93,888,075.48	\$9,834,020.97	\$620,371.83	\$10,454,392.80
Garbage	1,091,384.56	25,574,147.29	866,437.76	49,149.87	25,848,243.96	23,452,234.27	2,396,009.69		2,396,009.69
Stormwater	77,891.31	1,464,427.61		1,053.90	1,543,372.82	1,386,257.35	157,115.47		157,115.47
Grand Total	\$5,779,913.37	\$126,944,174.44	\$2,268,994.58	\$658,620.00	\$131,113,713.23	\$118,726,567.10	\$12,387,146.13	\$620,371.83	\$13,007,517.96

Total from Rates Financial Transaction Summary	11,021,847.05
Overpayments	-1,985,670.91
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	1,460,437
Rate accounts greater than 12 months less than 18 months in arrears	89,123
Rate accounts greater than 18 months in arrears	66,576
TOTAL rates and charges under instruction with Council's agents	1,616,136



## Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	May-21
Rate Notices	57,620	238	66	18	79								
Electronic - DoH	4,866												
Instalment Notices							43,256			43,247			
Electronic - DoH							4,353			4,301			
Missed Instalment Notices			10,084	43,662		8,951			8,684				
- Pensioners > \$15.00			1,074	4,691		987			691				
Notice to new owner	133	92	109	113	19	41	62	30	37	27	18		21
7-day Letters - Council issued						1,237			843				
- Pensioners > \$500.00						127			83				
7-day Letters - Agent Issued									453				
Statement of Claim							241	47	25	165	13		66
Judgments							39	21	39	52	50		34
Writs							11	35	8	28	31		43
Electronic - eRates & BPAYView	11,666	11,798	12,084	12,294	12,673	12,858	13,042	13,341	13,452	13,656	13,912		11,465
Pensioner applications	257	99	60	61	52	53	51	45	44	39	72		85
Arrangements	207	193	113	101	99	172	183	171	112	126	116		169

**DEBTORS SUMMARY 1 May 2022 to 31 May 2022**



DEBTOR TYPE/DESCRIPTION	ARREARS AT 30/04/2022	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/05/2022	% DEBT RATIO
Corporate Governance	307,996	305,205	123,842	489,358	18.18%
City Delivery	32,830	37,574	24,076	46,328	1.72%
City Standards	157,506	47,830	42,801	162,535	6.04%
Community Businesses	53,778	30,842	29,847	54,773	2.04%
Community Life	292,524	118,053	125,131	285,445	10.61%
Grants	2,705,452	3,562,718	4,992,018	1,276,152	47.42%
Hall Hire	141,739	133,855	101,049	174,545	6.49%
Property Services	225,456	532,792	556,337	201,910	7.50%
	<b>3,917,281</b>	<b>4,768,867</b>	<b>5,995,102</b>	<b>2,691,046</b>	<b>100%</b>

**AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 May 2022**



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Governance	251,400	167,114	17,995	52,849	489,358	72,880
City Delivery	32,745	10,394	1,306	1,883	46,328	1,883
City Standards	26,595	28,706	17,145	90,090	162,535	91,746
Community Businesses	34,830	6,709	2,401	10,832	54,773	13,911
Community Life	95,212	76,691	25,181	88,361	285,445	55,025
Grants	491,500	689,451	67,572	27,629	1,276,152	440,164
Hall Hire	55,288	69,808	7,234	42,215	174,545	44,993
Property Services	143,561	21,461	665	36,223	201,910	35,474
	<b>1,131,131</b>	<b>1,070,333</b>	<b>139,500</b>	<b>350,081</b>	<b>2,691,046</b>	<b>756,077</b>

## 8.4 2022 Local Government NSW Annual Conference

### Reporting Officer

Manager Governance and Risk  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

1. That Council nominate nine voting delegates for determination of motions at the 2022 Local Government NSW Annual Conference.
2. That other interested Councillors also be authorised to attend together with the General Manager and/or delegate.
3. That the registration fees and travel expenses be met in accordance with Council's Policy.

### Purpose

To provide Council with the opportunity to nominate voting delegates and attendance for the upcoming 2022 Local Government NSW (LGNSW) Annual Conference.

### Report

The 2022 Local Government NSW Annual Conference will be held at the Crowne Plaza Hunter Valley, 430 Wine Country Drive, Lovedale NSW, from Sunday 23 October to Tuesday 25 October 2022 at Crowne Plaza Hunter Valley.

The conference is the annual policy making event for councils. Councils work together with Local Government NSW to promote Local Government and advocate on behalf of their communities for local democracy, informed decision making and good governance.

The conference is the pre-eminent event of the Local Government event calendar, where Councillors come together to share ideas and debate issues contained within the conference business paper.

**Registration to attend the Conference**

The 2022-23 Council budget contains provision for all Councillors to attend the conference should they wish to do so.

As a member of Local Government NSW, Council is entitled to nominate nine Councillors as voting delegates for the determination of motions. It has also been Council's practice that any other interested Councillor be authorised to attend the Conference.

**Conference Motions**

Council is invited to submit motions for possible debate at the conference to advance the sector wide policy agenda.

Proposed motions should be strategic, affect members state-wide and introduce new or emerging policy issues and actions.

Councillors are encouraged to review the Action Reports from previous conferences and positions of LGNSW, as set out in the LGNSW Policy Platform, before submitting motions for the 2022 Conference.

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

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

Following a resolution by Council, motions will be submitted to the conference online by Council staff.

The deadline for motions to be submitted online is Monday 29 August 2022 to allow printing and distribution of the Business Paper before the conference. However, in line with the LGNSW rules, the latest date motions can be accepted for inclusion in the Conference Business Paper is Sunday 25 September 2022.

**Attachments**

Nil

## 8.5 T22/04 Design and Construct Precast Concrete Panel Building

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

That Council:

1. In accordance with section 178 of the *Local Government (General) Regulation 2005* Council declines to accept the tender received for the design and construct of a precast concrete panel building as the current market did not provide an adequate response to represent a value for money outcome and the submission exceeded Council's budget.
2. That Council review the scope of works and invite fresh tenders based on the revised scope.
3. That Council notify the Tenderer of the results.

### Purpose

To advise Council of the tender received for the design and construct of a precast Concrete Panel building and recommend that Council decline to accept the tender submitted by SD Civil Engineering Pty Ltd.

### History

Council staff identified a requirement for the design and construction of a precast concrete panel building to be used for storage and related maintenance services at Campbelltown Golf Club, Glen Alpine.

### Report

### Legislation

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

**Advertising of Tenders**

Tenders were advertised week commencing 16 March 2022. Tenders were advertised on Tenderlink and Council's website. The Ingleburn and Campbelltown Chambers of Commerce and Industry were notified.

**Tender Document**

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

- company details
- references
- company experience, particularly as they relate to these services
- details of any subcontractors and their experience, particularly as they relate to the services
- key personnel
- program and methodology
- pricing
- insurances
- environmental practices
- Work Health and Safety management systems
- conflict of interest declaration
- collusive submission declaration
- additional terms of contract, if proposed.

**Tenders Received**

Tenders closed on Thursday 7 April 2022. One on-time response was received from SD Civil Engineering Pty Ltd.

**Evaluation Process**

The evaluation panel, consisting of officers from Infrastructure, Project Management and Property Services evaluated the tender against the following weighted assessment criteria:

- experience of the company and experience of any nominated subcontractors
- program and methodology
- key personnel
- price
- work health and safety information
- environmental commitment.

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

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of unsatisfactory, satisfactory or exceptional.

The scoring of tendered prices was determined by the lump sum price.



**Recommendation of the Evaluation Panel**

1. Council declines to accept the tender received for the design and construct of a precast concrete panel building as the current market did not provide an adequate response to represent a value for money outcome and the submission exceeded Council's budget.
2. Council revise the scope of work and invite fresh tenders based on the revised scope of work. This is in accordance with section 178 of the Local Government (General) Regulation 2005 which provides, in part:
  - (1) After considering the tenders submitted for a proposed contract, the council must either:
    - (a) accept the tender that, having regard to all the circumstances, appears to it to be the most advantageous, or
    - (b) decline to accept any of the tenders.
3. A council that decides not to accept any of the tenders for a proposed contract must, by resolution do one of the following:
  - (b) invite, in accordance with section 167, 168 or 169, fresh tenders based on the same or different details

**Assurance of the Process Undertaken**

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

**Attachments**

Nil

## 8.6 Reports and Letters Requested

### Reporting Officer

Director City Governance  
City Governance

### Community Strategic Plan

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

### Officer's Recommendation

That the 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 5 July 2022.

### Attachments

8.6.1 Reports requested (contained within this report) [↓](#)

8.6.2 Letters requested (contained within this report) [↓](#)

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Delivery</b>			
13.10.20 Lake	NM 11.1 - Charging for parking within the Campbelltown Local Government Area  That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.	A briefing was presented to Council in June 2021. The Integrated Movement and Place Strategy is currently in Development with Transport for NSW and Council is awaiting for the adoption of the document from Transport for NSW. A report will be presented in November 2022.	November 2022
2.11.21 Hunt	8.7 Grey Headed Flying Fox Residential Assistance Program  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.	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).	August 2022
8.2.22 Hunt	NM 11.2 Koala Virtual Fencing 1. Investigate with priority the status and effectiveness of virtual fencing as a means of protecting animals along road ways. 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.	Early stages of investigation and research into effectiveness of virtual fencing underway with further detailed analysis to be undertaken to produce recommendations and report.  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.	September 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Delivery</b>			
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"> <li>a) identification of any future enhancement works planned or required to improve the location.</li> <li>b) marketing opportunities to increase visitation and tourism.</li> <li>c) any environmental factors to be taken into account because of increasing visitation.</li> <li>d) any future resourcing considerations to enable an ongoing program of works and marketing activity.</li> </ul>	<p>A review of previous work undertaken has commenced including:</p> <ul style="list-style-type: none"> <li>- 2016 study of bushwalking and associated recreational facilities</li> <li>- improvement works undertaken in 2018 and 2019 to upgrade Simmos beach including signage, trail upgrades, kayak ramp and picnic facilities</li> <li>- bushcare and bush explorers programs including the recently launched 'It's Our Backyard' program.</li> </ul> <p>Further investigations have also commenced.</p>	December 2022
12.4.22 Oates	<p>NM 11.2 - Scenic Hills Walking / Cycling Trail</p> <p>That Council officers provide a briefing to Councillors on the potential to create a Scenic Hills Walking / Cycling Trail to connect Campbelltown's Scenic Hills to the existing walking/ cycling networks in the adjacent Western Sydney Parklands.</p>	Briefing currently being prepared.	August 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Delivery</b>			
10.5.22 Stellino	<p>NM 11.2 - Reptile Protection</p> <p>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.</p>	Currently under investigation.	December 2022
<b>City Development</b>			
09.04.19 Thompson	<p>ORD 8.6 - Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct)</p> <p>5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.</p>	To be completed as part of the next housekeeping amendment to the Local Infrastructure Contributions Plan.	August 2022
8.12.20 Hunt	<p>ORD 8.2 - Amendments to the Mount Gilead Stage 2 Biodiversity Certification Application</p> <p>3. That a further report be provided to Council detailing the outcomes of the public exhibition process and associated amendments to the Biodiversity Certification Application.</p>	<p>Public exhibition closed on 14/2/2021 with issues and responses being investigated.</p> <p>Application requires updating to comply with NSW Chief Scientist and Engineer advice on the protection of the Campbelltown Koala Colony.</p>	September 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
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
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.	August 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.	September 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
8.3.22 Oates	<p>NM 11.3 - Illegal Rubbish Dumping</p> <p>1. That Council investigate ways to combat the increasing levels of illegal kerbside rubbish dumping across the city.</p> <p>2. That a report be presented as soon as possible on the outcome of the investigation.</p>	Investigation is underway with an expected reporting timeframe being August 2022, subject to the findings of the investigation.	August 2022
10.5.22 Brticevic	<p>ORD 8.1 - Local Housing Strategy - Approval Conditions and Affordable Housing Initiatives</p> <p>4. That once the draft Campbelltown Affordable Housing Strategy has been prepared it be reported to Council for consideration prior to formal public exhibition.</p>	Procurement process commencing for preparation of the strategy which is anticipated to take 9 months.	February 2023
10.5.22 Brticevic	<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"> <li>• Consulting with businesses, the community and other stakeholders.</li> <li>• The geographical boundaries of any ban such as other sections of the Campbelltown CBD.</li> <li>• Designated smoking areas.</li> </ul>	Investigation is underway with an expected reporting timeframe being November 2022, subject to the findings of the investigation.	November 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Development</b>			
14.6.22 Brticevic	ORD 8.3 - Planning Proposal - 158 Queen Street, Campbelltown  5. That following the completion of public exhibition, a report be presented to Council on the outcomes of public exhibition.	It is expected that a positive gateway determination will be received in August, enabling the public exhibition to occur during September and October.	December 2022
14.6.22 Stellino	NM 11.1 - Bin Lid Latches  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.	Currently in discussions with suppliers regarding pricing.	September 2022
<b>City Governance</b>			
13.7.21 Morrison	ORD 8.3 - Menangle Park - Amendments to Development Control Plan  3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council. 4. That a further report be presented to Council that includes street names, derived from Table 1.3 of the current Campbelltown (Sustainable City) Development Control Plan, Part 8 Menangle Park, for places of Non-Indigenous Heritage Significance for inclusion on the list of road names approved for Menangle Park.	3. A report was prepared and presented to Council at the November 2021 meeting as Item 8.2 on the agenda. 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.	December 2022



## Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Governance</b>			
12.4.22 Brticevic	<p>NM 11.3 - Cost of Living Assistance for Local Residents</p> <p>1. That Council officers provide a briefing and a report to Councillors on the Rate Assistance and Hardship Policy.</p> <p>2. That Council officers provide a briefing and a report to Councillors on the Resilience Hazard Assessment.</p>	<p>1. A briefing is anticipated for July and a report on the Rate Assistance and Hardship Policy is anticipated to be presented to Council in August 2022.</p> <p>2. A briefing was presented on the Resilience Hazard Assessment to Councillors in April. A report was presented to Council at the May 2022 meeting as Item 8.11 on the agenda.</p>	August 2022
<b>City Growth</b>			
10.03.20 Morrison	<p>ORD 8.12 - Latest Findings on Climate Change</p> <p>1. That a further report be provided outlining the emission reduction pathways required for Council and the community to transition towards net zero emissions.</p>	<p>Council continues to embed improvements as part of its commitment to reducing greenhouse gas emissions. These commitments include increasing the provision of solar systems and renewable electricity, investigating low emission fleet opportunities and working in partnership with developers to deliver low emission communities.</p> <p>In February 2022, Council engaged a consultancy to develop a plan that will provide suitable pathways for Council to transition its 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. It is anticipated that the plan will be completed in October 2022.</p>	October 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Growth</b>			
3.8.21 Manoto	<p>ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan</p> <p>3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.</p>	<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). The required funding will be considered as part of Council's annual budget planning process for 2022-23. The project feasibility will take approximately 3 months to complete once funding has been made available.</p>	March 2023
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. A report will be presented to Campbelltown Arts Centre Strategic Committee for consideration and then for recommendation to Council.</p>	September 2022

## Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Growth</b>			
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>Council regularly engages with businesses in the Campbelltown CBD on a range of topics and has commenced a targeted discussion about car parking. Council has access to a number of data sources including a recent travel survey, Place Intelligence pedestrian movement data and anecdotal feedback from CBD businesses. TNSW is also leading a kerbside data project currently being presented to Council for consideration. This data will allow Council to make some educated assessment of vehicle and pedestrian movement in relation to car parking. Once the collection and analysis of data is collated, a report will be presented to Council to consider options moving forward.</p>	September 2022
<b>City Lifestyles</b>			
12.10.21 Oates	<p>NM 11.2 - Local Community Fresh Produce Market</p> <p>That a report be presented on the opportunity for Council to facilitate the development of a Local Community Fresh Produce Market to support our local small businesses, community groups, small farmers and bakers, post COVID-19.</p>	<p>An outdoor fresh produce market 'Home Grown and Home Made' will be piloted as part of On Q activations in March - April 2022. Pilot will test community interest in a fresh produce market and inform a feasibility analysis of best site, size and frequency. Stallholder / vendor EOI is currently active.</p> <p>The markets are scheduled for 20 March, 10 April and 15 May and a report will produced after the last occurrence in May and anticipated to be presented at the September Ordinary Council Meeting.</p>	September 2022

### Reports requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Lifestyles</b>			
12.4.22 Oates	<p>NM 11.1 - Women's Shed</p> <p>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.</p>	Council will investigate options for introducing a "Women's Shed" or skill development program to the LGA. Informed by recommendations of the Resilience Hazard Assessment and looking at the economic sustainability of local households, Council will explore various models of delivery including grant options, fee-paying workshops and potential partner or host organisations. A report with options and a recommendation is anticipated to be presented at the November 2022 Council meeting.	November 2022
14.6.22 Bricevic	<p>ORD 8.5 - Campbelltown Billabong Parklands - Project Update</p> <p>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.</p>	<p>Quarterly report dates have been scheduled as follows:</p> <p>November 2022 - Aquatics  December 2022 - Aquatics/Landscaping  March 2023 - Aquatics / Landscaping / Buildings  June 2023 - Aquatics / Landscaping / Buildings  September 2023 - Completion</p>	November 2022

### Letters requested effective 5 July 2022

*Date of Decision *Mover	Action Item	Comments / updates
<b>City Delivery</b>		
8.3.22 Hunt	<p>NM 11.1 - Koala Care and Treatment Facilities</p> <p>1. That Council write to the NSW Minister for Environment and Heritage, the Hon. James Griffin MP, Shadow Minister for the Environment Penny Sharpe MLC, Federal Member for Macarthur, Dr Mike Freelander MP, Federal Member for Werriwa Anne Stanley MP seeking their support for Council to obtain funding from the Federal Government under the recently announced \$50 million grants package to boost the long-term protection and recovery efforts of Australia's koalas in line with the NSW Government's commitment to double Australia's koala population by 2050.</p> <p>2. That Council write to the Federal Minister for the Environment, the Hon. Sussan Ley MP, highlighting the uniqueness of the Campbelltown Koala colony being the only disease-free colony in the Sydney Basin and seeking funding from the January announcement of the \$50 million koala protection grants package to:</p> <ul style="list-style-type: none"> <li>a) provide koala health and care facilities</li> <li>b) deliver all care, treatment and triage to improve koala health outcomes</li> <li>c) assist with on-ground actions that will restore and enhance priority koala habitat and safety</li> <li>d) implement key training in koala treatment and care and</li> <li>e) expand community-led initiatives.</li> </ul> <p>3. That Council write to the NSW Minister for Environment and Heritage, the Hon. James Griffin MP, requesting funding under the State Government support package.</p>	<p>1. Letters sent 8/04/2022 to the NSW Minister for Environment and Heritage, the Hon. James Griffin MP, Shadow Minister for the Environment Penny Sharpe MLC, Federal Member for Macarthur, Dr Mike Freelander MP, Federal Member for Werriwa Anne Stanley MP. A response was received on 26/04/2022 from Dr Mike Freelander MP and on 20/04/2022 from Anne Stanley MP and was included in the May 2022 agenda as Item 7.1.</p> <p>2. Letter sent 11/04/2022 to the Federal Minister for the Environment, the Hon. Sussan Ley MP. A response was received on 16/05/2022 from Dr Fiona Fraser, Threatened Species Commissioner on behalf of the Hon. Sussan Ley MP and included in the June 2022 agenda as Item 7.1.</p> <p>3. Letter sent 8/04/2022 to the NSW Minister for Environment and Heritage, the Hon. James Griffin MP. A response was received on 9/6/2022 from the Hon. James Griffin MP and included in the July 2022 business paper as Item 7.1</p>

**Letters requested effective 5 July 2022**

<b>*Date of Decision *Mover</b>	<b>Action Item</b>	<b>Comments / updates</b>
<b>City Delivery</b>		
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.

## **8.7 Minutes of the Audit Risk and Improvement Committee meeting held 28 June 2022**

### **Reporting Officer**

Executive Manager Corporate Services and Governance  
City Governance

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### **Officer's Recommendation**

That the minutes of the Audit Risk and Improvement Committee held 28 June 2022 be noted.

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### **Purpose**

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 28 June 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 Annual and Strategic Audit Plan 2023-25**

To present and seek approval of the Annual and Strategic Audit Plan 2023-25.

#### **6.2 Casual Labour Management**

That the Committee receive and note the Internal Audit Report on Casual Labour Management.

#### **6.3 Update on Management Letter Points**

That the information be noted.

#### **6.4 Integrated Planning and Reporting Update**

That the committee note the update on the new suite of Integrated Planning and Reporting (IP&R) documents.

### **6.5 Business Excellence Update**

That the committee note the following:

1. The Business Excellence report for the period April 2022 to June 2022.

### **6.6 Outstanding ARIC Actions**

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

### **Attachments**

Nil



# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Audit Risk and Improvement Committee Meeting held at 4:00 pm on Tuesday, 28 June 2022.**

ITEM	TITLE	PAGE
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2.	<b>APOLOGIES</b>	<b>2</b>
3.	<b>CONFIRMATION OF MINUTES</b>	<b>2</b>
3.1	Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 19 April 2022	2
4.	<b>DECLARATIONS OF INTEREST</b>	<b>3</b>
5.	<b>GENERAL MANAGER – VERBAL UPDATE</b>	<b>3</b>
6.	<b>REPORTS</b>	<b>4</b>
6.1	Annual and Strategic Audit Plan 2023-25	4
6.2	Casual Labour Management	4
6.3	Update on Management Letter Points	5
6.4	Integrated Planning and Reporting Update	5
6.5	Business Excellence Update	6
6.6	Outstanding ARIC Actions	6
7.	<b>GENERAL BUSINESS</b>	<b>7</b>

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**Minutes of the Audit Risk and Improvement Committee Meeting held on 28 June 2022**

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<b>Present</b>	Mr Bruce Hanrahan - Independent Member (Chairperson) Mr Jim Mitchell - Independent Member Ms Rhonda Wheatley - Independent Member Councillor Warren Morrison - Elected Council Representative
<b>In attendance</b>	Ms Lindy Deitz - General Manager Mr Sam Helweh - Internal Auditor Mr Phu Nguyen - Director City Governance Ms Rebecca Grasso - Director City Growth Mr Scott Grant - Director City Lifestyles Mr Jim Baldwin - Director City Development Ms Corinne Mears - Executive Manager Corporate Services and Governance Ms Monique Dunlop - Manager Governance and Risk Ms Cathy Gavin - Senior Financial Accountant Ms Samantha Fletcher - Financial Accountant Mr Chris Magee - Manager Insights and Corporate Strategy 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 19 April 2022**

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**Committee's Recommendation: (Hanrahan/Wheatley)**

That the Minutes of the Ordinary Audit Risk and Improvement Committee Meeting held 19 April 2022, copies of which have been circulated to each Committee member, be taken as read and confirmed.

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**4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

## 5. GENERAL MANAGER – VERBAL UPDATE

The General Manager provided an update to the Committee:

1. Tonight Council's extraordinary meeting will consider public submissions and (hopefully) adoption of the Delivery Program and the Operational Plan and Budget. This is a culmination of many, many months of planning and hard work by staff and councillors. We are excited to have the plans adopted and getting on with delivering the many important projects identified in our plans for the community.
2. At the last ARIC meeting I updated you on the Westinvest grant program. It's a multi billion dollar competitive grant opportunity and potentially a once in a generation grant program for eligible Councils.

Therefore, I am very keen for us to put our best foot forward for Campbelltown. It has been all hands on deck over the last few months in preparing, critiquing and building robust and evidence based business cases to give us the best possible chance of success. We should find out in the second half of this calendar year the outcome from our submissions.

Last week, we were advised that Councils have been granted a month extension to submit the Westinvest business cases, so we are making sure we make best use of the additional time granted.

3. The Community and Justice precinct continues to make progress. Earlier this month we started a community consultation process to hear from the community what opportunities they saw for the community and justice precinct. We are looking forward to hearing the communities feedback to inform our master plans for the site.

## **6. REPORTS**

### **6.1 Annual and Strategic Audit Plan 2023-25**

#### **Purpose**

To discuss the plan with the Audit, Risk and Improvement Committee and make any final changes before adopting the plan.

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

To present and seek approval of the Annual and Strategic Audit Plan 2023-25.

#### **Committee's Recommendation: (Mitchell/Wheatley)**

To approve the Annual and Strategic Audit Plan 2023-25.

#### **Action: (Wheatley/ Mitchell)**

That staff consider the current resourcing of internal audit function and requirements of the OLG Guidelines and monitor throughout the year and report back to the Committee.

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### **6.2 Casual Labour Management**

#### **Purpose**

To report on Casual Labour Management review which forms part of the 2021- 22 Audit Plan.

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

That the Committee receive and note the Internal Audit Report on Casual Labour Management.

#### **Committee's Recommendation: (Wheatley/Hanrahan)**

That the Committee receive and note the Internal Audit Report on Casual Labour Management.

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### **6.3 Update on Management Letter Points**

#### **Purpose**

To provide the Committee with an update on the Management letter point status.

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

That the information be noted.

#### **Committee's Recommendation: (Mitchell/Morrison)**

That the information be noted.

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### **6.4 Integrated Planning and Reporting Update**

#### **Purpose**

To provide the committee with an update on the new suite of IP&R documents, which are to be endorsed/adopted at the Extraordinary Council Meeting on 28 June 2022.

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

That the committee note the update on the new suite of Integrated Planning and Reporting (IP&R) documents.

#### **Committee's Recommendation:**

That the committee note the update on the new suite of Integrated Planning and Reporting (IP&R) documents.

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### **6.5 Business Excellence Update**

#### **Purpose**

To provide the Committee with an update on the progress of Council's continuous improvement initiatives over the last quarter (April to June 2022).

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**Officer's Recommendation**

That the committee note the following:

1. The Business Excellence report for the period April 2022 to June 2022.

**Committee's Recommendation:**

That the committee note the following:

1. The Business Excellence report for the period April 2022 to June 2022.
- 

**6.6 Outstanding ARIC Actions****Purpose**

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

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**Officer's Recommendation**

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

**Committee's Recommendation:**

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

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**7. GENERAL BUSINESS**

The next meeting of the Audit Risk and Improvement Committee will be held Tuesday 23 August 2022 at 4:00 pm at the Civic Centre, Campbelltown.

Bruce Hanrahan

**Chairperson**

Meeting Concluded: 4:42 pm

## 8.8 Road Naming Proposal Leumeah

### Reporting Officer

Executive Manager Corporate Support Systems  
City Governance

### Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.1 - Advocate and plan for enhanced connectivity, accessibility and movement within, to and from our city through improved public transport, road and traffic management infrastructure, cycling and pedestrian movement

### Officer's Recommendation

1. That Council approve the proposed road names listed in this report for use within the suburb of Leumeah.
2. That Council advertise its proposal to use these road names in local newspapers for a period of 28 days and notify the authorities prescribed by the Roads Regulation 2018.
3. That should no objections to the proposed road names be received, during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette.

### Purpose

To seek Council's approval of new road names to be used within the suburb of Leumeah.

### History

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

Many streets within the Leumeah residential area use a road naming theme associated with Antarctic explorers.

### Report

A new subdivision in the area of Amundson Street, Leumeah, will result in the creation of new streets. The applicant proposes to continue the historical street naming theme found across the local area, by using names associated with Antarctic explorers.

The names that the applicant has requested to be used are listed within this report and fit within the already established theme of the surrounding residential area.

The proposed road names comply with the requirements of the NSW Addressing Policy and the NSW Addressing User Manual, including Principle 6.7.5 (Acceptable Road Names) which states that the use of given or first names in conjunction with a surname is not acceptable for road naming.

The following names are recommended, however it should be noted that while Shackleton Place has received pre-approval from the Geographical Names Board (GNB), the other names of Shirase Place and Roald Place are yet to receive pre-approval from GNB.

- **Shirase Place:** Nobu Shirase was a Japanese explorer, who was amongst the great race to be the first to the South Pole. He spent time in Sydney, and became friends with Australian Antarctic Explorer Sir Edgeworth David (being reviewed by GNB).
- **Shackleton Place:** Sir Ernest Shackleton is noted for his and his team's incredible tale of survival after their ship became trapped in the Antarctic sea ice (pre-approved by GNB).
- **Roald Place:** Roald is the first name of the Norwegian explorer Amundsen after whom Amundsen Street is named (being reviewed by GNB).

### The road naming process

Division 2 of Part 2 of the Roads Regulation 2008 outlines the procedure that Council must follow when naming public roads under its control. In accordance with these procedures, it is recommended that, subject to Council approval, the proposed road names are advertised in local newspapers to allow for public comment and that Australia Post, the Registrar General, the Surveyor General and the various emergency services are also notified of Council's intention to use these proposed road names within this development.

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

## Attachments

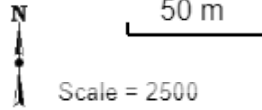
8.8.1 Site Map (contained within this report) [↓](#)





5-Jul-2022

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Scale = 2500

Road Naming at Amundsen Street, Leumeah

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## 8.9 Road Naming Proposal Rosemeadow

### Reporting Officer

Executive Manager Corporate Support Systems  
City Governance

### Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.1 - Advocate and plan for enhanced connectivity, accessibility and movement within, to and from our city through improved public transport, road and traffic management infrastructure, cycling and pedestrian movement

### Officer's Recommendation

1. That Council approve the proposed road names listed in attachment 1 to this report for use within Rosemeadow.
2. That Council advertise its proposal to use these road names in local newspapers for a period of 28 days and notify the authorities prescribed by the Roads Regulation 2018.
3. That should no objections to the proposed road names be received, during the exhibition period, Council publish notice of these new road names in the NSW Government Gazette

### Purpose

To seek Council's approval of new road names to be used within suburb of Rosemeadow.

### History

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

Many streets within the Rosemeadow residential area in the vicinity of Sebastian Avenue use a road naming theme associated with Shakespearean plays, mainly using character names.

### Report

A new subdivision in the area of Sebastian Avenue, Rosemeadow, will result in the creation of new streets. The applicant proposes to continue the historical street naming theme found across the local area, by using character names from Shakespearean plays.

The names that the applicant has requested to be used are listed in attachment 1 and have been pre-approved by the Geographical Names Board (GNB). These names fit within the already established theme of the surrounding residential area.

The proposed road names comply with the requirements of the NSW Addressing Policy and the NSW Addressing User Manual, including Principle 6.7.5 (Acceptable Road Names) which states that the use of given or first names in conjunction with a surname is not acceptable for road naming.

### **The road naming process**

Division 2 of Part 2 of the Roads Regulation 2008 outlines the procedure that Council must follow when naming public roads under its control. In accordance with these procedures, it is recommended that, subject to Council approval, the proposed road names are advertised in local newspapers to allow for public comment and that Australia Post, the Registrar General, the Surveyor General and the various emergency services are also notified of Council's intention to use these proposed road names within this development.

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

### **Attachments**

8.9.1 Road Naming Proposal Rosemeadow (contained within this report) [📄](#)

8.9.2 Site Plan (contained within this report) [📄](#)

Road Name Proposal Summary				
Road Name Proposal	Proposal Type	LGA	Locality	Status
Osric Street	Pre-Approval	CAMPBELLTOWN	ROSEMEADOW	Pre-Approved
Laertes Street	Pre-Approval	CAMPBELLTOWN	ROSEMEADOW	Pre-Approved
Voltimand Street	Pre-Approval	CAMPBELLTOWN	ROSEMEADOW	Pre-Approved
Denmark Street	Pre-Approval	CAMPBELLTOWN	ROSEMEADOW	Pre-Approved
Illyria Street	Pre-Approval	CAMPBELLTOWN	ROSEMEADOW	Pre-Approved
Rosencrantz Street	Pre-Approval	CAMPBELLTOWN	ROSEMEADOW	Pre-Approved





Campbelltown GIS Team 2020



5-Jul-2022

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50 m

Scale = 2500

Road Naming at Sebastian Avenue, Rosemeadow

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**9. QUESTIONS WITH NOTICE**

Nil

**10. RESCISSION MOTION**

Nil

**11. NOTICE OF MOTION****11.1 Council Involvement in Apprenticeship and Traineeship Programs**

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**Notice of Motion**

Councillor Riley Munro has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 12 July 2022.

1. That a report be presented to outline Council's involvement in any apprenticeship and traineeship programs, to include:
    - a. An overview of any existing programs in place; and
    - b. An outline of the feasibility to extend the program to support the employment of local people in local jobs.
-

**12. URGENT GENERAL BUSINESS**

**13. PRESENTATIONS BY COUNCILLORS**



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

### **14.1 Lease of Council Property - Woodbine**

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 - Campbelltown**

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

-

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

### **14.3 Assignment of Lease on Council Property**

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.

### **14.4 Lease of Council Property - Campbelltown**

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.

