



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

14 JUNE 2022

COMMON ABBREVIATIONS

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



07 June 2022

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 14 June 2022 at 6:30 pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 10 May 2022

Officer's Recommendation

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

Report

That the Minutes of the Ordinary Meeting of Council held 10 May 2022 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 10 May 2022 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 10 May 2022.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 10 May 2022

Present The Mayor, Councillor G Greiss
 Councillor G Brticevic
 Councillor J Chew
 Councillor M Chivers
 Councillor M Chowdhury
 Councillor J Cotter
 Councillor M George
 Councillor 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

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

That the apology from Councillor K Hunt be received and accepted.

082/2022 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of Council held 12 April 2022**

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

That the Minutes of the Ordinary Council Meeting held 12 April 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

083/2022 The Motion on being Put was **CARRIED**.

3.2 Minutes of the Extraordinary Meeting of Council held 26 April 2022

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

That the Minutes of the Extraordinary Council Meeting held 26 April 2022, copies of which have been circulated to each Councillor, be taken as read and confirmed.

084/2022 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Councillor Warren Morrison – Item 14.1 – Lease on Council Investment Property. Councillor Morrison declared a pecuniary interest in the Item and will leave the Chamber.

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Thoughts, Opportunities and Priorities

It was **Moved** Councillor Greiss:

That the information be noted.

085/2022 The Motion on being Put was **CARRIED**.

6. PETITIONS

7. CORRESPONDENCE

7.1 Koala Care and Treatment Facilities

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

That the letters be received and the information be noted.

086/2022 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Local Housing Strategy - Approval Conditions and Affordable Housing Initiatives

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

1. That Council note the Local Housing Strategy (LHS) Approval conditions issued by the Department of Planning and Environment in July 2021 and amended 12 April 2022 (attachment 1).
2. The Council engage with the relevant state government agencies in regards to the Implementation and Delivery Plan for the LHS.
3. That Council endorse the preparation of an Affordable Rental Housing Strategy guided by the options paper forming the Western Sydney Affordable Housing Strategy 2021 (attachment 2).
4. That once the draft Campbelltown Affordable Housing Strategy has been prepared it be reported to Council for consideration prior to formal public exhibition.

A Division was recorded in regard to the Resolution for Item 8.1 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.

087/2022 The Motion on being Put was **CARRIED**.

8.2 Amendment to Campbelltown Local Environmental Plan 2015 - Natural Disasters Clause

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

1. That Council support the insertion of the Natural Disasters Clause into the Campbelltown Local Environmental Plan 2015 and that this clause apply to the RU2, RU5, RU6, R2, R3, IN1, IN2, C3 and C4 zones.
2. That the Department of Planning and Environment 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, 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.

088/2022 The Motion on being Put was **CARRIED**.

8.3 Development Application Status

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

That the information be noted.

089/2022 The Motion on being Put was **CARRIED**.

8.4 Response to Support for the Homeless in Campbelltown Notice of Motion

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

That:

1. Council note the implementation of Council's Homelessness Response Procedures across Council.
2. Council's continued collaboration and advocacy with Department of Communities and Justice and local service providers regarding the variety of issues related to people experiencing homelessness be noted.
3. Council's commitment to engagements with identified stakeholders as per recommendations of the Resilience Hazard Assessment be noted.

090/2022 The Motion on being Put was **CARRIED**.

8.5 Response to Glenalvon House Notice of Motion

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

1. That Council engage a Heritage Architect to:
 - a. Update the Conservation Management Plan
 - b. Produce an Asset Management Plan
 - c. Audit safety related factors on the site
2. That Council continue to collaborate with the Historic Society on options to expand awareness and use of the site within the spirit of the Deed of Licence 2020-25.
3. That Council improve signage to enhance pedestrian access.

091/2022 The Motion on being Put was **CARRIED**.

8.6 Investments and Revenue Report - March 2022

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

That the information be noted.

092/2022 The Motion on being Put was **CARRIED**.

8.7 Quarterly Business Review Statement as at 31 March 2022

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

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

093/2022 The Motion on being Put was **CARRIED**.

8.8 Code of Conduct and Code of Conduct Procedures

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

That Council adopt:

1. The Code of Conduct Policy with a review date of 30 June 2025.
 2. The Procedures for the Administration of the Model Code of Conduct Policy with a review date of 30 June 2025.
-

094/2022 The Motion on being Put was **CARRIED**.

8.9 Minutes of the Audit Risk and Improvement Committee Report

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

That the minutes of the Audit Risk and Improvement Committee held 19 April 2022 be noted.

095/2022 The Motion on being Put was **CARRIED**.

8.10 Reports and Letters Requested

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

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

096/2022 The Motion on being Put was **CARRIED**.

8.11 Our Resilience Hazard Assessment

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

1. That Council adopt the Resilience Hazard Assessment.
2. That Council invite external agencies and services that support our community to partner in implementing the Resilience Hazard Assessment and, in doing so, build our city and community's resilience.

097/2022 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

9.1 Responses from Federal Members

Councillor George Brticevic asked the following Questions With Notice. The responses were provided by the General Manager.

1. Has the Mayor received a response to the Notice of Motion Item 11.3 - Cost of Living Assistance for Local Residents dated 12 April 2022:

That Council write to the Member for Macarthur, Dr Mike Freelander MP, Member for Werriwa, Anne Stanley MP and any candidates for the Federal election seeking their policies on improving the lives of the residents in the Campbelltown LGA.

No responses received.

2. Has the Mayor, General Manager and/or Director/s received any correspondence or communication from the Member for Macarthur, Dr Mike Freelander MP in relation to an election commitment to the upgrading Appin Road like the promise of \$50 million he made in the 2016 election?

No correspondence received.

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 No Smoking - Queen Street, Campbelltown

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

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:

- Consulting with businesses, the community and other stakeholders.
- The geographical boundaries of any ban such as other sections of the Campbelltown CBD.
- Designated smoking areas.

A Division was recorded in regard to the Resolution for Item 11.1 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.

098/2022 The Motion on being Put was **CARRIED**.

11.2 Reptile Protection

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

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.

099/2022 The Motion on being Put was **CARRIED**.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Masood Chowdhury on 20 April attended the Mayoral Ifta Dinner to observe the holy month of Ramadan. Councillor Chowdhury thanked all Councillors and the Community who were in attendance.
2. Councillor Rey Manoto on 7 May attended St John de Evangelist Church, Campbelltown to celebrate Santacruzán (Flowers of May), a Filipino tradition, to praise and give thanks to the Mother Mary. The celebration included a flower offering followed by a Mass dedicated to the Virgin Mary. Councillor Manoto thanked Lakas Filipina Inc. for organising the celebration.
3. Councillor Rey Manoto passed on his appreciation to Ms Beth Salt the Program Manager of Georges Riverkeeper, a combined Councils Committee enabling Councils to work together as caretakers for the Georges River. Councillor Manoto advised that Ms Salt has resigned and Councillor Manoto thanked Ms Salt for her valuable contributions over the years. Councillor Manoto advised Mr Scott Reyes has been appointed as the new Program Manager and welcomed him to the role.

4. Councillor Meg Oates on 1 May noted the positive impact with the Koala Tree Planting Day at Worrell Park, Ruse. Councillor Oates thanked all who participated in helping to provide for our local koala population.
5. Councillor Meg Oates on 1 May attended the Artist Exchange Makers Markets at Campbelltown Art Centre. The markets were a melting pot of stalls and workshops for the community to come down to see, participate in, purchase and talk to artists. Councillor Oates commented on the variety with a range of stalls on display including ceramics, jewellery, glass art and woven pieces. Councillor Oates noted how wonderful that all artworks at the market stalls were locally produced, proudly acknowledging the talent we have in the LGA.
6. Councillor Meg Oates reminded that Chamber that the exhibition 'Macarthur & Beyond' is still on display at the Campbelltown Arts Centre and encouraged the community to view this exhibition before it closes on 22 May.
7. Councillor Warren Morrison on 14 April attended the Appin Massacre Flag Raising Ceremony held at the Civic Centre forecourt. The smoking and flag raising ceremony is important to remember and honour the Dharawal people who perished and were impacted by the Appin Massacre on 17 April 1816. Councillor Morrison reflected that the ceremony is a way for us to show our commitment to Reconciliation.
8. Councillor Warren Morrison on 27 April with Anoulack Chanthivong MP and Councillor Masud Khalil attended Minto Public School for their ANZAC Day Ceremony. Councillor Morrison thanked the school for the invitation and appreciated the opportunity to join with the students to remember the sacrifices of our armed services.
9. Councillor Warren Morrison on 30 April attended Ingleburn Alive. The festival started at 3 pm and ran until 9 pm and was a great event with local MPs and Councillors in attendance. The event had a carnival atmosphere with stall holders, food trucks and side show games and rides. Councillor Morrison thanked all the volunteers and Council staff for their assistance ensuring the event ran seamlessly.
10. Councillor Warren Morrison on 6 May with Councillor Matt Stellino attended the Mark Grundy Oesophageal Cancer fundraiser at West Leagues Club. The fundraiser was organised by the Mark Grundy Oesophageal Cancer Awareness Group Inc and showcased some of the best comedians from the Sydney and Melbourne. Councillor Morrison was pleased to support and help raise awareness of oesophageal cancer.
11. Councillor Masud Khalil with Councillor Morrison on 27 April attended the ANZAC Day ceremony at Minto Public School. Councillor Khalil noted how important it is that schools have ANZAC Day ceremonies to ensure that the younger generations understand the significance of ANZAC Day. Councillor Khalil thanked the students and staff for organising a memorable ceremony.
12. Councillor Masud Khalil with Councillor Lound and Councillor Chowdhury attended an Ifta party to mark the end of Ramadan. Councillor Khalil thanked all in attendance as it was an enjoyable night with good food and company.

13. Councillor Matt Stellino on 1 May attended the Landcare's Wild Koala Tree Planting Day at Worrell Park, Ruse. The event was attended by Councillors Munro, Brticevic, Manoto and Hunt and the day resulted in the planting of Eucalyptus and Acacia trees and border grasses such as Lomandra that will become a food source for koalas around Smith's Creek. Councillor Stellino thanked all the volunteers who helped plant on the day.
14. Councillor Josh Cotter on 30 April attended Ingleburn Alive and echoed Councillor Morrison's comments noting the high energy, street party atmosphere in the area. Councillor Cotter was thankful for the opportunity to meet and talk to local families, stallholders and performers. Councillor Cotter thanked the staff for running a successful and engaging event.
15. Councillor George Brticevic on 1 May participated in the Wild Koala Tree Planting Day at Worrell Park, Ruse. Councillor Brticevic thanked Councillor Stellino and Councillor Manoto for their involvement and dedication to protecting the natural environments and improving the native flora and fauna in our LGA.
16. Councillor John Chew on 30 April attended 'Judging the Macquaries' at NSW Parliament. The event marked 200 years since the departure of the final autocratic governor of NSW, also referred to as the Father of Australia, Governor Lachlan Macquarie. The event involved historical re-enactments, numerous debates and ended with a mock trial of Governor Macquarie and his legacy on Australian democracy.
17. Councillor Riley Munro on 22 April attended the Sydney Water Glenfield tree planting day. Sydney Water committed under its offset guidelines to replant 2 trees for every one tree that was removed from the waste water facility in Macquarie Fields. The day was well attended with Anoulack Chanthivong MP also in attendance.
18. The Mayor, Councillor George Greiss on 26 April attended local ANZAC Day services attending the dawn service at Ingleburn and 9 am service at Koshigaya Park, Campbelltown. Councillor Greiss noted how important it is for the community to come together to remember and pay their respects on ANZAC Day.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Lease on Council Investment Property

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

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

100/2022 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 7:43 pm and reconvened as a meeting of the Confidential Committee at 7:44 pm.

Recommendations of the Confidential Committee

Meeting note: Having declared an interest in Item 14.1 Councillor Morrison left the Chamber at 7:44 pm and did not take part in the discussion or vote on the matter.

14.1 Lease on Council Investment Property

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

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

101/2022 The Motion on being Put was **CARRIED**.

Meeting note: At the conclusion of the discussion regarding Item 14.1 Councillor Morrison returned to the Chamber at 7:47 pm.

It was **Moved** Councillor Brticevic, **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.

102/2022 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 7:48 pm.

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

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

103/2022 The Motion on being Put was **CARRIED**.

There being no further business the meeting closed at 7:49 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 Significant Community Projects

Recommendation

That the information be noted.

I intend to keep this Mayoral Minute focused on 2 key items on the agenda, Campbelltown Billabong Parklands - Project Update (Item 8.5) and WestInvest (Items 8.12 and 8.13).

Billabong Parklands Project

The Billabong Parklands project was part of what I believe was a rushed resolution relating to the City Deal. The resolution passed at an Extraordinary Meeting of Council on 28 August 2018, a meeting I was absent from. The meeting had one item on the agenda, to endorse the implementation plan for the City Deal and clearly identified all Councils in the deal - Campbelltown, Wollondilly, Camden, Liverpool, Fairfield, Penrith, Hawkesbury and Blue Mountains. Campbelltown was not unique and each of the 8 City Deal Councils were considering a similar report and recommendations at their own Council meetings in the week commencing 27 August 2018.

The Deal as adopted by the Council on 28 August 2018 had a significant number of commitments made to Campbelltown and the other 7 Councils involved, and I intend to work tirelessly to ensure that Campbelltown receives what it is owed.

A fundamental commitment made by Campbelltown Council that day was to commit \$3.75 million and accept a contribution of \$15 million from the State and Federal Government (\$7.5 million each) to build the Campbelltown Billabong at Apex Park, Bradbury under the Deal's \$150 million Liveability Program. The Liveability Program set out specific criteria that Council had to meet, and as detailed in the reports, the Billabong meets such criteria. The funding deed for the project was executed in May 2019.

In an online meeting on 8 December 2020, Council selected one of three options presented and resolved to increase Council's contribution to the project by an additional \$12.25 million bringing the total project budget to \$31 million. Unlike the first meeting, the voting for this motion had 4 votes recorded against the increase, of which I was one.

In June 2021, Council received advice regarding the successful application for a grant of \$4 million of which a total of \$3.656 million was committed to areas of Apex Park that adjoin the Billabong Parklands site. I have been advised that the funding was applied for under the NSW Public Legacy Program, a program which required no co-contribution from Council. The objectives of this program was to stimulate local economies through the acceleration of the assessment and determination of local Development Applications.

The funding program provided very specific criteria relating to improvements to public open space and parklands, and could only be considered for projects that had progressed to a sufficient level of design in order to be eligible. At the time, the design of the areas of Apex Park that adjoin the Billabong Parklands site met this requirement outlined by the program and as such, was selected.

As the report highlights, the Billabong Parklands project will be delivered within the allocated budget by September 2023. While I believe that such a timeline is optimistic, I am sure that our professional staff understand how important this project is, and they will do all they can to achieve the stated targets.

Some people have asked me if can we stop the project or revert it to the original budget? This seems to be the wrong question regardless of its answer. The question that should be asked is whether the Council should attempt to stop or scale back this project, and the answer to that question is a resounding NO.

On 8 December 2020, Campbelltown City Council resolved with a 10 – 4 majority to increase the project's funding and build the currently under construction Billabong. Council, on that day committed to the people of Campbelltown to construct this project. Just as we expect other levels of government to keep their commitments, we must keep our commitment to the people of our city, regardless of our personal views.

I believe that the decision to build and expand the Billabong Parklands project was made in good faith by the Councillors who voted for it, and that resolution should be respected.

The Councillor Handbook 2021 states:

While councillors are free, subject to their obligations under the Council's code of conduct, to advocate a position on matters before the Council for a decision, once a decision has been made, they are required to 'uphold' the policies and decisions of the Council.

The requirement to uphold the policies and decisions of the Council should be read in the context of the implied freedom of political communication under the Australian Constitution. In practical terms, councillors remain free to speak about the policies and decisions of the Council, but they must accept and abide by them and must not misrepresent them.

In my first Mayoral Minute, I highlighted that the Mayor and the Councillor are not only bound by the formal machinery of State as defined under the *Local Government Act 1993* but also by the social norms developed through the wishes and aspirations of our residents for which the role signifies. The path laid down by our predecessors in Council who have contributed to those practices and expectations which we observe today.

Therefore, regardless of my personal view on the project, I believe any attempt to hinder this project would not be in the spirit of the *Local Government Act 1993*, the Councillors Handbook 2021 or my commitment to respect the Council resolutions that have occurred in the past.

I also want to clarify an item that the report does not detail, the operational cost of the project after its delivery. It is unclear at this stage as to the exact yearly cost; however, a rough estimate would be in the magnitude of \$2 million per year.

This may seem like a high ongoing cost for the project. However, when we consider the size of the project which sits within a 4 ha site and incorporates a main swimming lagoon approximately 1,600 m² in size, a smaller children's pool, cascades, streams, a splash play area and amenities together with the associated maintenance and operations of a site of this scale and level of inclusions, it is not unreasonable.

Council subsidises the operation of many of our assets, for example, Campbelltown Arts Centre to the magnitude of \$2.38 million, the Campbelltown Stadium to the magnitude of \$1.62 million, our Leisure Centres to the magnitude of \$3.01 million and our Libraries to the magnitude of \$4.25 million (Net annual operational results FY21).

The approach to services that should be subsidised, or those that should be user-pay, is a much more complicated debate that we as a community should have in the future. I intend to include a few questions on this subject as part of the mayoral survey that is currently being developed. I look forward to engaging with the Councillors and the community to understand their views and expectations.

For now, I will be doing my best to ensure that the Billabong project will deliver its intended objectives to the people of Campbelltown within the new timeline and on budget. Together, we will continue to explore all options to minimise the operational costs of the facility or find alternative funding options to offset them, while ensuring the Billabong remains accessible for our residents.

WestInvest

The WestInvest is a Grant Program of \$5 billion to be spent on infrastructure projects to enhance the liveability in the 15 Local Government Areas in the west and the south west of Sydney. The program has 2 distinct components, Significant Community Projects – Direct Council Allocation (Item 8.12) and Significant Community Projects – Competitive Grant Round (Item 8.13).

Significant Community Projects – Direct Council Allocation allocates \$400 million to be directly given to the 15 local Councils based on their population size, to be spent on projects that meet the criteria detailed in the report. Based on its current population, Campbelltown Council has been allocated \$26.615 million.

A different approach was taken in preparation for the spending of Council's allocation, rather than building a flagship project like the Billabong, Council has selected to create as many small and medium-size projects across the Local Government area as feasible.

The project list detailed in the report, demonstrates an attempt by the Council to spread the improvement projects across the LGA and target these projects to address a diverse range of community needs and interests.

The projects were selected following deep community engagement through our many strategic documents and plans including our Community Strategic Plan, Community, Sport and Recreation Plans and Strategies and our Resilience Hazard Assessment.

The second category, the Competitive Grant Round allocates \$1.6 billion to community groups, non-government organisations and local councils. To make the most of this competitive round and ensure that our community can secure their share of this funding, Council has put forward a diverse mix of projects to support a range of themes and benefits for our community including playspace upgrades, arts and culture projects, sporting field and amenity upgrades, amenity and safety improvements, traffic and connectivity enhancements, as well as upgrades to some of our town centres.

Through this round we are also supporting a range of applications that have been put forward by local community and sporting groups to undertake upgrades or new projects that meet the program's criteria.

I look forward to hearing about the success of our applications and sharing this with both the Council and our community, and celebrating the commencement of these projects across our city in due course.

Advocacy Update

Due to the federal election and change of government, our advocacy efforts were put on hold. However, now that we have a new Cabinet, I have commenced writing to selected Ministers to seek a meeting and their support for our city.

I look forward to the next round of advocacy meetings and working with our new Strategic Advocacy Group when Council approves the terms of references.

Attachments

Nil

6. PETITIONS

7. CORRESPONDENCE

7.1 Koala Care and Treatment Facilities

Officer's Recommendation

That the letter be received and the information be noted.

A copy of the letter from Dr Fiona Fraser, Threatened Species Commissioner on behalf of the Hon. Sussan Ley MP in response to Council's resolution on 8 March 2022 seeking funding from the Federal Government's \$50 million koala protection grants package for the Campbelltown koala colony.

Attachments

1. A copy of the response from Dr Fiona Fraser, Threatened Species Commissioner on behalf of the Hon. Sussan Ley MP (contained within this report) [↓](#)
2. A copy of the letter sent to the Hon. Sussan Ley MP (contained within this report) [↓](#)



Australian Government
**Department of Agriculture,
Water and the Environment**

Ref: MC22-002880

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

council@campbelltown.nsw.gov.au
Phone: (02) 4645 4000

Dear Ms Deitz

Thank you for your correspondence to the Minister for the Environment, the Hon Sussan Ley MP, concerning Federal grant funding for Campbelltown Koalas. As the Government is now in a caretaker role pending the outcome of the Federal election on 21 May, I am responding on behalf of the Minister.

Koalas in NSW, the ACT and Queensland are listed under the *Environment Protection and Biodiversity Conservation Act (1999)*. Information on the koala can be found on the Department of Agriculture, Water and the Environment website at <https://www.awe.gov.au/environment/biodiversity/bushfire-recovery/funding-support/koala-conservation>. Information on current funding opportunities for koala recovery have also been published on the Grant Connect website, at www.grants.gov.au.

The matters you have raised have been noted, however it would be inappropriate for the Government to comment during a caretaker period. You may wish to raise this matter with the incoming government once the outcome of the election is known.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

Dr Fiona Fraser
Threatened Species Commissioner

Office of the General Manager



7 April 2022

The Hon Sussan Ley MP
Minister for the Environment
PO BOX 6022
House of Representatives
Parliament House
CANBERRA ACT 2600

Dear Minister Ley,

I am writing to you in response to a recent resolution of Council (8 March 2022) to highlight the uniqueness of Campbelltown koala colony being the only disease-free colony in the Sydney Basin and to seek funding from the January announcement of the \$50 million koala protection grants package to:

- a) Provide koala health and care facilities
- b) Deliver all care, treatment and triage to improve koala health outcomes
- c) Assist with on-ground actions that will restore and enhance priority koala habitat and safety
- d) Implement key training in koala treatment and care and
- e) Expand community-led initiatives

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 ± 18 (95% CI) in 2019 to 236 ± 60 (95% CI) in 2020, an almost 50% increase in 8 years.

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.

In 2018, we adopted the Campbelltown Comprehensive Koala Plan of Management 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

Office of the General Manager



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.

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.

Council acknowledges the \$5 million Commonwealth grant funding that was announced on 4 April 2022 and will actively consider a range of actions to include in its application in the coming months.

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 Campbelltown City Strategic Advocacy Group

Reporting Officer

General Manager

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.6 – Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres

Officer's Recommendation

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.

Purpose

To seek Council's endorsement of the Campbelltown City Strategic Advocacy Group.

Report

The Campbelltown City Strategic Advocacy Group (Advocacy Group) will advocate Council's position with Federal and State Government and key stakeholders including the private sector for Campbelltown's Community and Justice Precinct and other catalytic projects in the Campbelltown Local Government Area.

The Advocacy Group will complement the Council's leadership team and leverage expertise and strategic networks to enhance opportunities to achieve the best outcomes for the Campbelltown Community.


It is proposed that the membership of the Advocacy Group be appointed for the term of Council and comprised as follows:

- The Mayor (or delegate)
- The General Manager of Council (or delegate).
- Up to five advocates

The advocates will possess relevant qualifications, skills and strategic networks and will be appointed by the General Manager. The roles will be voluntary and unpaid.

Attachments

1. Terms of Reference - Strategic Advocacy Group (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL	Office of the General Manager
CAMPBELLTOWN STRATEGIC ADVOCACY GROUP	

1. NAME:

Campbelltown City Strategic Advocacy Group

2. INTERPRETATION

For the purposes of these Terms of Reference

"Member" means member of the Strategic Advocacy Group

"Council" means the Council of the City of Campbelltown.

"Advisory Group" means the Campbelltown Strategic Advisory Groups.

3. PURPOSE

The Campbelltown Strategic Advocacy Group will advocate for catalytic projects in the Campbelltown Local Government Area, in particular the Community and Justice Precinct to gain the best outcomes for the Campbelltown Community. The Group will advocate Council's position with Federal and State Government and key private sector and community stakeholders.

4. ROLE WITHIN COUNCIL

4.1 The Advocacy Group does not have any delegation or power to bind the Council.

4.2 The recommendations of the Advocacy Group shall be referred to the General Manager for assessment. Where recommendations are determined operational in nature, the General Manager may consider and action as appropriate. Where recommendations are determined strategic in nature, the General Manager may refer to the Council in a report to the next available Council Meeting

4.3 Council may refer information to the Advocacy Group for comment or to be actioned.

5. MEMBERSHIP

5.1 Members of the Advocacy Group are appointed for the term of the Council.

5.2 Membership of the Advocacy Group is unpaid and voluntary.

5.3 The Advocacy Group shall include a maximum of seven people as follows:

5.3.1 The Mayor (or delegate)

5.3.2 The General Manager of Council or nominee.

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5.3.3 Up to five advocates.

5.4 The advocates may be appointed by the General Manager.

6. ROLE OF THE MEMBERS

6.1 Abide by Council's Code of Conduct and other related policies and protocols.

7. MEETINGS

7.1 Meetings of the Advocacy Group shall be convened ad-hoc as the need arises.

8. CONFIDENTIALITY AND CONFLICT OF INTEREST

8.1 Members are to declare a direct Conflict of Interest with issues on the agenda at the commencement of the meetings or as soon as the relevant issue is raised in General Business.

8.2 All Conflicts of Interest are to be declared and reported in the minutes, and if necessary, the parties involved will be asked to leave the room while the matter is discussed.

8.3 Where Advocacy Group meetings include confidential information relating to members or the business being discussed, members are required to respect principles of confidentiality.

8.4 All Members must abide by Council's Code of Conduct at all times.

8.5 No member of the Advocacy Group other than the Mayor or their specific delegate is able to make media or public comment on behalf of the Council or the Advocacy Group at any time.

9. CHANGES TO TERMS OF REFERENCE

9.1 The Terms of Reference may be altered, rescinded or added to by Campbelltown City Council.

10. ISSUES NOT COVERED BY THE TERMS OF REFERENCE

10.1 The Advocacy Group cannot consider items outside the terms of reference.

11. DISSOLUTION OF ADVOCACY GROUP

11.1 The Council may dissolve the Advocacy Group at any time without cause.

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

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

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

Officer's Recommendation

1. That Council 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.
3. That the submission authors be advised of Council's decision.

Executive Summary

- Lendlease Communities (Mt Gilead) Pty Ltd (Lendlease) submitted a Planning Proposal Request (PPR) in 2019 seeking to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in respect of specific land identified as Lot 1 DP 1240836 within the Mount Gilead Urban Release Area. Due to re-subdivision, the land is now described as Lot 10 DP1261146.
- At its Ordinary Meeting of 10 September 2019, Council resolved to seek a Gateway Determination that was issued by the NSW Department of Planning, and Environment (DPE) on 16 June 2021.
- The Planning Proposal (PP) seeks to amend Schedule 1 of CLEP 2015 to permit a temporary additional use of a purpose built Community Facility for a Sales and Information Centre for 3 years, or until registration of the 1200th lot, whichever occurs first. After this time, the land and Community Facility would be dedicated to Council in accordance with the executed Voluntary Planning Agreement.

- Public exhibition commenced from 23 August 2021 to 24 September 2021 and resulted in 3 submissions from Public Authorities, 76 community submissions, and one submission from the proponent.
- In accordance with the submission from the applicant, it is recommended the PP be amended to reference a Business Premises instead of an Exhibition Home to ensure that occupation of the future Community Facility is capable of meeting the requirements of the Building Code of Australia.
- It is recommended that Council adopt the amended PP and proceed to finalise the amendment in accordance with the Instrument of Delegation dated 14 October 2012.

Purpose

The purpose of this report is to summarise submissions received during the public exhibition of the PP to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and to seek Council's approval to finalise the amendment.

History

Council resolved at its Ordinary Meeting of 10 September 2019, to seek a Gateway Determination for a PPR to amend the CLEP 2015 to permit under Schedule 1: Additional Permitted Uses, a temporary 'Exhibition Home' on land identified as Lot 1 DP 1240836 within the RE1 Public Recreation zone. Due to re-subdivision, the land is now described as Lot 10 DP1261146.

Gateway Determination was issued by the Department of Planning and Environment (DPE, formerly known as Department of Planning, Industry and Environment) on 16 June 2021 which required public agency consultation and public exhibition. Upon further application, a new Gateway Determination was issued by DPE on 16 June 2021 permitting 15 months to complete the LEP amendment.

In accordance with the Gateway Determination, the PP was publicly exhibited from 23 August 2021 to 24 September 2021. A total of 21 property owners within the Mount Gilead Urban Release Area were notified by direct mail in accordance with Campbelltown's Public Participation Plan.

The exhibition was notified on Council's 'Over to You' webpage, and the Department of Planning's Planning Portal in accordance with the Environmental Planning and Assessment (Public Exhibition) Regulation 2020.

Report

During the exhibition period, Council received 3 Public Authority submissions, 76 community submissions and one submission from the Proponent.

1. Public Authority Submissions

a) NSW Rural Fire Service

No concern raised subject to future subdivision being assessed under 100B of the *Rural Fires Act 1997* and being demonstrated to comply with Section 5, 6 and 8.2.2 of Planning for Bush fire Protection 2019 as applicable.

Comment: Noted, no action required.

b) Environment, Energy and Science Group (EES)

No concern. EES considers that the PP is generally not inconsistent with the biodiversity certification conferral, including the Ministerial Order and Biodiversity Certification Agreement.

Comment: Noted, no action required.

c) WaterNSW

No concern. Comments provided in relation to bushfire safety and asset protection zones associated with the proposed community facility.

Comment: Diagrams provided within the PP are indicative only and subject to final drafting of the Schedule 1, Additional Permitted Uses mapping amendment and future Development Application.

In regards to bushfire safety, community facilities are a 'Special Fire Protection Purpose' in accordance with Planning for Bushfire Protection 2019 and require a minimum 40 m setback. In addition, the proposed community facility would be located outside of the Endangered Ecological Community buffer of 30 m. Therefore, the proposed land use would not pose a risk to the bio bank vegetation.

2. Public Submissions

Seventy-six community submissions objecting to the proposal were received. The submissions generally followed a consistent template format. Therefore, responses to the following concerns is provided.

a) Koalas and associated report findings

Concern about the declining Koala population and Koala habitats and that the Planning Proposal is to be amended to consider the recommendations of the NSW Chief Scientist and Engineer report.

Comment: As outlined above, the EES advise the PP is generally not inconsistent with the biodiversity certification conferral, including the Ministerial Order and Biodiversity Certification Agreement. Therefore, no further investigation or amendment to the PP is required.

b) Restrictive Definitions

Concern that permitting a 'sales and information centre' may promote other uses on the RE1 Public Open Space land.

Comment: The purpose of the amendment is to only specify a single use that may occur for a temporary period in accordance with executed voluntary planning agreement, which requires the land and community hub building to be dedicated to Council. The proposed Schedule 1 amendment does not otherwise impact other permitted uses in the RE1 zone, as prescribed by the CLEP 2015.

c) Mapping

Concern raised in regard to the proposed drafting of the Schedule 1 amendment which references Lot 1, and only provides a generalised location.

Comment: The PP has been updated to reflect the current Lot 10 DP DP1261146 which is an existing large lot. Although the Additional Permitted Uses Map would identify this lot, the requirements of Schedule 1 prevail, which require the use to be related to the Community Facility to be delivered under the executed Voluntary Planning Agreement. When finalised, a development application would confirm the exact location.

d) Land for Public Purpose

Concern regarding inconsistency of the amendment with Section 9.1 Ministerial Directions, regarding Reserving Land for Public Purposes and Site Specific provisions.

Comment: The proposed amendment is consistent with Ministerial Direction 1.4 Site Specific Provisions, and 5.2 Reserving Land for Public Purposes as detailed in Attachment 1.

e) Gateway Alteration

Concern raised regarding the altered Gateway Determination issued by DPE.

Comment: The original Gateway determination issued by DPE (PP_2020_2635) was altered by DPE on 20 March 2021 to not proceed on the grounds that the two timeframe to complete the amended had been exceeded. This was due to defence of Class 4 proceedings in the Land and Environment Court at the time, and limitation due to COVID-19.

A new Gateway Determination (PP_2021_3486) was issued by DPE on 16 June 2021 permitting 15 months to complete the LEP amendment.

f) Consultation with the Rural Fire Service

Concern regarding whether Council consulted the NSW Rural Fire Service prior to exhibiting the Planning Proposal as required by the s9.1 Ministerial Direction 4.4 Planning for Bushfire Protection.

Comment: The assessing Council officer referred the PP to the NSW Rural Fire Service on the 20 July 2021 prior to exhibition on the 23 August 2021. Although a submission was not received prior to exhibition commencing, the Gateway Determination only requires that each public authority is provided a copy of the Planning Proposal and any supporting material and given at least 21 days to comment.

The NSW RFS was provided a second opportunity to comment during the exhibition period and result a submission as discussed in this report.

3. Submission from Applicant

The applicant for the PPR (Lendlease) made a submission of support, including a request for the following amendments:

a) Definition of 'Exhibition Home'

Concern that definition of 'Exhibition Home' as per the CLEP 2015 means a 'dwelling built for the purposes of the public exhibition and marketing of new dwellings.' This would require the Community Facility to take the form of a Class 1 residential dwelling to comply with the definition. However, a Community Facility is a Class 9 structure.

Alternatively, a 'Business Premise' would be consistent with occupation of a Class 9 structure and would continue to be limited by the Schedule 1 use for a sales and information centre and ancillary uses such as a café.

Comment: The Standard Instrument LEP does not define the use of sales and information centre. Although existing defined uses for Exhibition Home and Exhibition Village are available, they are not characteristic of the intended outcome.

Therefore, an amendment of the PP to replace reference to Exhibition Home with a Business Premises is supported. This use would only be temporary and would expire upon dedication of the land and building to Council to be used for a Community Facility.

b) Drafting of the Clause

Request to amend drafting of the additional permitted use as follows:

Clause	Comment
41 42 Use of certain land at Appin Road, Mount Gilead	
(1) This clause applies to part of Lot 10, DP1261146 , shown as 41 42 on the Additional Permitted Uses Map	Numbering updated from 41 to 42 as 41 already applies to additional permitted uses at Western Sydney University Campbelltown Campus. Plan of Subdivision approved by DA 3627/2019/DA-SW is now registered and amends the lot description from Lot 1 DP124836 to Lot 10 DP1261146.
(2) Development is permitted with consent, for the temporary use of land as a 'business premise' (but only with respect to sales and information of dwellings and land relating to land in the Mt Mount Gilead Estate Land Urban Release Area)	Scope of business premises expanded from just land to houses and land to capture the full scope of the Sales and Information Centre and marketing of specific homes. Reference to Mt Gilead estate updated to Mount Gilead Urban Release Area to align with the phrasing adopted in Council's Urban Release Area map.
(3) Development consent will only be given if the Consent Authority is satisfied that:	
(a) It will be used as a 'sales and information centre' for no more than three (3) years from the date of Occupation Certificate issued for the 'sales and information centre' use or within 12 months of the registration of the 1200th lot, whichever occurs first.	Amended to refer to an Occupation Certificate issued for the Sales and Information Centre use, rather than the issue of an Occupation Certificate generally. This would allow an Occupation Certificate to be issued for the Community Hub (or other permitted ancillary uses) without commencing the operational period of the temporary use.
(b) It will be reinstated to its intended use as a community facility after the cease conclusion of the sales and information centre use .	Minor amendment to improve drafting.
(c) The additional permitted use is only for the building envelope and is to have a minimum floor area of 500sqm.	The requirement to deliver a minimum floor area of 500 m ² for the temporary use is not needed. Lendlease is ultimately bound to deliver a Community Hub with a minimum floor area of 500 m ² under the VPA. It is not necessary for the temporary use to have a minimum floor area of 500 m ² .

The changes outlined above are supported and form part the amended PP in attachment 1.

4. Statutory Considerations

Having regard to the proposed amendments to the PP, Clause 3.36(2)(a) of the EP&A Act, provides that the local plan making authority may, following the completion of community consultation, make a local environmental plan with or without variation, in the terms the local plan-making authority considers appropriate.

As reported above, and as outlined in the recommendation of this report, amendments to the exhibited plan are proposed. The amendments are considered minor in nature and are in response to a submission made by the applicant.

Having regard to the minor nature of the proposed amendments, it is considered that in accordance with Clause 3.36(2)(a), the Council has the authority to make the plan without the need for re-exhibition. As such, it is recommended the Council resolve to finalise the Planning Proposal in accordance with the Instrument of Delegation.

Conclusion

The Planning Proposal to amend Schedule 1 - Additional Permitted Uses within the Campbelltown Local Environmental Plan 2015, has been exhibited in accordance with the Gateway Determination issued by Department of Planning and Environment. Agency submissions and community objections raise matters that have been addressed in this report.

In accordance with the submission from the applicant, it is recommended the Planning Proposal be amended to reference a Business Premises instead of an Exhibition Home to ensure that occupation of the future Community Facility is capable of meeting the requirements of the Building Code of Australia.

Accordingly, it is recommended that Council adopt the amended Planning Proposal and finalise in accordance with the instrument of delegation.

Attachments

1. Post submission - Exhibition Planning Proposal - Gilead Schedule 1 (contained within this report) [↓](#)

Proposed Amendment to
Campbelltown Local Environmental
Plan 2015

**GILEAD SCHEDULE 1 ADDITIONAL PERMITTED
USE
PLANNING PROPOSAL**



Planning Proposal

Gilead Community Facility
Schedule 1 Additional Permitted Use

Proposed amendment of Campbelltown Local Environmental Plan 2015

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

PP means Planning Proposal

PPR means Planning Proposal Request

SEPP means State Environmental Planning Policy

SQM means square metres

Introduction/Background

Existing Use

The site is largely covered in bushland and agricultural lands.

Location

The site is situated within the new release area of 'Figtree Hill' and the larger component of Greater Mount Gilead Precinct initiated under State Government's Greater Macarthur Priority Growth Area which provides for urban expansion within the southern portion of the Campbelltown Local Government Area. The Figtree Hill Estate is expected to provide for 1700 dwellings with supporting open space and amenities, Biocertified lands for environmental conservation, and drainage.

The site was rezoned on 8 September 2017 via an amendment to Campbelltown's Local Environmental Plan 2015 (CLEP 2015). A further amendment was adopted by Council in November 2021 and published on the NSW Legislation website on 29 April 2022.

The Site

**Proposed Amendment to
Campbelltown Local Environmental
Plan 2015**

**GILEAD SCHEDULE 1 ADDITIONAL PERMITTED
USE
PLANNING PROPOSAL**

The executed voluntary planning agreement between Council and Lendlease Communities includes provision for a Community Facility on land formerly zoned 'B1 Neighbourhood Centre' and situated amongst R2 Low Density Residential.

The applicant's original Planning Proposal Request in 2019 identified that the constraints within the former B1 zoning were significant and would require relocation the Community Facility.

The location specific to the Planning Proposal is identified legally as Lot 10 in DP DP1261146 (Figure 1), which is a re-subdivision of Lot 1 DP 1240836 within the northern end of the Gilead Estate. The area is of 24 hectares and is irregular in shape with scattered trees, two small dams as well as access from an existing rural driveway from Appin Road.

The proposed Community Facility is sited within Lot 10 and located north of the Biocertified lands (Lot 61 DP 752042) and would be incorporated within RE1 Open Space and adjacent to a future main Boulevard (Figure 1).

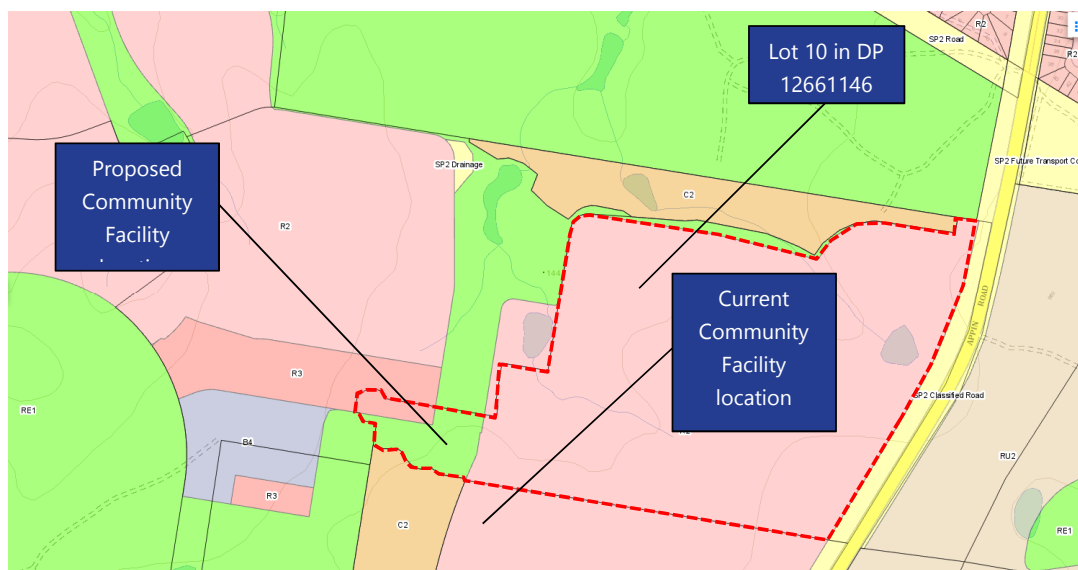


Figure 1: Site Context and Community Facility Location

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the CLEP 2015 to permit an additional use on part, Lot 10 DP1261146 for a temporary 'Business Premise' to support use of the land for a 'Sales and Information Centre' for the Mount Gilead Urban Release Area.

Part 2 – Explanation of provisions

Proposed Amendment to
Campbelltown Local Environmental
Plan 2015

**GILEAD SCHEDULE 1 ADDITIONAL PERMITTED
USE
PLANNING PROPOSAL**

The objectives of the Planning Proposal would be achieved through an amendment to Schedule 1 of the CLEP 2015 to allow a temporary 'Business Premise' for the purpose of a 'Sales and Information Centre' as a permitted land use identified within part, Lot 10 DP1261146 (Lot 10, Appin Road, Gilead)

The amendment to Schedule 1 would require an additional clause that applies specifically to the identified subject site as per Annexure 2.

Part 3 – Justification

Section A – Need for the Planning Proposal

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

The Planning Proposal is a result of a previous rezoning of Gilead for residential development that occurred in 2017. Upon further enquiry with the NSW Rural Fire Service (RFS), a Community Facility is considered a 'Special Fire Protection Purpose' in accordance with Planning for Bushfire Protection 2019 (PBP 2019). Accordingly, the former location of the Community Facility on land zoned B1 Neighbourhood Centre is no longer appropriate.

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

This Planning Proposal seeks to enable use of the Community Facility for a 'Business premise' for the purpose of a Sales and Information Centre, during the early stages of development in the Mount Gilead Urban Release Area. As the Community Facility is now proposed on land zoned RE1 Open Space, a Schedule 1 Amendment is required to permit the additional use of the 'business premise'.

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 – Metropolis of Three Cities

The Greater Sydney Region Plan (GSRP) 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 2036. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services. The Planning Proposal is considered consistent with the Plan; the consistencies can be justified and explained in relation to the relevant objectives & strategies in Table 1.

Table 1	
Objective	Comments on Consistency
<i>Objective 3 Infrastructure adapts to meet future needs</i>	
Strategy 3.1	The proposal provides an opportunity to occupy (in part) a pre-planned Community Facility for the

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Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans	purpose of a Sales and Information Centre during the early stages of development.
<i>Objective 6 Services and infrastructure meet communities' changing needs</i>	
Strategy 6.1 Deliver social infrastructure that reflects the needs of the community now and in the future.	The proposal would support early delivery of a Community Facility that will be dedicated to Council on registration of the 1,200th lot in accordance with the executed VPA.
Strategy 6.2 Optimise the use of available public land for social infrastructure	The proposal would support relocation of the Community Facility so that it may be located within a parkland setting.
<i>Objective 7 Communities are healthy, resilient and socially connected</i>	
Strategy 7.1 Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> • Providing walkable places at human scale with active street life. • Prioritising opportunities for people to walk, cycle and use public transport. • Co-locating schools, health, aged care, sporting and cultural facilities. • Promoting local access to healthy fresh food and supporting local fresh food production. 	The relocation of the Community Facility to RE1 Public Open Space land would support a greater variety of events and community driven projects.
<i>Objective 12 Great places that bring people together</i>	
Strategy 12.1 Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: <ul style="list-style-type: none"> • Prioritizing a people-friendly public realm and open spaces as a central organising design principle. • Recognising and balancing the dual function of streets as places for people and movement. • Providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres. • Integrating social infrastructure to support social connections and provide a community hub. • Recognising and celebrating the character of a place and its people. 	The proposal is mainly required due to site planning limitations arising from planning for bushfire protection.
<i>Objective 27 Biodiversity is protected, urban bushland and remnants vegetation is enhanced</i>	
Strategy 27.1 Protect and enhance biodiversity by: <ul style="list-style-type: none"> • Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors. • Managing urban bushland and remnant vegetation as green infrastructure. • Managing urban development and urban bushland to reduce edge-effect impacts 	The relocation of the Community Facility further enhances and protects the landscape of the adjoining 'bio-certified' managed lands.
<i>Objective 31 Public open space is accessible, protected and enhanced</i>	

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<p>Strategy 31.1 Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> • Providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow. • Investigating opportunities to provide new open space so that all residential areas are within 400 m of open space and all high density residential areas (over 60 dwellings per ha) are within 200 m of open space. • Requiring large urban renewal initiatives to demonstrate how the quantity of, or access to high quality and diverse local open space is maintained or improved. • Planning new neighbourhoods with a sufficient quantity and quality of new open space. • Delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses. • Delivering or complementing the Greater Sydney Green Grid. • Providing walking and cycling links for transport as well as leisure and recreational trips. 	<p>The Planning Proposal is consistent with this objective and strategy in regards to allowing the relocation of a Community Facility to be situated within open space and other associated planned park amenities.</p> <p>Delivery of a Community Facility is a requirement of the executed VPA registered on the land.</p>
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Western City District Plan - Connecting Communities

The Western City District Plan (WCDDP) was released in March 2018. The Planning Proposal is consistent with the Plan; the consistencies can be justified as explained in relation to the relevant objectives & strategies in Table 2.

Table 2	
Planning Priority	Comments on Consistency
Planning Priority W1 Planning for a city supported by infrastructure	
Objective 3 Infrastructure adapts to meet future needs.	The Community Facility is a requirement of the executed (VPA) registered on the land. The relocation of the facility provides a better location and would assist its early delivery.
Objective 4 Infrastructure use is optimised.	
Planning Priority W2 Working through Collaboration	
Objective 5 Benefits of growth realized by collaboration of governments, community and business.	A VPA has been executed with Lendlease (proponent) which will deliver the Community Facility.
Planning Priority W3 Providing Services and social infrastructure to meet people's needs	
Objective 6 Services and infrastructure meet communities' changing needs.	The early provision of a 'Business Premise' for the purpose of a 'Sales and Information Centre' through the use of a Schedule 1 – Additional

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	Permitted Use would assist in the early delivery of the planned Community Facility.
<i>Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities</i>	
Objective 7 Communities are healthy, resilient and socially connected.	The revised location integrates with the open space network and is located along a collector road, providing cycle ways and a shared zone.
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhood.	The provision of a community facility within open space would allow improved place making opportunities.
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation.	
<i>Planning Priority W6 Creating and renewing great places and local centres, and respecting the Districts Heritage</i>	
Objective 12 Great places that bring people together.	The community facility would provide a sense of place for the community that would encourage activities and events.
<i>Planning Priority W18 Delivering high quality open space</i>	
Objective 31 Public Open Space is accessible, protected and enhanced.	The relocation of the Community Facility would support the open space use by providing opportunity for an amenities block and a café. The building would be integrated with passive open space and inclusive play areas for all ages allowing a sense of cohesiveness in the design, a sense of surveillance as well as an area of community gathering.
<i>Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change</i>	
Objective 37 Exposure to natural and urban hazards is reduced.	Due to the Community Facility's deemed 'special fire protection purpose' by the RFS, the relocation was essential due to the increase in the Asset Protection Zone (APZ).

Greater Macarthur 2040: An Interim Plan 2040

The site is situated within the Greater Macarthur Priority Growth Area. The Greater Macarthur 2040: An interim plan was released alongside the Greater Macarthur Structure Plan in November, 2018. The interim plan and the structure plan pave way for the Urban Renewal corridor and the broad scope Land Release area south of Campbelltown.

Figtree Hill is located within the Greater Macarthur Structure Plan: Land Release Area and is classified as Existing Urban Land.

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. The proposal is in regards to Schedule 1: Additional Permitted Uses to the RE1 Public Recreation Land.

The current permissibility's in the RE1 Public Recreation land are as follows:

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Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.
- To facilitate the multiple use of certain open space areas.
- To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.
- To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.
- To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.
- To provide for the retention and creation of view corridors.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To preserve land that is required for public open space or recreational purposes.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat launching ramps; Camping grounds; Car parks; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Heliports; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Signage; Small bars; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

An amendment to Schedule 1 would require an additional clause that applies specifically to the identified subject site as below:

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42 Use of certain land at Appin Road, Mount Gilead

- (1) *This clause applies to part of Lot 10, DP 1261146, shown as '42' on the Additional Permitted Uses Map.*
- (2) *Development is permitted with consent, for the temporary use of land as a 'business premise' (but only with respect to sales and information of dwellings and land relating to land in the Mount Gilead Urban Release Area)*
- (3) *Development consent will only be given if the Consent Authority is satisfied that:*
 - (a) *It will be used as a 'sales and information centre' for no more than three (3) years from the date of Occupation Certificate issued for the 'sales and information centre' use or within 12 months of the registration of the 1200th lot, whichever occurs first.*
 - (b) *It will be reinstated to its intended use as a community facility after the conclusion of the sales and information centre.*

To support the above clause, the following 'Additional Permitted Uses' Maps Sheet APU_003 would need to be revised.

Note: Approval of DA 3627/2019/DA-SW for the Managed Land Subdivision that subdivides Lot 1 in DP 1240836 as part of creating a separate lot for the Hillsborough BioBank to be registered on. The updated Lot and DP that will need to be reflected in this amendment is Lot 10 DP 1261146.

Note 2: The intention of this clause is to allow a building to be constructed on land zoned RE1 – Public Recreation. This building would be used as a business premise for the purpose of a 'sales and information centre' for the Mount Gilead Estate Urban Release Area. At the end of the agreed period, the building would be dedicated to Council and used as a community facility and amenities for the co-located open space. The agreed end date for the application of this clause, is 3 years from the date of an Occupation Certificate or within 12 months of the registration of the 1200th lot, whichever occurs first.

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

Local Strategic Planning Statement

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

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed

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- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS sets planning priorities to ensure that the LGA can thrive both now and in the future and that future development is appropriate for the local context. The plan is aimed at ensuring that our people have a great city in which to live, work and play; that businesses and visitors have a great place to invest and experience; and that we continue to work towards the goal of being a world class contemporary city of choice and opportunity, that respects its heritage and culture, and is nestled within a green and beautiful natural environment.

The Planning Proposal is consistent with the Local Strategic Planning Statement and would support implementation of the vision for Gilead.

Campbelltown Community Strategic Plan – Campbelltown 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 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 3	
CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> • The proposal provides for the construction of the community facility earlier than anticipated.
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> • The proposal does not directly impact the natural environment. The proposal has relocated the Community Facilities to the RE1 Land to comply with the Planning for Bushfire Protection 2019.
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> • The proposal would support the future development of the Figtree Hill estate.
Outcome 4	
A successful city	<ul style="list-style-type: none"> • The proposal does not compromise the Outcome 4: A Successful City.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Polices?

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

Table 4		
Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP No. 1 Development Standards	N/A	Not applicable as CLEP 2015 is a Standard Instrument LEP and incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP (Biodiversity and Conservation) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Chapter 2 Vegetation in Non Rural Areas	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. No vegetation is located in the area where the Community Facility is proposed.
Chapter 3 Koala habitat protection 2020	N/A	This part of the SEPP does not apply to the Campbelltown LGA.
Chapter 4 Koala habitat protection 2021	N/A	This part of the SEPP does not apply as the land is Biodiversity Certified under Part 8 of the <i>Biodiversity Conservation Act 2016</i> .
Chapter 5 River Murray lands	N/A	This part of the SEPP does not apply to the Campbelltown LGA.
Chapter 6 Bushland in Urban Areas	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. No vegetation is located in the area where the Community Facility is proposed.
Chapter 7 Canal estate development	N/A	Not Applicable to this Planning Proposal.
Chapter 8 Sydney drinking water catchment	N/A	Not Applicable to this Planning Proposal.
Chapter 9 Hawkesbury-Nepean River	Yes	The Planning Proposal is consistent with the subject SEPP, and does not significantly affect the Hawkesbury - Nepean River. Appropriate development controls remain in place to effectively manage stormwater and soil and sediment erosion control in future development applications over the land. Lendlease is committed to providing appropriate stormwater management infrastructure as per the Mt Gilead 1 Planning Agreement.
Chapter 10 Sydney Harbour Catchment	N/A	This part of the SEPP does not apply to the Campbelltown LGA.
Chapter 11 Georges River Catchment	Yes	The Planning Proposal is consistent with this part of the SEPP, and does not significantly affect the Georges River catchment.
Chapter 12 Willandra Lakes World Heritage Property	N/A	This part of the SEPP does not apply to the Campbelltown LGA.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	The Planning Proposal does not relate to, or enable, residential development that BASIX would apply to.

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SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal is not inconsistent with the SEPP and the provisions of which would apply to future developments.
SEPP (Housing) 2021	N/A	The Planning Proposal relates to the use of RE1 zoned land and does not compromise the application of the relevant sections of the Housing SEPP.
Chapter 2 Affordable Housing	N/A	Not applicable to this Planning Proposal.
Chapter 3 Diverse Housing	N/A	Not applicable to this Planning Proposal.
Chapter 4 Manufactured House Estates	N/A	Not applicable to this Planning Proposal. Caravan Parks (and subsequently manufactured home estates) are not permissible within the RE1 zone under CLEP 2015.
Chapter 5 Caravan Parks	N/A	Not applicable to this Planning Proposal. Caravan Parks are not permissible within the RE1 zone under CLEP 2015.
SEPP (Industry and Employment) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Chapter 2 Western Sydney Employment Area	N/A	This part of the SEPP does not apply to the Campbelltown LGA.
Chapter 3 Advertising and signage	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Any future advertising or signage will need to comply with the requirements of the SEPP.
SEPP 65 – Design Quality of Residential Apartment Development	N/A	Neither residential flat buildings or shop top housing are permitted on the land that the Planning Proposal applies to.
SEPP (Planning Systems) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Chapter 2 State and regional development	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
Chapter 3 Aboriginal land	N/A	This part of the SEPP does not apply to the site.
Chapter 4 Concurrences and consents	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
SEPP (Precincts – Central River City) 2021	N/A	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts Eastern Harbour City) 2021	N/A	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Regional) 2021	N/A	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Western Parkland City) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Chapter 2 State significant precincts	N/A	The site is not identified as a State Significant Precinct under the SEPP.
Chapter 3 Sydney region growth centres	Yes	This part of the SEPP defers the function of making planning controls for Figtree Hill to CLEP 2015. The Planning Proposal does not compromise the application of this part of the SEPP.

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Chapter 4 Western Sydney Aerotropolis	N/A	This part of the SEPP does not apply to the site.
Chapter 5 Penrith Lakes Scheme	N/A	This part of the SEPP does not apply to the site.
Chapter 6 St Marys	N/A	This part of the SEPP does not apply to the site.
Chapter 7 Western Sydney Parklands	N/A	This part of the SEPP does not apply to the site.
SEPP (Primary Production) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Chapter 2 Primary production and rural development	Yes	The site is not identified as State significant agricultural land. The land is not in the area of operations of an irrigation corporation. The Planning Proposal does not provide any restraint on the ability for adjoining rural land to carry out development that would permit development that would temporarily contain livestock as it is surrounded by other residential zones. The Planning Proposal does not restrict the ability to carry out aquaculture development that would otherwise be subject to the requirements of this SEPP and a separate DA. The Planning Proposal does not compromise the application of the relevant sections of the SEPP regarding the consideration of development on oyster aquaculture.
Chapter 3 Central Coast plateau areas	N/A	This part of the SEPP does not apply to the site.
SEPP (Resilience and Hazard) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Coastal management	N/A	This part of the SEPP does not apply to the site.
Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
Remediation of Land	Yes	Both a Preliminary Site Investigation and Detailed Site Investigation have been prepared for the broader Figtree Hill Development. Four Potential Areas of Environmental Concern were identified but are not located within the area of the additional permitted use that is the subject of the Planning Proposal. Further DA 2984/2020/DA-CW puts appropriate conditions in place to confirm the site is validated for the proposed uses through the provision of a Site Audit Statement.
SEPP (Resources and Energy) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.
Chapter 2 Mining, petroleum production and extractive industries	Yes	The Planning Proposal does not alter the proximity of any residential development to existing mine, petroleum production facility or extractive industry. As was the case with the original rezoning of the land for residential development, this Planning Proposal does not impede potential mining of coal resources.
Chapter 3 Extractive industries in Sydney area	Yes	The Planning Proposal does not alter the proximity of any residential development to existing extractive industries.
SEPP (Transport and Infrastructure) 2021	Yes	Refer to commentary on specific chapters of the SEPP below.

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Infrastructure	Yes	The Planning Proposal does not compromise the application of the relevant provisions in the SEPP that provide for the efficient delivery of infrastructure. The site is outside of the area of land identified on the Water Supply Infrastructure Map.
Educational establishments and child care facilities	Yes	The Planning Proposal relates to the use of RE1 zoned land and does not compromise the application of the relevant sections of the SEPP that relate to the permissibility and controls for child care centers and educational establishments.
Chapter 4 Major infrastructure corridors	N/A	The site is not identified as a future infrastructure corridor under the SEPP.
Chapter 5 Three ports – Port Botany, Port Kembla and Newcastle	N/A	This part of the SEPP does not apply to the site.

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

The PP is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 7 for an assessment of the PP against the S9.1 Ministerial Directions.

Table 5		
Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
Focus Area 1 – Planning Systems		
1.1 Implementation of Regional Plans (previously 5.10)		
The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Yes	Figtree Hill is identified as an Urban Release Area in the Greater Sydney Region Plan. The Planning Proposal retains the overall zoning of the land and provides for a temporary use of the land that will result in the earlier delivery of, and greater investment in local infrastructure required to support planned residential development in Figtree Hill.
1.2 Development of Aboriginal Land Council Land (previously 5.11)		
The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority	Not applicable.	The site is not mapped in the Land Application Map in SEPP (Planning Systems) 2021.
1.3 Approval and Referral Requirements (previously 6.1)		

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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 result in the need for new or unnecessary referral or concurrence conditions.
1.4 Site Specific Provisions (previously 6.3)		
The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls	Inconsistent and of minor significance	The Planning Proposal retains the existing RE1 zone over the land and provides for a time limited temporary use over the land. This inconsistency serves to resolve site constraints relating to the delivery of a community facility that has arisen from the change in in bushfire planning requirements (now Planning for Bushfire Protection 2019) since the original rezoning of the land. It also serves to provide a better outcome for the community through the earlier delivery of the community facility and greater investment in the facility by Lendlease.
1.5 Parramatta Road Corridor Urban Transformation Strategy		
	Not applicable	The site is not located in the Parramatta Road Corridor.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan		
	Not applicable	The site is not located in the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		
	Not applicable	The site is not located in the Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation		
	Not applicable	The site is not located in the Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor		
	Not applicable	The site is not located in the Greater Macarthur Urban Renewal Corridor
1.10 Implementation of the Western Sydney Aerotropolis Plan		
	Not applicable	The site is not located in the Western Sydney Aerotropolis.
1.11 Implementation of Bayside West Precincts 2036 Plan		
	Not applicable	The site is not located in the Western Sydney Aerotropolis.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct		
	Not applicable	The site is not located in the Cooks Cove Precincts.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan		
	Not applicable	The site is not located in in land covered by the St Leonards and Crows Nest 2036 Plan.

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1.14 Implementation of Greater Macarthur 2040		
The Proposal is not inconsistent with the Greater Macarthur 2040 Interim Plan. It is not included in the urban renewal corridor or land release area structure plans. Furthermore, it is not inconsistent with many of the underlying planning principles and an extension of their application.	Yes	The Planning Proposal is generally consistent with the Greater Macarthur 2040 Interim Plan. It is noted that the Plan recognises the site and Figtree Hill as existing Urban Land.
1.15 Implementation of the Pyrmont Peninsula Place Strategy		
	Not applicable	The site is not located in land covered by the Pyrmont Peninsula Place Strategy.
1.16 North West Rail Link Corridor Strategy		
	Not applicable	The site is not located in land covered by the Pyrmont Peninsula Place Strategy.
1.17 Implementation of the Bays West Place Strategy		
	Not applicable	The site is not located in land covered by the Bays West Place Strategy.
Focus Area 2 – Design & Place		
The Principles for Well-designed Places establish quality design approaches for new development, public spaces and the environment. They promote the design of places that are healthy, sustainable, prosperous, and supportive of people, the community and Country. There are currently no Directions that apply.		
Focus Area 3 – Biodiversity & Conservation		
The Principles for Natural Environment & Heritage recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.		
3.1 Conservation Zones (previously 2.1 Environment Protection Zones)		
The objective of this direction is to protect and conserve environmentally sensitive areas.	Yes	The Planning Proposal does not increase the development footprint or alter the conservation outcomes established for Figtree Hill through the Biodiversity Certification Agreement. The site of the Planning Proposal is 'biodiversity certified' and does not contain any environmentally sensitive land.
3.2 Heritage Conservation (previously 2.3)		
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	The site does not contain any State of Local heritage items. The Planning Proposal does not compromise the heritage significance of State or Local heritage items that are external to the site. Following the preparation of an Aboriginal Cultural Heritage Assessment, an Aboriginal Heritage Impact Permit (AHIP) has been issued for Figtree Hill and

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		applies to the site. The Planning Proposal does not result in a greater impact not already considered under the AHIP.
3.3 Sydney Drinking Water Catchments (previously 5.2)		
The objective of this direction is to protect water quality in the Sydney drinking water catchment.	Yes	The Planning Proposal would not impact Sydney's drinking water catchment. A Water Cycle Management strategy has been adopted for Figtree Hill as part of the original rezoning and Lendlease is delivering appropriate stormwater management infrastructure in line with the Mt Gilead 1 Planning Agreement that applies to the site.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs		
	Not applicable	The site is not located in the Far North Coast.
3.5 Recreation Vehicle Areas (previously 2.4)		
The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not applicable	The Planning Proposal does not seek to make provisions to utilise the land as a recreation vehicle area.
Focus Area 4 – Resilience & Hazards		
The Principles for resilience and Hazards aim to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.		
4.1 Flooding – (previously 4.3)		
The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Not applicable	The site of the Community Facility is not identified as flood prone land.
4.2 Coastal Management (previously 2.2)		
	N/A	The site is not identified as a coastal zone.
4.3 Planning for Bushfire Protection (previously 4.4)		
The objectives of this direction are to: (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.		The Planning Proposal is consistent with this direction. The proposed relocation of the Community Facility would ensure the future facility is capable of meeting the requirements of Planning for Bushfire Protection. The NSW RFS have provided support for the Planning Proposal as part of the exhibition process.

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4.4 Remediation of Contaminated Land (previously 2.6)		
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>)	Yes	Both a Preliminary Site Investigation and Detailed Site Investigation have been prepared for the broader Figtree Hill Development. Four Potential Areas of Environmental Concern were identified but are not located within the area of the additional permitted use that is the subject of the Planning Proposal. Further DA 2984/2020/DA-CW puts appropriate conditions in place to confirm the site is validated for the proposed uses through the provision of a Site Audit Statement.
4.5 Acid Sulphate Soils (previously 4.1)		
The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Yes	A review of the NSW Natural Resource Atlas (NRA 2013) indicates there are no known occurrences of Acid Sulphate Soils. The original rezoning considered that the Acid Sulphate Soils present a low risk, therefore, not further assessment is required.
4.6 Mine Subsidence & Unstable Land (previously 4.2)		
The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Yes	The land is in the South Campbelltown Mine Subsidence District. The relevant mine subsidence considerations underpinned the zoning for urban purposes in 2017. The Planning Proposal is generally consistent with the extent of development anticipated in the original rezoning and does not intensify development. Consistent with the continued approvals issued by Subsidence Advisory NSW for residential development over the site, mine subsidence issues are able to be managed over the site and consistent with this direction.
Focus Area 5 – Transport & Infrastructure		
The Principles for Transport & Infrastructure support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.		
5.1 Integrating Land Use and Transport (previously 3.4)		
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:	Yes	The Planning Proposal relocates the Community Facility without changing land use zones. The revised location for the Community Facility will be better

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<p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.</p>		integrated with the open space network and improves access to the facility from the collector road network that has been identified as the main bus route into the Figtree Hill development.
5.2 Reserving Land for Public Purposes (previously 6.2)		
<p>The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservation</p>	Yes	The Planning Proposal does not alter the extent of land already nominated for acquisition by Council.
5.3 Development Near Regulated Airports and Defence Airfields (previously 3.5)		
<p>The objectives of this direction are to:</p> <p>(a) ensure the effective and safe operation of regulated airports and defence airfields;</p> <p>(b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</p> <p>(c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p>	Not applicable	<p>The site is not near a regulated airport.</p> <p>The Planning Proposal does not increase the footprint of development external to the overall Figtree Hill development.</p>
5.4 Shooting Ranges (previously 3.6)		
<p>The objectives are to:</p> <p>(a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</p> <p>(b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</p> <p>(c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p>	Not applicable	The site is not near a shooting range.
Focus Area 6 - Housing		
The Principles for Housing foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.		
6.1 Residential Zones (previously 3.1)		

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<p>The objectives of this direction are to:</p> <p>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.</p>	Not applicable	The Planning Proposal does not alter residential zone boundaries.
6.2 Caravan Parks and Manufactured Home Estates (previously 3.2)		
<p>The objectives of this direction are to:</p> <p>(a) provide for a variety of housing types, and</p> <p>(b) provide opportunities for caravan parks and manufactured home estates.</p>	Not applicable	<p>Caravan parks and manufactured home estates are not permissible in the RE1 zone and this Planning Proposal does not alter these provisions.</p> <p>The Planning Proposal is not seeking to identify land for caravan park or manufactured home estate development.</p>
Focus Area 7 – Resilient Economies		
<p>The Principles for Resilient Economies support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.</p>		
7.1 Business and Industrial Zones (previously 1.1)		
<p>The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and</p> <p>(c) support the viability of identified centres.</p>	Not applicable	The Planning Proposal does not affect land within an existing or proposed business or industrial zone.
7.2 Reduction in non-hosted short-term rental accommodation period (previously 3.7)		
<p>The objectives of this direction are to:</p> <p>(a) mitigate the significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and</p> <p>(b) ensure the impacts of short-term rental accommodation and views of the community are considered.</p>	Not applicable	This direction applies to Byron Shire Council only.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast (previously 5.4)		
<p>The objectives for managing commercial and retail development along the Pacific Highway are to:</p> <p>(a) protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route,</p> <p>(b) prevent inappropriate development fronting the highway,</p> <p>(c) protect public expenditure invested in the</p>	Not applicable	This direction applies to Council's between Port Stephens Shire Council and Tweed Shire Council.

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Pacific Highway, (d) protect and improve highway safety and highway efficiency, (e) provide for the food, vehicle service and rest needs of travellers on the highway, and (f) reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.		
Focus Area 8 – Resources and Energy		
The Principles for Resources and Energy promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and continued energy security, while also promoting diversified activity in regional economies.		
8.1 Mining, Petroleum Production & Extractive Industries (previously 1.3)		
The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Yes	As per the original rezoning, faults within the coal seam below the site will restrict any future mining activities, whilst the remainder of the seam will still be capable of being extracted. The Planning Proposal is consistent with this direction.
Focus Area 9 – Primary Production		
The Principles for Primary Production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.		
9.1 Rural Zones (previously 1.2)		
The objective of this direction is to protect the agricultural production value of rural land.	Not applicable	The Planning Proposal does not involve the rezoning of rural land.
9.2 Rural Lands (Previously 1.5)		
The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes, (c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.	Not applicable	This direction applies to Council's outside of the Greater Sydney Region.
9.3 Oyster Aquaculture (previously 1.4)		

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<p>The objectives of this direction are to:</p> <p>(a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and</p> <p>(b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</p>	Not applicable	The site is not identified as a Priority Oyster Aquaculture Area.
9.4 Farmland of State & Regional Significance on the NSW Far North Coast (previously 5.3)		
<p>The objectives of this direction are to:</p> <p>(a) ensure that the best agricultural land will be available for current and future generations to grow food and fibre,</p> <p>(b) provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and</p> <p>(c) reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.</p>	Not applicable	This direction does not apply to the Campbelltown LGA.

Section C – Environmental Social or Economic impact

7. 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?

On 5 June 2019, biodiversity certification was conferred over Gilead Stage 1 under s126H of the TSC. The order was signed by the Chief Executive of the Office of Environment and Heritage (OEH), as delegate of the Minister for Energy and Environment. Therefore, development within the certified area can now proceed without the usual requirement under the Environmental Planning and Assessment Act 1979 for site-by-site threatened species assessment.

The proposed relocation of the Community Facility is due to advice provided by the NSW RFS in regard to its classification as a 'Special Fire Protection Purpose' and APZ buffer from the 'Biocertification lands.'

The relocation allows for further protection of the Biocertified lands, whilst the additional temporary use for a 'Business Premise' for the purpose of a 'Sales and Information Centre' remains consistent with the agreed conservation outcomes for Gilead Estate.

8. 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 relocation of the Community Facilities along with the Schedule 1 amendment would not further affect any environmental impacts that were already considered as part of the original rezoning of Gilead Estate.

Bushfire

Concern regarding the proposed location of the Community Facility were not previously raised by the NSW Rural Fire Service during the original rezoning process. This is due to the updated guidelines (Planning for Bushfire Protection 2018) which reflected changes to various requirements for APZ and the categorization of bushfire hazards.

Further consultation with RFS occurred after the rezoning for preparation of development applications and confirmed that the Community Facility is classed as a 'Special Fire Protection Purpose' and therefore requires a greater APZ setback of 41m.

As a requirement for Gateway and compliance with the s9.1 Directions 4.3 Planning for Bushfire Protection, the Planning Proposal was referred for comment prior to exhibition on 20 July 2021. Further, a secondary referral was forwarded to them during the exhibition period whereby, the following comments were provided.

Contamination

Four Potential Areas of Environmental Concern (PAEC) have been identified by the applicant on Lot 1 in DP 1240836 (previously Lot 3 in DP 1218887) and includes the uncontrolled fill from road cuttings, asbestos containing material from the existing pipe network and hydrocarbon impacted soils along the alignment of an existing transmission line. The revised location of the Community Facility is not affected by the four PAECs.

Mine Subsidence

Lot 1 DP 1240836 falls within the South Campbelltown Mine Subsidence District and Coal Exploration Authorisation Area A248 which includes the Bulli and Balgownie Coal Seams. The previous rezoning process considered mine subsidence where it was concluded that the site was suitable for urban purposes. Since rezoning, Subsidence Advisory NSW has issued approvals under the *Coal Mine Subsidence Compensation Act 2017* and allow for appropriate design requirements to assist with mitigation should future mining occur.

Council and Department of Planning both supported this prior to rezoning the land for urban development therefore; the Planning Proposal does not alter the conclusion.

Noise

The new location of the Community Facility would be situated within the open space and bounded by the road networks whereby residential dwellings are adjacent. The proponent suggests that there will be no adverse noise impacts upon these dwellings however, further requirements at Development Application stage can address these matters through the use of plan of managements and noise assessments.

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

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Social Infrastructure

The Planning Proposal does not change any existing zoning within Gilead Estate and is designed to provide better services to the community with the integration of the Community Facility into the Open Space network. The proposal will support early delivery of the Community Facility ahead of the timeframe required under the VPA registered on the land.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment (ACHA) was completed as supplementary information for a Development Application for comprehensive bulk earthworks over the majority of the site in the Gilead Estate. Upon referral of the Aboriginal Heritage Impact Permit (AHIP) to Office of Environment and Heritage (OEHL) it was required that a further site specific AHIP be obtained.

The Planning Proposal is consistent with the areas of identified impact in the original rezoning and subsequent ACHA. Development of the site is currently subject to the second AHIP for testing and will inform the future impact on designated items and areas of significance.

Non Indigenous Heritage

The site does not contain any state or local heritage items and the Planning Proposal is consistent with the development outcomes envisioned for the site in the original rezoning.

Section D – State and Commonwealth interests

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

The Planning Proposal is seeking to relocate the Community Facility which is required by the Voluntary Planning Agreement registered on the land. The Community Facility is required to be built within 1 year of the 1200th registered lot. By allowing the Additional Permitted Use of a 'Business Premise' for the purpose of a 'sales and information centre' for the Mt Gilead Land Release allows for the early delivery of infrastructure.

Currently, the Proponent is engaging essential utility infrastructure agencies to ensure that services are able to support the current delivery program for residential development.

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

It is expected that consultation will take place with various government authorities in accordance with any Gateway determination.

The consultation with relevant State and Commonwealth public authorities are anticipated to include:

- NSW Rural Fire Service

Part 4: Mapping

In seeking to achieve the intended objectives and outcomes, the following map amendments and clauses are proposed:

Table 9		
Item	Sheet Number	Location
Additional Permitted Uses Map (003)	1500_COM_APU_003_020_20170412	Annexure 1
Additional Permitted Use Clause	n/a	Annexure 2

Part 5 - Community Consultation

During the exhibition period, Council received 3 Public Authority submissions, 76 community submissions and 1 submission from the Proponent.

1. Public Authority Submissions

a) NSW Rural Fire Service

No concern raised subject to future subdivision being assessed under 100B of the Rural Fires Act 1997 and being demonstrated to comply with Section 5, 6 and 8.2.2 of Planning for Bush fire Protection 2019 as applicable.

Response: Noted, no action required.

b) Environment, Energy and Science Group (EES)

No concern. EES considers that the Planning Proposal is generally not inconsistent with the biodiversity certification conferral, including the Ministerial Order and Biodiversity Certification Agreement.

Response: Noted, no action required.

c) WaterNSW

No concern. Comments provided in relation to bushfire safety and asset protection zones associated with the proposed community facility.

Response: Diagrams provided within the Planning Proposal are indicative only and subject to final drafting of the Schedule 1, Additional Permitted Uses mapping amendment and future Development Application.

In regards to bushfire safety, community facilities are a 'Special Fire Protection Purpose' in accordance with Planning for Bushfire Protection 2019 and require a minimum 40 m setback. In addition, the proposed community facility would be located outside of the Endangered Ecological Community buffer of 30 m. Therefore, the proposed land use would not pose a risk to the bio bank vegetation.

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2. Public Submissions

Seventy-six community submissions objecting to the proposal were received. The submissions generally followed a consistent template format. Therefore, responses to the following concerns is provided.

d) Koalas and associated report findings

Concern about the declining Koala population and Koala habitats and that the Planning Proposal is to be amended to consider the recommendations of the NSW Chief Scientist and Engineer (CS&E) report.

Response: As outlined above, the EES advise the Planning Proposal is generally not inconsistent with the biodiversity certification conferral, including the Ministerial Order and Biodiversity Certification Agreement. Therefore, no further investigation or amendment to the Planning Proposal is required.

e) Restrictive Definitions

Concern that permitting a 'sales and information centre' may promote other uses on the RE1 Public Open Space land.

Comment:

The purpose of the amendment is to only specify a single use that may occur for a temporary period in accordance with executed voluntary planning agreement, which requires the land and community facility building to be dedicated to Council. The proposed Schedule 1 amendment does not otherwise impact other permitted uses in the RE1 zone, as prescribed by the Campbelltown Local Environmental Plan 2015.

f) Mapping

Concern raised in regard to the proposed drafting of the Schedule 1 amendment which references Lot 1, and only provides a generalised location.

Comment: The Planning Proposal has been updated to reflect the current Lot 10 DP DP1261146 which is an existing large lot. Although the Additional Permitted Uses Map would identify this lot, the requirements of Schedule 1 prevail, which require the use to be related to the Community Facility to be delivered under the executed Voluntary Planning Agreement. When finalised, a development application would confirm the exact location.

g) Land for Public Purpose

Concern regarding inconsistency of the amendment with Section 9.1 Ministerial Directions, regarding Reserving Land for Public Purposes and Site Specific provisions.

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Comment: The proposed amendment is consistent with Ministerial Direction 1.4 Site Specific Provisions, and 5.2 Reserving Land for Public Purposes as detailed in Attachment 1.

h) Gateway Alteration

Concern raised regarding the altered Gateway Determination issued by DPE.

Comment: The original Gateway determination issued by DPE (PP_2020_2635) was altered by DPE on 20 March 2021 to not proceed on the grounds that the two timeframe to complete the amended had been exceeded. This was due to defense of Class 4 proceedings in the Land and Environment Court at the time, and impact of COVID 19.

A new Gateway Determination (PP_2021_3486) was issued by DPE on 16 June 2021 permitting 15 months to complete the LEP amendment.

i) Consultation with the Rural Fire Service

Concern regarding whether Council consulted the NSW Rural Fire Service prior to exhibiting the Planning Proposal as required by the s9.1 Ministerial Direction 4.4 Planning for Bushfire Protection.

Comment: The assessing Council officer referred the Planning Proposal to the NSW Rural Fire Service on the 20 July 2021 prior to exhibition on the 23 August 2021. Although a submission was not received prior to exhibition commencing, the Gateway Determination only requires that each public authority is provided a copy of the Planning Proposal and any supporting material and given at least 21 days to comment.

The NSW RFS was provided a second opportunity to comment during the exhibition period and result a submission as discussed in this report.

Part 6 Project Timeline

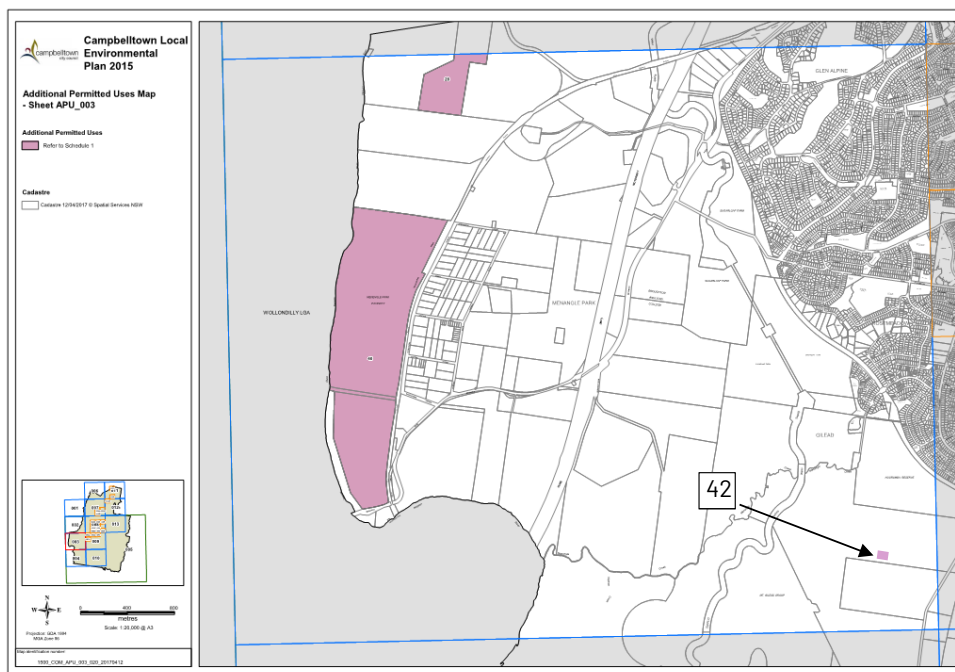
A draft project timeline has been included in the table below.

Table 10	
Milestone	Timeline
Report to Council	September 2019
Referral for Gateway Determination	June 2021
Gateway Determination	March 2020
Further Gateway Determination	June 2021
Public Exhibition	October 2021
Consideration of Submissions	June 2022
Finalisation of LEP amendment	July 2022

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Annexure 1 Changes to Additional Permitted Uses Map



Drafting Note: Above map '42' not shown to scale, only for illustrative purposes.



Annexure 2 DRAFT Additional Permitted Uses Clause

42 Use of certain land at Appin Road, Mount Gilead

- (1) This clause applies to part of Lot 10 DP1261146, shown as '42' on the Additional Permitted Uses Map.
- (2) Development is permitted with consent, for the temporary use of land as a 'business premise' (but only with respect to sales and information relating to the Mount Gilead Urban Release Area)
- (3) Development consent will only be given if the Consent Authority is satisfied that:
 - (a) It will be used as a 'sales and information centre' for no more than three (3) years from the date of Occupation Certificate issued for the "sales and information centre" use or within 12 months of the registration of the 1200th lot, whichever occurs first.
 - (b) It will be reinstated to its intended use as a community facility after the conclusion of the sales and information centre use.

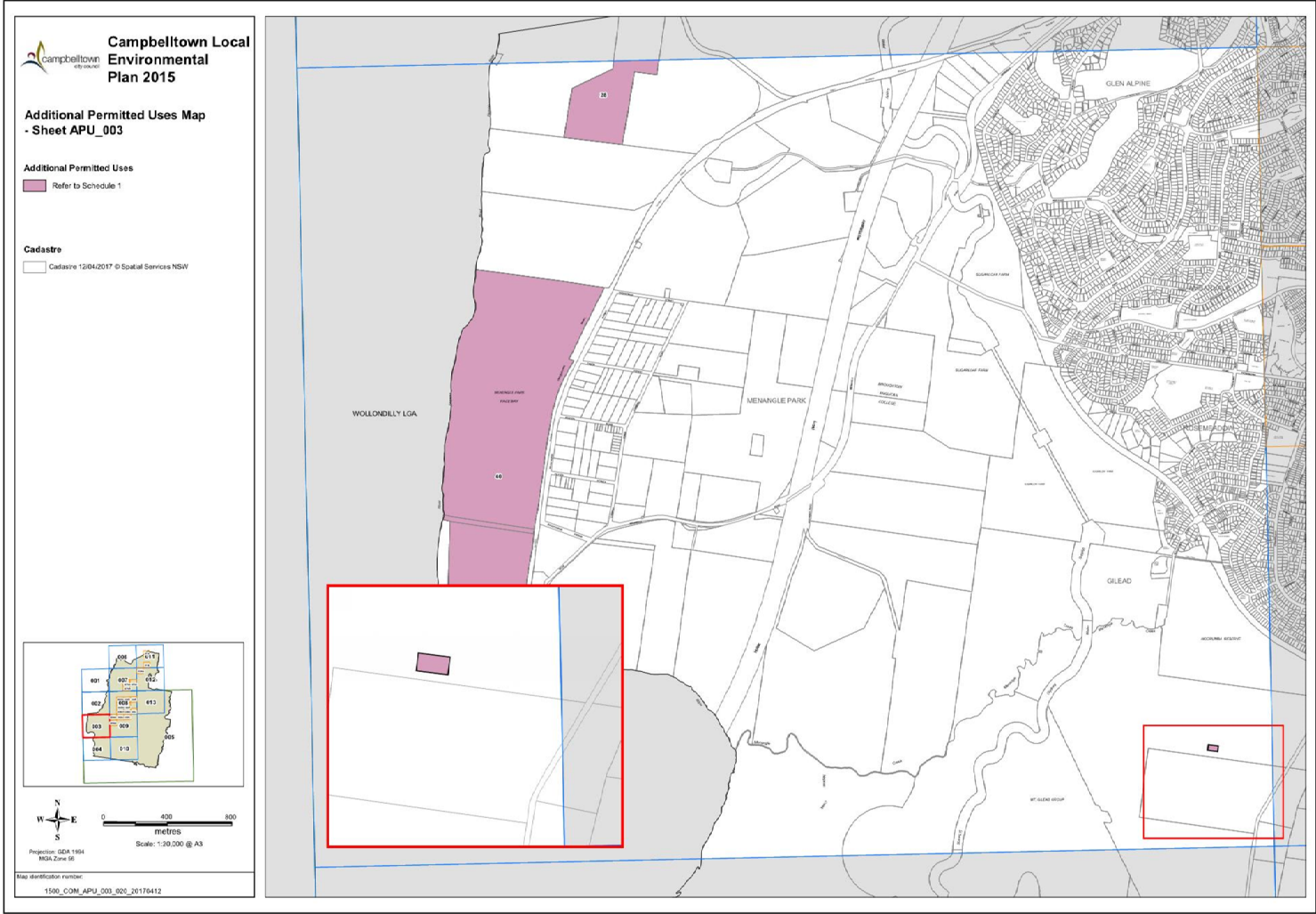
To support the above clause, the following 'Additional Permitted Uses' Maps Sheet APU_003 will need to be revised.

Note: Approval of DA 3627/2019/DA-SW for the Managed Land Subdivision that subdivides Lot 1 in DP 1240836 as part of creating a separate lot for the Hillsborough BioBank to be registered on. As such the DP might change when the Planning Proposal is finalised. This will need to be monitored as DPE might not track this change. Therefore, Lot and DP reference will be updated prior to gazettal if there any subdivisions are registered in the meantime.

Note 2: The intention of this clause is to allow a building to be constructed on land zoned RE1 – Private Recreation. This building will be used as a business premise for the purpose of a 'sales and information centre' for the Mount Gilead Urban Release Area. At the end of the release, the building will be dedicated to council and used as a community facility and amenities for the co-located open space. The end date for the application of this clause, being 3 years from the date of Occupation Certificate issued for the sales and information centre use or within 12 months of the registration of the 1200th lot, whichever occurs first.

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8.3 Planning Proposal - 158 Queen Street, Campbelltown

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

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

Officer's Recommendation

1. That Council 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.

Purpose

The purpose of the report is to inform the Council of a Planning Proposal (PP) which seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) Clause Application Map by removing Lot 5 DP 1167855 from "Area 3" to enable the site to be developed in line with the permitted uses listed under the B3 - Commercial Core zone in the CLEP 2015. This report also seeks Council's endorsement for the PP to be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.

The PP is located at attachment 1 to this report.

History

This report relates to Lot 5 DP 1167855 which forms a part of 158 Queen Street, Campbelltown (the Site). The Site includes the parcel of land in question as well as Lot 1 DP 558320. The subject site is 593.5 m² in size and currently contains the City Arcade which includes a number of commercial premises.

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

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

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

Report

1. Summary of the Planning Proposal

This PP seeks to amend the CLEP 2015 by removing Lot 5 DP 1167855 from "Area 3" on the Clause Application Map.

The subject site is owned by Cabra-Vale Ex-Active Servicemen's Club Ltd and currently consists of an arcade with a number of small businesses. The current zoning of the site is B3 – Commercial Core, The maximum permissible building height is 45 m.

The proposed amendment to CLEP 2015 would permit the range of permissible uses for the site. Currently, the use of the site is limited by Clause 7.27 of CLEP 2015 which would only allow the construction of a hotel and registered club development. The removal of the subject site from the Clause Application Map would enable the site to be used for the full suite of permissible uses in accordance with the B3 – Commercial Core zone, subject to consent.

2. Assessment of the draft Planning Proposal

2.1 Justification

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

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

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

The Gateway Determination is expected to confirm if any further information is required before the PP can be placed on public exhibition. The PP may need to be updated/amended in minor ways in response to the Gateway Determination.

2.2 Ministerial Directions

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

Overall the PP is considered to be consistent with the relevant section 9.1 directions as the proposal does not seek to rezone any land or alter the land uses permissible on the land under the B3 zone.

2.3 Consideration of State Environmental Planning Policies

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

2.4 Consideration of the Campbelltown Local Environmental Plan 2015

No change is proposed to the zoning of the land under this PP. The PP seeks to remove the subject site from "Area 3" on the Clause Application Map thus also removing Clause 7.27 of CLEP 2015 from applying to the subject site.

It is noted that concurrently DPE is conducting their employment zones reform process. This will result in the change of the zoning under the CLEP 2015. The employment zones reform program does not have any direct impact on this PP. The intent of the PP is to enable Lot 5 DP 1167855 to be used for the same uses as adjoining land and this intent remains valid should the zone change under the employment zones reform program.

3. Strategic Context – Relationship to Local and State Policies

3.1 Greater Sydney Region Plan

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

The Planning Proposal is consistent with the Plan as it aims to allow additional permissible uses in accordance with the B3 zone. Clause 7.27 only allows the site to be developed into a hotel and club development and would limit the future use of the site. This limits potential employment opportunities on Lot 5 DP 1167855.

3.2 Western City District Plan

The Western City District Plan (WCDP) sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The PP is considered to be consistent with W5, W6, and W11 identified in the WCDP. The consistency of the PP with the WCDP is outlined further in attachment 1.

3.3 Campbelltown Community Strategic Plan 2027

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

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

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

3.4 Reimagining Campbelltown City Centre Master Plan

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

The PP assists in enabling the site to be developed in line with the permitted uses listed under the B3 – Commercial Core zone in the CLEP 2015. Under the current arrangement, the site is included under "Area 3" in the Clause Application Map. Clause 7.27 of CLEP 2015 applies to the site and would only allow the site to be developed as a hotel and club.

Clause 7.27 of CLEP 2015 currently restricts the subject site in terms of development potential. The amendment would allow for greater possibilities for the subject site and would promote opportunities to use the land in harmony with other potential uses on adjoining land.

3.5 Glenfield to Macarthur Corridor Strategy

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

The PP is consistent with the Strategy and is consistent with the Campbelltown Precinct Plan adopted as part of this Strategy.

3.6 Campbelltown Local Strategic Planning Statement (LSPS)

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

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

The LSPS provides context and direction for land use decision making within the LGA.

Its purpose is to:

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

The LSPS identifies the area as being located within the key area known as the Metropolitan City Cluster. The proposal would not be inconsistent with the LSPS and would promote other uses for the site that would assist in promoting Campbelltown as being a thriving and attractive city. The PP is consistent with Themes 1 and 3 of the LSPS.

Further information is detailed in attachment 1.

3.7 Campbelltown Local Planning Panel advice

On 27 April 2022 the Campbelltown Local Planning Panel (the Panel) considered a report on the subject PP. The Panel provided comments on the PP and recommended advancing the PP to Council for their consideration and also to the Department of Planning and Environment for Gateway consideration.

In summary, the Panel's considerations and advice to Council was that it:

- Considered the potential impact on the adjacent heritage item of Glenalvon House.
- Were advised of the Heritage NSW advice on a recently approved development application and separate planning proposal for the site which raised concerns over the proposed height of 85 m to the rear of the land (Lot 4 DP 1167853 and Lot 2 DO 568986) due to its overshadowing of the heritage listed gardens for Glenalvon House.
- Had no concerns with the height of 45 m adopted for Lot 5 DP 1167855.
- Recommended that Council support the Planning Proposal proceeding for a Gateway Determination.

This report and the attached PP are consistent with the advice from the Panel.

Public Participation

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

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

The results of the public exhibition would be reported to Council at the completion of the public exhibition period.

Conclusion

The Planning Proposal seeks to remove Lot 5 DP 1167855 from "Area 3" in the Clause Application Map under the Campbelltown Local Environmental Plan 2015. The removal of Lot 5 DP 1167855 would result in Clause 7.27 no longer being applicable to Lot 5 DP 1167855. Clause 7.27 would still apply to Lot 1 DP 558320 and limit the use of this lot to being for a registered club, commercial premises or hotel or motel accommodation on the ground floor and for the purposes of a registered club or hotel or motel accommodation for the rest of the building. This is consistent with the approved development application for 158 Queen Street.

The amendment would remove the limitation on the potential land uses Lot 5 DP 1167855 and enable the site, with consent, to be potentially used for other purposes that are permissible with consent in the B3 – Commercial Core zone. This change would not impact the development consent issued for a club and hotel on 158 Queen Street as the work approved under this consent only include minor works on Lot 5 DP 1167855 with the RSL club and hotel development being undertaken on Lot 1 DP 558320.

Given the above, it is recommended 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.

Attachments

1. Planning Proposal – Campbelltown RSL (contained within this report) [↗](#)
2. Current Map (contained within this report) [↗](#)
3. Proposed Draft Map (contained within this report) [↗](#)
4. Site Layout (contained within this report) [↗](#)



Planning Proposal

158 Queen Street, Campbelltown

Lot 5 DP 1167855

June 2022

Introduction

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

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

The Site

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



Figure 1 – Location Map

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

Background

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

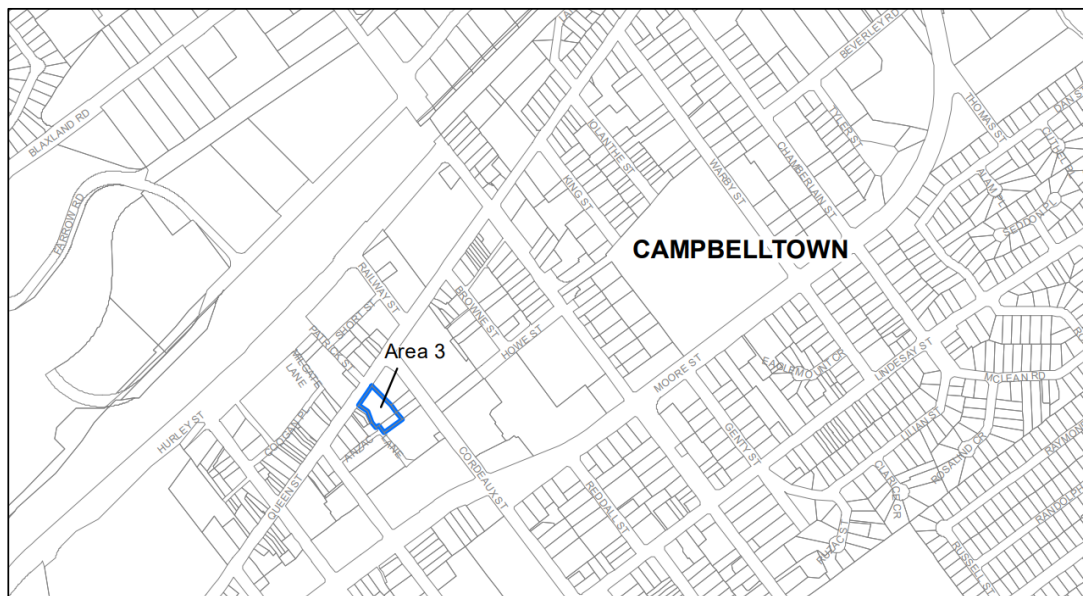


Figure 2 – Current outline of "Area 3" in Clause Application Map

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

Existing Situation

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

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

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

Part 1 – Objectives or Intended Outcomes

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

A draft Clause Application map is identified below.

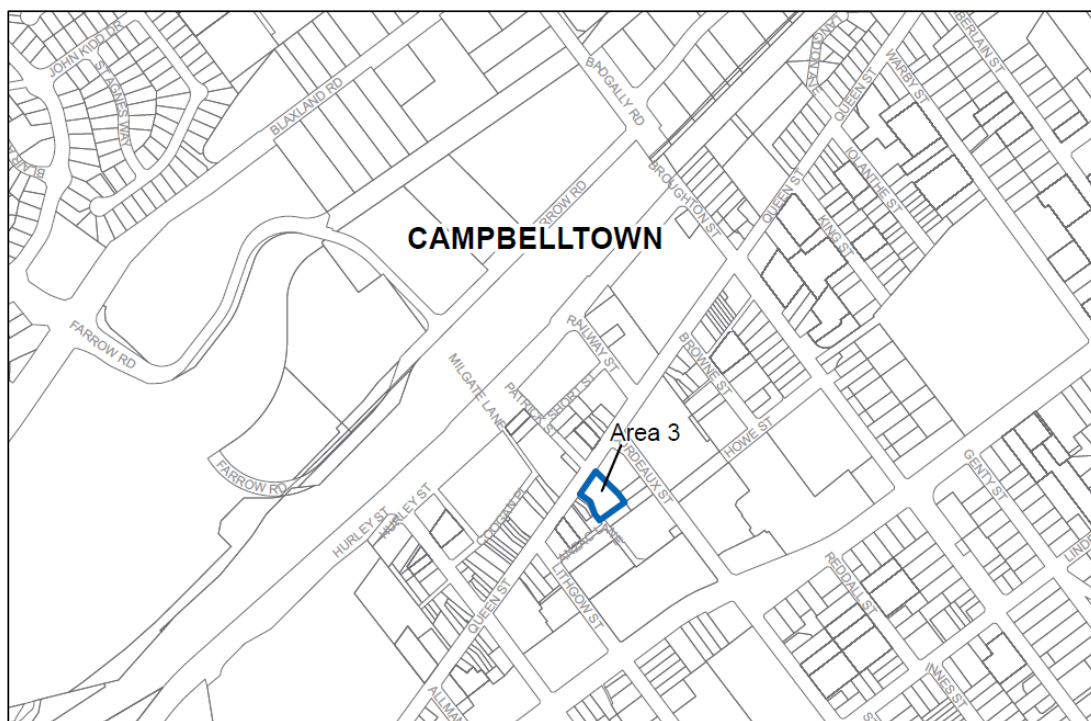


Figure 3 – Proposed outline of “Area 3” in Clause Application Map

Part 2 – Explanation of provisions

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

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

Part 3 – Justification

Section A – Need for the planning proposal

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

No.

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

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

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

The Planning Proposal is the best way to achieve the intended outcomes and objectives as it is the simplest administrative way to achieve the aims of the planning proposal.

Section B – Relationship to strategic planning framework

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

Yes.

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

Greater Sydney Region Plan

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

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

Western City District Plan

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

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

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

Glenfield to Macarthur Urban Renewal Corridor Strategy

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

The Planning Proposal is not inconsistent with the Strategy and is consistent with the Campbelltown Precinct Plan adopted as part of this Strategy.

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

Campbelltown Community Strategic Plan – Campbelltown 2027

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

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

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

The planning proposal is not inconsistent with the outcomes listed.

Campbelltown Local Strategic Planning Statement (LSPS)

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

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

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

Its purpose is to:

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

The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition period for the future of our city.

The planning proposal is not inconsistent with the outcomes listed. The planning proposal only relates to a minor amendment to the CLEP 2015.

Reimagining Campbelltown City Centre Master Plan

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

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

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

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

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

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

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

SEPP (Transport and Infrastructure) 2021	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP.
------------------------------------------	-------------------------------------------------------------------------------------------------------------------------

Figure 3 - Consistency with State Environmental Planning Policies

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

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

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The planning proposal is not inconsistent with this Direction. The planning proposal would provide more flexibility in developing the site and would not be restricted to only an RSL and hotel development.
1.2 Development of Aboriginal Land Council land	Not relevant to the Proposal.
1.3 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
1.4 Site Specific Provisions	The proposal relates to the exclusion of the site from the area known as 'Area 3' in the Clause Application Map.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the Proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	<p>The proposal is consistent with this Direction as the Proposal will allow for other uses to revitalise and activate Queen Street which will deliver a significant amount of retail and commercial jobs.</p> <p>Currently the uses permitted on the site are restricted by Clause 7.27 of CLEP 2015. The current development consent does not include the construction of a building for an RSL and/or Hotel on Lot 5 DPP 1167855. The current</p>

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

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

Figure 4 – Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact**7. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities or their habitat will be adversely affected as a result of the proposal?**

No.

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

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

No.

It is anticipated that there would be no environmental effects as a result of the planning proposal. The proposal does not seek to amend the zoning of the site, nor any other controls like the maximum height of buildings. The proposal does not alter the permissible bulk and scale of any development that could be erected on the land. It only affects the potential land uses.

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

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

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

Yes.

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

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

Yes.

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

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

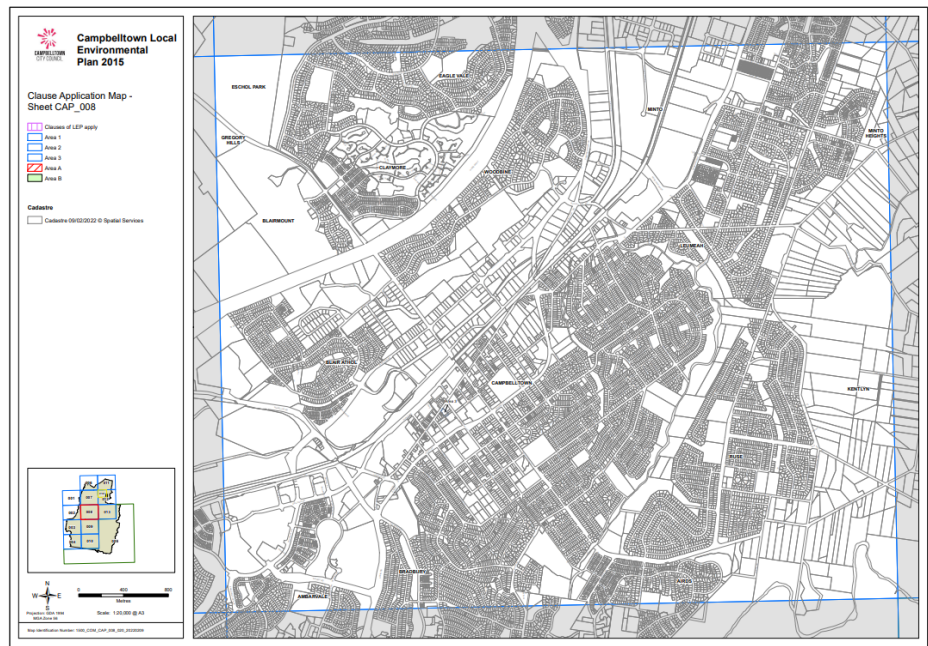
Consultation will occur with any public authorities identified in the Gateway Determination.

Part 4 – Mapping

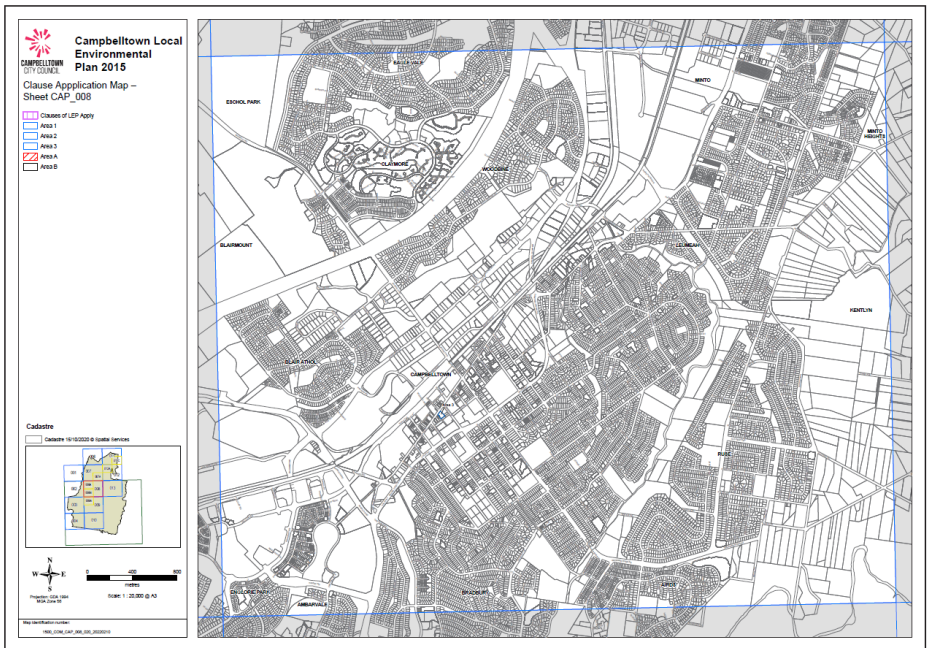
The Planning Proposal seeks to amend the Clause Application Map within CLEP 2015 as proposed below.

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

Current Map



Proposed Map



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

Part 5 – Community consultation

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

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

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

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

Due to the recent events relating to COVID-19, an amendment to the EP&A Act, specifically the inclusion of Clauses 10.17 and 10.18, allowed Councils to satisfy the requirements for public exhibition by having documentation on Council’s website.







Part 6 – Project Timeline

Dates	Item
27 April 2022	Local Planning Panel advice
14 June 2022	Council endorsement
June 2022	Referral to DPE for Gateway Determination
July 2022	Gateway Determination
August 2022	Public exhibition and referral to any required public authorities
28 September or 26 October 2022	Post exhibition report to Council
September/October 2022	Send planning proposal to DPIE for finalisation
October/November 2022	Making of LEP Amendment




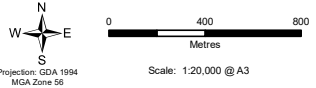
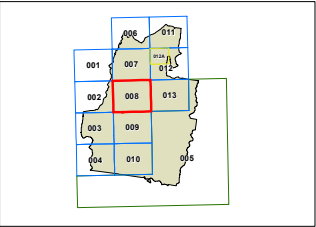
**Campbelltown Local
Environmental
Plan 2015**

**Clause Application Map -
Sheet CAP_008**


-  Clauses of LEP apply
-  Area 1
-  Area 2
-  Area 3
-  Area A
-  Area B

Cadastral

 Cadastral 09/02/2022 © Spatial Services





Map Identification Number: 1500_COM_CAP_008_020_20220209





**Campbelltown Local
Environmental
Plan 2015**


Clause Application Map –
Sheet CAP_008


 Clauses of LEP Apply

 Area 1


 Area 2

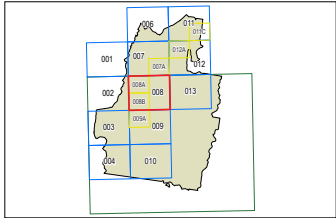
 Area 3


 Area A

 Area B

Cadastre

 Cadastre 15/10/2020 © Spatial Services





0400800

metres

Scale: 1 : 20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
1500_COM_CAP_008_020_20220210



In orange, Lot 1 DP 558320 - DA approved for construction of RSL and Hotel Building. Included in 'Area 3' under Clause 3.

'Area 3' identified with blue border, spanning over two sites.

In green, Lot 5 DP 1167855 - Planning Proposal seeks to remove this site from 'Area 3' in the Clause Application Map.

8.4 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	
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	
3312/2021/DA-I	35 – 47 Stennett Road, Ingleburn	Construction of three warehouse buildings with ancillary offices, amenities, loading areas and car parking	\$57,876,890	>\$30 million capital investment value	Completed	Approval issued by Panel at its April meeting
2635/2021/DA-SL	47, 49 and 55 Creigan Road and 20 -24 Karingal Place, Bradbury	Construction of a seniors living development comprising 31 independent living units, landscaping, car parking and associated site and civil works	\$11,929,500	>\$5 million capital investment value Crown development	Completed	Approval issued by Panel at its April meeting

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
504/2021/DA-SW	Clarendon Place, Winbourne Place, Rawdon Place, Dalkeith Place, Greengate Road, Airds	Stage 8 Airds/Bradbury Renewal - Subdivision to create 82 lots comprising of 80 residential lots and 2 lots for parks and associated works	\$6,354,141	>\$5 million capital investment value Crown development	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	
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	
774/2021/DA-SW	Riverside Drive, Airds	Construction of new access road and landscape embellishments to Airds pond open space	\$11,456,074	>\$5 million capital investment value Crown development	Completed	Approval issued by Panel at its April meeting

Development Application Register

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%	Waiting on information from applicant	
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
323/2021/DA-C	Raby Sports Complex, Raby Road, Raby	Construction of an indoor cricket training facility	\$3,460,000	Council owned land	Completed	Approved with Conditions at Panel's May meeting
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	

DAs with a value of \$1 million or more approved under delegated authority since last Council meeting,						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2048/2021/DA-C	5 Willowdale Drive, Denham, Court	Construction of a Kentucky Fried Chicken restaurant, car parking and signage	\$ 1,300,000	Delegated authority	Completed	Approval issued with conditions

8.5 Campbelltown Billabong Parklands - Project Update

Reporting Officer

Project Director
City Lifestyles

Community Strategic Plan

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

Officer's Recommendation

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.

Purpose

To provide Council with background and a progress update in relation to the Campbelltown Billabong Parklands project.

History

At the Extraordinary Council meeting on 28 August 2018, the Council considered a report in relation to Council's involvement in the Western Sydney City Deal. Council resolved to endorse the Campbelltown Billabong Parklands as its designated project for funding through the Western Parkland City Liveability Program (WPCLP), as noted at point 4 below.

That Council:

1. Endorses the Interim Implementation Plan attached to this report and;
2. Adopts the finance and or resourcing commitments noted in the report and the Implementation Plan and;
3. Adopts, in principle, the Relationship Framework as attached to this report and;
4. Endorses the proposed Campbelltown billabong concept to be submitted as its project for funding under the Liveability Program and;

5. Advises the Chief Coordinator Western Sydney City Deal of Council's resolutions and;
6. Notes that further reports may be brought back to Council from time to time on matters arising under the City Deal and issues of regional collaboration.

The Program's key objective was "to assist communities retain their unique characteristics, build on their strengths and support environmental infrastructure and open spaces. Projects will deliver community facilities, improve urban amenity or enhance liveability, to enable and complement new housing".

The Campbelltown Billabong Parklands project reflected this objective, through proposing a landmark and iconic swimming lagoon and parkland for local residents and visitors to Campbelltown, with a design that draws inspiration from the Dharawal National Park, reflecting the natural identity of the local region.

The facility will assist the community in retaining its unique identity and incorporate design and artwork elements that reveal stories of local Aboriginal and European history. The aquatic features includes a meandering zero-depth water play area, which intersperses into a Children's Pool to a large swimming lagoon through a waterfall. The parklands will include large open landscaped areas for people to walk, picnic and engage in passive recreation, with opportunities for community events.

The WPCLP recognised the merits of the project and a funding deed was executed between Council and NSW Department of Premier and Cabinet in May 2019. The Deed notes funding contributions of \$15,000,000 by WPCLP and \$3,750,000 by Council, resulting in a total project budget of \$18,750,000.

At its Ordinary meeting on the 8 December 2020, the Council resolved:

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

Option two proposed contributing an additional \$12,250,000 to the project, bringing the total project budget to \$31,000,000. The additional funding enabled; additional pool works, integrated artworks, improved landscape features and future-proofing the site for an expansion of facilities within the footprint of the Billabong Parklands.

The funding strategy proposed the utilisation of Council's unrestricted cash holdings, with a commitment to replenish the reserves over a 6 year period. The first repayment to reserves was made in 2021-22.

Apex Park – NSW Public Legacy Program

In June 2021 Council received a grant of \$4,000,000 through the NSW Public Legacy Program. This program required no co-contribution from Council. The program's objective was to stimulate local economies through the acceleration of the assessment and determination of local Development Applications. The program also provided funding to assist Councils with improving public open space (parkland) to match the increased development activity.

A total of \$3,656,000 of this grant fund was committed to areas of Apex Park that adjoin the Billabong Parklands site. A total of \$344,000 was used to purchase land to increase open space at Hurley Park.

These particular projects were selected for the Program, as preliminary due diligence and design had sufficiently progressed to meet the delivery requirements prescribed by the Program.

Whilst the Billabong Parklands project and the Apex Park projects are two explicit projects, for the purposes of ensuring integration of design and management of contractors, they are being managed as a single project with a total project budget of \$34,656,000.

Report

The Billabong Parklands project was initially proposed to be completed by 30 June 2022, however the program was impacted by the initial onset of the COVID-19 pandemic. This resulted in Council seeking an extension from the funding authority to December 2022, which was subsequently granted.

The program was further impacted by the lock-down of the LGA commencing in July 2021, which prevented any work onsite for almost 8 weeks. Subsequently, ongoing issues with staff availability due to COVID-19 and the need for isolation have continued to impact operations. Further, unprecedented ongoing wet weather has also continued to severely impact earthworks at the site. The geotechnical nature of the site combined with the fact that the site is a reconstructed drainage reserve has further hampered the ability of earth-moving machinery to access the site following rain events.

The program to completion has now been reviewed and a revised completion date in mid-September 2023 is now anticipated. The program is inclusive of a contingency for wet weather and COVID-19. The WPCLP grants office has been advised of the revised completion date.

The construction market is extremely buoyant and volatile, largely due to uncertainty around material availability and cost escalation. Therefore tender prices exceeding the estimated forecast cost remains the project's highest risk at this point in time. To address this issue Council has engaged external Quantity Surveyors to review the proposed design to verify the project can be delivered within Council's allocated budget. The current forecast budget also includes contingencies for potential cost escalation. Strategies will also be put in place to manage this issue through the procurement process, however this risk will remain until the tender process is completed.

Availability of contractors has also been identified as a risk to the projects forecast completion date, however Council has received encouraging levels of response to other construction tenders recently issued to market.

Notwithstanding the unprecedented rain events and pandemic, the Billabong Parklands project is a significant undertaking for Council. Onsite works are now progressing with the landscaping of the curtilage to the site. It is anticipated that the construction of the aquatic features will commence in late June 2022.

As is the case with many of its other facilities, Council will subsidise the annual operations of the Billabong Parklands to maintain free entry for the community and visitors to the Billabong. However, the Community Business team are working on the development of an operational business plan to reduce this subsidy and ensure the financial sustainability of the facility.

Conclusion

The Campbelltown Billabong Parklands will provide an iconic swimming lagoon and parkland for local residents and visitors to Campbelltown. Whilst the project has been delayed due to unprecedented rain events and the effects of the pandemic, the project is forecast to be delivered in accordance with the allocated budget and be handed over to Council for operation in mid-September 2023.

Council's Community Business team are developing a business and operational plan for the ongoing management of the facility. The plan will include proposals to off-set the costs and operations to ensure the financial sustainability of the facility.

Attachments

1. Billabong Masterplan Graphics (distributed under separate cover)

8.6 Payment of Councillor Superannuation

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

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

Purpose

To determine the option whether Council makes superannuation contribution payments for councillors under the *Commonwealth Superannuation Guarantee (Administration) Act 1992*.

History

Following an amendment to the *Local Government Act 1993* in 2021, councils may make payments as a contribution to a nominated superannuation account for councillors commencing 1 July 2022.

Report

In 2021, an amendment to the *Local Government Act 1993* provides councils with the option to make payments to councillors nominated superannuation accounts commencing from 1 July 2022.

The making of superannuation contributions for councillors is optional and is at each council's discretion. To exercise the option of making superannuation contribution payments for each councillor, council must first resolve at an open meeting to make superannuation contribution payments for the councillors.

Where a council resolves to make superannuation contribution payments to its councillors, the amount is in accordance with the *Commonwealth Superannuation Guarantee (Administration) Act 1992*. The rate effective 1 July 2022 is 10.5 per cent and is proposed to increase by half a per cent each year until 1 July 2025 when 12 per cent is reached. This would equate to \$2,818.20 per annum per Councillor and an additional \$7,486.50 for the Mayor. The total amount payable for Council relevant to 1 July 2022 - 30 June 2023 being \$49,759.50.

Payment of superannuation will be paid at the same interval as the annual fee which is currently on a monthly basis. Should a councillor fail to nominate an eligible superannuation account for the payment before the end of the month, Council must not make the payment. Individual councillors may opt out of receiving superannuation contribution payments or can opt to receive reduced payments so long as that request is made in writing.

For each councillor to receive a superannuation contribution, each councillor must nominate a superannuation account for the payment before the end of the month in which the payment relates. The superannuation account must be for superannuation or retirement benefits from a scheme or fund under the *Commonwealth Superannuation Guarantee (Administration) Act 1992*.

Superannuation contribution payments are not to be paid during any period a councillor is suspended from their civic office or their right to be paid any fee or other remuneration, or expense, is suspended under the Act. Councillors are also not entitled to receive a superannuation contribution payment during any period in which they are not entitled to receive their fee under Section 254A of the act because they are absent.

Attachments

Nil

8.7 Local Government Remuneration Tribunal Determination 2022

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

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.

Purpose

To advise Council that the Local Government Remuneration Tribunal has made a determination on the minimum and maximum fees payable to mayors and councillors for 2022-23.

History

The Local Government Remuneration Tribunal was established to determine the categories for councils and the fees paid to mayors and councillors.

In accordance with Section 241 of the *Local Government Act 1993* (the Act), the Tribunal is required to make an annual determination on the fees payable to mayors and councillors to take effect from 1 July 2022. Sections 248 and 249 of the Act require councils to fix and pay an annual fee based on the Tribunal's determination.

Report

In accordance with Section 239 of the Act, the Tribunal is required to determine the categories of councils at least once every 3 years.

The Tribunal did not undertake a broad review of the categorisation of councils and considered that the current allocation of councils into the current categories is appropriate.

The Tribunal will next consider the model, the criteria applicable to each group and the allocation of councils in detail in 2023.

Councils will be monitored by the tribunal to determine the appropriateness of the allocation of councils and the categorisation model for future determinations. Campbelltown City Council has been classified as Metropolitan Medium for the purpose of this determination.

The tribunal is required to have regard to the Government's wages policy when determining the increase to the minimum and maximum fees that apply to councillors and mayors. The public sector wages policy currently provides for a cap on increases of 2 per cent.

During the determination process, the tribunal reviewed key economic indicators, including the Consumer Price Index and Wage Price Index, and found that the full increase of 2 per cent is warranted. Therefore, pursuant to Section 241 of the Act, the annual fees to be paid to Metropolitan Medium Centre category councillors and mayors ranges from \$14,380 - \$26,840 per annum for councillors, and an additional \$30,550 - \$71,300 per annum for the position of mayor, effective 1 July 2022.

A link to the full Local Government Remuneration Tribunal Determination 2022 can be found at <http://www.remtribunals.nsw.gov.au/local-government/current-lgrt-determinations>.

Attachments

Nil

8.8 Investments and Revenue Report - April 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 April 2022.

Report

Council's investment portfolio as at 30 April 2022 stood at approximately \$189 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 30 April, Council's return exceeded the benchmark by some 89 basis points on an annualised basis which is a positive on an absolute basis. This return 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 0.017 per cent, and 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 0.907 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 \$30 million held in an at call account and \$10 million in a 31 day notice saver account. Although it isn't the normal approach to hold large sums of surplus cash in call accounts, the \$30 million is held with Council's banker, National Australia Bank, where it is available on a daily basis and is currently attracting a competitive interest rate of 0.50 per cent, which in recent months has been generally higher than a standard 6 month term deposit rate; and comparable to longer dated securities that would otherwise be held to maturity. This approach is currently being reassessed and opportunities taken to utilise these funds into standard term deposits where attractive rates are available in the rising interest rate environment resulting from the market factoring in future increases in the official cash rate.

The official cash rate is 0.35 per cent, an increase of 0.25 per cent announced at the May meeting of the Reserve Bank Board.

The Board indicated that the time was right to commence the normalisation of monetary policy on the back of a resilient economy, evidenced by inflation rising quicker than expected and positive labour market indicators, in particular record low unemployment. The Board remains committed to responding appropriately to ensure inflation in Australia returns to within the target range of 2 to 3 per cent over time by continuing to monitor incoming information, coupled with balancing risks to determine the timing and extent of future increases.

The ASX200 closed at 7,435.00 at the completion of April. This represents an annualised monthly performance result of negative 7.51 per cent ex dividend with the monthly change being negative 0.63 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 by around 1 per cent for April. 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

Rates and Charges levied for the period ending 30 April 2022 totalled \$131,229,969 exceeding the original budget estimate by 1.1 per cent.

The rates and charges receipts collected to the end of April totalled \$103,985,874. In percentage terms 80.3 per cent of all rates and charges due to be paid have been collected, compared to 80.1 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 Councils Hardship Policy and an application being made. An online application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 165 Statements of Claim to ratepayers who were issued an 'it's time to get back on track' letter and had either not paid their debt or made suitable arrangements to clear their debt by the requested date. Further recovery on accounts with previous action resulted in 52 Judgments and 28 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, 25 applications were made over the phone and 14 online.

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, 27 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Sundry debtors

Debts outstanding to Council as at 30 April 2022 are \$3,808,917 reflecting an increase of \$482,880 since March 2022. During the month, 453 invoices were raised totalling \$2,895,334. 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 \$740,776 as at 30 April 2022. The majority of this debt relates to Grant items totalling \$440,164. The most significant amount of \$297,500 relates to final claims for the '2021-2022 Regional Road Block Grant' and '2021-2022 Road Safety Program Officer Salary'. Council staff have contacted Transport for NSW and payment has been delayed due to system issues and is now expected by the end of the month.

An amount of \$80,000 relates to 2 invoices for the '5 Million Trees Spatial Data Grey to Green Grant Program' milestone 3 and 4 with payment of these invoices being received in early May 2022. An amount of \$27,629 relates to the NSW Environmental Trust grant being the final payment of the 'Campbelltown Community Recycling Centre' expected to be received by the end of the month. Another amount of \$35,035 is for the 'Weeds Action Program 2020-2025 Year 2 Funding Claim' with payment of this invoice being received early May 2022.

Corporate Governance items totalling \$72,880 includes \$6,076 that relates to payment of the Western Sydney Health Alliance operational costs. Officers have reached out to the council involved and payment was received in May 2022. Also grouped in this category is the combined amount of \$24,287. This relates to various property related debts for clean-up orders 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. In the event payment is not forthcoming, these debts are encumbered to the land and are often finalised with the sale of the property.

An amount of \$5,466 relates to bin services supplied for 'Eat, Shop, Love', Market events. The organiser had entered into a payment arrangement of \$500 per week but requested a hold until the end of February due to the COVID-19 pandemic. The debtor has not responded to our requests to bring the account up to date following this extension and is avoiding contact. The account has been referred to our agents for recovery. Also outstanding within this category is a combined amount of \$6,280 which relates to legal recovery currently active on 3 accounts. One for hall hire and 2 for health licence inspection fees. In all cases the debt involved has proved to be unrecoverable by our agents who have advised to cease legal action and have now recommended the accounts for write-off. Other significant debts totalling \$14,479 relate to various debts that have been paid within the month of May 2022.

City Standards debts totalling \$91,746 with the most significant amount of \$88,754 consisting of health licence inspection fees. These fees are generated for various shop premises, household pool inspections, fire safety services and wastewater management systems. 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 being no longer contactable. If the cost of recovery is uneconomical to recover, the debt is then submitted for write-off.

Community Life debts totalling \$55,025. 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 as a result Council's debt recovery process is underway.

Public hall hire fees of \$29,692 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 function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event.

Debts categorised within Community Businesses totalled \$13,911. The most significant amount of \$8,001 relates to the Bicycle Education Centre and as hall hire fees are result of debts raised in advance.

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, 4 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 2 Letters of Demand on 2 separate accounts, 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 - April 2022 (contained within this report) [↓](#)
2. Rates and Charges Summary and Statistics - April 2022 (contained within this report) [↓](#)
3. Debtors Summary and Ageing Report - April 2022 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at 30 April 2022



Product Type	Face Value	% of Total
At Call Deposits	30,283,642	16.4%
Notice Account	10,017,674	5.4%
Term Deposits – Fixed Rate	62,271,013	33.8%
Term Deposits – Floating Rate	44,000,000	23.9%
Fixed Rate Bond	21,050,000	11.4%
FRN	16,550,000	9.0%
Grand Total	184,172,329	100.0%
Managed Funds – TCorp*	4,889,339	

* 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	6.5%
AA-	86,371,013	81.3%
A+	1,000,000	0.9%
BBB+	3,000,000	2.8%
BBB	7,000,000	6.6%
Baa2	2,000,000	1.9%
Total Term Deposits	106,271,013	100.0%

Fixed and Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
none	NT Treasury Corp	Aa3	15-Dec-22	0.90% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-23	0.80% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-24	1.00% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Jun-25	0.90% Annually	\$2,500,000
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 – April 2022 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	81.9%	40%	100%	Yes
A+, A, A- and above	85.7%	60% (70%)^	100%	Yes
BBB+, BBB, BBB- and above	100.0%	100%	100%	Yes
TCorp LTGF	2.6%	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:

30 April 2022	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.079%	0.907%
Benchmark – Bloomberg Ausbond Bank Bill Index	-0.016%	0.017%
Performance Relative to Benchmark	0.095%	0.890%

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	71,837,486.05	1,397,431.60	488,077.63	74,520,956.75	58,504,581.60	16,016,375.15	296,914.72	16,313,289.87
Business	601,012.56	20,642,141.73		66,648.97	21,309,803.26	17,467,606.95	3,842,196.31		3,842,196.31
Farmland	15,521.60	517,292.78	495.05	2,146.56	534,465.89	409,295.03	125,170.86	265,553.23	390,724.09
Mining	0.00	29,200.08		0.00	29,200.08	29,200.08	0.00		0.00
SR - Loan	628.02	1.26		118.16	747.44	0.00	747.44	20.29	767.73
SR - Infrastructure	400,650.65	7,033,155.76		12,113.42	7,445,919.83	5,832,704.74	1,613,215.09	56,134.11	1,669,349.20
Total	\$4,610,637.50	\$100,059,277.66	\$1,397,926.65	\$569,104.74	\$103,841,093.25	\$82,243,388.40	\$21,597,704.85	\$618,622.35	\$22,216,327.20
Garbage	1,091,384.56	25,571,054.18	863,597.96	45,781.33	25,844,622.11	20,510,020.82	5,334,601.29		5,334,601.29
Stormwater	77,891.31	1,465,390.30		972.52	1,544,254.13	1,232,464.79	311,789.34		311,789.34
Grand Total	\$5,779,913.37	\$127,095,722.14	\$2,261,524.61	\$615,858.59	\$131,229,969.49	\$103,985,874.01	\$27,244,095.48	\$618,622.35	\$27,862,717.83

Total from Rates Financial Transaction Summary	26,419,478.48
Overpayments	-1,443,239.35
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	1,180,648
Rate accounts greater than 12 months less than 18 months in arrears	0
Rate accounts greater than 18 months in arrears	434,676
TOTAL rates and charges under instruction with Council's agents	1,615,324



Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Apr-21
Rate Notices	57,620	238	66	18	79								
Electronic - DoH	4,866												
Instalment Notices							43,256			43,247			43,328
Electronic - DoH							4,353			4,301			4,285
Missed Instalment Notices - Pensioners > \$15.00			10,084	43,662		8,951			8,684				
			1,074	4,691		987			691				
Notice to new owner	133	92	109	113	19	41	62	30	37	27			22
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			175
Judgments							39	21	39	52			64
Writs							11	35	8	28			4
Electronic - eRates & BPAYView	11,666	11,798	12,084	12,294	12,673	12,858	13,042	13,341	13,452	13,656			10,929
Pensioner applications	257	99	60	61	52	53	51	45	44	39			70
Arrangements	207	193	113	101	99	172	183	171	112	126			177

DEBTORS SUMMARY 1 April 2022 to 30 April 2022



DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/03/2022	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/04/2022	% DEBT RATIO
Corporate Governance	401,514	184,516	278,034	307,996	8.09%
City Delivery	6,095	31,023	4,287	32,830	0.86%
City Standards	157,110	54,363	53,967	157,506	4.14%
Community Businesses	43,605	14,762	4,588	53,778	1.41%
Community Life	154,780	187,487	49,744	292,524	7.68%
Grants	2,308,457	1,845,716	1,448,721	2,705,452	71.03%
Hall Hire	33,448	2,575	2,649	33,375	0.88%
Property Services	221,028	574,892	570,463	225,456	5.92%
	3,326,037	2,895,334	2,412,454	3,808,917	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 April 2022



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Governance	186,159	44,328	4,629	72,880	307,996	82,883
City Delivery	29,641	1,306	0	1,883	32,830	1,883
City Standards	35,000	23,364	7,397	91,746	157,506	90,128
Community Businesses	33,373	5,234	1,260	13,911	53,778	12,796
Community Life	160,567	42,695	34,237	55,025	292,524	55,347
Grants	2,109,716	67,572	88,000	440,164	2,705,452	406,664
Hall Hire	1,767	1,915	0	29,692	33,375	29,513
Property Services	153,487	33,138	3,357	35,474	225,456	28,326
	2,709,709	219,552	138,880	740,776	3,808,917	707,541

8.9 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 7 June 2022.

Attachments

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

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
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 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
8.3.22 Khalil	<p>NM 11.5 - Simmos Beach, Macquarie Fields</p> <p>That a report be presented to Council outlining ways to increase visitation to Simmos Beach, Macquarie Fields. The report should include:</p> <ul style="list-style-type: none"> a) identification of any future enhancement works planned or required to improve the location. b) marketing opportunities to increase visitation and tourism. c) any environmental factors to be taken into account because of increasing visitation. d) any future resourcing considerations to enable an ongoing program of works and marketing activity. 	<p>A review of previous work undertaken has commenced including:</p> <ul style="list-style-type: none"> - 2016 study of bushwalking and associated recreational facilities - improvement works undertaken in 2018 and 2019 to upgrade Simmos beach including signage, trail upgrades, kayak ramp and picnic facilities - bushcare and bush explorers programs including the recently launched 'It's Our Backyard' program. <p>Further investigations have also commenced.</p>	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.	July 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
10.5.22 Stellino	NM 11.2 - Reptile Protection 1. That Council investigate the need and feasibility of reptile handling/catching services to be added to council capabilities. 2. That a report be provided to the Council on the outcome of the investigation and include what opportunities are available for Council to increase public education on the existence of and response to snakes and other reptiles.	Currently under investigation.	December 2022
City Development			
09.04.19 Thompson	ORD 8.6 - Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct) 5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be completed as part of the next housekeeping amendment to the Local Infrastructure Contributions Plan.	August 2022
10.09.19 Hunt	ORD 8.1 - Mount Gilead Planning Proposal - Relocation of Proposed Community Hub Building and Additional Permitted Use 5. That following an exhibition, a report on submissions be presented to Council.	A report to be presented to Council at the June 2022 meeting as Item 8.2 on the agenda.	June 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
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
8.6.21 Oates	<p>ORD 8.6 - Planning Proposal - "Glenlee Estate" Menangle Park</p> <p>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</p>	<p>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.</p>	December 2022
3.8.21 Manoto	<p>ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan</p> <p>4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.</p>	<p>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.</p>	August 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
2.11.21 Brsticevic	<p>ORD 8.1 - Planning Proposal (Mount Gilead Urban Release Area) - Outcome of Public Exhibition</p> <p>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.</p>	Report to be integrated with Stage 2 Biodiversity Certification Application which relates to most of Menangle Creek.	September 2022
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 July 2022, subject to the findings of the investigation.	July 2022
10.5.22 Brsticevic	<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

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
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"> • Consulting with businesses, the community and other stakeholders. • The geographical boundaries of any ban such as other sections of the Campbelltown CBD. • Designated smoking areas. 	Investigation is underway with an expected reporting timeframe being November 2022, subject to the findings of the investigation.	November 2022
City Governance			
13.7.21 Morrison	<p>ORD 8.3 - Menangle Park - Amendments to Development Control Plan</p> <p>3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.</p> <p>4. That a further report be presented to Council that includes street names, derived from Table 1.3 of the current Campbelltown (Sustainable City) Development Control Plan, Part 8 Menangle Park, for places of Non-Indigenous Heritage Significance for inclusion on the list of road names approved for Menangle Park.</p>	<p>3. A report was prepared and presented to Council at the November 2021 meeting as Item 8.2 on the agenda.</p> <p>4. Future report to be presented which includes additional street names relating to places of non-indigenous heritage for use on streets for future subdivisions in Menangle Park. Timing of report is linked to the timing of the development and the submission of relevant subdivision plans.</p>	December 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Governance			
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
City Growth			
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 June 2022.</p>	July 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
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>	July 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
8.3.22 Brticevic	<p>ORD 8.13 - Draft Community Strategic Plan: Public Exhibition</p> <p>1. That the draft Community Strategic Plan - Campbelltown 2032 – be placed on public exhibition for a period of 28 days (9 March 2022 and 6 April 2022).</p> <p>2. That, following public exhibition, a further report is submitted to Council seeking formal endorsement of the revised Community Strategic Plan - Campbelltown 2032.</p>	A report is expected to be prepared once the exhibition period concludes and submitted to the June Extraordinary Council meeting.	June Extraordinary 2022
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>	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.	July 2022

Reports requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Lifestyles			
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 August Ordinary Council Meeting.</p>	August 2022
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>	<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 September 2022 Council meeting.</p>	September 2022

Letters requested effective 7 June 2022

*Date of Decision *Mover	Action Item	Comments / updates
City Delivery		
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"> a) provide koala health and care facilities b) deliver all care, treatment and triage to improve koala health outcomes c) assist with on-ground actions that will restore and enhance priority koala habitat and safety d) implement key training in koala treatment and care and e) expand community-led initiatives. <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.</p>

8.10 Mount Gilead Road Names

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 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.

Purpose

To seek Council's approval of new road names to be used within the Fig Tree Hill.

History

Subdivision works within Figtree Hill commenced in January 2022. When complete, the estate will consist of up to 1,700 lots and a new local road network.

The developer has supplied three potential road-naming themes. They are based upon local heritage names either relating to the original farm(s) or the surnames of significant members of the area's local community, approved words from the local Dharawal language, or species of wheat.

Report

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.

The Fig Tree Hill Precinct (the Precinct) was rezoned for urban purposes in September 2017 and further updated in 2022. The Precinct is to provide a maximum of 1,700 lots, supported by a network of open space and stormwater management facilities, mixed use town centre, community hub and the conservation of existing sensitive ecological communities on the site.

Lendlease has supplied a list of proposed names for the Precinct, as a place making strategy that celebrates activities undertaken by the Dharawal people, through colonial and farming settlement. Underpinning this theme are sub-themes drawn from the history, character, profile and evolution of uses of the site. These are agricultural themes (species of wheat or livestock raised in the local area), significant persons or properties to the area, Dharawal Roots and Productive Keepers Past and Present. As the various stages of this estate are separated into distinct residential precincts by areas of open space, it is proposed to apply these separate place-making sub-themes to the different stages of this development.

These 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.

At time of submission, the Geographical Naming Board has conducted a full manual review of the partial list of the submitted names. Of the 178 submitted names, 40 are awaiting manual review. The majority related to the Dharawal language theme, which had required additional documentation to be submitted from the local Dharawal community to the Geographical Naming Board. For this reason, we are submitting 2 lists for consideration: Pre-approved and Under Review.

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

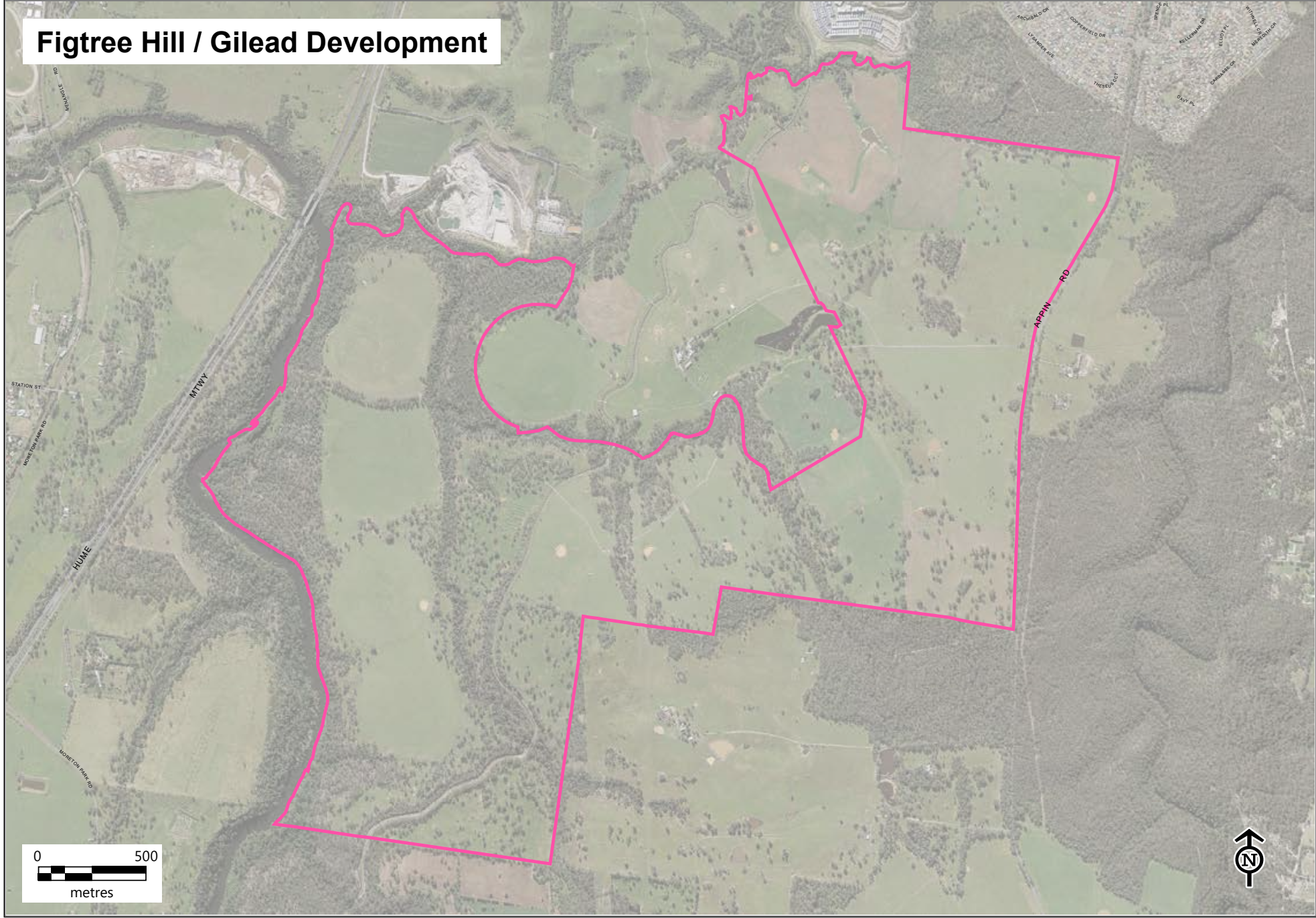
1. Road Name Proposal Summary - Pre approved (contained within this report) [↓](#)
2. Road Name Proposal Summary - Under Review (contained within this report) [↓](#)
3. Figtree Hill and Gilead Development Map (contained within this report) [↓](#)

Road Name Proposal Summary				
Road Name Proposal	Proposal Type	LGA	Locality	Status
Adagio	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Allora	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Ambrose	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Arrino	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Arrivanto	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Azima	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Badhu	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Balawarri	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bamal	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bancroft	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Banggu	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bartlett	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bellaroi	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bencubbin	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Berkshire	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bidiga	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Binnu	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Biribaen	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bluestem	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bobs	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bowden	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Brahmin	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bremer	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Brodies	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Browick	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Budjari	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bunyip	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Bushel	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Buxar	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Calingiri	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Chaff	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Chiddam	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Clearfield	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Cleveland	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Cutlass	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Dallas	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Defiance	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Dumpty	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Einkorn	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Ellison	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Endure	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Envoy	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Eradu	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Excelsior	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Federation	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Firbank	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Frampton	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Frelon	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Friend	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved

Gabo	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Ganbi	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Garilwa	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Gauntlet	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Genoa	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Giba	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Gladius	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Glen Lorne	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Granary	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Grist	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Gundu	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Gurabang	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Gurawara	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Gurgai	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Halberd	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Hartog	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Harvester	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Heckto	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Hornblende	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Hundredfold	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Hydra	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Hyperno	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Insignia	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Ironclad	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Jandaroi	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Janz	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Jaywick	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Jiriwung	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Jonathan	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Jumbuck	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Jummalung	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Justica	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Kamut	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Kidman	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Kiora	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Ladoga	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Lady Dorothy	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Lambrigg	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Lammas	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Lancer	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Lazistan	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Lillaroi	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Macarthur Onslow	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Madjari	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Magenta	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Mansfield	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Marombi	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Marquis	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Marriott	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
McGirr	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Mitre	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved

Naparoo	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Pepper Tree	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Pye	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Reuben	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Revenue	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Romney Marsh	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Rye	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Scepter	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Sickle	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Sir Denzil	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Spear	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Spelt	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Steinwedel	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Stooking	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Straw	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Sylvia	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Talavera	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Tarragon	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Threshing	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Tincurrin	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Trojan	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Tunnack	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Tunstall	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Turvey	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Tuscan	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Warigo	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Warren	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Wheatsheaf	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Winnowing	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Winslow	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Wirjiritbin	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Wugul	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Wumbaara	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Yanada	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Yandilla	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Yawa	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Yenda	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved
Zulu	Pre-Approval	CAMPBELLTOWN	GILEAD	Pre-Approved

Road Name Proposal Summary				
Road Name Proposal	Proposal Type	LGA	Locality	Status
Sunbrook	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Sunvale	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Bana	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Bara	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Baraal	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Bawa	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Buru	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Buruwi	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Dhadjawari	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Dharagang	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Djadja	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Djadjung	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Djindjinarang	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Dtaaman	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Excalibur	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Gilingga	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Gudjaga	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Gulgadya	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Gunuggwir	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Gunya	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Gunyung	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Guwiya	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Marridyulu	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Midhang	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Mirigaan	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Mudjingaal	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Muru	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Muru nanga mai	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Nandawanjing	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Ngadjung	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Ngaramura	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Ngarandi	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Ngura	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Nhaway	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Nhurung	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Nuwi	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Schuldham Farm	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Wari	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review
Wuri	Pre-Approval	CAMPBELLTOWN	GILEAD	Under Review



8.11 Staff Matter

Reporting Officer

Executive Manager People and Performance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Officer's Recommendation

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

Purpose

To seek Councils endorsement to determine the position of Executive Manager Infrastructure as a Senior Staff position in the organisation structure.

Report

As the Campbelltown Local Government Area continues to grow in population and diversification it is essential that key leaderships roles remains agile, ensuring leadership capabilities align to the changing community and organisational needs.

The Local Government Act allows for Councils to determine positions as Senior Staff and for appointments to be engaged under a Senior Staff fixed term contract provided it meets the requirements under the *Local Government Act 1993*.

Specifically, the responsibilities, skills and accountabilities of the position need to be generally equivalent to those applicable to the Executive Band of the Local Government (State) Award, and the total remuneration package payable with respect to the position is equal to or greater than the minimum remuneration package (within the meaning of Part 3B of the *Statutory and Other Offices Remuneration Act 1975*) payable with respect to senior executives whose positions are graded Band 1 under the *Government Sector Employment Act 2013*.

The role of Executive Manager Infrastructure has been assessed and determined as meeting the requirements of a Senior Staff position under the *Local Government 1993*. A copy of the position description is attached to the report.

There are no financial or budgetary implications from the recommendation. The role of Executive Manager Infrastructure is fully budgeted in Council's establishment and currently vacant.

Attachments

1. Job Descriptions - Infrastructure - Executive Manager Infrastructure (contained within this report) [↓](#)



Job Description

We are Campbelltown, where opportunity comes to life

Position Title:	Executive Manager Infrastructure
Position No:	EXM020
Division:	City Delivery
Section:	Infrastructure
Job Grade:	Manager Level 3
Reports to:	Director City Delivery

JOB SPECIFICATION

Position Overview
<ol style="list-style-type: none"> 1. To work collaboratively with the Director City Delivery, Executive Managers, Managers, Coordinators and staff in ensuring compliance with organisational direction and culture, and the execution of Council's functions in respect of city infrastructure. 2. To develop and manage the Infrastructure Section of Council within the context of the Community Strategic Plan, Operational Plan, Delivery Program and all supporting strategies and plans to meet the diverse needs of the community. 3. To lead, manage and ensure innovation in the following key functions /portfolios, developing Council as a key authority and best practice organisation in these portfolios: <ul style="list-style-type: none"> o City Assets assessment o Civil and Public Domain Design Services o Transport and Traffic Management o Building asset maintenance o Infrastructure Project Delivery o City Safety and Security Infrastructure o Flood Investigation and Mitigation o Strategic asset management o Building and Facility Asset Maintenance 4. To lead and deliver high level strategic organisational planning for Council through policy development, key relationship management, advocacy, information provision and customer service to achieve infrastructure that is: <ul style="list-style-type: none"> o Integrated, resilient and connected o Accessible and safe o Sustainably managed o Innovative and best practise

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Key Duties & Responsibilities

Delivery of Infrastructure Objectives

- Ensure that the design of Civil, Transport, Public Domain and Building Facility infrastructure is best practice and meet Industry and Council technical specifications and design requirements.
- Ensure that Council's preferred project management methodologies and processes (as set out by the Project Management Office) are incorporated into the delivery of all works that the Infrastructure section are responsible for.
- Effectively manage the Council Sub Committees that the position is responsible for
- Provide strategy, advice and recommendations on:
 - Asset management
 - Traffic management and transport planning
 - Flooding and floodplain management
 - Public domain
 - City safety and security
- Ensure that programmed designs and estimates are prepared in advance of scheduled construction.
- Ensure timely, accurate and quality customer service is delivered through all areas of the sections business
- Ensure that the objectives within the Community Strategic Plan, Divisional Business Plan and Section Business Plans are met.

People Leadership

- Provide team leadership and mentoring to support optimal team performance and increase capabilities of the section.
- Deal with and resolve all staff performance issues when they arise in a timely, professional and sensitive manner consulting People & Performance where required.
- Ensure human resource planning and workforce management is in line with organisational priorities
- Provide innovation and inspiration in delivering change and ongoing excellence across the division and organisation
- Ensure effective collaboration, resource sharing and communication across the Section, Division and Council
- Foster a culture within the Section that ensures adherence to governance principles and guidelines
- To be accountable by setting high standards of performance and holding self, team members, colleagues, outside contractors, service providers etc. accountable for results and actions

Strategic Advice & Relationships

- Liaise and negotiate with the Community, government/non-government agencies, other professional bodies and Council staff on a range of matters
- Effectively communicate in a range of forums on Council's objectives, activities and priorities
- Negotiate satisfactory outcomes for Council in complex situations
- Work across Council to secure cross divisional cooperation, collaboration and efficiencies
- Lead and deliver high level strategic organisational planning for Council through policy development, key relationship management, advocacy, information provision and customer service to achieve infrastructure outcomes that are integrated and connected, accessible and safe and sustainably managed
- To positively promote Campbelltown and facilitate a good perception of the City by the community and stakeholders alike.

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Business Management

- Ensure the development, implementation, reporting and achievement of the Community Strategic Plan, Operational Plan, Delivery Program and other strategies, plans and reports occur as required by the General Manager, the Council and the Local Government Act and Regulations
- Deliver assigned service activities, actions and budgets in the Delivery Program
- Develop, implement and monitor Section Plans for all assigned functions including communication and allocation of responsibilities to teams
- Oversee and undertake all financial planning for various portfolios to ensure set performance standards are within budget
- Ensure works and programs are prepared and delivered in a timely manner which ensure customer input and the ability to deliver the works within the budget and timelines set out in the Operational Plan and Delivery Program.
- Optimise business value through innovation and commitment to continuous improvement.
- To identify all relevant legislation, standards, codes of practice that relate to the activities of the Section and ensure that Council processes and documents are reviewed and updated to adhere to these requirements
- Respond to all internal and external customer service requests in a professional and timely manner in accordance with Council's service standards
- Deliver effective service to Council's customers, the community and internal customers
- Apply all defined delegations, decisions and approvals in a timely and professional manner ensuring due diligence
- Ensure the timely implementation of Council's resolutions, policies and decisions
- Review delegation to ensure most efficient business process and empowerment of staff within your section
- Complete Council reports, business papers and correspondence to a high quality standard, inline with process guidelines and include clear and concise conclusions and/or recommendations

Performance Standards

- To "live" the organisational values of respect, integrity, teamwork, trust and optimism, thereby positively contributing to the direction and culture of Council.
- Completion of performance reviews and training plans in accordance with Organisational Standards.
- All staff have a duty to ensure that they comply with the requirements of all relevant standards, codes of practice and legislation including the *Local Government Act 1993* and the *State Records Act 1998*.
- All staff are required to perform their duties in accordance with Council's Policies, Authorised Statements, Procedures, Job Description, Risk Identifications, Work Method Statements (WMS), Safe Operating Procedures (SOP) and site specific documents.
- The responsibility of staff is to ensure that they take reasonable care of their own health and safety.
- To work in line with Council's strategies and plans including the Community Strategic Plan, Delivery Program and Operational Plan.
- Achievement of a satisfactory or higher score in relation to the annual Performance Review



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PERSON SPECIFICATION

Essential Criteria
<ul style="list-style-type: none"> Degree qualifications in Civil Engineering or an associated field as well as extensive experience relating to this portfolio. Substantial experience in planning for, and managing, infrastructure related assets and projects. Extensive experience in leading multi-discipline teams Demonstrated interpersonal and collaboration skills to contribute to and positively influence organisational culture. Current drivers licence COVID-19 Vaccination or medical contraindication upon commencement (a verification will be conducted on recommended applicants).

Desirable Criteria
<ul style="list-style-type: none"> Post-graduate qualifications in a relevant field Demonstrated capabilities in Government reporting and service provision relevant to infrastructure.

Behavioural Competencies & Personal Attributes
<ul style="list-style-type: none"> Accountability: Creates a climate of personal and collective ownership and accountability for the delivery of agreed outcomes. Business Acumen: Critically analyse information to formulate recommendations or decisions and their impacts on council and community strategy, plans and programs. Collaboration: Promote a collaborative culture that supports partnerships in and outside of the organisation to serve the interests, needs and diversity in the community Communication: Communicate complex information to diverse audiences with influence and credibility Deliver Results: Drive productivity and successful outcomes through culture that embraces innovation, continuous improvement and change. Demonstrates motivation to serve the community, make an impact and advance the organisation Resilience and Adaptability: Adjusts strategy and/ or priorities in response to changes in the organisational environment Resource Management: Evaluates the delivery of outcomes through the effective deployment of resources, assets and tools in line with community priorities and regulatory requirements. Strategic Thinking: Looks beyond the current situation, seeing and understanding the big picture and the full complexity of the context/environment including political sensitivities Workforce Leadership: Articulate organisational vision, strategy and decision making to inspire enthusiasm and commitment to goals by staff

Further Responsibilities	
Equal Employment Opportunity Principles	A knowledge and application of Council's Equal Employment Opportunity principles is required.

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	Promotion of Council's EEO and Harassment Prevention principles is required.
Delegations	As per delegations and policy register in PULSE .
Work Health and Safety	Category 3
Pre-employment Health Assessment Category	Low Risk
Review Process	Job and Person Specifications are reviewed annually in conjunction with Council's Performance Development System.
Authorisation	Director City Delivery

Acknowledgement of Country

Campbelltown City Council resides within Dharawal country. We honour and respect our Aboriginal and Torres Strait Islander Traditional Custodians, Elders and communities and the spirit that binds us in our dreams and aspirations on Dharawal country.

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8.12 WestInvest - Significant Community Projects – Direct Council Allocation

Reporting Officer

Director City Growth
City Growth

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

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.

Purpose

To seek Council's endorsement of the project nominations for NSW Government's WestInvest Program under the Direct Council Allocation and advise that the applications have been prepared in accordance with the Program requirements for submission prior to the closing time on 27 June 2022.

History

In late 2021, the NSW Government announced a WestInvest Grant Program to "help secure a brighter future for western and south-western Sydney families and residents, helping build new and improved facilities and local infrastructure to help communities hit hard by COVID-19." There were limited further details of the Program available at this time.

On 24 February 2022 we received advice from NSW Government that the Program was under development, with Draft Program Guidelines released for public consultation through a 'Have Your Say' portal. In response to the question "what transformational infrastructure project would improve liveability in your local area" NSW Government received the following comments from Campbelltown's community:

- a park with equipment for kids and adults will help boost the overall liveability
- free sporting areas such as tennis courts and increased park areas
- a dedicated community and youth centre
- Campbelltown's Queen Street revitalised
- provide bike tracks all around the city to help us enjoy the great outdoors, that leads us to our local jobs, or on weekends to explore the beautiful parklands and reserves in the area
- improvements to Ingleburn town centre
- footpaths that connect to walking tracks

- off-road cycleway from Glenfield to Campbelltown along the rail line - complete the Liverpool to Campbelltown rail trail
- bigger libraries
- updated parks for children to play
- more street trees
- local parks with more appropriate playing equipment and better transport to the major community related areas
- redesigning Queen Street to turn it into an entertainment and eating precinct - Entertainment venues, restaurants, cafes, bars etc
- build/upgrade swim centres and outdoor water play spaces
- mountain bike tracks through the Scenic Hills
- make more family oriented areas, like pedestrians walking areas next to road and playground in every 500m radius (sic)
- large theatres to cater for shows for dance schools concerts, competitions, local theatre groups and local schools and community groups
- a community centre with multifunctional spaces. A performance venue that could host large scale events and then be utilised for smaller performances, or individual rooms alongside a main hall
- aboriginal cultural spaces
- the creation of a pedestrian only space the length of Queen Street. Removal of cars will allow for cafes, outdoor dining, children's play space, greenery, and artwork/sculptures to create a central meeting place for Campbelltown locals
- revamp Queen Street into a dining and family friendly area
- more schools and educational facilities, more green spaces and parks for all ages. More shopping centres where you can do all shopping in one area
- parks and sporting facility and improved traffic would improve liveability
- recreational facilities for teenagers
- creating a STEM focused interactive park for the local school to foster the kids interest and love for STEM
- connecting a green bike and walking nature trail down from the botanic gardens to Queen Street, Campbelltown with art and different place for play (incorrectly attributed to Camden Council).

The Program officially opened on 31 March 2022.

Report

The WestInvest Grant Program is a \$5 billion infrastructure program available to enhance liveability in the 15 Local Government Areas in West and South West Sydney, containing the following components:

- a. \$3 billion available to NSW Government Agencies for infrastructure projects
- b. \$2 billion community project grants, broken down into 2 parts:
 - i. Competitive Grant Round: \$1.6 billion allocated to community groups, non-government organisations and local councils
 - ii. Direct Council Allocation: \$400 million directly allocated to the 15 local councils depending on population size.

Campbelltown City Council's allocation under the Direct Council Allocation (b.ii. above) is \$26,615,000. Councils may spend up to 10 per cent of their allocated funds for work related to the preparation of their grant applications and scoping of projects.

This report specifically addresses b.ii above – the Direct Council Allocation.

Grant Criteria

The applications will be assessed against the following criteria:

1. Liveability, addressing one or more of the following focus areas:
 - a. Quality green and open spaces
 - b. Community infrastructure
 - c. School modernisation
 - d. Arts and cultural facilities
 - e. High street activation
 - f. Local traffic programs
2. Transformational nature delivering across one or more of the following criteria:
 - a. Enduring benefits
 - b. Enhancement to liveability
 - c. Enabling other projects or activities within the LGA to provide greater benefit to the community
 - d. Leverages an available opportunity that will otherwise be lost if the project did not proceed
 - e. Not business as usual
3. Value for money including immediate and ongoing costs/benefits
4. Deliverability including organisational capability and practices
5. Viability including long term responsibility and management.

The minimum amount of funding able to be sought under the program is \$250,000. There is no set maximum project value under the WestInvest program.

The program application includes a requirement to develop a business case as follows:

Estimated total cost of the project	Application required
Less than \$1 million	Simplified business case
\$1 million - \$10 million	Standard business case with qualitative cost benefit analysis
More than \$10 million	Standard business case with quantitative cost benefit analysis

The following projects and costs are ineligible for funding under the Program:

- if they are for the day-to-day delivery of essential or cost local government services already funded by the Council or alternative funding sources
- if they would be delivered as part of the usual business of the council
- if the primary purpose is to deliver a private or commercial benefit or a third party
- operating and ongoing maintenance costs of any infrastructure
- insurance or rental costs
- plant and equipment beyond the life of the project
- administration costs over 20 per cent of the total funding request.

Proposed Projects

The list of projects was developed using the following principles:

- used evidence to develop the project list
- ensure a spread of projects across the LGA
- ensure a spread of projects to address a diverse range of community needs and interests
- propose projects with a range of scales – some big, some small
- ensure that the 6 categories are considered.

The following 11 projects are proposed for submission under the Local Government Allocation, with total costs aligning to our \$26.615 million allocation (including grant application preparation costs):

1. Simmos Beach Parklands – Activating the Upper Georges River
2. Leumeah Youth Precinct
3. Outdoor Fitness Facilities – for a fitter, healthier Macarthur at:
 - a. Eagle Farm Reserve, Eagle Vale
 - b. Eucalyptus Reserve, Macquarie Fields
 - c. Marsden Park, Campbelltown
 - d. Oswald Reserve, St Helens Park
4. Connected Campbelltown – a network of shared use pathway links and circuits at:
 - a. Burrendah Reserve, Raby
 - b. Jackson Park, Woodbine
 - c. Wood Park, Ingleburn
 - d. Bob Prenter Reserve, Macquarie Fields
 - e. Cook Reserve, Ruse
 - f. Thomas Acres Reserve, Rosemeadow
 - g. Cleopatra Reserve, Rosemeadow
 - h. Abington Reserve, Glen Alpine
5. Kanbyugal Parklands Mountain Bike Park
6. Hurley Park – Early Stories of Campbelltown's Resilience
7. Glenfield Urban Bike Path
8. St Helens Park Youth Space
9. Glenfield Town Centre Public Art and Beautification
10. Campbelltown City Centre Public Art and Beautification
11. Macarthur Recreation Trail – Australian Botanic Garden to Campbelltown Railway Station

Financial Implications

Council's LTFP forecasts a net operating result that will improve from an operating profit of \$2.5 million in FY2023 to \$5.3 million in FY2032, providing a funding opportunity to service, program and operate infrastructure into the future.

Comprehensive modelling will be completed as part of individual project applications including understanding the lifecycle costs of operating, maintenance, renewal, decommissions and upgrades.

Consultation and Engagement

Residents were invited to submit ideas through a 'Have Your Say' survey on the NSW Government website between 23 February 2022 and 31 March 2022. The purpose of the survey was to capture ideas and gain feedback from Western Sydney residents about the infrastructure projects that would improve their local communities. More than 5,400 people submitted a survey and of these there were 1,892 eligible surveys received including 208 from Campbelltown. Participation by Campbelltown residents was actively promoted through Councils media and communications Channels.

Expressions of Interest were also sought from Community and Sporting organisations.

The project source list included many plans and strategies that have been developed through deep community engagement, including:

- Community Strategic Plan
- Our Priorities
- Unfunded projects that were put up as Project Proposals in the DPOP planning process
- Collaboration Area/Place Strategy
- Reimagining Campbelltown City Centre Masterplan
- Asset Plan – asset renewal projects planned and scheduled
- Resilience Hazard Assessment
- Contributions Plan
- 10 year capital works program
- Community, Sport and Recreation Plans and Strategies.

Council has been briefed twice on the proposed project list and also our approach, on 26 April 2022 and 3 May 2022.

A further report will be presented to Council once the success (or otherwise) of the applications has been notified.

Attachments

Nil

8.13 WestInvest - Significant Community Projects – Competitive Grant Round

Reporting Officer

Director City Growth
City Growth

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 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.

Purpose

To seek Council's endorsement of the project nominations for NSW Government's WestInvest Program under the Competitive Grant Round and advise that the applications have been prepared in accordance with the Program requirements for submission prior to the closing time on 27 June 2022.

History

In late 2021, the NSW Government announced a WestInvest Grant Program to "help secure a brighter future for western and south-western Sydney families and residents, helping build new and improved facilities and local infrastructure to help communities hit hard by COVID-19." There were limited further details of the Program available at this time.

On 24 February 2022 we received advice from NSW Government that the Program was under development, with Draft Program Guidelines released for public consultation through a Have Your Say portal. In response to the question "what transformational infrastructure project would improve liveability in your local area" NSW Government received the following comments from Campbelltown's community:

- a park with equipment for kids and adults will help boost the overall liveability
- free sporting areas such as tennis courts and increased park areas
- a dedicated community and youth centre
- Campbelltown's Queen Street revitalised
- provide bike tracks all around the city to help us enjoy the great outdoors, that leads us to our local jobs, or on weekends to explore the beautiful parklands and reserves in the area
- improvements to Ingleburn town centre
- footpaths that connect to walking tracks
- off-road cycleway from Glenfield to Campbelltown along the rail line - complete the Liverpool to Campbelltown rail trail
- bigger libraries
- updated parks for children to play
- more street trees
- local parks with more appropriate playing equipment and better transport to the major community related areas
- redesigning Queen Street to turn it into an entertainment and eating precinct - Entertainment venues, restaurants, cafes, bars etc
- build/upgrade swim centres and outdoor water play spaces
- mountain bike tracks through the Scenic Hills
- make more family oriented areas, like pedestrians walking areas next to road and playground in every 500 m radius (sic)
- large theatres to cater for shows for dance schools concerts, competitions, local theatre groups and local schools and community groups
- a community centre with multifunctional spaces. A performance venue that could host large scale events and then be utilised for smaller performances, or individual rooms alongside a main hall
- aboriginal cultural spaces
- the creation of a pedestrian only space the length of Queen Street. Removal of cars will allow for cafes, outdoor dining, children's play space, greenery, and artwork/sculptures to create a central meeting place for Campbelltown locals
- revamp Queen Street into a dining and family friendly area
- more schools and educational facilities, more green spaces and parks for all ages. More shopping centres where you can do all shopping in one area
- parks and sporting facility and improved traffic would improve liveability
- recreational facilities for teenagers
- creating a STEM focused interactive park for the local school to foster the kids interest and love for STEM
- connecting a green bike and walking nature trail down from the botanic gardens to Queen Street, Campbelltown with art and different place for play (incorrectly attributed to Camden Council).

The Program officially opened on 31 March 2022.

Report

The WestInvest Grant Program is a \$5 billion infrastructure program available to enhance liveability in the 15 Local Government Areas in West and South West Sydney, containing the following components:

- a. \$3 billion available to NSW Government Agencies for infrastructure projects
- b. \$2 billion community project grants, broken down into 2 parts:
 - i. Competitive Grant Round: \$1.6 billion allocated to community groups, non-government organisations and local councils
 - ii. Direct Council Allocation: \$400 million directly allocated to the 15 local councils depending on population size.

Campbelltown City Council's allocation under the Direct Council Allocation (b.ii. above) is \$26,615,000. Councils may spend up to 10 per cent of their allocated funds for work related to the preparation of their grant applications and scoping of projects.

This report specifically addresses b.i above – the Competitive Grant Round.

Grant Criteria

The applications will be assessed against the following criteria:

1. Liveability, addressing one or more of the following focus areas:
 - a. Quality green and open spaces
 - b. Community infrastructure
 - c. School modernisation
 - d. Arts and cultural facilities
 - e. High street activation
 - f. Local traffic programs
2. Transformational nature delivering across one or more of the following criteria:
 - a. Enduring benefits
 - b. Enhancement to liveability
 - c. Enabling other projects or activities within the LGA to provide greater benefit to the community
 - d. Leverages an available opportunity that will otherwise be lost if the project did not proceed
 - e. Not business as usual
3. Value for money including immediate and ongoing costs/benefits
4. Deliverability including organisational capability and practices
5. Viability including long term responsibility and management.

The minimum amount of funding able to be sought under the program is \$250,000. There is no set maximum project value under the WestInvest program.

The program application includes a requirement to develop a business case as follows:

Estimated total cost of the project	Application required
Less than \$1 million	Simplified business case
\$1 million - \$10 million	Standard business case with qualitative cost benefit analysis
More than \$10 million	Standard business case with quantitative cost benefit analysis

The following projects and costs are ineligible for funding under the Program:

- if they are for the day-to-day delivery of essential or cost local government services already funded by the Council or alternative funding sources
- if they would be delivered as part of the usual business of the council
- if the primary purpose is to deliver a private or commercial benefit or a third party
- operating and ongoing maintenance costs of any infrastructure
- insurance or rental costs
- plant and equipment beyond the life of the project
- administration costs over 20 per cent of the total funding request.

Registration of Interest Gateway

The grant program established an initial eligibility gateway in the form of a Registration of Interest process that closed on 21 April 2022.

All of Campbelltown City Council's projects put forward through the Registration of Interest gateway were deemed eligible for submission.

Identification of Potential Projects

The list of projects put forth through the Registration of Interest Process (ROI) was developed using the following principles:

- used evidence to develop the project list
- ensure a spread of projects across the LGA
- ensure a spread of projects to address a diverse range of community needs and interests
- propose projects with a range of scales – some big, some small
- ensure that the 6 categories are considered
- put a long list through the ROI process.

Following the notification of the success of the ROI's, multi-criteria analysis was used to shortlist projects for development of business cases and submission, as well as an assessment of our ability to produce quality business cases and submissions in the required timeframe.

Competitive Grants Round

Council Officers drew from a long list of projects identified in our strategic plans and assessed their alignment with the 6 WestInvest focus areas, the extent to which they are likely to deliver the benefits sought by government and each project's readiness for delivery. The project list was then reviewed to ensure a wide geographical spread throughout the Campbelltown LGA and demographic impact across our community.

The following 17 projects are proposed for submission under the \$1.6 billion competitive grants round:

1. Campbelltown Arts Centre Expansion
2. Ingleburn Town Centre Transformation Project
3. Dharawal Nature Playspace at Simmos Beach
4. Eagle Vale Leisure Centre Community Transformation
5. Gordon Fetterplace Aquatic Centre Upgrades
6. Minto Indoor Sports Centre Upgrades
7. Multipurpose Community Facilities Hub
8. Campbelltown Sport and Health Centre of Excellence at Campbelltown Sports Stadium
9. Campbelltown Sports Stadium – Eastern Grandstand Replacement
10. Amenity and Safety Improvements to Shared Use Pathways – Lighting at:
 - a. Eschol Park Sports Complex
 - b. Clark Reserve, Kearns
 - c. Raby Sports Complex
 - d. Seddon and Kennett Park, Glenfield
 - e. Coronation Park, Minto
11. CamPLAYtown – Where Everyone Can Play at:
 - a. Eschol Park Sports complex
 - b. Clark Reserve, Kearns
 - c. Raby Sports Complex
 - d. Seddon and Kennett Park, Glenfield
 - e. Coronation Park, Minto
12. Campbelltown Health and Education Precinct (CHEP) Connectivity, Wayfinding and identity Program
13. Upgrade Ben Lomond Bridge
14. A New City Library for Campbelltown
15. Upgrade existing roundabout at Gilchrist Drive and Therry Road to a Signalised Intersection
16. Upgrade Rose Street Bridge
17. Railway Parade Bridge Upgrade, Glenfield

In accordance with the grant requirements, business cases are currently being prepared for each of the projects to enable the grant applications to be submitted by the closing date of 27 June 2022.

If, through the business case development, it is found that any of the projects present a greater than acceptable risk to Council, or may be deemed to not meet a satisfactory prospect of success, the project may not proceed to submission.

Community-Led Projects

Community organisations e.g. sporting clubs are also eligible to apply through the WestInvest Program. However, as the application process inadvertently enabled an organisation to make a submission that may affect Council's asset, without Council's knowledge or consent, Council facilitated an early gateway, advising sporting groups and other organisations of the opportunity, noting that if an organisation was eligible, Council's formal consent as land-owner must be obtained prior to making the application. Communications also advised that should a community group be ineligible to apply directly to WestInvest, a community organisation's application may be submitted by Council if it met the longer-term objectives of Council's strategies (ie. Sport and Recreation Strategy or Community Facilities Strategy). For these applications, it has been made explicit that Council may be unwilling to support a proposal for a project from a community/sporting group that places undue pressure on future financial and operational resources, or places Council and an unacceptable risk. On this basis, approval to proceed may be refused.

Council has been advised that the following projects are under preparation by community/sporting groups for the program:

1. Lynwood Park upgrade
2. Raby Sport Complex
3. Minto Multipurpose Community Facilities Hub
4. Development of Clark Reserve, Kearns
5. Development of Bob Prenter Reserve, Macquarie Fields, to create a multi-sport precinct
6. Levelling and irrigation works at Diamond One, Woodlands Baseball Complex, St Helens Park
7. Construction of a Grandstand and Clubhouse at Fullwood Reserve, Claymore
8. Sports Lighting Upgrade to Diamond One, Woodlands Road Baseball Complex, St Helens Park
9. Eschol Park FC Amenities Improvements
10. Light Poles and Lights for Memorial Oval, Ingleburn
11. Oswald Reserve Facilities Upgrade, Rosemeadow
12. Macquarie Road Reserve Triathlon, Cycling Track upgrade, Ingleburn
13. Upgrade to Jackson Park Fields, Ruse
14. Milton Park Softball Complex facility and infrastructure improvements
15. New multi-sports hub, with squash courts and clubhouse, Ingleburn
16. Public toilets and change rooms at Eschol Park Playing Fields

Financial Implications

Council's LTFP forecasts a net operating result that will improve from an operating profit of \$2.5 million in FY2023 to \$5.3 million in FY2032, providing a funding opportunity to service, program and operate infrastructure into the future.

Comprehensive modelling will be completed as part of individual project applications including understanding the lifecycle costs of operating, maintenance, renewal, decommissions and upgrades. The cumulative impact of multiple successful applications on the recurrent operating and capital programs and the restricted income sources of Council (i.e. rates) will need to be closely considered prior to accepting any successful application or providing land owners consent in the case of community submissions on Council land.

Consultation and Engagement

Residents were invited to submit ideas through a 'Have Your Say' survey on the NSW Government website between 23 February 2022 and 31 March 2022. The purpose of the survey was to capture ideas and gain feedback from Western Sydney residents about the infrastructure projects that would improve their local communities. More than 5,400 people submitted a survey and of these there were 1,892 eligible surveys received including 208 from Campbelltown. Participation by Campbelltown residents was actively promoted through Council's media and communications Channels.

Expressions of Interest were also sought from Community and Sporting organisations.

The project source list included many plans and strategies that have been developed through deep community engagement, including:

- Community Strategic Plan
- Our Priorities
- Unfunded projects that were put up as Project Proposals in the DPOP planning process
- Collaboration Area/Place Strategy
- Reimagining Campbelltown City Centre Masterplan
- Asset Plan – asset renewal projects planned and scheduled
- Resilience Hazard Assessment
- Contributions Plan
- 10 year capital works program
- Community, Sport and Recreation Plans and Strategies.

Council has been briefed twice on the proposed project list and also our approach, on 26 April 2022 and 3 May 2022.

A further report will be presented to Council once the success (or otherwise) of the applications has been notified.

Attachments

Nil

8.14 Campbelltown Arts Centre Strategic Committee - Appointment of Community Members

Reporting Officer

Executive Manager Creative Life
City Growth

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.6 - Foster a creative community that celebrates arts and culture

Officer's Recommendation

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 Grear
 - 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.

Purpose

To seek Council's endorsement for the appointment of community members to the Campbelltown Arts Centre Strategic Committee.

History

Council at the meeting of 8 February 2022, Item 8.4 elected Councillor Oates, Councillor Chivers and Councillor Khalil to the Campbelltown Arts Centre Strategic Committee.

A review of the Campbelltown Arts Centre Strategic Committee was undertaken and as a result, a revised Terms of Reference for the Committee was presented to Council for its consideration. Council at the meeting of 8 February 2022, Item 8.5 resolved that the Campbelltown Arts Centre Strategic Committee revised Terms of Reference be adopted.

Under the Campbelltown Arts Centre Strategic Committee Terms of Reference, all Committee Members places become vacant in line with Council elections.

Report

The revised Terms of Reference for the Campbelltown Arts Centre Strategic Committee provide an opportunity to actively engage more with local community representatives regarding the strategic priorities of the arts in our Region. As the Macarthur Region grows, our communities will want to engage with artists, artworks, and performances relevant to their aspirations. The expanded focus of the Committee will seek to build broader art and cultural outcomes across Campbelltown, Macarthur and the south west.

Section 4.4 of the Terms of Reference states:

The Members of the Committee shall include:

- Three Councillors as nominated by Council on an annual basis
- The General Manager or Nominee
- Four representatives from the Business Sector or Community
- Two representatives from the Arts Community
- One representative from the Educator Sector
- Two representatives from the Friends of the Campbelltown Arts Centre
- Mayor or Mayor's nominee from Camden Council
- Mayor or Mayor's nominee from Wollondilly Council.

Section 4.5 of the Terms of Reference states:

The selection of the Business Sector or Community Representatives, Arts Community and Education Sector (seven) will be achieved through an expression of interest process and will be presented to Council for endorsement.

Advertisements were placed across Council's marketing platforms seeking nominations from interested community members to fill the following vacancies on the Strategic Committee:

- four representatives from the Business Sector or Community
- two representatives from the Arts Community
- one representative from the Educator Sector.

Nine applications were received and have been assessed by the Executive Manager Creative Life and team. The recommended community members are as follows:

Business Sector or Community	
Name	Occupation
Glenda Chalker	Macarthur region Aboriginal Elder
Brenden Broadbent	Advisor, Royal Botanical Gardens & Domain Trust
Loretta Andersen	Director, Allied Health
Charlie McMahon	Support Manager
Arts Community	
Name	Organisation
Lorna Grear	Visual Art Co-ordinator
Megan Monte	Gallery Director
Education Sector	
Name	Organisation
Nadia Maljkovic	Head of Arts, Amity College

The recommended community members for the Campbelltown Arts Centre Strategic Committee have been selected based on their history with the Arts Centre and their perceived capacity to deliver the Strategic Committee's goals in the line with the Terms of Reference based on their Expression of Interest submission.

The members of the Strategic Committee from the Friends of the Campbelltown Arts Centre, Camden Council and Wollondilly Council are as follows:

Friends of the Arts Centre
Joan Long
Celeste Wrona
Camden Council
Mr Roger Percy
Wollondilly Council
Councillor Suzy Brandstater

Attachments

Nil

9. QUESTIONS WITH NOTICE

9.1 Mount Gilead - Site Visit

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?

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

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Bin Lid Latches**

Notice of Motion

Councillor Matt Stellino has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 14 June 2022.

That council include the requirement for bin lid latches to be fitted to domestic waste and recycling bins as part of the upcoming Domestic Waste Tender 2024.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Acquisition of SP2 Land - Minto

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 on Council Land - Glen Alpine

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.

