



**CAMPBELLTOWN**  
CITY COUNCIL

# **ORDINARY BUSINESS PAPER**

**11 April 2023**

## 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	



04 April 2023

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 11 April 2023 at 6:30 pm.

Lindy Deitz  
General Manager

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## **1. ACKNOWLEDGEMENT OF LAND**

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

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

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

Nil at time of print.

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

#### **3.1 Minutes of the Ordinary Meeting of Council held 14 March 2023**

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

That the Minutes of the Ordinary Meeting of Council held 14 March 2023, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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##### **Report**

That the Minutes of the Ordinary Meeting of Council held 14 March 2023 are presented to Council for confirmation.

##### **Attachments**

1. Minutes of the Ordinary Meeting of Council held 14 March 2023 (contained within this report)

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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 14 March 2023.

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**Minutes of the Ordinary Meeting of the Campbelltown City Council held on 14 March 2023**

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**Present**

The Mayor, Councillor G Greiss  
Councillor G Brticevic  
Councillor M Chivers  
Councillor M Chowdhury  
Councillor J Cotter  
Councillor M George  
Councillor K Hunt  
Councillor M Khalil  
Councillor D Lound  
Councillor R Manoto  
Councillor W Morrison  
Councillor R Munro  
Councillor M Oates  
Councillor M Stellino (attendance by audio visual link)

**1. ACKNOWLEDGEMENT OF LAND**

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

**Council Prayer**

The Council Prayer was presented by the General Manager.

**2. APOLOGIES/LEAVE OF ABSENCE**

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

That the apology from Councillor J Chew be accepted.

**030/2023** The Motion on being Put was **CARRIED**.

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**Request to attend via audio visual link**

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

That Council approve the request from Councillor M Stellino to attend the Council meeting on 14 March 2023 by audio visual link as he has been held up at work and is unable to attend in person.

**031/2023** The Motion on being Put was **CARRIED**.

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

#### **3.1 Minutes of the Ordinary Meeting of Council held 14 February 2023**

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

That the Minutes of the Ordinary Council Meeting held 14 February 2023, copies of which have been circulated to each Councillor, be taken as read and confirmed.

**032/2023** The Motion on being Put was **CARRIED**.

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

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

#### **Pecuniary Interests**

Nil

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

Nil

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

Nil

#### **Other Disclosures**

Nil

### **5. MAYORAL MINUTE**

#### **5.1 WestInvest and Election Promises**

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It was **Moved** Councillor Greiss:

That the information be noted.

**033/2023** The Motion on being Put was **CARRIED**.

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## 5.2 Thank you for Supporting the Charity Gala Dinner

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It was **Moved** Councillor Greiss:

That the information be noted.

**034/2023** The Motion on being Put was **CARRIED**.

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## 5.3 Our Shared Future Forum

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It was **Moved** Councillor Greiss:

That the information be noted.

**035/2023** The Motion on being Put was **CARRIED**.

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## 6. PETITIONS

## 7. CORRESPONDENCE

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### 7.1 Correspondence regarding the Community and Justice Precinct

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

That the letters be noted.

**036/2023** The Motion on being Put was **CARRIED**.

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## 7.2 Correspondence regarding Appin Road

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

That the letters be noted.

A Division was recorded in regard to the Resolution for Item 7.2 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**037/2023** The Motion on being Put was **CARRIED**.

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## 7.3 Correspondence regarding Campbelltown commitments in the upcoming NSW election

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

That the letters be noted.

A Division was recorded in regard to the Resolution for Item 7.3 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**038/2023** The Motion on being Put was **CARRIED**.

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## PROCEDURAL MOTION

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

That Item 7.3 be delayed to allow the speaker to arrive in the chamber.

**039/2023** The Motion on being Put was **CARRIED**.

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## 7.4 Correspondence regarding WestInvest

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

That the letters be noted.

A Division was recorded in regard to the Resolution for Item 7.4 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**040/2023** The Motion on being Put was **CARRIED**.

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## 8. REPORTS FROM OFFICERS

### 8.1 Significant Development Applications

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

That the information be noted.

**041/2023** The Motion on being Put was **CARRIED**.

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### 8.2 Campbelltown Billabong Parkland Project - Quarterly Update Report March 2023

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

That Council:

1. Notes the contents of this report regarding the Campbelltown Billabong Parklands and Apex Park project.

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

Voting against the Resolution were Nil.

**042/2023** The Motion on being Put was **CARRIED**.

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### **8.3 Investments and Revenue Report - January 2023**

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

That the information be noted.

**043/2023** The Motion on being Put was **CARRIED**.

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### **8.4 Revised Partial Property Transfer Policy**

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

1. That the revised Partial Property Transfer Policy as attached to this report be adopted.
2. That the Partial Property Transfer Policy review date be set at 30 June 2028.

**044/2023** The Motion on being Put was **CARRIED**.

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### **8.5 Revised Hardship Policy**

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

1. That the revised Hardship Policy as attached to this report be adopted.
2. That the Hardship Policy review date be set at 30 June 2028.

**045/2023** The Motion on being Put was **CARRIED**.

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## 8.6 Revised Privacy Management Policy

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

1. That the proposed Privacy Management Policy, as attached to this report, be adopted.
2. That the Privacy Management Policy review date be set as 30 March 2028.
3. The Council provide a copy of the Management Policy to the Privacy Commissioner in accordance with the requirements of section 33(5) of the *Privacy and Personal Information Protection Act 1998*.

**046/2023** The Motion on being Put was **CARRIED**.

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## 8.7 Revised Access to Information Policy

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

1. That the proposed Access to Information Policy as attached to this report be adopted with the policy objective be amended as follows:  
  
"The objective of this policy is to explain how, in accordance with legislative requirements, Campbelltown City Council enables public access to information held by Council".
2. That the adopted Access to Information Policy review date be set as 30 March 2028.

**047/2023** The Motion on being Put was **CARRIED**.

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## 8.8 Revised Electronic Signature Policy

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

1. That the proposed Electronic Signature Policy as attached to this report be adopted.
2. That the Electronic Signature Policy review date be set as 30 March 2028.

**048/2023** The Motion on being Put was **CARRIED**.

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## 8.9 Revised Investment Policy

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

1. That the revised Investment Policy as attached to this report be adopted.
2. That the Investment Policy review date be set at 31 December 2028.

**049/2023** The Motion on being Put was **CARRIED**.

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## 8.10 Quarterly Business Review Statement as at 31 December 2022

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

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

**050/2023** The Motion on being Put was **CARRIED**.

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## 8.11 Road Naming Proposal Rosemeadow

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

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

An **Amendment** was **Moved** Councillor Oates **Seconded** Councillor Brticevic:

1. That the item be deferred for Council to advise the applicant that the proposed street name Cassio Way is supported, however the second proposed road name Petrus Way is not supported and request the applicant suggest an alternative that continues the Shakespearean theme in the suburb of Rosemeadow.

A Division was recorded in regard to the Amendment for Item 8.11 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Amendment were Nil.

The Amendment was carried and became the Motion.

A **Division** was called **Moved** Councillor Brticevic **Seconded** Councillor Greiss:

A Division was recorded in regard to the Motion for Item 8.11 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Motion were Nil.

**051/2023** The Motion on being Put was **CARRIED**.

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## 8.12 Road Naming - 'Oxford Gardens', Ingleburn

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

1. That the item be deferred for Council to advise the applicant that the first 6 proposed street names listed are not supported due to the similarity and potential for confusion and request the applicant provides alternative proposed names for Council's consideration.

**052/2023** The Motion on being Put was **CARRIED**.

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## 8.13 Reports and Letters Requested

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

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

**053/2023** The Motion on being Put was **CARRIED**.

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

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

That the minutes of the Audit Risk and Improvement Committee held 21 February 2023 be noted.

**054/2023** The Motion on being Put was **CARRIED**.

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**9. QUESTIONS WITH NOTICE**

Nil

**10. RESCISSION MOTION**

Nil

**11. NOTICE OF MOTION**

Nil

**12. URGENT GENERAL BUSINESS**

### **13. PRESENTATIONS BY COUNCILLORS**

1. Councillor Karen Hunt on 10 March 2023 with the Mayor Councillor Greiss, Councillor Chowdhury and Councillor Lound attended the season launch of M league at Lakeside Golf Club Camden. The guest speaker ,Lachie Rose from Macarthur FC Bulls, who entertained the crowd with how he grew up with his love of football and looks forward to returning to the game after his foot injury. Councillor Hunt thanked the Macarthur Football Association Board and their staff for a great night of celebration of football within our area. The Season was officially opened by the President of referees Derek Meechan by the traditional method of blowing the whistle. Councillor Hunt wished all the M League teams the best of luck for the season and is looking forward to some great games.
2. Councillor Karen Hunt congratulated the Mayor Councillor Greiss for the outstanding success of the Mayoral Gala Dinner at Ottimo House. Councillor Hunt commended the Mayor on an outstanding evening everybody enjoyed themselves and thoroughly enjoyed the theme.
3. Councillor Masood Chowdhury on 21 February 2023 with the Mayor Councillor Greiss, Councillor Hunt and Councillor Khalil attended the Mother Language Day Flag Raising Ceremony at the Civic Centre Forecourt. The Australian flag, Bangladesh flag, Aboriginal Flag and Council Flag were all raised during the event. Councillor Chowdhury thanked the Mayor and the Council staff for a great community event. Councillor Chowdhury also thanked Al-Faisal College students and the principal for their participation in the event.
4. Councillor Masood Chowdhury shared that Ramadan begins next week 22 March 2023 or 23 March 2023, where the Islamic Faith Community begin fasting. Councillor Chowdhury wished all the Islamic Faith Community, Ramadan Kareem.
5. Councillor Meg Oates on 8 March 2023 attended the Local Government International Womans Day Lunch at the Ivy Ballroom, Sydney. Councillor Oates mentioned the fabulous keynote speaker, Amna Karra Hassan, the founder and President of the Auburn Giants Australian Football Club and an active leader in the community, she's also worked for the Australian Federal Police and previously served on numerous government boards. Councillor Oates expressed what a fabulous event it was.
6. Councillor Meg Oates on 10 March 2023 attended the Ingham Institute luncheon – celebrating Women in Science at West Leagues Club. Councillor Oates commended the Institute on the incredible luncheon it was a very positive day with a great feeling and great sense of commitment.
7. Councillor Warren Morrison on 4 March 2023 attended the Mayoral Gala Dinner at Ottimo House. Councillor Morrison congratulated the Mayor and Council staff on a great job on the event and raising over \$76,000 for the Cancer Therapy Centre in Campbelltown to purchase a cooling cap machine.
8. Councillor Warren Morrison on 6 March 2023 attended the NSW Council for Pacific Communities. Councillor Morrison mentioned Toki Kalu was put in the position of chair and she did a great job and are giving a lot of information to their seasonal travellers coming to the Macarthur Area.



9. Councillor Warren Morrison on 8 March 2023 with the Mayor Councillor Greiss and Councillor Khalil attended the Campbelltown City Police Area Command International Woman's Day event at the Campbelltown Civic Centre. Councillor Morrison commended Stacy Jane founder of Escabags Ltd and a Domestic Violence survivor and speaking about her situation and other women's situations was so heartfelt. Councillor Morrison also acknowledged the Filipino Women's Support group who performed an entertaining cultural dance.
10. Councillor Masud Khalil thanked and congratulated the Mayor Councillor Greiss and the Council staff for the outcome of West Invest.
11. Councillor Masud Khalil advised of Council's upcoming Ramadan on Q event on 15 April 2023. Councillor Khalil thanked Councillor Cotter, Councillor Morrison, Councillor Lound and all the staff for their hard work behind the scenes for making this event happen.
12. Councillor Matt Stellino on 11 March 2023 attended the Animal Care Facility Open Day. Councillor Stellino commended the staff on a great event and was fantastic to see so many members of the community there. Councillor Stellino acknowledged that it was a successful event with quite a few cats and dogs being adopted on the day.
13. Councillor Joshua Cotter commended our staff on some positive feedback he has received through community engagement with the community. Councillor Cotter acknowledged the maintenance work happening through the city and in particular maintenance of a park that a local family with a child in a wheelchair who couldn't access the park because of the long grass but is now mowed and maintained and the child can now access the park.
14. Councillor George Brticevic commended Acting Deputy General Manager, Corinne Mears who has done a wonderful job of communication and correspondence dealing with a number of issues in the community.
15. Councillor Marion George on 8 March 2023 represented the Mayor Councillor Greiss at International Woman's day morning tea at Greg Percival Library with Director City Lifestyles, Scott Grant. Councillor George commended the staff on a great event with a delicious morning tea, inspirational speakers and a performance by the talented students of the Ingleburn Public School Choir.
16. Councillor Riley Munro on 25 February 2023 represented the Mayor Councillor Greiss at the opening of the Silver Coin Project opening of the Brightside Education Centre. Councillor Munro thanked Jenny and Darko Ristic for their invitation to the event and is looking forward to seeing what they do for the youth of our community.
17. Councillor Riley Munro thanked Adam Zahra for his attendance.
18. Councillor Riley Munro on 28 February 2023 attended a tree planting ceremony in honour of the late her Majesty Queen II and her Platinum Jubilee with Deputy General Manager Phu Nguyen and Dr Mike Frelander MP. Councillor Munro acknowledged the Campbelltown Ghosts Baseball Club who hosted the event and thanked the club and Council staff for their hard work on this project and planting the trees with shade that will benefit the community for decades to come.

## 14. CONFIDENTIAL REPORTS FROM OFFICERS

### Confidentiality Recommendation

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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 T22/20 Construction of Buildings and Landscaping**

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

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

**055/2023** The Motion on being Put was **CARRIED**.

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**The Ordinary Meeting of Council was adjourned at 8:25 pm and reconvened as a meeting of the Confidential Committee at 8:26 pm.**

## Recommendations of the Confidential Committee

### 14.1 T22/20 Construction of Buildings and Landscaping

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

That Council:

1. In accordance with section 178 of the *Local Government (General) Regulation 2021*, decline to accept any of the tenders received for the construction of buildings and landscaping at the Billabong Parklands as the submissions received do not meet Council's requirements.
2. Enter into negotiations with the organisation that detailed the most suitable program and suggestions regarding the project approach that meet the requirements of the project, including milestones and demonstrated best value for money.
3. Note that there is no required adjustment to the Billabong Parklands project budget or timeline.
4. Note that the evaluation panel do not see any benefit in inviting fresh tenders as the market was tested through this tender process.
5. Notify the Tenderers of the results of the tender process.

**056/2023** The Motion on being Put was **CARRIED**.

---

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.

**057/2023** The Motion on being Put was **CARRIED**.

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**At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:27 pm**

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

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

**058/2023** The Motion on being Put was **CARRIED**.

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There being no further business the meeting closed at 8:28 pm.

Confirmed by Council.

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

#### **4. STATEMENT OF ETHICAL OBLIGATIONS AND DECLARATIONS OF INTEREST**

##### **Statement of Ethical Obligations**

Statement of Ethical Obligations In accordance with section 233A of the Local Government Act 1993, the Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Campbelltown and the Campbelltown City Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

##### **Declarations of Interest**

###### **Pecuniary Interests**

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

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

###### **Other Disclosures**

## **5. MAYORAL MINUTE**

### **5.1 Our Community's Social Connections**

#### **Recommendation**

That the information be noted.

#### **Season's Greetings**

This month is considered one of the holiest or most blessed months on the religious calendar for many of our people of faith. At the time of writing this Minute, many significant religious festivals have either begun, or will take place in the coming weeks.

This week, Lent will come to an end and Christians will celebrate Good Friday and Easter Sunday to commemorate the death and resurrection of Jesus Christ. Those of Christian Orthodox faith will celebrate Holy Friday and Pascha (Easter Sunday) the following weekend.

This week also marks the start of the Jewish Passover, the first and most significant of the Jewish pilgrim festivals.

People of the Muslim faith are already well into their observance of Ramadan – a holy month of fasting, introspection and prayer, with Eid Mubarak marking the conclusion of the holy month later this month.

The diversity that exists within our community is one of its many strengths. It is through the generosity of the many cultures that call our city home – who share their customs and traditions so we may learn from each other – that will strengthen us as a city and continue to bring us closer together.

I would like to wish all of those in our community who are celebrating or reflecting during this important month, a blessed and harmonious time with family or those important to them.

#### **Social Activities**

Over the past year, our focus has been on improving our city's built environment. We have conducted reviews, developed policies, and advocated for physical and social infrastructure investments. Our efforts have yielded positive outcomes, such as securing funding for projects and business cases like connecting the Western Sydney Airport to Campbelltown and to Glenfield. We also have been successful in receiving \$172 million dollars towards local initiatives including projects such as Campbelltown Arts Centre and major town centre upgrades at Glenfield, Ingleburn and Campbelltown, and a range of recreational assets for our community.

We are currently working on developing a new Local Environmental Plan (LEP) and engaging with stakeholders to ensure we continue progressing the city's development in line with our residents' aspirations. Our ideas and efforts continue to be translated into policies and procedures that will guide the stable and prosperous development of our city and ensure our

growth occurs in a socially and environmentally sustainable direction within the legal framework allocated to us by the NSW Government.

Development approval for our projects and for private developments will begin to materialize, providing residents with new spaces to enjoy. While I believe that we must and will continue to prepare the city for our residents, it may be time to focus our attention on another important dimension of our city's evolution, our social activities.

While I am sure, some of you will have different perspectives regarding the role of the Council in developing and undertaking social activities, I am sure we will all welcome the opportunity to debate some of these issues and set forward a shared understanding for our Council.

It would be reasonable to start by sharing my thoughts.

I believe that Council has an important role in empowering community members to establish and develop activities that are dear to their hearts, but should not lead or organise these activities. Council should always provide a platform for self-expression and social interactions, by providing welcoming and suitable spaces, by providing an easy to navigate application and approval process, and sometimes by providing financial support or incentives to help these activities start and take shape.

We do this now. For example, in the last few weeks, Council staff have worked tirelessly to convert our sporting grounds from summer to winter sport. Council does not organise football competitions or rugby league matches, we leave that to the many dedicated volunteers within our range of sporting clubs operating our LGA. These volunteers engage with their clubs and lead organisations to bring activities that form an important part of our community's sporting lives.

Another more recent example is the Campbelltown markets, originally established due to a motion by Councillor Oates. Council began organising the markets, but with community support it has now taken on a life of its own. The markets are now run completely by a private operator that undertakes the work each market day, for the community to enjoy.

There are many examples we can give, but I think these illustrate the point.

In regards to social activities, I believe that there are three questions we should turn our minds to:

- What activities does the community want and need?
- How suitable are our current spaces for these activities?
- Are Council's policies to enable these activities competitive and equitable?

The first question, I believe is not for us to answer. The Council should not be playing favourites or listening to noisy groups. Our community knows what they like best, and given the right framework and policy settings, I'm sure they'll be able to put forward a strong program for all of us to enjoy.

On the question of the suitability of our spaces, Council has many great spaces for our community to utilise including our libraries, Campbelltown Sports Stadium, Campbelltown Arts Centre, Athletics Centre and Koshigaya Park. Some of these spaces are currently planned for

upgrades and improvement. Others, like the Billabong Parklands are due for completion later this year and will increase the range of activities available to our community.

Based on community feedback, I have previously asked the General Manager to investigate other suitable outdoor spaces for festivals, and I am sure this will be coming to the Council for consideration in the near future.

Council has 27 community halls and centres. The question of the suitability of these halls for modern day activities has been raised with me a number of times. To get a better understanding of the quality and suitability of these spaces, I have asked the General Manager to instigate an audit to see if our indoor community infrastructure meets our growing community's needs.

The third question is whether our policy setting competitive and equitable. I must admit, this area of policy is not within my area of expertise, but I'm sure, with the help of Council staff and Councillor's contribution, we'll be able to work together to achieve the best outcome for our residents.

Council staff are currently reviewing the enabling policy framework that includes the Sponsorship Policy, City Attraction Policy and any supplementary procedures and standardised tools to ensure that community events are easy to undertake, that we're competitive with other Councils that encourage those activities, and that they're equitable across the range of our residents' interests.

### **Supporting Our Most Vulnerable**

As a Council, we have a moral, if not a legal, responsibility to support those that are most vulnerable in our community. Earlier this term, we adopted a Resilience Hazard Assessment, which outlines the shocks and stresses that can impact our City and our community. The Resilience Hazard Assessment is supported by 42 actions that seek to embed resilience by strengthening partnerships so that together we can all thrive.

We will continue to look at our city's needs and will develop, review and commence strategies that support our community's most vulnerable, in times of need.

There are two initiatives that we are currently working on: Youth Mental Health and You Are Not Alone Campbelltown.

Mental health is an emerging as an issue in Australia, and with our relatively young population in Campbelltown, we should be active in supporting our young people and their mental health. Council is investigating a partnership with the Sebastian Foundation who has a mission to give young Australians the resilience and confidence they need to grow and be their best. The Sebastian Foundation works with 'Open Parachute', a program that uses clinically validated, research-based, psychological skills-building exercises to boost resilience, self-awareness and social responsibility in students, and to increase their connection and systems of support. The Sebastian Foundation funds this program into schools who are keen to make a change for their students and give them the tools they need to grow up to health and happy.

The other initiative that we're currently investigating is You Are Not Alone Campbelltown. This idea came as a result of discussion with NSW Police, the Domestic Violence Advocacy Service, and other youth representatives in the area. These representatives identified that it is not an



easy task locating the services and resources available to those who are in need of support within our community.

The idea of a centralised location that collates all of the information about our support networks and services, will be of value to the community. Such allocation could be as simple as a website with a list and links to different providers, or a hard copy brochure of services available within our LGA. While I understand that there is a complexity to getting the information together, and resources for maintaining it, I believe that it is something worth investigating and testing.

If successful, I'm sure it will find a life and funding of its own. Our staff will consult with the NSW Police and other relevant organisations and put forward the best option for Council to consider in the near future.

Of course, these are not the only matters that we are facing. There are much more that we need to consider and I hope to talk about that in an orderly fashion over the coming months, as we come to understand the strategic direction of the new Government.

### **New NSW Government**

I would like to start by congratulating everyone on a successful election. The people of New South Wales have made their decision clear, and have chosen to retain some local Members of Parliament, and replace others. This is a testimony to our stable political system and the importance that representative governments play in our lives.

I want to take this opportunity to first wish our former local MPs and government Ministers all the best in their next endeavour. I'd also like to congratulate all of our new and returning MPs in their convincing election victory. I look forward to working with them and the NSW Minns' Government for the benefit of our community.

As the new Government settles in and new Ministers are announced, I will be seeking to engage with them on some of the issues, hopes and inspirations of our community as we have with the previous government.

### **Attachments**

Nil

## **6. PETITIONS**

## **7. CORRESPONDENCE**

### **7.1 Correspondence regarding a Multi-Deck Carpark at Macarthur**

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

That the letters be received and the information be noted.

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The following letters have been sent and received in respect to the multi-deck carpark at Macarthur station:

1. Letter from Council to Dr Mike Freeland MP, Member for Macarthur, dated 15 February 2023
2. Letter from Dr Mike Freeland MP, Member for Macarthur, to Council dated 24 February 2023
3. Letter from Council to Mr Greg Warren MP, Member for Campbelltown, dated 20 March 2023
4. Letter from Mr Greg Warren MP, Member for Campbelltown, to Council dated 21 March 2023

#### **Attachments**

- 7.1.1 Letter from Council to Dr Mike Freeland MP, Member for Macarthur, dated 15 February 2023 (contained within this report) [↓](#)
- 7.1.2 Letter from Dr Mike Freeland MP, Member for Macarthur, to Council dated 24 February 2023 (contained within this report) [↓](#)
- 7.1.3 Letter from Council to Mr Greg Warren MP, Member for Campbelltown, dated 20 March 2023 (contained within this report) [↓](#)
- 7.1.4 Letter from Mr Greg Warren MP, Member for Campbelltown, to Council dated 21 March 2023 (contained within this report) [↓](#)

Office of the Mayor



15 February 2023

Dr Mike Freeland MP  
Federal Member for Macarthur  
Via email: [mike.freeland.mp@aph.gov.au](mailto:mike.freeland.mp@aph.gov.au)

Dear Dr Freeland,

**Funding for Multi-Deck Carpark at Macarthur**

I am writing to seek your facilitation of the reinstatement of funding withdrawn for the Macarthur multi-deck commuter carpark that was funded by the previous Federal Government.

The multi-deck carpark is an essential piece of infrastructure, providing parking for commuters as well as providing much needed relief to the pressure on local streets and parking provided for customers to local businesses. It was disappointing to learn that funding for this project has been cut, and we are now left without a solution.

I am aware that significant planning work had been undertaken by Transport for NSW, including consultation with Council.

I believe that it is crucial for the Federal Government to recognise the importance of this project and reinstate the funding that was previously committed. This would not only benefit the local community but also provide a boost to the local economy by making it easier for people to access our area and support local businesses.

I urge you to take action on this matter to ensure that the multi-deck commuter carpark receives the funding it needs to become a reality.

Thank you for your attention to this matter.

Yours sincerely,

*signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-49441

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# Dr Mike Freeland MP

Federal Member for Macarthur

24<sup>th</sup> February 2023

Cr George Greiss  
Mayor  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Dear Mayor Greiss,

I write to you in response to your letter dated 15<sup>th</sup> February 2023 regarding multi-deck carpark funding.

As you are aware, \$22.1 million has been allocated to the Commuter Car Park Upgrade for Campbelltown Station, which the Albanese Government has committed to, with funding allocated to the project which is currently being delivered by Council.

Regarding the Commuter Car Park Upgrade for Macarthur Station noted in your correspondence, I am advised by the office of the Federal Minister for Infrastructure, Transport, Regional Development and Local Government that this project did not proceed as the NSW Government did not agree to co-fund the project.

This was due to the former Morrison Government having allocated only \$15 million towards a car park at Macarthur – without consulting the NSW Government.

This had ramifications as the preferred option by Transport for NSW was for a multi-storey car park with an estimated cost between \$48-\$63 million. Therefore, it was unable to proceed given the lack of co-funding arrangements between the NSW Government and the previous Morrison Government.

I will continue to work with my Federal Labor colleagues to advocate for services and infrastructure that will benefit our region and I look forward to seeing the positive outcomes from the Campbelltown Station car park upgrade once it is completed.

You

*Signature has been removed*

**Dr Mike Freeland MP**  
Federal Member for Macarthur

**Office:** 37 Queen St Campbelltown NSW 2560 **Mail:** PO BOX 88 Campbelltown NSW 2560  
**Phone:** (02) 4620 0293 **Fax:** (02) 4620 4414 **Email:** Mike.Freeland.MP@aph.gov.au



Office of the Mayor



20 March 2023

Mr Greg Warren MP  
Member for Campbelltown

Via email: [Campbelltown@parliament.nsw.gov.au](mailto:Campbelltown@parliament.nsw.gov.au)

Dear Mr Warren,

**Re: Multi-deck carpark at Macarthur**

I have recently written to Dr Mike Freelander MP, Federal Member for Macarthur, regarding the withdrawal of funding for the multi-deck carpark at Macarthur, previously promised by the Hon. Angus Taylor MP, Federal Member for Hume. I have attached Dr Freelander's reply advising that the reason for the withdrawal was due to the NSW Government not allocating co-funding toward the project.

The withdrawal of this funding is concerning. As you know, Macarthur station serves a much wider community than Campbelltown Local Government Area, with people coming from Camden, Wollondilly and beyond to access the metropolitan train network. A multi-deck carpark was considered necessary by the previous government, to service our community's access to Macarthur station.

Can you please ascertain whether any co-funding has been allocated, and the status of any arrangements by the NSW Government with the Commonwealth Government, so this critical project may proceed?

I appreciate your ongoing support.

Yours sincerely,

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-78743

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## Greg Warren MP

SHADOW MINISTER FOR LOCAL GOVERNMENT  
SHADOW MINISTER FOR VETERANS  
SHADOW MINISTER FOR WESTERN SYDNEY  
MEMBER FOR CAMPBELLTOWN

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21/03/23

Cr George Greiss  
Mayor  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

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

Dear Mayor

I refer to your letter dated 20 March 2023, regarding funding for the multi-deck carpark at Macarthur Station.

As noted by Dr Mike Freelander MP, Federal Member for Macarthur, the Commuter Car Park Upgrade for Macarthur Station did not proceed as the NSW Government did not agree to co-fund the project.

This was a deeply disappointing outcome for our community, given that that this is an essential piece of infrastructure for our growing community.

I understand that this is an ongoing issue and if privileged to win Government, this is a matter that NSW Labor will review in consultation with Transport for NSW.

I thank you for writing to me and look forward to working with you to achieve the best possible outcomes for the people of Campbelltown.

Yours sincerely,

*Signature has been removed*

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**Greg Warren MP**  
**Member for Campbelltown**  
**Shadow Minister for Local Government**  
**Shadow Minister for Veterans**  
**Shadow Minister for Western Sydney**

---

**OFFICE:** Shop 3, 72 Queen St, Campbelltown 2560  
**PHONE:** (02) 4625 3344 **EMAIL:** [Campbelltown@parliament.nsw.gov.au](mailto:Campbelltown@parliament.nsw.gov.au)

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## **7.2 Correspondence regarding Urgent Works on the Hume Motorway in the Campbelltown Local Government Area**

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### **Officer's Recommendation**

That the letters be received and the information be noted.

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The following letters have been sent and received in response to Council's resolution on 8 November 2022:

1. Letter from Council to the Hon. Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, dated 18 November 2022
2. Letter from the Hon. Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, to Council dated 24 February 2023

### **Attachments**

- 7.2.1 Letter from Council to the Hon. Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, 181122 (contained within this report) [↓](#)
- 7.2.2 Letter from the Hon. Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, to Council 240223 (contained within this report) [↓](#)



Office of the Mayor



18 November 2022

The Hon. Catherine King MP  
Minister for Infrastructure, Transport, Regional Development and Local Government  
PO BOX 719  
BALLARAT VIC 3353

Email: [Catherine.King.MP@aph.gov.au](mailto:Catherine.King.MP@aph.gov.au)

Dear Minister,

**Urgent works Hume Motorway in the Campbelltown LGA**

I am writing to you to request an immediate action to address the poor road conditions along the Hume Motorway within the Campbelltown City Council's local government area.

Significant road deterioration on the M5 Hume Motorway carriage way has not been addressed for a number of months. Numerous potholes and uneven surface creates significant risk to the travelling public. Due to this, conditions and risk of serious accidents has significantly increased as motorists frequently change lanes attempting to avoid the damaged road surface and/or vehicle damage from the loose stones coming from the roads. Please note that the speed limit within the damaged surface area is still at 110km/h and there are also no warning signs alerting road commuters of the uneven and damaged road surfaces.

Council continue to receive a large number of complaints requesting that the motorway be fixed, which is not within Council's jurisdiction.

We thank you for considering this request and taking the appropriate action necessary to resolve this issue.

If you require any further information, please contact Council's Director City Lifestyles, Scott Grant on (02) 4645 4552.

Yours sincerely

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**  
DOC-22-239046

Cc: NSW Minister for Transport, the Hon. David Elliott MP  
Cc: NSW Minister for Infrastructure, Cities and Active Transport, the Hon. Rob Stokes MP  
Cc: Federal Member for Macarthur, Dr Mike Freeland MP

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**The Hon Catherine King MP**

**Minister for Infrastructure, Transport, Regional Development and Local Government  
Member for Ballarat**

Ref: MC22-011134

Cr George Greiss  
Mayor  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Dear Mayor *George,*

Thank you for your letter of 18 November 2022 regarding the need for urgent works to the Hume Motorway within the Campbelltown City Council's Local Government Area (LGA). I apologise for the delay in responding.

The Australian Government values the contributions councils make to the Australian community. I commend you on your advocacy for your LGA, and your ongoing support and commitment for projects in the City of Campbelltown.

The Government has invested \$16.3 million in the Campbelltown City Council LGA through the Infrastructure Investment Program for five projects delivered under the \$200 million Western Sydney Infrastructure Plan – Local Roads Package, and is fully funding the Campbelltown Commuter Car Park. Although the Government provides significant funding to upgrade local infrastructure, the responsibility for repairs and maintenance of roads falls primarily with the states and territories.

As such, I encourage you to engage with the New South Wales (NSW) Government through the Hon Natalie Ward MLC, NSW Minister for Metropolitan Roads, and the Hon Rob Stokes MP, NSW Minister for Infrastructure, Minister for Cities, and Minister for Active Transport, on these matters at [www.nsw.gov.au/your-government/ministers](http://www.nsw.gov.au/your-government/ministers). You may also wish to contact Transport for NSW on 13 22 13 or online at [www.nsw.gov.au/transport-for-nsw/contact-roads-waterways/online](http://www.nsw.gov.au/transport-for-nsw/contact-roads-waterways/online).

Thank you for taking the time to write to me on this matter.

Yours sincerely

*Signature has been removed*

Catherine King MP

*24/2/2023*

PO Box 6022 Parliament House, Canberra ACT 2600 | Tel: (02) 6277 7520

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### **7.3 Correspondence regarding Manufacturing Centres of Excellence in Campbelltown Local Government Area**

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

That the letters be received and the information be noted.

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The following letters have been sent and received in respect to Labor's election commitment to Manufacturing Centres of Excellence:

1. Letter from Council to Mr Chris Minns MP, Leader of the Opposition, dated 2 March 2023
2. Letter from Council to Mr Greg Warren MP, Member for Campbelltown, dated 2 March 2023
3. Letter from Mr Greg Warren MP to Council dated 6 March 2023
4. Letter from Council to Mr Anoulack Chanthivong MP, Member for Macquarie Fields, dated 2 March 2023
5. Letter from Mr Anoulack Chanthivong MP to Council dated 20 March 2023

#### **Attachments**

- 7.3.1 Letter from Council to Mr Chris Minns MP, Leader of the Opposition, 2 March 2023 (contained within this report) [↓](#)
- 7.3.2 Letter from Council to Mr Greg Warren MP, Member for Campbelltown 2 March 2023 (contained within this report) [↓](#)
- 7.3.3 Letter from Mr Greg Warren MP to Council 6 March 2023 (contained within this report) [↓](#)
- 7.3.4 Letter from Council to Mr Anoulack Chanthivong MP, Member for Macquarie Fields, 2 March 2023 (contained within this report) [↓](#)
- 7.3.5 Letter from Mr Anoulack Chanthivong MP to Council 20 March 2023 (contained within this report) [↓](#)



Office of the Mayor



2 March 2023

Mr Chris Minns MP  
Leader of the Opposition  
Via email: [Leader.opposition@parliament.nsw.gov.au](mailto:Leader.opposition@parliament.nsw.gov.au)

Dear Mr Minns,

**Re: Manufacturing Centres of Excellence**

I was excited to hear Labor's recent commitment to enhancing manufacturing capacity and capabilities in Western Sydney through TAFE Domestic Manufacturing Centres of Excellence.

Campbelltown Local Government Area has three TAFE sites within the Local Government Area, that would be ideal locations for such Manufacturing Centre of Excellence:

- Campbelltown TAFE, Narellan Road, Campbelltown
- Macquarie Fields TAFE, Victoria Road, Macquarie Fields
- TAFE NSW Macarthur Building Industry Skills Centre (MBISC), Austool Place, Ingleburn

Each of these sites are reportedly underutilised assets, with strong transport connections to enable student's access, and are located in close proximity to Campbelltown's manufacturing industrial enterprises.

I would be pleased to discuss these opportunities with you. Should you have any questions regarding this matter, please do not hesitate to contact me on [George.Greiss@Campbelltown.nsw.gov.au](mailto:George.Greiss@Campbelltown.nsw.gov.au) or 4645 4319.

Yours sincerely,

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-64711

Office of the Mayor



2 March 2023

Mr Greg Warren, MP  
Member for Campbelltown  
Via email: [Campbelltown@parliament.nsw.gov.au](mailto:Campbelltown@parliament.nsw.gov.au)

Dear Mr Warren,

**Re: Manufacturing Centres of Excellence**

I was excited to hear Labor's recent commitment to enhancing manufacturing capacity and capabilities in Western Sydney through TAFE Domestic Manufacturing Centres of Excellence.

I have written to Mr Chris Minns proposing that Campbelltown Local Government Area has three TAFE sites within the Local Government Area, that would be ideal locations for such Manufacturing Centre of Excellence:

- Campbelltown TAFE, Narellan Road, Campbelltown
- Macquarie Fields TAFE, Victoria Road, Macquarie Fields
- TAFE NSW Macarthur Building Industry Skills Centre (MBISC), Austool Place, Ingleburn

I identified that each of these sites are reportedly underutilised assets, with strong transport connections to enable student's access, and are located in close proximity to Campbelltown's manufacturing industrial enterprises.

I appreciate your support for this proposal.

Should you have any questions regarding this matter, please do not hesitate to contact me on [George.Greiss@Campbelltown.nsw.gov.au](mailto:George.Greiss@Campbelltown.nsw.gov.au) or 4645 4319.

Yours sincerely,

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-64720

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# Greg Warren MP



## MEMBER FOR CAMPBELLTOWN



06/03/2023

Cr George Greiss  
Mayor  
Campbelltown City Council  
PO BOX 57  
CAMPBELLTOWN NSW 2560

Dear Mayor George Greiss,

Thank you for your recent letter regarding manufacturing centre of excellences.

I agree that Campbelltown would be a wonderful location for one of the centres.

Given the number of developments in the Western Sydney region, coupled with the skills shortage, we need more investment, not less, in TAFE.

It may alarm you to know from 2012 to 2021, the number of staff assigned to the Campbelltown campus declined by 45 per cent - from 246 to 133.

From 2011 to 2020 the number of enrolments also plummeted by 53 per cent – from 8091 to 3841.

This has resulted in a skills shortage that clearly needs to be addressed if our region is to reach its full potential.

I will continue to advocate for greater investment in TAFE – particularly here in Campbelltown.

Yours sincerely,

*Signature has been removed*

**Greg Warren MP**  
**Member for Campbelltown**  
**Shadow Minister for Local Government**  
**Shadow Minister for Veterans**  
**Shadow Minister for Western Sydney**

📍 Shop 3, 72 Queen Street, Campbelltown 📧 PO Box 895, Campbelltown NSW 2560

☎ (02) 4625 3344 📠 (02) 4626 3640 📧 Campbelltown@parliament.nsw.gov.au

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Authorised by Greg Warren MP, Shop 3, 72 Queen Street, Campbelltown NSW 2560. Printed by Jeffries Printing, 5/71a Milperra Road, Revesby NSW 2212 using parliamentary entitlements. June 2021.

Office of the Mayor



2 March 2023

Mr Anoulack Chanthivong MP  
Member for Macquarie Fields  
Via email: [Macquariefields@parliament.nsw.gov.au](mailto:Macquariefields@parliament.nsw.gov.au)

Dear Mr Chanthivong,

**Re: Manufacturing Centres of Excellence**

I was excited to hear Labor's recent commitment to enhancing manufacturing capacity and capabilities in Western Sydney through TAFE Domestic Manufacturing Centres of Excellence.

I have written to Mr Chris Minns proposing that Campbelltown Local Government Area has three TAFE sites within the Local Government Area, that would be ideal locations for such Manufacturing Centre of Excellence:

- Campbelltown TAFE, Narellan Road, Campbelltown
- Macquarie Fields TAFE, Victoria Road, Macquarie Fields
- TAFE NSW Macarthur Building Industry Skills Centre (MBISC), Austool Place, Ingleburn

I identified that each of these sites are reportedly underutilised assets, with strong transport connections to enable student's access, and are located in close proximity to Campbelltown's manufacturing industrial enterprises.

I appreciate your support for this proposal.

Should you have any questions regarding this matter, please do not hesitate to contact me on [George.Greiss@Campbelltown.nsw.gov.au](mailto:George.Greiss@Campbelltown.nsw.gov.au) or 4645 4319.

Yours sincerely,

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-64719

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## Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

**Councillor George Greiss**  
**The Mayor of Campbelltown**  
**Via email: [george.greiss@campbelltown.nsw.gov.au](mailto:george.greiss@campbelltown.nsw.gov.au)**

20 March 2023

Dear Mayor Greiss,

A handwritten signature in blue ink that reads 'George'.

I refer to your letter regarding NSW Labor's commitment to establishing TAFE Domestic Manufacturing Centres of Excellence. I share your excitement over the announcement.

NSW Labor is committed to rebuilding TAFE and our state's domestic manufacturing capacity and capabilities.

Our plan to establish three TAFE Domestic Manufacturing Centres of Excellence in Western Sydney, the Hunter and the Illawarra will train, re-train and upskill 1000 apprentices and workers each year in traditional and advanced manufacturing techniques and technologies.

The Manufacturing Centres of Excellence are a key part of NSW Labor's plan to rebuild TAFE and boost domestic manufacturing to resolve the state-wide skills crisis.

I appreciate you taking the time to advocate for a Manufacturing Centre of Excellence in the Campbelltown local government area.

Yours sincerely,

*Signature has been removed*

**Anoulack Chanthivong MP**  
**Member for Macquarie Fields**

**Office:** Shop 3, 2-6 Oxford Road Ingleburn NSW 2565 **Mail:** PO Box 882 Ingleburn NSW 1890  
**Phone:** 02 9618 2077 **Fax:** 02 9618 2088 **Email:** [macquariefields@parliament.nsw.gov.au](mailto:macquariefields@parliament.nsw.gov.au)  
**Website:** [www.connectwithanoulack.com](http://www.connectwithanoulack.com)



## **7.4 Correspondence regarding Appin Road**

---

### **Officer's Recommendation**

That the letter be received and the information be noted.

---

The following letter has been received in response to Council's resolution on 14 February 2023 advocating for Appin Road:

1. Letter from Council to Dr Mike Freelander MP, Member for Macarthur dated 16 February 2023 (reported to Council on 14 March 2023, included here for convenience)
2. Letter from Dr Mike Freelander MP, Member for Macarthur, to Council dated 21 February 2023

### **Attachments**

- 7.4.1 Letter from Council to Dr Mike Freelander MP, Member for Macarthur 16 February 2023 (contained within this report) [↓](#)
- 7.4.2 Letter from Dr Mike Freelander MP, Member for Macarthur, to Council 21 February 2023 (contained within this report) [↓](#)

Office of the Mayor



16 February 2023

Dr Mike Freeland  
Federal Member for Macarthur

Via email: [mike.freeland.mp@aph.gov.au](mailto:mike.freeland.mp@aph.gov.au)

Dear Dr Freeland,

**Appin Road**

As you're aware, Appin Road is one of Australia's most notorious roads for both human and fauna safety.

At its meeting on 14 February 2023, Council unanimously resolved that I write to you seeking a financial commitment to the upgrade/expansion of Appin Road including underpasses and fauna protection measures, similar to Labor's previous election commitment of \$50m.

We will continue to advocate to both major parties in the NSW government in the lead-up to the NSW election. We would appreciate your engagement with your NSW colleagues in this regard, asking that it is maintained a key priority in the upcoming NSW government election.

I will continue to make representations to both the federal and state governments on these critical issues, and appreciate your ongoing support.

Yours sincerely,

*signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-49337



# Dr Mike Freeland MP

Federal Member for Macarthur

21<sup>st</sup> February 2023

Cr George Greiss  
Mayor  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Dear Mayor Greiss,

I write in response to your letter dated 16<sup>th</sup> February 2023 regarding Appin Road. I thank you for sharing the same concerns regarding this notorious road and the urgent need to improve it.

As you are aware, the NSW Government has responsibility over Appin Road as it is a state road. Despite this responsibility, we have seen successive NSW Government's fail to upgrade it and as a result, local wildlife and motorists have continued to be injured and killed on it.

This lack of action is appalling. You will recall that on the 4<sup>th</sup> November 2022, I wrote to all Campbelltown Councillor's, urging them to act by pushing the NSW Government to commit to road & wildlife safety upgrades for Appin Road.

I would appreciate an update on whether Council, or Councillor's independently, have made any formal attempts to raise this with the NSW Government following my letter.

I first started campaigning for upgrades and wildlife protections for Appin Road in 2015 prior to my election for the Federal seat of Macarthur in 2016.

Since then, I have long continued to advocate for upgrades, including commitments in 2016 & 2019 from Federal Labor to deliver safety upgrades. Sadly however, these commitments were not followed through by either the Turnbull or Morrison Government's, who provided piecemeal upgrades in the wrong sections of Appin Road, which demonstrates their lack of local knowledge.

I can confirm for Council that following my meeting with the Federal Minister for Infrastructure, the Hon. Catherine King MP, that the Albanese Government is committed to funding Appin Road upgrades once the NSW Government has announced their own funding commitment. This is due to it being a state road and the details of Federal funding will need to be worked out with NSW Government departments.

This is a complicated manner that requires strong action by all levels of government, and it is my hope that Campbelltown Council, the NSW Government and the Commonwealth can achieve a long-overdue victory for motorists and wildlife alike by finally delivering upgrades to Appin Road.

Yours

*Signature has been removed*

**Dr Mike Freeland MP**  
**Federal Member for Macarthur**

**Office:** 37 Queen St Campbelltown NSW 2560 **Mail:** PO BOX 88 Campbelltown NSW 2560  
**Phone:** (02) 4620 0293 **Fax:** (02) 4620 4414 **Email:** Mike.Freeland.MP@aph.gov.au



---

## 7.5 Correspondence regarding the Community and Justice Precinct

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### Officer's Recommendation

That the letter be received and the information be noted.

---

The following letters have been sent and received in respect to the Federal Circuit and Family Court of Australia presence within the Community and Justice Precinct, in accordance with Council's resolution on 14 February 2023:

1. Letter from Council to the Hon. Mark Dreyfus KC MP, Attorney General, dated 15 February 2023
2. Letter from Council to the Hon. Anthony Albanese MP, Prime Minister, dated 15 February 2023
3. Letter from the Hon. Mark Dreyfus KC MP, Attorney General, to Council dated 28 March 2023
4. Letter from Council to the Hon. Peter Dutton MP, Leader of the Opposition, dated 15 February 2023
5. Email from the office of the Hon. Peter Dutton MP, Leader of the Opposition, dated 28 March 2023

### Attachments

- 7.5.1 Letter from Council to the Hon. Mark Dreyfus KC MP, Attorney General, dated 15 February 2023.PDF (contained within this report) [↓](#)
- 7.5.2 Letter from Council to the Hon. Anthony Albanese MP, Prime Minister, dated 15 February 2023.PDF (contained within this report) [↓](#)
- 7.5.3 Letter from the Hon. Mark Dreyfus KC MP, Attorney General, to Council dated 28 March 2023 (contained within this report) [↓](#)
- 7.5.4 Letter from Council to the Hon. Peter Dutton MP, Leader of the Opposition, dated 15 February 2023.PDF (contained within this report) [↓](#)
- 7.5.5 Email from the office of the Hon. Peter Dutton MP, Leader of the Opposition, dated 28 March 2023 (contained within this report) [↓](#)



Office of the Mayor



15 February 2023

The Hon. Mark Dreyfus KC, MP  
Attorney General  
Via email: [mark.dreyfus.mp@aph.gov.au](mailto:mark.dreyfus.mp@aph.gov.au)

Dear Attorney,

**South West Sydney Community and Justice Precinct**

As I mentioned to you at your Whitlam Institute address at Western Sydney University on 18 November 2022, we have been advocating for many years for the inclusion of a court of federal jurisdiction within the Campbelltown Community and Justice Precinct.

At its meeting on 14 February 2023, Council unanimously resolved that I write to you seeking a commitment to the development of a Federal Circuit and Family Court of Australia in Campbelltown to support the accessibility of our region to these vital services.

Campbelltown is the Metropolitan Centre of the Macarthur region, serving the entire Western Parkland City and particularly the Macarthur Region, the fastest growing region in Australia. The Federal Circuit and Family Court of Australia does not currently have a presence within the Western Parkland City. Residents and court users must travel long distances to resolve family disputes, adding to the significant stress and cost to families.

We are currently master planning the 5ha precinct in the centre of Campbelltown City. The precinct consists solely of government landholdings, adjacent to Campbelltown Rail Interchange served by public transport, located in close proximity to the M31 highway and has adjacent public open space. The opportunity for the Commonwealth in the precinct is proximity to the existing NSW Local, District and Children's Courts (considering expansion and redevelopment within the precinct) and various NSW and Commonwealth government community services in a central, accessible location.

I understand your Department is undertaking a needs analysis as part of the Master Planning process.

I'd be pleased to travel to Canberra to meet with you to discuss this project at a mutually convenient time. Please don't hesitate to contact me on [george.greiss@campbelltown.nsw.gov.au](mailto:george.greiss@campbelltown.nsw.gov.au) or (02) 4645 4319.

Yours sincerely,

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-49479

**Campbelltown City Council**  
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Office of the Mayor



15 February 2023

The Hon. Anthony Albanese MP  
Prime Minister  
PO Box 6022  
House of Representatives  
Parliament House  
CANBERRA ACT 2600

Dear Prime Minister,

**South West Sydney Community and Justice Precinct**

Campbelltown City Council has been advocating for many years for the inclusion of a court of federal jurisdiction within the South West Sydney Community and Justice Precinct in Campbelltown.

At its meeting on 14 February 2023, Council unanimously resolved that I write to you seeking a commitment to the development of a Federal Circuit and Family Court of Australia in Campbelltown to support the accessibility of our region to these vital services.

Campbelltown is the Metropolitan Centre of the Macarthur region, serving the entire Western Parkland City and particularly the Macarthur Region, the fastest growing region in Australia. The Federal Circuit and Family Court of Australia does not currently have a presence within the Western Parkland City. Residents and court users must travel long distances to resolve family disputes, adding to the significant stress and cost to families.

We are currently master planning the 5ha precinct in the centre of Campbelltown City. The precinct consists solely of government landholdings, adjacent to Campbelltown Rail Interchange served by public transport, located in close proximity to the M31 highway and has adjacent public open space. The opportunity for the Commonwealth in the precinct is proximity to the existing NSW Local, District and Children's Courts (considering expansion and redevelopment within the precinct) and various NSW and Commonwealth government community services in a central, accessible location.

I understand the Attorney General's Department is undertaking a needs analysis as part of the Master Planning process. I have also written to the Attorney General about this matter.

Please don't hesitate to contact me on [George.greiss@campbelltown.nsw.gov.au](mailto:George.greiss@campbelltown.nsw.gov.au) or (02) 4645 4319 should you have any questions about this matter.

Yours sincerely,

*signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-49226

**Campbelltown City Council**  
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ABN: 31 459 914 087

**Attorney-General**

Reference: MC23-003704

Cr George Greiss  
Mayor  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

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

Dear Councillor

Thank you for your letters of 15 February 2023 and 20 March 2023 regarding the South West Sydney Community and Justice Precinct (SWS CJP).

I also acknowledge your letter of 15 February 2023 on this matter to the Prime Minister, the Hon Anthony Albanese MP. I am also responding on the Prime Minister's behalf.

The Attorney-General's Department and Department of Infrastructure, Transport, Regional Development, Communications and the Arts have been involved in the SWS CJP project. I will engage with my colleague, the Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government in relation to this project in due course.

Thank you for the invitations to further discuss this project. Unfortunately, I will be unable to meet and have asked that the Attorney-General's Department arrange a meeting with you. Liam Demamiel, Assistant Secretary, Courts and Tribunals Branch is the relevant contact for this matter, and can be contacted on (02)

I trust this information is of assistance.

Yours sincerely

signature has been removed

**THE HON MARK DREYFUS KC MP**

28 / 3 / 2023

Office of the Mayor



15 February 2023

The Hon. Peter Dutton MP  
Leader of the Opposition

Via email: [peter.dutton.mp@aph.gov.au](mailto:peter.dutton.mp@aph.gov.au)

Dear Mr Dutton,

**South West Sydney Community and Justice Precinct**

Campbelltown City Council has been advocating for many years for the inclusion of a court of federal jurisdiction within the South West Sydney Community and Justice Precinct in Campbelltown.

At its meeting on 14 February 2023, Council unanimously resolved that I write to you seeking a commitment to the development of a Federal Circuit and Family Court of Australia in Campbelltown to support the accessibility of our region to these vital services.

Campbelltown is the Metropolitan Centre of the Macarthur region, serving the entire Western Parkland City and particularly the Macarthur Region, the fastest growing region in Australia. The Federal Circuit and Family Court of Australia does not currently have a presence within the Western Parkland City. Residents and court users must travel long distances to resolve family disputes, adding to the significant stress and cost to families.

We are currently master planning the 5ha precinct in the centre of Campbelltown City. The precinct consists solely of government landholdings, adjacent to Campbelltown Rail Interchange served by public transport, located in close proximity to the M31 highway and has adjacent public open space. The opportunity for the Commonwealth in the precinct is proximity to the existing NSW Local, District and Children's Courts (considering expansion and redevelopment within the precinct) and various NSW and Commonwealth government community services in a central, accessible location.

I'd be pleased to travel to Canberra to meet with you to discuss this project at a mutually convenient time. Please don't hesitate to contact me on [George.greiss@campbelltown.nsw.gov.au](mailto:George.greiss@campbelltown.nsw.gov.au) or (02) 4645 4319 should you wish to arrange a meeting.

Yours sincerely,

*Signature has been removed*

Cr George Greiss  
**Mayor of Campbelltown**

DOC-23-49471

**Campbelltown City Council**  
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ABN: 31 459 914 087



**From:** [REDACTED] ([P. Dutton, MP](#))  
**To:** [REDACTED]  
**Subject:** RE: Letter Mayor Greiss to Peter Dutton MP re: South West Sydney Community and Justice Precinct  
**Date:** Tuesday, 28 March 2023 12:57:46 PM

---

Good afternoon [REDACTED],

I trust this email finds you well.

Thank you for the correspondence from Mayor, Cr George Greiss.  
I would like to advise that Mr. Dutton would welcome a meeting with the Mayor when he travels to Sydney in the coming months.

I will be in contact with you in due course to arrange such.

Thank you.

Kind regards,

[REDACTED]

[REDACTED] | Personal Assistant  
Hon Peter Dutton MP  
Leader of the Opposition  
Suite RG109 Parliament House Canberra ACT 2600  
T: [REDACTED] | M: [REDACTED] | E: [REDACTED]

---

**From:** [REDACTED] <[M \[REDACTED\]](#)>  
**Sent:** Friday, 17 February 2023 12:45 PM  
**To:** Dutton, Peter (MP) <[Peter.Dutton.MP@aph.gov.au](mailto:Peter.Dutton.MP@aph.gov.au)>  
**Subject:** Letter Mayor Greiss to Peter Dutton MP re: South West Sydney Community and Justice Precinct

Good afternoon,

Please find attached correspondence from Mayor, Cr George Greiss to the Hon. Peter Dutton MP regarding the South West Sydney Community and Justice Precinct.

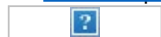
Kind regards,

[REDACTED]

[REDACTED]  
Executive Assistant to the Mayor



P: [REDACTED]  
E: [REDACTED]  
W: [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)



Campbelltown City Council acknowledges and respects the Dharawal people as traditional custodians of this land, and extends these respects to all Aboriginal Elders, past and present, and people from all Aboriginal nations.

## 8. REPORTS FROM OFFICERS

### 8.1 Draft Voluntary Planning Agreements - Policy and Procedures

#### Reporting Officer

Acting Executive Manager, Urban Release and Engagement  
City Planning and Environment

#### Community Strategic Plan

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

#### Delivery Program

Principal Activity
5.2.2.1 Conduct Council business in an open, transparent and accountable manner

#### Officer's Recommendation

1. That Council adopt the Voluntary Planning Agreement Policy and Procedure as attached to this Report;
2. That the Voluntary Planning Agreement Policy and Procedure be published on Council's website as part of the Corporate Document management process.

#### Purpose

Voluntary Planning Agreements (planning agreements) are negotiated between planning authorities and developers in conjunction with applications for changes to environmental planning instruments (planning proposals) or for consent to carry out development (development applications). To meet best practice principles and protect the public interest and the integrity of the planning process, a VPA Policy and Procedure has been developed and is presented in this report seeking Council approval for adoption.

#### Report

Planning agreements, introduced with the *Environmental Planning and Assessment Amendment (Development Contributions) Act 2005*, are used widely in the planning system as a tool for delivering innovative or complex infrastructure and public benefit outcomes in connection with planning proposals and development applications.

Part 7 Division 7.1 Subdivision 2 of the *Environmental Planning and Assessment Act 1979* provides the legislative framework for planning agreements.

Part 4 Division 1A of the *Environmental Planning and Assessment Regulation 2000* has further requirements relating to the form and subject matter of planning agreements, making, amending and revocation of planning agreements, giving public notice and other procedural arrangements relating to planning agreements. In addition, the Regulation enables the Planning Secretary to issue practice notes from time to time to assist parties to prepare planning agreements.

While there is no legislative requirement to prepare and adopt a VPA Policy and Procedure, it is considered best practice to do so. Council internally prepared a draft VPA Policy as early as 2010. However the draft Policy was not finalised at that time as muted changes to legislation and proposed practice notes issued by the Department of Planning relating to planning agreements would have required substantial changes and reconsideration of various matters.


In February 2021, the Planning Secretary issued a Planning Agreements - Practice Note, to replace the previous '*Practice Note - Planning Agreements*' issued by the Director General of the then Department of Infrastructure, Planning and Natural Resources in July 2005.

This provided a level of certainty with the planning agreement process and system that allowed the completion of the draft VPA Policy and Procedure.

## Attachments

8.1.1 Draft Voluntary Planning Agreement Policy (contained within this report) [↗](#)

8.1.2 Draft Voluntary Planning Agreement Procedure (contained within this report) [↗](#)

 <b>CAMPBELLTOWN CITY COUNCIL</b>		<b>POLICY</b>
Policy Title	Voluntary Planning Agreement (VPA) Policy 2023	
Related Documentation	Land Dedication Policy Voluntary Planning Agreement (VPA) Procedures	
Relevant Legislation/ Corporate Plan	Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 NSW Government – Planning Agreements – Practice note February 2021	
Responsible Officer	Executive Manager Urban Release and Engagement	

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

## Objectives

To ensure Council uses a set of policy principles and procedures that ensure transparency, fairness and flexibility of planning decisions relating to the consideration, negotiation and execution of planning agreements associated with planning proposals and/or development applications.

## Policy Statement

Council will consider entering a voluntary planning agreement (VPA) where it offers improved planning outcomes and/or delivery of enhanced community benefits that cannot be achieved through our existing Section 7.11 or 7.12 contributions plans.

### Scope

This Policy applies to all requests to enter into a VPA with Council, and to all VPAs entered into by Council.

Planning Agreements form part of Council's developer contribution system, which include Section 7.11 and Section 7.12 Contributions Plans that have been adopted in accordance with the relevant provisions of the Act.

### When we will use VPA's

VPAs will be considered as part of a range of development contributions that may be made by developers or landowners for public purposes, so that development delivers a net community benefit.

### Offers from developers and/or landowners

Council does not actively seek to enter into a VPA. Our preference is to impose conditions requiring payment of contributions in accordance with our existing Section 7.11 and Section 7.12 contributions plans. However, we will reasonably consider offers for VPAs if those offers provide better planning outcomes or community benefits.

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Planning and Development	<b>Adopted Date:</b> ###	
<b>Section:</b> Strategic Planning	<b>Revised Date:</b> ####	
<b>DocSet:</b> ###	<b>Minute Number:</b> ###	
	<b>Review Date:</b> ###	<b>Page:</b> 1 of 5

### When will we consider a VPA?

In accordance with the Act, we will consider a VPA in connection to:

- a change to an environmental planning instrument, or
- a development application or application for a complying development certificate, including modification of a development consent, or
- who has entered into an agreement with, or is otherwise associated with, a person to whom either of the above applies,

that proposes to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose

### How we will assess VPA's

We will assess any VPA proposal or letter of offer using a fair, transparent and accountable framework that includes public participation and compliance, as far as possible, with the Department of Planning and Environment's Practice Note on VPAs, including assessment of all agreements against the acceptability test.

In particular, the following underlying principles apply in any assessment of a planning agreement:

- Planning decisions will not be bought or sold through planning agreements.
- Council will not allow planning agreements to improperly fetter the exercise of its functions under the Environmental Planning and Assessment Act and Regulation or any other act or law.
- Council will not use planning agreements for any purpose other than a proper planning purpose.
- Development that is unacceptable on planning grounds will not be permitted because of planning benefits offered by developers that do not make the development acceptable in planning terms.
- Council will not seek benefits under a planning agreement that are wholly unrelated to particular development.
- Council will not take into consideration planning agreements that are wholly unrelated to an application, nor will Council give undue weight to a planning agreement.
- If Council has a commercial interest in the development proposal the subject of the agreement, Council will take appropriate steps to avoid any potential conflict of interest between its role as a planning (consent) authority and its interest in the development.

The acceptability test requires that planning agreements:

- Are directed towards legitimate planning purposes, which can be identified in the statutory planning controls and other adopted planning strategies and policies applying to development
- Provide for the delivery of infrastructure or public benefits not wholly unrelated to the development
- Produce outcomes that meet the general values and expectations of the public and protect the overall public interest
- Provide for a reasonable means of achieving the desired outcomes and securing the benefits
- Protect the community against adverse planning decisions

### How we will use VPA Contributions

The Act allows development contributions made under VPAs to be in the form of cash payments, dedication of land free of cost, material public benefits, or any combination of them, to be used for or applied towards a public purpose.

Typically, the types of public benefit we will seek are either those already in our Section 7.11 or Section 12 Plans or similar. That is, either land or works associated with:

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Planning and Development	<b>Adopted Date:</b> ###	
<b>Section:</b> Strategic Planning	<b>Revised Date:</b> #####	
<b>DocSet:</b> ###	<b>Minute Number:</b> ###	
	<b>Review Date:</b> ###	<b>Page:</b> 1 of 5

- Open space and recreation
- Community facilities
- Traffic, transport and access
- Water quantity and quality management
- Cycleways
- Town centre public domain

Where monetary contributions are included as part of the VPA, they will be placed in restricted accounts and will only be used for the purposes for which they are nominated and only used within the area in which the VPA applies. The only exception to this is where monetary contributions are required towards the administration of the agreement. These contributions will be applied to any and all costs associated with administering the agreement. Upon completion of the VPA, should any administration funds remain they will be transferred to general revenue.

### VPA Procedures

Our VPA Procedures provides more detailed information on the processes and rules we use to consider and assess voluntary planning agreements.

The procedures include information on:

- the development contributions statutory scheme and best practice guidelines
- the requirements for a voluntary planning proposal and/or letter of offer
- valuing public benefit
- costs associated with the preparation of the proposal and agreement
- our assessment considerations, including probity and land dedication
- corporate strategic planning principles
- template agreement terms

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Planning and Development	<b>Adopted Date:</b> ###	
<b>Section:</b> Strategic Planning	<b>Revised Date:</b> #####	
<b>DocSet:</b> ###	<b>Minute Number:</b> ###	
	<b>Review Date:</b> ###	<b>Page:</b> 1 of 5

**Definitions**

<b>Act</b>	The Environmental Planning and Assessment Act 1979 (NSW)
<b>Complying development certificate</b>	Has the same meaning as in the Act
<b>Contributions plan</b>	A contributions plan (within the meaning of the Act) adopted by Council to enable a consent authority to impose conditions under Section 7.11 or 7.12 of the Act to a development consent.
<b>Council</b>	Campbelltown City Council
<b>Development application</b>	Has the same meaning as in the Act
<b>Development consent</b>	Has the same meaning as in the Act
<b>Letter of offer</b>	A formal offer to enter into a VPA which provides the details in Section 7.4(3) of the Act
<b>Material Public Benefit</b>	Limited to works
<b>Modification</b>	An application to modify a development consent
<b>Public benefit</b>	The benefit enjoyed by the public as a consequence of a contribution
<b>VPA</b>	A voluntary planning agreement referred to in section 7.4(1) of the Act.
<b>VPA proposal</b>	A VPA proposal made by a developer to the Council. This can include a letter of offer or draft VPA

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**Campbelltown City Council**

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**Legislative Context**

Part 7 Division 7.1 Subdivision 2 of the *Environmental Planning and Assessment Act 1979* provides the legislative framework for planning agreements.

Part 9 Division 1 of the *Environmental Planning and Assessment Regulation 2021* has further requirements relating to the form and subject matter of planning agreements, making, amending and revocation of planning agreements, giving public notice and other procedural arrangements relating to planning agreements.

Section 203(6) of the Regulation enables the Planning Secretary from time to time to issue practice notes to assist parties to prepare planning agreements. The *Practice note - February 2021* is the most recent practice note.

**Principles**

Procedures outlining measures taken to comply with Practice note - February 2021 are documented in the accompanying Voluntary Planning Agreement (VPA) Procedures.

**Responsibility**

This policy is provided for implementation by all Council's Planning and Environment Section involved in the preparation and/or consideration of a planning agreement. The Executive Manager Urban Release and Engagement is responsible for its monitoring and review.


**Effectiveness of this Policy**

This policy will be reviewed in accordance with Council's adopted procedure for policy development.

**END OF POLICY STATEMENT**

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 <b>CAMPBELLTOWN CITY COUNCIL</b>	<b>VPA PROCEDURE</b>
<b>Voluntary Planning Agreement (VPA) Procedures</b>	
Related Documentation	Voluntary Planning Agreement (VPA) Policy 2023 Land Dedication Policy
Relevant Legislation	Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 NSW Government – Planning Agreements – Practice note February 2021
Responsible Officer	Executive Manager, Urban Release and Engagement

**UNCONTROLLED WHEN PRINTED****Objective**

This Procedure is intended to compliment the Voluntary Planning Agreement (VPA) Policy 2023 by detailing the statutory scheme prepared by the NSW Government, including Planning Circulars and Practice Notes, on planning agreements and the manner in which these are to be applied to any letters of offer or draft planning agreements submitted to Council for consideration.

**Definitions**

Listed here are key terms and acronyms used in the procedure, and their definitions. All terminology used in the procedure must be consistent with Council's Corporate Definitions

Term	Definition
Act	The Environmental Planning and Assessment Act 1979
Contributions plan	A contributions plan (within the meaning of the Act) adopted by Council to enable a consent authority to impose conditions under Section 7.11 or 7.12 of the Act to a development consent.
Council	Campbelltown City Council
Development application	Has the same meaning as in the Act
Development consent	Has the same meaning as in the Act
Letter of offer	A formal offer to enter into a VPA which provides the details in Section 7.4(3) of the Act
Material Public Benefit	Limited to works
Public benefit	The benefit enjoyed by the public as a consequence of a contribution
Regulation	The Environmental Planning and Assessment Regulation 2021
VPA	Voluntary Planning Agreement
VPA proposal	A VPA proposal made by a developer to the Council. This can include a letter of offer or draft VPA

**Training and Competence**

1. Council is committed to staff receiving training relevant to the tasks/activities undertaken in this procedure.
2. Competence of employees, including any contractors, labour hire employees or volunteers, will be assessed prior to their being expected to carry out the tasks associated with this procedure.

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**Records Management**

3. All records related to this procedure are to be stored in Council's electronic records management system, IRIS, in accordance with Council's Information Management Authorised Statement.

**Review and Evaluation**

4. To maintain relevance and currency, this procedure will be reviewed every two-years or as required due to changes in relevant legislation or similar, or changes to systems and processes.
5. The procedure will also be evaluated in consultation with employees at appropriately identified intervals to evaluate its effectiveness.
6. Regular review and evaluation is an opportunity to determine whether the procedure is fit for purpose and reflective of operational practice, and provide an opportunity to implement corrective measures or amend the procedure if required.

**Procedure****STATUTORY SCHEME AND BEST PRACTICE GUIDELINES****Statutory Scheme for development contributions**

Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 (the Act) establishes a statutory scheme for contributions by developers to local councils in connection with development. The scheme has compulsory and voluntary elements.

The compulsory element provides for councils to grant development consent subject to a condition requiring development contributions being made under section 94 of the Act. The contributions may be made by:

- dedication of land free of cost, or
- the payment of a monetary contribution via either s7.11 or s7.12 of Subdivision 3 of the Act

The voluntary element provides for planning agreements (defined in Subdivision 2 of the Act) to be a voluntary agreement or other arrangement between a 'planning authority' and a 'developer' and an associated person under which the developer is required to make a monetary contribution, dedicate land free of cost, or provide any other material public benefit, or any combination, towards a public purpose.

**Best Practice Guidelines**

The NSW Department of Planning and Environment has published a Planning Agreements Practice Note, in accordance with the EP&A Regulation, to assist parties to prepare planning agreements. Council will consider compliance, as far as possible, with the Department of Planning and Environment's Practice Note on VPAs, including assessment of all agreements against the acceptability test.

**THE REQUIREMENTS FOR A VOLUNTARY PLANNING AGREEMENT AND/OR LETTER OF OFFER**

The Act and Regulation provide clear guidelines regarding what a planning agreement must provide for, information about planning agreements, the making of planning agreements and the public notice of planning agreements, amongst other things.

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Section 7.4 of the Act states that:

(3) A planning agreement must provide for the following—

- (a) a description of the land to which the agreement applies,
- (b) a description of—
  - (i) the change to the environmental planning instrument to which the agreement applies, or
  - (ii) the development to which the agreement applies,
- (c) the nature and extent of the provision to be made by the developer under the agreement, the time or times by which the provision is to be made and the manner by which the provision is to be made,
- (d) in the case of development, whether the agreement excludes (wholly or in part) or does not exclude the application of section 7.11, 7.12 or 7.24 to the development,
- (e) if the agreement does not exclude the application of section 7.11 to the development, whether benefits under the agreement are or are not to be taken into consideration in determining a development contribution under section 7.11,
- (f) a mechanism for the resolution of disputes under the agreement,
- (g) the enforcement of the agreement by a suitable means, such as the provision of a bond or guarantee, in the event of a breach of the agreement by the developer.

Section 204 of the Regulations states that:

- (1) If a planning authority proposes to enter into, amend or revoke a planning agreement, in connection with a development application or a change to a local environmental plan, notice of the planning authority's proposal must be given as part of, and at the same time and in the same way as, the notice of—
  - (a) the development application to which the proposal relates, or
  - (b) the planning proposal for the change to the local environmental plan to which the proposal relates.
- (2) If it is not practicable for notice to be given as required under this section, the notice must be given—
  - (a) as soon as practicable, and
  - (b) in a way agreed to by the planning authorities that are parties to the agreement.

In general, whether a draft planning agreement or a letter of offer is submitted to Council for consideration with respect to a development application or planning proposal, it will need to satisfy the requirements of the Act and Regulation. The Planning Agreements Practice Note (Section 4.2) provides further details with regard to an 'offer'.

A letter of offer will be considered as a binding offer to enter into a voluntary planning agreement and will be considered, as envisaged by Section 204(3) of the Regulation, where timing for the notice of a planning agreement does not accord with the notice envisaged by Section 204(1). In this instance, where a letter of offer is submitted and assessed by Council to adequately meet the requirements of the Section 7.4(3) of the Act, Council will, in the case of a development application, reference the letter of offer as a condition of consent, requiring a planning agreement to be entered into in the terms of the offer.

## VALUING PUBLIC BENEFITS

The Act does not require VPAs to set out the dollar value of non-monetary benefits provided by developers under VPAs.

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Values need only be included in a VPA for particular purposes, such as (but not limited to):

- Contribution credits
- Determining the amount of security

Where land is to be dedicated, the value for the purposes of the VPA will generally be the market value of the land determined in line with Division 4 of Part 3 of the *Land Acquisition (Just Terms Compensation) Act 1991*. Council may require developers, at their cost, to provide an estimated value of the land by a suitably qualified and experienced Valuer.

Where a VPA provides for carrying out of Works, the value of the work will generally be the reasonable design and construction costs as agreed between the parties. Council may require developers, at their cost, to provide an estimated cost of the works by a suitably qualified and experienced quantity surveyor.

Where a VPA is proposed to carry out specific work and/or provide land, in accordance with one of our contributions plans, it will generally be entitled to the dollar value stated in that plan.

Council will not accept any component of a public benefit under the terms of a Planning Agreement if that component is already required to be provided by virtue of a condition of the development consent or would form part of works generally undertaken as part of the development.

### **COSTS ASSOCIATED WITH A VPA AND/OR LETTER OF OFFER**

The developer is responsible for all costs related to a VPA. Council's Fees and Charges provide details of the fees associated with the preparation and/or review of a planning agreement. Council will require the developer to pay the appropriate fee prior to commencement of evaluation of the planning agreement or letter of offer.

### **ASSESSMENT CONSIDERATIONS**

#### **Probity**

As stated in our VPA Policy (Section 4 – How We Will Assess VPAs), there are a number of important provisions in the Act to protect the bargaining process relating to VPAs. These will be adhered to at all times.

#### **Heads of Consideration**

Council in deciding whether to enter into a planning agreement and its acceptability will take into consideration without limitation the following factors:

- Whether the planning agreement(s) contributes to meeting the demands created by the development on existing or for new public infrastructure, amenities and services.
- Does the proposal meet the planning objectives of Council?
- If compensation is required for the loss of, or damage to, a public amenity, service, resource or asset caused by the development through its replacement, substitution, repair or regeneration.
- Whether rectification of an existing deficiency in the provision of public facilities in Council's area is proposed.
- Whether recurrent funding or maintenance of any proposed facilities is required or provided.
- The extent to which Council needs to monitor the planning impacts of development.
- Whether planning benefits for the wider community accrue from the planning agreement.
- Development that is unacceptable on planning grounds will not be given consent because of benefits offered by a developer via a planning agreement.

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- Alignment with Council's goals, objectives and strategies.
- The extent to which the public benefit satisfies a community need.
- Whether acceptance of the contributions proposed under the planning agreement will affect the provision of any items in the works schedule of an adopted contributions plan, and whether it conforms with Council's works programs.
- Does the proposed Planning Agreement provide for development contributions which can be used for or applied towards a public purpose and securing the relevant public benefit?
- Is the proposed Planning Agreement directed towards proper or legitimate planning purposes which can be identified from planning controls and other adopted planning policies applying to development?
- Does the proposed Planning Agreement produce outcomes that meet the general values and expectations of the public and protect the overall public interest?
- Not be put in place outside the planning system to secure contributions that are wholly unrelated to development or that do not make development acceptable.
- Is the quantum of the Public Benefit commensurate with the value of the Development Contribution?
- Are there any relevant circumstances that may operate to preclude Council from entering into the proposed Planning Agreement?
- Provides for a reasonable means of achieving the purposes and outcomes of the agreement and securing the benefits sought from the agreement.
- Does the proposed Planning Agreement satisfy the principles for using a planning agreement contained in this policy?
- Not be in conflict with another planning agreement applying to the relevant land.

### **Acceptability of a material public benefit**

In deciding whether a material public benefit is acceptable, the Council will consider, where relevant, matters including:

- the monetary value of the benefit,
- what needs of the community would be satisfied,
- the financial implications for the Council,
- the timing of completion of works or the delivery of the benefit, and
- future recurrent costs associated with the benefit.

### **Acceptability of Land Dedication**

A planning agreement is to be consistent with Council's Land Dedication Policy unless otherwise agreed by Council.

### **Contaminated Land**

Council will not accept land that is contaminated. However, unless otherwise agreed, Council may accept contaminated land, but only if it has been remediated to the standard that would allow the most sensitive permissible use to be undertaken on the land without further remediation. The most sensitive permissible use under this clause includes any use that is proposed to become permissible in a draft planning proposal that has been supported by Council.

In addition to achieving the health outcomes above, any contamination that is likely to harm the natural environment must be remediated to eliminate this risk before the land is dedicated to Council.

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An independent assessment of the existing condition of the land, and if required, any proposed removal and/or mitigation works will need to be provided. It is important that early discussions are undertaken between the developer/land owner and Council, to determine the specific requirements of the assessment process. Council recommends the following process to appoint a reputable and suitable consultant to undertake the assessment:

- Council will seek 3 quotations from reputable consultants to undertake geotech and environmental testing;
- The applicant will choose the preferred consultant based on received quotations;
- The applicant will meet the full cost of the recommended consultant, including any reasonable variations agreed between the parties
- Council will pay the Tax Invoices received from the recommended consultant and raise a Sundry Debtor for the applicant to repay the incurred costs

If a joint assessment of the contaminated land is not undertaken, then Council may seek to undertake an independent assessment, or peer review, of the supporting documentation provided to Council. The cost of this independent assessment will be borne by the Developer or Applicant proposing the land dedication.

### **Bio Banked Sites, Conservation and Environmental Lands**

In planning for development, whether at the rezoning or development application stage, developers and those acting on their behalf are encouraged to consider environmental impacts and constraints as early as possible and at a landscape scale. Investigation into the feasibility of bio-certification for large scale developments is encouraged.

In this regard, the developer must demonstrate how they have applied the mitigation hierarchy to avoid, minimise, rehabilitate/restore and offset the environmental impacts of the proposed development.

Developers must work in collaboration with staff in determining zoning of environmental protection and conservation areas which reflects the true development potential of the land.

An agreement providing for the protection, future use and ongoing management of the land will be required to be attached to the title of any land to be dedicated to Council.

### **Bio Banked Sites / Stewardship Sites**

In deciding whether a proposed Bio Bank / Stewardship land dedication at no cost is acceptable, Council will require the following to form part of any proposal:

- An independent consultant as mutually agreed to undertake an assessment of the site to determine biodiversity values and propose a scope of works to be performed over the life of the agreement (100 years), this will be incorporated into a costings spreadsheet and will calculate a Total Fund Deposit.
- Council staff through the process must be provided with the opportunity to review the costing spreadsheet, associated bio-bank report and management actions template.
- Council must agree to the actions and associated costing contained therein.
- In reviewing, Council staff will maintain a conservative approach to costings to ensure that Council is not financially compromised.
- The Total Fund Deposit will be required to be transferred to Council and placed in a reserve for Council staff to undertake the actions within the agreement as required.
- Council reserves the right to request an additional management fee, for resourcing to manage these sites and associated obligations.

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Bio-bank / Stewardship areas present a potential liability and Council reserves the right to refuse dedication of these lands without explanation. Bio Banked / Stewardship land will only be considered by Council if transfer is at nil cost/value and terms can be agreed.

### **Conservation Lands**

For conservation lands the following considerations will be given:

- Existing and future land uses, corridors identified on Council's Biodiversity Values Map, and the condition of adjoining land shall be taken into account in determining the suitability of land for conservation.
- Council will accept land dedicated at no cost to Council where it is of sufficient size, acceptable minimum width and a suitable shape and edge alignment, taking into account the purpose for which it is being dedicated, and future management requirements.
- Council reserves the right to consider long term maintenance, viability and biodiversity conservation values of land proposed to be dedicated to Council prior to acceptance.
- Council will not accept any land that is burdened with an ongoing requirement for provision or maintenance of a bush fire asset protection zone.
- Council will require the preparation of a plan of management for large parcels of lands for conservation or environmental protection or where lands have significant or unique community value. These plans should include clear statement and objectives regarding the conservation outcomes sought, specify actions required for the long-term management of the site, projected costs for implementation of actions and funding sources. The plan of management must be subject to review and approval by Council staff.
- Except where pre-existing requirements for acquisition of conservation land apply, the dedication of land for conservation is over and above any developer contribution requirements. Section 7.11 requirements will be considered as a separate issue, but can be considered at the same time as considering any proposed agreement.
- Ongoing maintenance of conservation land in perpetuity will be required for land to be retained in private ownership.
- Plans are to be submitted showing proposed conservation lands across the site, categorised as per table below with associated size dimensions and controls as specified in relevant DCPs. Asset Protection Zones cannot be included in the calculations for conservation lands.

### **Riparian and Bush Lands**

For riparian and bush lands the following considerations will be given:

- Any riparian or bush land areas mutually agreed to be dedicated to Council at nil value will need to be accompanied by a Vegetation Management Plan prepared in accordance with Council's guidelines for management of vegetation throughout the delivery of the development and a maintenance period of a minimum of five years.
- Vegetation Management Plans must be costed by an appropriately qualified consultant with bush regeneration qualifications and submitted to Council for review and approval.
- The agreed funds for implementation of the Vegetation Management Plan will be required to be provided to Council as a lump sum prior to the commencement of works. These funds will be placed in a reserve for Council staff to deliver the actions within the Vegetation Management Plan.
- Council reserves the right to request for an additional management fee to provide for staffing resources to manage these sites and associated obligations.

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## CORPORATE STRATEGIC PLANNING

The use of planning agreements is one of the ways in which projects and actions contained in the Council's integrated planning and reporting framework may be implemented. The components of this framework are:

- Council's Community Strategic Plan.
- The combined Delivery Program and Operational Plan.
- Resourcing Strategy, incorporating the Long Term Financial Plan, Asset Management Strategy and Workforce Management Plan.
- Adopted Council Strategies including, but not limited to, the Community Facilities Strategy, Playspace Strategy and Open Space & Recreation Strategy

The integrated planning framework embraces four themes identified in the Community Strategic Plan. They are:

1. Vibrant Liveable City
2. Respected and Protected Natural Environment
3. Thriving Attractive City
4. Successful City

These themes reflect the values of the Council and the community. Under these themes are goals, strategies and actions which seek to implement the values of the Community Strategic Plan and respond to the challenges facing the community.

Some of the things valued by the Campbelltown community and which are translated into strategies, actions and projects are:

### *Quality Town Centre Precincts*

- Creation or enhancement of the village atmosphere throughout the area, offering a good range of shops and services.
- No inappropriate high rise and oversized development. (over shadowing, creates tunnel like vision, aesthetics of the building eg washing)
- Enhancement and revitalisation of shopping areas.
- Adaptability to accommodate night life economy
- Innovative and aesthetically pleasing built form and street scape design

### *Improved infrastructure*

- Renewed and upgraded infrastructure, especially footpaths, pedestrian ramps, kerb, guttering, stormwater drainage and local roads.

### *Well planned neighbourhoods*

- Protection of local history, heritage values and buildings.
- Quality design of new developments.
- Vibrant and diverse commercial precincts
- Retention of local character.
- Sustainable development.
- Provision of recreation and green space within new and infill developments.
- Developments supporting local employment

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*Connectivity*

- Good access to the city via roads and public transport
- Improved local road networks allowing ease of movement between CBD and surrounds
- Provision of adequate onsite parking within new developments

*Open space, local parks and leafy green streetscapes*

- Well maintained and managed parks, sports fields and recreation areas.
- Well maintained and more community amenities within parks and recreation areas.
- Retention of bushland and bush regeneration.
- More local parks and green open spaces.
- Trees and leafy green streetscapes that are well maintained.

*Community activities and facilities*

- More community facilities, activities and events.
- More activities for young people.
- More children's play areas and playgrounds.

*Environmental sustainability*

- Increased environmental monitoring and protection.
- Ensuring a balanced approach to development and environmental preservation
- More environmentally sustainable initiatives.

There is an important role for planning agreements in facilitating the delivery of actions and projects within the Council's integrated planning framework relating to the above values.

In negotiating planning agreements and establishing the type of public facilities to be included in the agreement, all parties will take into consideration the Council's integrated planning framework.

**TEMPLATE AGREEMENT TERMS**

Council does not have a template agreement per se. However, there are 8 executed Planning Agreements currently in effect in the Campbelltown LGA. These agreements are with the NSW Government as well as private developers and companies. The VPA's are reasonably consistent and therefore provide a good indication of the general terms and structure Council seeks from a VPA.

Where the developer is in agreement with these general terms, the assessment and discussion will be reasonably straight forward. If developers wish to depart from or change any of these terms commonly used, it will require increased assessment and legal review. This will likely make reaching a consensus more difficult and increase the time taken to finalise the agreement.

**END OF PROCEDURE**

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## 8.2 Draft Campbelltown Local Housing Strategy 2041 - Post Exhibition Report

### Reporting Officer

Executive Manager Urban Centres  
City Planning and Environment

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.2 Improve wellbeing and quality of life
2 Places For People	2.2.2 Improve transport options and networks so that Campbelltown is an accessible and connected city for all 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

### Delivery Program

Principal Activity
1.1.1.1 Deliver initiatives that encourage social inclusion, community connections and celebrate our cultural diversity
2.2.1.3 Ensure infrastructure, including roads, cycleways, walking tracks and canopy cover, creates streets for people and promotes connectivity
5.2.1.4 Build a Resilient City and community

### Officer's Recommendation

1. That the updated draft Campbelltown Local Housing Strategy (2041) (attachment 3) be endorsed by Council and forwarded to the Department of Planning and Environment (DPE) for endorsement.
2. That Council note the draft Implementation and Delivery Plan (attachment 2), prepared in accordance with Conditions 5 and 6 of the DPE Conditions of Approval (dated 12 April 2022).
3. That Council continues work on delivering its draft Affordable Housing Strategy (AHS) and potential Affordable Rental Housing Contributions Scheme in accordance with Condition 11 of the DPE Conditions of Approval (dated 12 April 2022).

## Executive Summary

Preparation of the draft Campbelltown Local Housing Strategy 2041 (draft LHS) has been undertaken in accordance with the Western City District Plan (WCDP) and the Campbelltown Local Strategic Planning Statement (LSPS) to guide future local and regional decisions on housing provision and growth in the Campbelltown Local Government Area (LGA).

The draft LHS is required to be approved by Council and referred to the Department of Planning and Environment for endorsement.

At its meeting on 13 December 2022, Campbelltown City Council considered a report on the draft LHS and resolved as follows:

1. That the draft Campbelltown Local Housing Strategy (2041) be endorsed for the purpose of public exhibition and placed on public exhibition for a minimum period of 28 days.
2. That the outcome of the exhibition of the draft Campbelltown Local Housing Strategy 2041 be reported back to Council.

The draft LHS was publicly exhibited from 16 January 2023 to 15 February 2023 in accordance with the above resolution of Council. No submissions were received. It is recommended that the updated draft LHS be endorsed by Council and forwarded to the Department of Planning and Environment for endorsement.

Council has also prepared a draft Implementation and Delivery Plan (attachment 1) to support the draft LHS, which is required under Conditions 5 and 6 of the DPE Conditions of Approval (dated 12 April 2022). It is recommended that Council acknowledge the draft Implementation and Delivery Plan.

Council has also commenced work on the draft Campbelltown Affordable Housing Strategy, which is required under Condition 11 of the DPE Conditions of Approval (dated 12 April 2022). It is recommended that Council continue to work on preparing the draft Affordable Housing Strategy in 2023 to align with the finalisation of the Western Sydney Affordable Housing Strategy by the Western Sydney Planning Partnership.

## Purpose

The purpose of this report is to:

- Inform Council of the outcome of the exhibition of the Draft Campbelltown Local Housing Strategy 2041 (draft LHS)
- Seek Council's endorsement of the updated draft LHS (attachment 3) and approval to forward to the DPE for finalisation.
- Inform Council of the draft Implementation and Delivery Plan (attachment 1), prepared in accordance with Conditions 5 & 6 of the DPE Conditions of Approval (dated 12 April 2022).
- Inform Council of the work being undertaken to prepare the Draft Campbelltown Local Affordable Housing Strategy and potential Affordable Rental Housing Contributions Scheme in accordance with Condition 11 of the DPE Conditions of Approval (dated 12 April 2022).

## History

The Western City District Plan (WCDP) requires local housing strategies to be prepared by all Councils in the Western City District. The approval of the Campbelltown LSPS by the Greater Sydney Commission, which came into effect on 31 March 2020, was an important first step in the broader LEP review process and has informed the preparation of the draft LHS.

The Campbelltown Local Housing Strategy was prepared by Council in 2020 in accordance with the Western City District Plan and as a required action of the LSPS. The Campbelltown LHS was endorsed by Council at its meeting on 29 September 2020.

The LHS was conditionally approved by DPE on 8 July 2021, with an amended approval issued by DPE on 12 April 2022. It is a requirement of the amended conditions of approval from the DPE, dated 12 April 2022, that Council review and update of the Campbelltown LHS in 2022/23.

The draft Campbelltown Local Housing Strategy 2041 (draft LHS) (attachment 3) complies with the Campbelltown LSPS and forms part of the broader review of Campbelltown Local Environmental Plan 2015 (CLEP 2015). The draft Strategy is required to be approved by Council and referred to the Department of Planning and Environment for endorsement.

In order to have effect, the draft LHS must be endorsed by both Council and the Department of Planning and Environment. Thereafter, future planning proposals and policy actions relating to housing provision in the LGA will need to align with the final Campbelltown Local Housing Strategy.

At its meeting of 13 December 2022, Council considered a comprehensive report on the draft LHS and resolved as follows:

1. That the draft Campbelltown Local Housing Strategy (2041) be endorsed for the purpose of public exhibition and placed on public exhibition for a minimum period of 28 days.
2. That the outcome of the exhibition of the draft Campbelltown Local Housing Strategy 2041 be reported back to Council.

The following report outlines the public exhibition process undertaken by Council in accordance with the above resolution.

## Report

### Introduction

All Councils in the Sydney metropolitan area have a LHS which is a housing review undertaken at local government level and prepared in accordance with Sydney regional and district planning framework, and the specific actions of the Campbelltown LSPS.

The draft LHS is an evidence-based document setting out relevant priorities and actions to deliver suitable and diverse housing growth to meet the needs of the Campbelltown community over the next 20 years to 2041. The draft LHS considers housing delivery outcomes that respect local amenity and character, open space and ecological values, and align with infrastructure provision.

The key objectives of the draft LHS are to:

- a) Provide an evidence based assessment of the supply and demand of housing in the Campbelltown LGA, including consideration of demographic factors, housing trends, local land use opportunities and constraints, and infrastructure limitations.
- b) Identify and respond to the constraints and opportunities for the delivery of new housing in the LGA having regard to the requirements of the Greater Sydney Region Plan and Western City District Plan.
- c) Promote the efficient use of land and infrastructure by aligning housing growth with supporting infrastructure and social services, such as schools, health facilities and public transport.
- d) Comply with the requirements of the Department of Planning and Environment's Local Housing Strategy Guidelines.

As outlined in the report to Council on 13 December 2022, the drafting of the LHS included consideration of community feedback received during the preparation of the Community Strategic Plan - Campbelltown 2032 and Campbelltown LSPS on the types of housing options required to meet the lifestyle and needs of everyone in the LGA over the next 20 years.

The draft LHS has been prepared by Council with assistance by planning consultants HillPDA, engaged by Council through a tender process in 2022. The engagement of planning consultants was necessary to assist the delivery of this project given the limited in-house resources available to undertake the significant work required to complete this project within a short timeframe.

### **Post Exhibition Review**

The draft LHS was placed on public exhibition from 16 January 2023 to 15 February 2023 in accordance with the Council report and resolution of 13 December 2022.

Exhibition material was made publicly available in electronic form on Council's website. Hard copies of the draft LHS were exhibited at Council's Administration Building and at Campbelltown and Ingleburn Libraries.

The public exhibition web page received a total of 97 page visits. No submissions were received on the draft LHS.

Minor administrative and typographical changes have been made to the exhibited document.

### **Draft Campbelltown Affordable Housing Strategy and Affordable Rental Housing Contributions Scheme**

The DPE Conditions of Approval (dated 12 April 2022) place strong emphasis on the promotion of housing diversity and affordability outcomes by Council, with a key condition being the preparation of an Affordable Rental Housing Contribution Scheme and future housing diversity targets to be approved by DPE. This matter was considered by Council at its meeting held on 10 May 2022 (attachment 2), where Council resolved as follows:

1. That Council endorse the preparation of an Affordable Rental Housing Strategy guided by the options paper forming the Western Sydney Affordable Housing Strategy 2021.
2. That once the draft Campbelltown Affordable Housing Strategy has been prepared it be reported to Council for consideration prior to formal public exhibition.

In accordance with the above resolution, Council has commenced preparation of a draft AHS with the assistance of HillPDA.

The draft AHS will build upon the affordable housing work being undertaken for the South West Sydney Region by SGS Economics & Planning and the Western Sydney Planning Partnership (WSPP).

The draft AHS will have regard to the DPE Conditions of Approval (dated 12 April 2022) and be prepared in 2023 to align with the finalisation of the Western Sydney Affordable Housing Strategy (WSAHS). The draft AHS will focus primarily on providing affordable housing to low-moderate income households including key workers.

Potential outcomes of this work include:

- Implementation of a broad base contribution scheme
- Value sharing of up-zoned areas
- Options for Council to be directly involved in affordable rental housing
- Recommendations for how Council works with community housing providers.

The draft AHS will also be prepared in accordance with DPE requirements including consultation with specific stakeholder groups, and be reported back to Council for consideration and approval for public exhibition.

A briefing session will be held with Councillors to outline next steps and a path forward for the preparation of the draft AHS. This session will provide a clear timeframe for Council to undertake this work in 2023 to align with the WSAHS work that is being undertaken.

It is recommended that Council continues to work on delivering the draft AHS, in accordance with Condition 11 of the DPE Conditions of Approval (dated 12 April 2022).

### **Draft Implementation and Delivery Plan**

The draft Implementation and Delivery Plan (attachment 1) is required to satisfy Conditions 5 and 6 of the DPE Conditions of Approval (dated 12 April 2022).

Condition 5 requires that within 12 months of Council being notified of the LHS approval, Council prepares an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and beyond.

Condition 6 also requires that Council is to provide the department with the proposed program and milestones for finalising the current active planning proposals, which collectively will support the achievement of Council's 6-10 year and 10+ year housing supply horizons.

The draft Implementation and Delivery Plan (IDP) details key approaches, milestones and tasks to be undertaken to deliver on the commitments in council's LHS. This includes delivery periods, a detailed program, governance arrangements, budgets, key interdependencies and stakeholder engagement/consultation that has been prepared in accordance with the Department's Local Housing Strategy Guideline.

Council officers met with DPE on 1 March 2023 to discuss the draft IDP having regard to the LHS Conditions. DPE confirmed at this meeting that the draft IDP satisfied the requirements of the LHS Conditions, however it was acknowledged that the IDP would need to be continually updated and refined as the circumstances changed including the timing of future planning proposals. The draft IDP in its current form is attached for the information of Council (attachment 1).

## **Conclusion**

Preparation of the draft LHS has been undertaken in accordance with the Western City District Plan and the Campbelltown Local Strategic Planning Statement to guide future local and regional decisions on housing provision and growth in the Campbelltown Local Government Area.

The draft LHS is underpinned by evidence-based research and has been informed by community feedback received during the preparation of the Campbelltown Community Strategic Plan 2027 and the Campbelltown Local Strategic Planning Statement.

When finalised, the draft LHS will play an important role in informing future LEP and DCP amendments, underpin the preparation of an Affordable Housing Strategy and Affordable Rental Housing Contributions Scheme for the Campbelltown Local Government Area, and guide the decision-making process of future planning proposals in the Campbelltown Local Government Area relating to the provision of housing.

The draft Local Housing Strategy was placed on public exhibition from 16 January 2023 until 15 February 2023. No submissions were received during this period, and minor administrative and typographical changes have been made to the exhibited document.

The draft LHS is required to be endorsed by Council and referred to the DPE for endorsement.

It is recommended that Council endorse the updated draft Local Housing Strategy (attachment 3) and forward it to the Department of Planning and Environment for their endorsement.

## **Attachments**

- 8.2.1 Draft Implementation and Delivery Plan (contained within this report) [↓](#)
- 8.2.2 Copy of report to Council 13 December 2022 (contained within this report) [↓](#)
- 8.2.3 Draft Campbelltown Local Housing Strategy 2041(due to size)(distributed under separate cover)



# Campbelltown Local Housing Strategy

## Implementation and Delivery Plan

DRAFT – Subject to Change





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# Quality Assurance

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## Quality control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

## Reviewer

Signature		Dated	
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## Report details

Job number	P23004
Version	DRAFT
File name	P23004 – Campbelltown LHS Implementation and Delivery Plan
Date issued	28 November 2022. Amended 25 January 2023 – Jeff Burton





## 1.0 BACKGROUND & PURPOSE

The Campbelltown Local Housing Strategy was endorsed by Council at its meeting on 29 September 2020 and conditionally approved by the Department of Planning and Environment (DPE) on 7 April 2022 (amended approval).

HillPDA planning consultants have assisted with the detailed planning work required to comply with all seventeen (17) conditions of the DPE approval, including the preparation of an Implementation and Delivery Plan (IDP) in accordance with condition numbers 5 and 6. This IDP has been prepared in consultation with DPE, and details key approaches, milestones and tasks to be undertaken to deliver on the commitments in council's LHS. This includes delivery periods, a detailed program, governance arrangements, budgets, key interdependencies and stakeholder engagement/consultation.

The IDP supports and promotes effective management and communicates a clear road map for both internal and external stakeholders on how Campbelltown City Council will implement its LHS.



## 2.0 OBJECTIVES

This plan:

- Outlines a detailed program of tasks and deliverables needed to deliver on expectations set by the LHS and the requirements of the DPE approval of the LHS
- Provides guidance to Council on timing and scope of tasks to ensure more effective housing delivery in the Campbelltown LGA
- Identifies with who and at what stages of the program consultation and engagement is needed, including regular engagement with DPE
- Identifies associated risks and includes ways to mitigate those risks
- Outlines a fully integrated and coordinated process that is consistent with other council strategies, Council's LSPS and where relevant, the strategies of other government agencies.



## 3.0 ACTIONS AND MILESTONES

Table 1 below defines the scope of the key deliverables to implement the LHS and agreed housing targets. It identifies projects planned to be undertaken to improve and contribute to Council's housing delivery, including key actions, expected pipeline of proposals and housing capacity outcomes, locations, roles and responsibilities and timing to facilitate housing supply, diversity and affordability outcomes.

Table 1: Implementation and Delivery Plan

Project or Action	Project Details	Dwelling yield	Current Status	Key Milestones / Stakeholder engagement dates	Key Risks / Dependencies / Mitigation Measures
<b>Council led plan making</b>					
<b>Project A</b> Affordable Housing Strategy and Affordable Housing Contributions Scheme  Priority 2: Providing affordable housing in appropriate locations  LSPS Planning Priority 2 – Creating high quality, diverse housing	<b>Plan Making</b> <ul style="list-style-type: none"> <li>Prepare an affordable housing strategy and affordable rental housing contributions scheme</li> <li><b>Subject to Council and DPE Approval, commence planning proposal to amend Campbelltown LEP to implement the affordable housing contribution scheme</b></li> </ul>	<ul style="list-style-type: none"> <li>Unknown</li> </ul>	<ul style="list-style-type: none"> <li>Not commenced</li> <li>Consultants commissioned</li> <li>Starting in 2023, pending completion of the WSPP affordable housing project</li> <li><b>Completion of Local AHS In June 2023</b></li> </ul>	<ul style="list-style-type: none"> <li>March 2023 – Western Sydney planning partnership to complete regional affordable housing project and templates</li> <li>June 2023 – AHS and AHCS are to be prepared and completed by Council, following preparation of the updated LHS in 2022</li> <li>July 2023 – Submission of AHS and AHCS to Council for adoption</li> <li>Late 2023 – Subject to Council and DPE Approval, commence required planning proposal to implement the affordable housing contribution scheme</li> </ul>	<p><b>Risk:</b> Delays in the completion of WSPP work impacts start date</p> <p><b>Mitigation:</b> Continue active involvement WSPP work and monitor timeframes</p> <p><b>Risk:</b> Feasibility testing finds affordable housing is not feasible</p> <p><b>Mitigation:</b> Investigate alternative mechanisms and discuss and alternative pathway with DPE</p>
<b>Project B</b>  Ingleburn Town Centre planning proposal  Priority 2: Providing affordable housing in appropriate locations  LSPS Planning Priority 2 – Creating high quality, diverse housing	<b>Plan making</b>  Prepare a planning proposal to implement the Ingleburn Precinct Plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy.	3,250 dwellings	<ul style="list-style-type: none"> <li>Commenced 2018</li> <li>Completion target is Dec 2023 (subject to DPE timeframes)</li> </ul>	<ul style="list-style-type: none"> <li>2020 – A planning proposal (PP-2020-1845) for the Ingleburn Town Centre was submitted. The PP did not proceed.</li> <li>October 2022 – A new planning proposal (PP-2022-3712) was submitted to DPE for gateway review. Council received a Gateway Determination decision from DPE to proceed to public exhibition. Timeframe for completion of the planning proposal is December 2023 <ul style="list-style-type: none"> <li>15 December 2022 – 27 February 2023 – Public exhibition and agency consultation,</li> <li>December 2023 – Submission to DPE for gazettal.</li> </ul> </li> </ul>	<p><b>Risk:</b> Planning proposal not proceeding post public exhibition</p> <p><b>Mitigation:</b> Monitor and engage with DPE and public agencies to resolve issues as required</p>
<b>Project C</b> Minto Urban Renewal Precinct planning proposal	<b>Plan making</b>  Planning Proposal	To be determined (500 approx.)	<ul style="list-style-type: none"> <li>Background studies commenced 2018</li> </ul>	<ul style="list-style-type: none"> <li>2020 – Planning Proposal (PP-2022-3712) for the Minto Urban renewal precinct was submitted to DPE. The PP did not proceed.</li> </ul>	<p><b>Risk:</b> Planning proposal is refused at gateway by DPE</p>



■ P23004 Campbelltown Local Housing Strategy Implementation and delivery plan



Project or Action	Project Details	Dwelling yield	Current Status	Key Milestones / Stakeholder engagement dates	Key Risks / Dependencies / Mitigation Measures
	Increase housing diversity				<b>Mitigation:</b> Planning proposal to limit housing to large lots to minimise impacts to scenic quality
<b>Project F</b>					
Hollylea Road, Leumah planning proposal	<b>Plan making</b>				
Priority 2: Providing affordable housing in appropriate locations	Enable increased dwelling yield through infill development	<ul style="list-style-type: none"> <li>500 (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>In preparation</li> </ul>	<ul style="list-style-type: none"> <li>March 2023: Planning proposal to Council in for endorsement for Gateway review</li> <li>Gateway determination: Subject to DPE timeframes</li> <li>Timeframe for completion of the planning proposal is subject Gateway review. An indicative timeframe is: <ul style="list-style-type: none"> <li>June – August 2023 – Public exhibition and agency consultation, subject to gateway decision</li> <li>December 2023 – Submission to DPE for gazettal.</li> </ul> </li> </ul>	<p><b>Risk:</b> State government objection to loss of employment land. Planning proposal is refused</p> <p><b>Mitigation:</b> Monitor and engage with DPE early in the planning proposal process to resolve issues as required</p>
LSPS Planning Priority 2 – Creating high quality, diverse housing					
<b>Project G</b>					
Prepare a business case to develop Council site for affordable housing outcomes in Campbelltown	<b>Business case/Joint venture</b>				
	Utilise Council asset(s) to achieve housing outcomes	To be determined	<ul style="list-style-type: none"> <li>Early planning phase</li> </ul>	<ul style="list-style-type: none"> <li>December 2023: Site assessment and development options report</li> <li>December 2024: Business case</li> </ul>	<p><b>Risk:</b> Financial risk to Council is too great/can't find a suitable joint partner(s)</p> <p><b>Mitigation:</b> Seek specialist industry advice</p>
<b>Project H</b>					
LEP review – R3 Medium density residential zone	<b>Plan making</b>				
Priority 2: Providing affordable housing in appropriate locations	Remove barriers to development and protect land for long term housing needs	N/A	<ul style="list-style-type: none"> <li>Not commenced</li> </ul>	<ul style="list-style-type: none"> <li>Late 2023: To be undertaken in accordance with endorsed recommendations of Campbelltown LHS 2041 and Local Affordable Housing Strategy when finalised</li> </ul>	<p><b>Risk:</b> Council resources are inadequate to complete this task along with the above</p> <p><b>Mitigation:</b> Seek specialist industry support / grant funding</p>

Project or Action	Project Details	Dwelling yield	Current Status	Key Milestones / Stakeholder engagement dates	Key Risks / Dependencies / Mitigation Measures
LSPS Planning Priority 2 – Creating high quality, diverse housing					
<b>Project I</b>					
<b>DCP Review</b> Priority 2: Providing affordable housing in appropriate locations	<b>Plan making</b> Encourage housing diversity	N/A	<ul style="list-style-type: none"> <li>Not commenced</li> </ul>	<ul style="list-style-type: none"> <li>Late 2023 / early 2024: Any amendments to Council Planning Policies to be undertaken in accordance with endorsed recommendations of Campbelltown LHS 2041 and Local AHS when finalised (mid 2023)?</li> </ul>	<b>Risk:</b> Council resources are inadequate to complete this task along with the above  <b>Mitigation:</b> Seek specialist industry support / grant funding
LSPS Planning Priority 2 – Creating high quality, diverse housing					
<b>Development assessment</b>					
<b>Project J</b> Development assessment following recent planning proposals at: <ul style="list-style-type: none"> <li>The Meadows</li> <li>St Andrews Road Varroville</li> <li>Menangle Park</li> <li>Gilead Stage 1</li> </ul>	<b>Development assessment</b>  Timely determination of DAs	5,872 dwellings comprising: <ul style="list-style-type: none"> <li>The Meadows 22 dwellings</li> <li>Varroville 150 dwelling</li> <li>Menangle Park 4,000</li> <li>Gilead Stage 1 1,700 dwellings</li> </ul>	<ul style="list-style-type: none"> <li>In progress</li> <li>PP Gazetted 28/01/2021</li> </ul>	<ul style="list-style-type: none"> <li>2021: The Meadows - Planning Proposal (PP-2020-3901), gazetted 2021</li> <li>2021: St Andrews Road, Varroville Planning Proposal (PP-2020-2816), gazetted 2021</li> <li>2017: Menangle Park Urban Release Area was rezoned in November 2017 to allow for the development of approximately 3,400 dwellings</li> <li>2022: A Planning Proposal was submitted to amend the CLEP 2015 to provide for an increase to 4,000 dwellings by providing for a more diverse range of dwelling types</li> </ul>	<b>Risk:</b> Issues emerge through the DA process that delay development  <b>Mitigation:</b> Encourage early discussions with developers
<b>State led rezonings</b>					
<b>Project K</b>					
Glenfield Rezoning  LSPS Planning Priority 2 – Creating high quality, diverse housing	<b>Advocacy</b>	<ul style="list-style-type: none"> <li>7,000 dwellings (to be completed by 2040)</li> </ul>	Rezoned on 16 July 2021	2017 – DPE began preparing a draft Precinct Plan for Glenfield for land east and west of Glenfield railway station, in response to the decision to relocate Hurlstone Agricultural High School  2018 – Greater Macarthur 2040 clarified Glenfield's role as a new centre providing a sporting and educational precinct with high, medium and low-rise residential development for up to 7,000 dwellings	<b>Risk:</b> DCP / LEP / SEPP controls do not align for promotion of holistic and orderly outcomes  <b>Mitigation:</b> Ongoing consultation between Council and DPE to identify and resolve inconsistencies

Project or Action	Project Details	Dwelling yield	Current Status	Key Milestones / Stakeholder engagement dates	Key Risks / Dependencies / Mitigation Measures
				<p>2019 – The Department of Education announced that Hurlstone Agricultural High School would stay at its current location, changing the scope of the Glenfield Precinct Plan</p> <p>2020/21 – The draft Glenfield Place Strategy was exhibited from 9 December 2020 to 12 February 2021</p> <p>2023 – Glenfield DCP (western side) to be finalised by DPE. Glenfield East DCP to be finalised by Council.</p>	

**Project L**

Planning proposal for Mt Gilead Stage 2 Urban Release Area.

LSPS Planning Priority 2 – Creating high quality, diverse housing

**Advocacy**

Ensure local housing needs and values are met through planning

- approx. 3,300 dwellings

17 November 2022: gateway approval. Minister appointed planning proposal authority  
Ongoing – consultation with DPE regarding orderly delivery of housing and required infrastructure

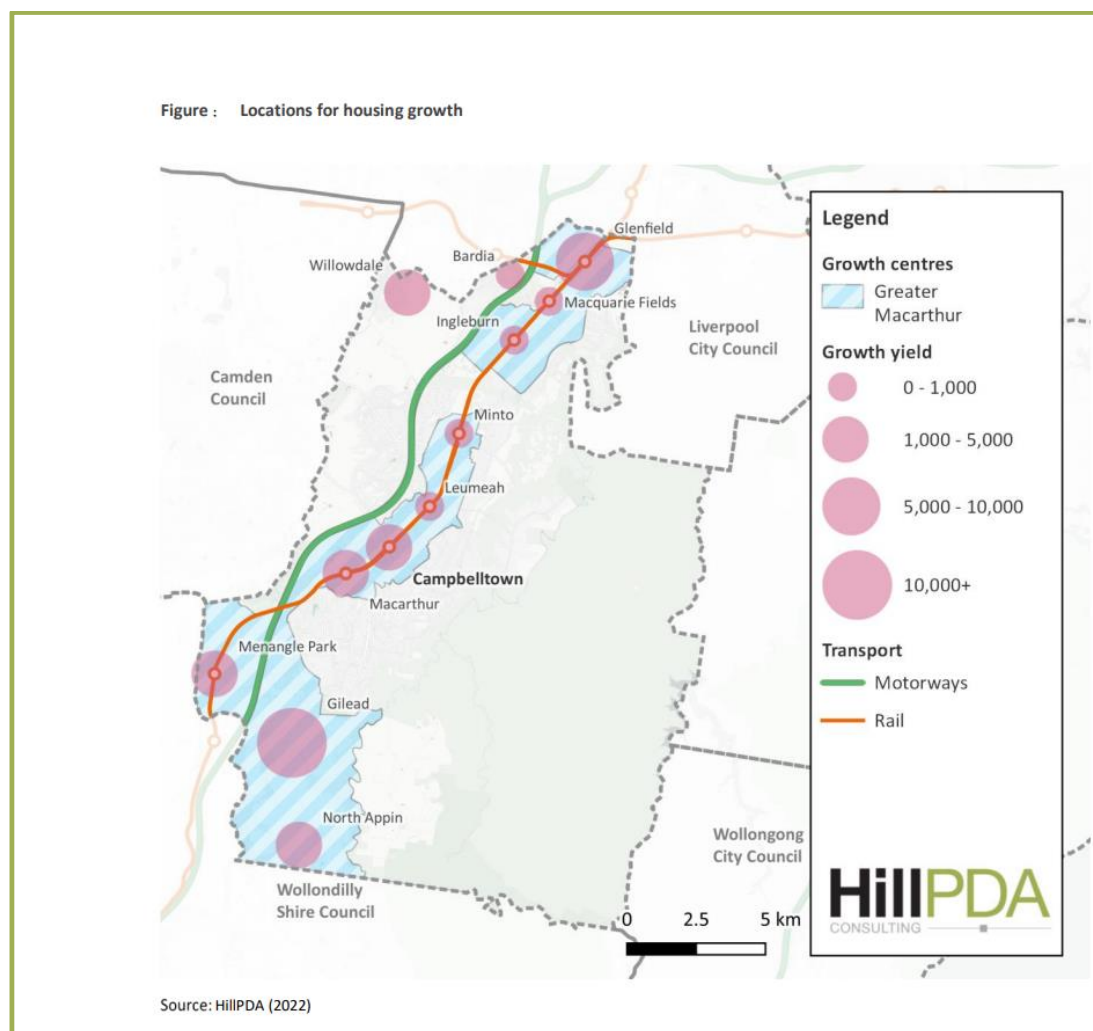
**Risk:** DCP / LEP / SEPP controls do not align for promotion of holistic and orderly outcomes

**Mitigation:** Ongoing consultation between Council and DPE to identify and resolve inconsistencies

## 4.0 PROGRAM TIMETABLE

	Jan – Feb 23	Mar – April 23	May – Jun 23	Jul – Aug 23	Sep-Oct 23	Nov- Dec23	Jan – Feb 24	Mar – April 24	May – Jun 24	Jul – Aug 24	Sep- Oct 24	Nov- Dec 24
Project A												
Project B												
Project C												
Project D												
Project E												
Project F												
Project G												
Project H												
Project I												
Project J												
Project K												
Project L												

## 5.0 LOCATIONAL MAP



## Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
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5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
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This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
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Ordinary Council Meeting

13/12/2022

## 8.4 Campbelltown Local Housing Strategy 2041 - Public Exhibition

### Reporting Officer

Executive Manager Urban Centres  
City Development

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.2 Improve wellbeing and quality of life
2 Places For People	2.2.2 Improve transport options and networks so that Campbelltown is an accessible and connected city for all 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

### Delivery Program

Principal Activity
1.1.1.1 Deliver initiatives that encourage social inclusion, community connections and celebrate our cultural diversity
2.2.1.3 Ensure infrastructure, including roads, cycleways, walking tracks and canopy cover, creates streets for people and promotes connectivity
5.2.1.4 Build a Resilient City and community

### Officer's Recommendation

1. That the draft Campbelltown Local Housing Strategy 2041 (attachment 3) be endorsed for the purpose of public exhibition and placed on public exhibition for a minimum period of 28 days.
2. That the outcome of the exhibition of the draft Campbelltown Local Housing Strategy 2041 be reported back to Council.

### Executive Summary

- The Campbelltown Local Housing Strategy (LHS) was prepared by Council in accordance with the Western City District Plan and was endorsed by Council at its meeting on 29 September 2020. The LHS was conditionally approved by Department of Planning and Environment (DPE) on 8 July 2021, with an amended approval issued by DPE on 12 April 2022.



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Ordinary Council Meeting

13/12/2022

- The LHS provides the strategic framework for housing delivery in the Campbelltown Local Government Area (LGA) until 2036 and must be considered for all new planning proposals affecting housing supply.
- At its meeting on 10 May 2022, Council considered the DPE approval (as amended) and acknowledged the work required to update the LHS in the 2022-23 time period. Council resolved to separately prepare a stand-alone affordable housing strategy (AHS) to be undertaken in alignment with the Western Sydney Affordable Housing Strategy (WSAHS) anticipated to be completed in 2023.
- The amended DPE approval requires Council to update the LHS having regard to changes to the evidence base since the LHS was prepared by Council in 2020 and revised dwelling targets set by DPE. The DPE Approval has adjusted the 2021-26 housing target range for the Campbelltown LGA to between 7,100 – 8,250 dwellings, being at the upper end of the dwelling delivery target put forward by Council in the LHS.
- The current review process being undertaken to update the Campbelltown LHS is in accordance with the DPE approval, and is provided for Council's endorsement for the purposes of public exhibition (attachment 3).
- The final version of the updated LHS will be prepared for Council's consideration and endorsement following completion of the public exhibition period and assessment of any submissions.

## Purpose

The purpose of this report is to inform the Council of the draft Campbelltown Local Housing Strategy 2041(draft Strategy) which is an updated version of the LHS and seek endorsement for the draft Strategy to be placed on public exhibition for a period of 28 days.

The LHS was prepared by Council in 2020 as a required action of the Campbelltown Local Strategic Planning Statement (LSPS) and forms part of the suite of plans required to inform the review of Council's Local Environmental Plan 2015 (CLEP 2015). A review and update of the Campbelltown LHS in 2022/23 is a requirement of the amended conditions of approval from the DPE, dated 12 April 2022.

## History

### Campbelltown Local Housing Strategy (LHS)

At its meeting on 29 September 2020, Council considered and endorsed the LHS, undertaken in accordance with the Western City District Plan and Campbelltown LSPS to guide future local and regional decisions on housing provision and growth in the LGA.

The LHS provides an evidence based assessment of housing trends and demand, and sets clear priorities and actions for Council to achieve appropriate housing outcomes in the LGA that meet the current and future needs of the local community to 2036.

The LHS (as updated) must be considered for any new planning proposals affecting housing supply, and will inform future reviews of Council's LSPS, CLEP 2015 and Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP).

### **DPE Conditional Approval of LHS**

The LHS as endorsed by Council was forwarded to DPE on 30 September 2020 for their approval as required under the Western City District Plan (WCDP). DPE issued a conditional approval to Council on 8 July 2021 which generally aligned with the actions agreed by Council under the LHS, however a number of conditions imposed more onerous commitments that were not contemplated by Council.

On 7 November 2021, a formal request was made to DPE requesting amendment of the conditions to address a number of concerns, and Council received an amended approval from DPE dated 12 April 2022 (attachment 1). The amended DPE approval was reported for consideration by Council at its meeting on 10 May 2022 (attachment 2).

The DPE approval (as amended) contains 17 specific conditions or requirements that Council must undertake in the implementation of the LHS, generally relating to the following areas:

- LHS Implementation and Delivery Plan
- Housing target goals and related data collection
- Review and update of the LHS to align with State Government Planning Policy Reforms
- Provision of infrastructure by State Government agencies
- Review and amendment of Council Planning Policies – CLEP 2015 and CSCDCP
- Advancement of Local Affordable Rental Housing Initiatives.

The amended DPE Approval conditions relevantly determine Council's obligations and commitments to implement and deliver on the LHS actions. The key issues for Council's current consideration as a result of the DPE conditions are outlined below.

### **Review and Update of Local Housing Strategy**

The DPE Conditions require a broad review of the LHS in the 2022-23 time period, including updates required to address the revised DPE housing targets. The current review and update of the LHS addresses this requirement and provides an opportunity to consider new Census and housing data, and other relevant planning policy changes affecting housing delivery and supply in the Campbelltown LGA, including planning work completed by Council since the adoption of the LHS in September 2020.

### **Revised DPE Housing Targets (2021 – 2026)**

The LHS as approved by Council at its meeting on 29 September 2020 provided a 5 year housing target (2021-26) in the Campbelltown LGA to be in the range of 4,750 and 8,250 dwellings. The DPE Approval has adjusted the 2021-26 housing target range to between 7,100 – 8,250 dwellings for the Campbelltown LGA, being at the upper end of the dwelling delivery target put forward by Council in the LHS. The revised housing target put forward by DPE aligns with the State Government's Letter of Support for the Campbelltown LSPS.

Council is required to regularly monitor housing delivery and provide timeframes for the completion of planning proposals relating to housing supply in order to support the delivery of the housing targets set by the DPE. Ongoing consultation will continue with DPE to ensure any issues with monitoring housing data and attaining the higher targets can be identified early and resolved as required.

### **Implementation and Delivery Plan for Housing Delivery**

The DPE approval conditions also require the preparation by Council of an updated implementation and delivery (ID) plan to ensure that housing supply will align with the updated housing targets set for the Campbelltown LGA. A key focus of the updated ID Plan is to identify planning proposals that will facilitate housing supply and diversity outcomes in the LGA and provide for their determination in a timely manner.

### **Housing Diversity and Affordability**

The DPE Conditions of Approval place strong emphasis on the promotion of housing diversity and affordability outcomes by Council, with a key condition being the preparation of an Affordable Housing Contribution Scheme and future housing diversity targets to be approved by DPE. This matter was considered by Council at its meeting held on 10 May 2022 (attachment 2), where Council resolved as follows:

1. That Council note the LHS Approval conditions issued by the DPE in July 2021 and amended 12 April 2022.
2. The Council engage with the relevant state government agencies in regard 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.
4. That once the draft Campbelltown Affordable Housing Strategy has been prepared it be reported to Council for consideration prior to formal public exhibition.

In accordance with the above resolution, Council will prepare the draft Campbelltown Local Affordable Housing Strategy (LAHS) and Affordable Rental Housing Contributions Scheme having regard to the affordable housing work being undertaken for the South West Sydney Region by the Western Sydney Planning Partnership. The LAHS Strategy is to be prepared by Council in accordance with DPE requirements, including consultation with specific stakeholder groups, and then be reported back to Council for consideration and approval for public exhibition. It is anticipated that this work will be undertaken by Council in 2023 to align with the finalisation of the Western Sydney Affordable Housing Strategy.

### **Review of Campbelltown Planning Policy**

The DPE approval conditions require Council to identify potential amendments to its Local Environmental Plan (LEP) and Development Control Plan (DCP) to achieve the LHS actions relating to housing diversity and housing affordability. The draft Strategy addresses this requirement by nominating clear actions for the amendment of Council's Planning Policies relating to the promotion of housing types to better align with community needs, including

smaller sized dwellings in appropriate locations and improved design controls for lower density forms of housing such as dual occupancies and secondary dwellings.

As noted above, additional work to promote housing diversity and affordability is also planned to be undertaken in 2023, having regard to the affordable housing work being undertaken by the Western Sydney Planning Partnership.

## **Report**

### **Introduction**

The LHS has been prepared in accordance with regional and district planning framework, and the Campbelltown LSPS. The LHS is an evidence based document and sets out the priorities and actions to deliver suitable housing in the right locations to meet the needs of the Campbelltown community until 2036. It ensures that housing delivery protects local amenity and character, open space and ecological values and is aligned with infrastructure provision.

The LHS has been reviewed and updated by Council with assistance by planning consultants HillPDA, engaged by Council through an open tender process in 2022. The drafting has included consideration of community feedback under the LSPS, work undertaken on the Campbelltown Employment Lands Study, and has been informed by preliminary consultation with key community groups and stakeholders in the LGA.

For the updated LHS to have effect in its revised form (attachment 3), it must be considered and approved by Council and referred back to DPE for review and endorsement. Future planning proposals and local planning policy amendments will then be required to align with the endorsed Local Housing Strategy as updated.

### **Draft Campbelltown Local Housing Strategy 2041 (Draft Strategy)**

The Draft Campbelltown Local Housing Strategy 2041 (draft Strategy) is an updated version of the LHS prepared and approved by Council in 2020, having regard to the current evidence base, new Census data (2021), revised population and dwelling projections, and compliance with the LHS conditions issued by DPE including new housing delivery targets.

The draft Strategy (attachment 3) comprises four parts as described below:

- Part 1 Introduction and Policy Context - Establishes the purpose of the Strategy and provides an overview of the Campbelltown LGA and the policy context.
- Part 2 Evidence - Provides an overview of population and housing forecasts and drivers of change that will influence the future housing needs of the Campbelltown LGA.
- Part 3 Planning Priorities - Provides planning priorities and a long-term strategy to meet the housing needs of our community, including specific objectives, actions and performance indicators.
- Part 4 Implementation - Establishes a clear framework for planning for housing in the LGA, including urban renewal development and greenfield areas, and increasing housing diversity and choice.

The key objectives of the draft Strategy are to:

- a) Provide an evidence based assessment of the supply and demand of housing in the Campbelltown LGA, including consideration of demographic factors, housing trends, local land use opportunities and constraints, and infrastructure limitations.
- b) Identify and respond to the constraints and opportunities for the delivery of new housing in the Campbelltown LGA having regard to the requirements of the Greater Sydney Region Plan and Western City District Plan.
- c) Promote the efficient use of land and infrastructure by aligning housing growth with supporting infrastructure and social services, such as schools, health facilities and public transport.
- d) Comply with the requirements of the Department of Planning and Environment's Local Housing Strategy Guidelines.

The key components of the draft Strategy to deliver the above objectives are summarised as follows:

- Provision of a clear plan that will direct housing delivery in the Campbelltown LGA over the next 20 years, and align with the relevant requirements of the Greater Sydney Region Plan, Western City District Plan, and Council's LSPS.
- Identification of the preferred sequencing of housing delivery in the LGA to achieve growth targets in an orderly and efficient manner, including identification of areas that would not be appropriate for new housing due to local constraints.
- Details of engagement undertaken with the community and relevant stakeholders to identify local housing needs and aspirations.
- Discussion of opportunities to deliver affordable and social housing outcomes to meet the needs of the community, including consideration of Affordable Rental Housing Targets and Contributions Schemes.
- Discussion of opportunities to deliver housing outcomes to meet the needs of students and seniors.
- Recommendations on local planning mechanisms that may be implemented by Council, including potential amendments to CLEP 2015, to facilitate the delivery of housing outcomes identified in the Strategy.

### **Consultation**

The draft Strategy has been prepared following consultation with the public, key stakeholder groups, and Council, summarised as follows:

- General feedback from residents as relevant to the housing in the Campbelltown LGA resulting from consultation undertaken on the LSPS, Reimagining Campbelltown, and the Community Strategic Plan.
- Online Public Survey (May 2020) during the preparation of the Campbelltown Local Housing Strategy 2020. In total 138 responses to the survey were received, 114 of which were general public who accessed the survey via the Council website.

- Submissions received during the public exhibition of the LHS
- Targeted phone calls and meetings with key housing providers and community groups, including real estate agents, housing groups and social service agencies.
- Internal Workshop with Council staff – 2 November 2022.
- Councillor Briefing Session and Feedback – 6 December 2022.

The key issues relating to housing provision resulting from the consultation process are summarised as follows:

- Suitable provision of affordable housing
- Housing to support victims of domestic violence
- Provision of an appropriate diversity of housing typologies
- Accessibility and inclusive design
- Preservation of scenic hills
- Protection and enhancement of rural residential land
- Protection of koala habitat and other general biodiversity conservation
- Support for higher density and mixed use within walkable distance to train stations
- Protection of heritage assets through revitalisation and adaptive reuse
- Celebration of arts and culture
- Appropriate and accessible open spaces and sports and recreation facilities

#### **Updated Evidence Base**

The draft Strategy considers new planning proposals relating to housing supply, updated census data (2021 census with date released in 2022) and revised demographic and dwelling projections for the Campbelltown LGA provided by the State Government under the Common Planning Assumptions. The key findings of the evidence assessment are summarised follows:

- Campbelltown is expected to see a significant growth to 2041, including in school aged children and families increasing demand on education and social infrastructure, and elderly residents increasing demand for housing appropriate for seniors.
- The synchronisation of residential growth with jobs and connectivity under the 30 minute city concept is an important requirement for sustainable growth.
- The Glenfield to Macarthur urban renewal corridor will provide increased density as well as employment and services lands with capacity for approximately 18,000 additional dwellings. Council is working on planning proposals for Campbelltown CBD, Minto and Ingleburn to facilitate growth in areas with access to existing transport infrastructure.
- Initial work has been completed for rezoning the growth areas to the south of Campbelltown, comprising Menangle Park and Gilead, expected to provide approximately 19,000 additional dwellings by 2036.
- Dwelling completions in the Campbelltown LGA between July 2016 and June 2021 exceeded the 5-year DPE housing target of 6,800 dwellings for that period.
- Population growth and projections for the LGA have generally been adjusted downward to account for impacts to migration during the Covid-19 pandemic.
- There is sufficient capacity within existing residential zoned land in the Campbelltown LGA to meet the amended DPE housing target of 7,100 – 8,250 dwellings for the 2021-26

period. Additional housing capacity will also be provided by new planning proposals being progressed through the planning system by Council and infill housing development within existing urban areas.

A greater mix of smaller housing types is required in appropriate locations to cater for different stages of life and diversity of household types. There is also a need for a greater diversity in the size of apartments.

### **Affordable Housing**

Affordable Housing (AH) dwellings are generally benchmarked at a maximum rental cost of 30 percent of gross household income to reduce 'rental stress'.

'Affordable housing' is defined by the *Environmental Planning and Assessment Act 1979* as follows:

**affordable housing** means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

People are described as being on a very low income are those earning less than 50 per cent of the NSW or Sydney median income, depending on where they live. They include workers in a range of lower paid occupations, particularly in areas such as retail or manufacturing, as well as people earning the minimum wage [2] or who are on an aged or disability pension or other government benefit.

People earning more than 50 per cent but less than 80 per cent of the NSW or Sydney median income are described as earning a low income. They include many people working in jobs such as a child care worker, secretary or cleaner.

People described as being on a moderate income are those earning between 80-120 per cent of the NSW or Sydney median income. They may include people working in occupations such as teaching, policing or nursing, particularly if they are in earlier stages of their careers.

The draft Strategy identifies a number of opportunities for Campbelltown City Council to enable and promote AH development. This includes changes to the development process to mandate potential contributions by developers, provide incentives for AH under Councils LEP, and expand opportunities for AH through voluntary planning agreements.

The draft Strategy identifies these options for detailed investigation by Council under an Affordable Housing Strategy and Affordable Rental Housing Contributions Scheme for the Campbelltown LGA, which will be prepared in 2023 to align with work being undertaken through the Western Sydney Planning Partnership and preparation of the Western Sydney Affordable Housing Strategy.

### **Public Exhibition**

It is proposed to publicly exhibit the draft Strategy for comment for a period of 28 days. This public exhibition period would exclude the time between 15 December 2022 and 15 January 2023 in accordance with Council's Community Participation Plan (CPP).

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13/12/2022

Any comments received during the community consultation period will be considered in a final review of the draft Strategy and reported back to Council for consideration in early 2023. In this respect, the final version of the draft Strategy will be reported back to Council seeking its approval, including any amendments undertaken to address issues raised during the public exhibition period.

Community consultation will be undertaken in accordance with the provisions of Council's CPP and any relevant conditions of the DPE Approval requiring consultation with State Agencies. Letters will also be sent to community housing providers, and key stakeholders relating to housing provision in the LGA.

### Conclusion

At its meeting of 29 September 2020, Council considered and endorsed the Campbelltown Local Housing Strategy to guide future local and regional decisions on housing provision and growth in the Campbelltown Local Government Area. On 30 September 2020, the Local Housing Strategy was forwarded to the Department of Planning and Environment for approval. The Department of Planning and Environment issued approval on 8 July 2021 and an amended approval on 12 April 2022.

At its meeting on 10 May 2022, Council considered a report on the amended Department of Planning and Environment Approval and resolved to continue the planning work required to satisfy the conditions of the Department of Planning and Environment Approval, including the preparation of a stand-alone affordable housing strategy, to be separately prepared in 2023 to align and consider the work being undertaken by the Western Sydney Planning Partnership.

The Draft Campbelltown Local Housing Strategy 2041 (draft Strategy) has been updated to account for changes to the evidence base since the Local Housing Strategy was prepared by Council in 2020, and undertaken in accordance with the Department of Planning and Environment approval conditions. This includes an adjusted the 2021-26 housing target range for the Campbelltown LGA to between 7,100 – 8,250 dwellings, being at the upper end of the dwelling delivery target put forward by Council in the original Local Housing Strategy.

The draft Strategy has been informed by initial targeted consultation with community groups and key stakeholders, including real estate agents, housing groups and social service agencies. A formal public exhibition period is now requested to be undertaken, including consultation with State agencies as required by the Department of Planning and Environment approval.

When finalised, the draft Strategy will become the updated version of the Local Housing Strategy for the Campbelltown Local Government Area and will need to be considered for all planning proposals relating to the provision of housing. It is recommended that Council place the draft strategy on public exhibition for 28 days following 10 January 2023 in accordance with the Community Participation Plan.

### Attachments

- 8.4.1 Department of Planning and Environment Conditional Approval (Amended 12 April 2022) (contained within this report) [↓](#)
- 8.4.2 Council Report on Local Housing Strategy 10 May 2022 (contained within this report) [↓](#)
- 8.4.3 Draft Local Housing Strategy (due to size)(distributed under separate cover)



**Department of Planning and Environment**

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

Our ref: IRF22/937

Your ref:

File: EF20/1671

7 April 2022

Dear Ms Deitz

**Campbelltown City Council's Local Housing Strategy (LHS) – Amended Letter of Approval**

The department has considered Council's request received on 17 November 2021 seeking amendments to Council's LHS conditions of approval. Following consideration of the request, I have amended Conditions 2, 3, 5, 8 and 15. All other requirements and Advisory Notes remain as per the approval letter dated 8 July 2021.

The revised list of conditions is:

1. Council is to revise the 6-10 year (2021-2026) target to 7,100 – 8,250 dwellings to align with the lower GSC target range identified in the LSPS Letter of Support for the Campbelltown LSPS on the basis that the committed pipeline and capacity of existing planning controls are capable of achieving this target range.
2. Within twelve (12) months of this approval being granted by the department, Council is to review and revise the LHS Actions for housing diversity and housing affordability to ensure they clearly articulate expected outcomes. In doing so, Council is to:
  - a. confirm potential changes to the LEP and/or DCP to achieve the expected outcomes and the proposed timing by which Council will consider any necessary planning proposals;
  - b. update the nominated timeframes for all actions; and
  - c. nominate a timeframe for Action 4.7 of the LHS should it be retained.
3. As a direct outcome of Item 2 above, Council is to prepare and commence any planning proposals that are required to facilitate housing diversity and/or affordability outcomes within twelve (12) months of this approval being granted by the department. Council is encouraged to actively engage with the department and other State agencies to ensure the evidence base and strategic merit of any proposal is properly founded.
4. To enable achievement of Council's 6-10 year (2021-2026) GSC housing target, Council is to complete draft LEP amendments for the following planning proposals and submit to the department for finalisation by the following dates:
  - PP-2020-3129 Menangle Park 21 April 2022
  - PP-2020-3305 Kellicar Road, Macarthur 11 August 2021

**Department of Planning and Environment**

5. Within twelve (12) months of Council being notified of the LHS approval, Council prepares an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and beyond. The Plan should be prepared in consultation with DPIE, TfSNW, Sydney Water and the Western Sydney Planning Partnership, to ensure any interdependencies are satisfactorily identified.
6. As part of the required Implementation and Delivery Plan per requirement 5 above, Council is to provide the department with the proposed program and milestones for finalising the current active planning proposals, which collectively will support the achievement of Council's 6-10 year and 10+ year housing supply horizons:
  - a. Minto Urban Renewal (PP-2020-3670)
  - b. The Meadows (PP-2020-3901)
  - c. St Andrews Rd, Varroville (PP-2020-2816)
  - d. Gilead Stage 1 (PP-2020-3093)
  - e. Ingleburn Town Centre (PP-2020-1845).
7. Future iterations of the LHS should provide housing diversity targets including non-standard dwellings, and outline the specific diversity and affordability outcomes that will be implemented to support key cohorts such as seniors housing, key worker housing, affordable housing and other typologies that suit the changing needs of existing and future households in identified investigation areas.
8. Future iterations of the LHS should consider the Metropolitan Rural Area and, in consultation with the DPE Regional Team, outline the specific actions that will be implemented by Council and the DPE to protect the rural, environmental and natural attributes of the Campbelltown City LGA.
9. Future iterations of the LHS should consider the Glenfield Place Strategy, if necessary.
10. Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and the housing diversity and affordability outcomes delivered. A monitoring and review system will ensure that appropriate mechanisms can be identified and implemented to meet Campbelltown's housing needs.
11. In line with Council's commitment, it is to prepare an Affordable Housing Contribution Scheme (AHCS) in accordance with the department's Guideline for Developing an Affordable Housing Contribution Scheme. This is to commit Council to examine the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value. When preparing the AHCS, Council is to demonstrate:
  - a. it has considered all mechanisms and locations that may be available to secure affordable housing; and
  - b. in consultation with relevant stakeholders, State Government-owned sites,

**Department of Planning and Environment**

capable of contributing to long-term social and affordable housing demand, are identified.

12. Council is to collaborate with DPIE and other State agencies (in particular Sydney Water and TfNSW) to ensure infrastructure provision aligns with land release/housing delivery and to better articulate impacts to housing delivery.
13. When preparing planning proposals, Council is to clearly articulate the methodology used to calculate dwelling potential, and ensure robust data is included in future iterations of the LHS.
14. Council is to undertake a review of the LHS in 2022/23 following release of the updated Western City District Plan / Future Transport 2056 Plan. The outcomes of the review and any updates to the LHS are to be submitted to the department for approval.
15. Council is to prepare principles for assessing proponent-initiated requests for planning proposals, including out-of-sequence criteria to consider any additional housing opportunities for growth that are not identified in its LHS, or for urban renewal opportunities.
16. The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
17. Council is to update or revise its LHS to inform Council's updates/revision to its Local Strategic Planning Statement following the making of a future District Plan.

Any planning proposals for new housing development will be assessed against Campbelltown City LHS, the conditions above and Advisory Notes. Any State Government policy changes that may occur in the future are to prevail in the event of any inconsistency.

Please be advised this amended letter of approval will be published on the NSW ePlanning Portal alongside the LHS and Advisory Notes.

Should you have any further questions, please contact Lance Collison, Senior Planning Officer on 9860 1536.

Yours sincerely,

12/04/2022

**Catherine Van Laeren**  
**Executive Director, Metro West**  
**Planning & Land Use Strategy**



Ordinary Council Meeting

10/05/2022

## 8. REPORTS FROM OFFICERS

### 8.1 Local Housing Strategy - Approval Conditions and Affordable Housing Initiatives

#### Reporting Officer

Executive Manager Urban Centres  
City Development

#### 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 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.

#### Purpose

The purpose of this report is:

1. To inform Council of the approval of the Campbelltown Local Housing Strategy (LHS) by The Department of Planning and Environment (DPE) in July 2021(amended 12 April 2022).
2. To seek Council's agreement to consult with state agencies like Transport for NSW on the implementation and Delivery Program for the LHS.
3. To update Council on the district wide Affordable Housing Strategy completed in 2021 to investigate affordable housing options for local Councils in the Sydney West Region, undertaken through the Western Sydney Planning Partnership (refer WSAH Strategy 2021 attachment 2).

Item 8.1

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4. To seek Council's endorsement to commence the preparation of a stand-alone Campbelltown Affordable Housing Strategy, to be guided by the endorsed Campbelltown LHS and the 2021 Western Sydney Affordable Housing Strategy (WSAH Strategy).

This report also enables new Councillors to become familiar with the work previously done in regards to the Campbelltown Local Housing Strategy.

## Report

### Background – Campbelltown Local Housing Strategy

At its meeting of 29 September 2020, Council considered and endorsed the Campbelltown LHS (attachment 3), undertaken in accordance with the Western City District Plan (WCDP) and Campbelltown Local Strategic Planning Statement (LSPS) to guide future local and regional decisions on housing provision and growth in the Campbelltown Local Government Area (LGA). The LHS provides an evidence based assessment of housing trends and demand, and sets clear priorities and actions for Council to achieve appropriate housing outcomes in the LGA that meet the current and future needs of the local community.

The LHS must be considered for any new planning proposals affecting housing supply, and will inform future reviews of Council's LSPS, Campbelltown Local Environmental Plan 2015 (CLEP 2015) and Campbelltown (Sustainable City) Development Control Plan 2009 (CSCDCP).

### DPE Conditional Approval of LHS

The Council endorsed LHS was forwarded to DPE on 30 September 2020 for their approval as required under the WCDP.

On 8 July 2021, DPE issued a conditional approval to Council which generally aligned with the actions agreed by Council under the LHS, however a number of conditions did impose more onerous commitments that were not contemplated by Council. On 7 November 2021, a formal request was made to DPE requesting amendment of the conditions to address a number of concerns, and Council received an amended approval on 12 April 2022 (attachment 1).

The concerns raised with DPE regarding the original approval conditions are generally summarised as follows:

- Completion of planning tasks within compressed timeframes that do not account for Council decision making or reporting processes.
- The conditions limiting the ability of the elected Councillors to consider or endorse alternative planning outcomes.
- Attainment of housing targets by Council that rely upon the making of the Kellicar Road Precinct Planning Proposal, which has since been refused by DPE.
- Council being required to manage and coordinate State Government agencies responsible for the delivery of State-led infrastructure projects necessary to support housing growth in the LGA.
- State led planning reforms affecting housing delivery that will prevail over Council's LHS, with no obligation to consider or align with Council's LHS.
- Arbitrary time frames for the review of the LHS being imposed for Council to consider and respond to Planning Reforms which are yet to be undertaken by DPE.

The DPE approval as amended contains 17 specific conditions or 'requirements' that Council must undertake in the implementation of the LHS, generally relating to the following areas:

- LHS Implementation and Delivery Plan
- Housing target goals and related data collection
- Review of the LHS to align with State Government Planning Policy Reforms
- Provision of infrastructure by State Government agencies
- Review and amendment of Council Planning Policies – CLEP 2015 and CSCDCP
- Advancement of Local Affordable Housing Initiatives.

The amended DPE Approval conditions relevantly determine Council's obligations and commitments to implement and deliver on the agreed actions of the LHS. The key issues for Council's current consideration as a result of the DPE conditions are outlined below.

### **Key Issues – LHS Actions and Approval Conditions**

#### **Revised Housing Targets**

The LHS approved by Council identified a 6-10 year (2021-26) housing target for delivery of suitable housing in the Campbelltown LGA to be in the range of 4,750 and 8,250 dwellings.

The DPE Approval sets a revised 2021-26 housing target range of 7,100 – 8,250 dwellings for the Campbelltown LGA. This revised DPE housing target is at the upper end of the dwelling delivery target put forward by Council in the LHS, and aligns with the State Government's Letter of Support for the Campbelltown LSPS.

Preliminary housing completion data sourced by Council for the 6 month period 1 July 2021 to 31 December 2021 indicates a total of approximately 658 dwellings completed. This would equate to a total of 6,580 dwellings over the 2021-26 time period assuming an unchanged rate of dwelling completions, less than the target range set by the DPE Approval Conditions.

As part of the DPE Conditions, Council is required to regularly monitor housing delivery and collaborate with DPE to ensure timely progression towards the set targets. In this regard, ongoing consultation will continue with DPE to ensure any issues with attaining the higher targets can be identified early and resolved as required.

#### **Review and Update of LHS: 2022 – 2023**

The DPE Conditions require a broad review of the LHS in the 2022-23 time period, including updates required to address the revised housing targets.

The review and update of the LHS will provide an opportunity to consider new demographic and housing data, planning work completed by Council since the adoption of the LHS in September 2020, and other relevant changes affecting housing delivery and supply. The work to update and review the LHS is intended to commence in late 2022 and is critical to ensure the accuracy and effectiveness of the Strategy, alignment with Council's LSPS, and provision of an up to-date evidence base to support proposed actions.

The review of the LHS will also need to address the DPE approval conditions, including revised housing targets set for the 2021-26 time period. Other changes include revision of the LHS implementation and delivery (ID) plan (Section 9) to be updated in accordance with DPE

Guidelines, to ensure the delivery of agreed actions over the 'short term' (2020 to 2021), 'medium term' (2021 to 2026) and 'long term' (2026 to 2036) periods. The ID Plan is also to be updated to consider the ongoing changes to the planning proposal pipeline affecting the planned delivery of housing growth.

Given the delayed timing of the amended DPE Approval (12 April 2022), the timeframe for short term actions under the LHS is being worked as '2020 to 2023' to allow for sufficient time for the completion of remaining actions relating to housing affordability and diversity outcomes (see below).

### **Housing Diversity and Affordability**

A key short-term action of the LHS and the DPE Approval is for Council to pursue housing diversity and affordability initiatives.

In line with the LHS commitments, Council has been actively involved in the preparation of the Western Sydney Affordable Housing (WSAH) Strategy 2021 (attachment 2), undertaken by the Western Sydney Planning Partnership to examine affordable housing needs and opportunities across the Western Sydney region. The Strategy provides a regional and common basis for each of the Councils in the area to prepare their own local affordable housing plans, including consideration of affordable housing contribution schemes.

The DPE Conditions of Approval place strong emphasis on the promotion of housing diversity and affordability outcomes by Council, with a key condition being the development of future housing diversity targets to be approved by DPE. This matter is to be addressed in collaboration with DPE as work continues toward the next broad review of the LHS in 2022-23.

The short-term actions under the LHS to address housing diversity issues in the Campbelltown LGA require Council to review its LEP and DCP controls to better promote smaller sized dwellings in apartment developments, dual occupancies and secondary dwellings. This work is planned to be undertaken concurrently with the affordable housing work undertaken by Council following preparation of the WSAH.

It is therefore recommended that Council prepares the draft Campbelltown Local Affordable Housing Strategy (LAHS), to consider the options identified in the WSAH, comply with the actions of the LHS, and address the conditions of the DPE approval. To reduce the resourcing implications of undertaking this work, a suitably qualified planning consultant can be engaged and funded through grant funds already set aside for this purpose as part of the Department's LEP Planning Reforms package. The Draft LAHS Strategy would be prepared in line with DPE requirements, including consultation with specific stakeholder groups, and then be reported back to Council for consideration and approval for public exhibition.

### **Conclusion**

At its meeting of 29 September 2020, Council considered and endorsed the Campbelltown Local Housing Strategy (LHS) to guide future local and regional decisions on housing provision and growth in the Campbelltown Local Government Area. On 30 September 2020, the LHS was forwarded to the Department of Planning and Environment (DPIE) for approval.

On 8 July 2021, DPE issued a conditional approval to Council which generally aligned with the actions agreed by Council under the LHS, however a number of conditions did impose more onerous commitments that were not contemplated by Council. On 7 November 2021, a formal request was made to DPE requesting amendment of the conditions to address a number of concerns, and Council received an amended approval on 12 April 2022.

The conditions of the DPE Approval generally align with Council's commitments under the LHS, with notable amendments made to the 2021-26 housing targets to now be within the upper range of dwelling delivery projections under the LHS. A number of the conditions require further revision of the LHS, with a broad review and redrafting of the LHS to be undertaken by Council in 2022-23. The ongoing review of the LHS is necessary to ensure the evidence base of the LHS is appropriately updated.

The key short term actions of the LHS that are to be completed by Council relate to the promotion of housing diversity outcomes through the revision of Council's DCP and LEP, and the preparation of an Affordable Rental Housing Strategy for the Campbelltown LGA. It is therefore recommended that Council completes these initiatives through the preparation of a draft Campbelltown Local Affordable Housing Strategy, to consider the options identified in the WSAH, comply with the actions of the LHS, and address the relevant conditions of the DPE approval.

### Attachments

1. Updated LHS Approval Conditions-12 April 2022 (contained within this report) [↓](#)
2. WSAH Affordable Housing Strategy (due to size)(distributed under separate cover)
3. Campbelltown Local Housing Strategy (due to size)(distributed under separate cover)





## Department of Planning and Environment

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

Our ref: IRF22/937

Your ref:

File: EF20/1671

7 April 2022

Dear Ms Deitz

**Campbelltown City Council's Local Housing Strategy (LHS) – Amended Letter of Approval**

The department has considered Council's request received on 17 November 2021 seeking amendments to Council's LHS conditions of approval. Following consideration of the request, I have amended Conditions 2, 3, 5, 8 and 15. All other requirements and Advisory Notes remain as per the approval letter dated 8 July 2021.

The revised list of conditions is:

1. Council is to revise the 6-10 year (2021-2026) target to 7,100 – 8,250 dwellings to align with the lower GSC target range identified in the LSPS Letter of Support for the Campbelltown LSPS on the basis that the committed pipeline and capacity of existing planning controls are capable of achieving this target range.
2. Within twelve (12) months of this approval being granted by the department, Council is to review and revise the LHS Actions for housing diversity and housing affordability to ensure they clearly articulate expected outcomes. In doing so, Council is to:
  - a. confirm potential changes to the LEP and/or DCP to achieve the expected outcomes and the proposed timing by which Council will consider any necessary planning proposals;
  - b. update the nominated timeframes for all actions; and
  - c. nominate a timeframe for Action 4.7 of the LHS should it be retained.
3. As a direct outcome of Item 2 above, Council is to prepare and commence any planning proposals that are required to facilitate housing diversity and/or affordability outcomes within twelve (12) months of this approval being granted by the department. Council is encouraged to actively engage with the department and other State agencies to ensure the evidence base and strategic merit of any proposal is properly founded.
4. To enable achievement of Council's 6-10 year (2021-2026) GSC housing target, Council is to complete draft LEP amendments for the following planning proposals and submit to the department for finalisation by the following dates:
  - PP-2020-3129 Menangle Park 21 April 2022
  - PP-2020-3305 Kellicar Road, Macarthur 11 August 2021

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | [dpie.nsw.gov.au](http://dpie.nsw.gov.au) | 1



## Department of Planning and Environment

5. Within twelve (12) months of Council being notified of the LHS approval, Council prepares an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and beyond. The Plan should be prepared in consultation with DPIE, TfSNW, Sydney Water and the Western Sydney Planning Partnership, to ensure any interdependencies are satisfactorily identified.
6. As part of the required Implementation and Delivery Plan per requirement 5 above, Council is to provide the department with the proposed program and milestones for finalising the current active planning proposals, which collectively will support the achievement of Council's 6-10 year and 10+ year housing supply horizons:
  - a. Minto Urban Renewal (PP-2020-3670)
  - b. The Meadows (PP-2020-3901)
  - c. St Andrews Rd, Varroville (PP-2020-2816)
  - d. Gilead Stage 1 (PP-2020-3093)
  - e. Ingleburn Town Centre (PP-2020-1845).
7. Future iterations of the LHS should provide housing diversity targets including non-standard dwellings, and outline the specific diversity and affordability outcomes that will be implemented to support key cohorts such as seniors housing, key worker housing, affordable housing and other typologies that suit the changing needs of existing and future households in identified investigation areas.
8. Future iterations of the LHS should consider the Metropolitan Rural Area and, in consultation with the DPE Regional Team, outline the specific actions that will be implemented by Council and the DPE to protect the rural, environmental and natural attributes of the Campbelltown City LGA.
9. Future iterations of the LHS should consider the Glenfield Place Strategy, if necessary.
10. Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and the housing diversity and affordability outcomes delivered. A monitoring and review system will ensure that appropriate mechanisms can be identified and implemented to meet Campbelltown's housing needs.
11. In line with Council's commitment, it is to prepare an Affordable Housing Contribution Scheme (AHCS) in accordance with the department's Guideline for Developing an Affordable Housing Contribution Scheme. This is to commit Council to examine the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value. When preparing the AHCS, Council is to demonstrate:
  - a. it has considered all mechanisms and locations that may be available to secure affordable housing; and
  - b. in consultation with relevant stakeholders, State Government-owned sites,

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**Department of Planning and Environment**

capable of contributing to long-term social and affordable housing demand, are identified.

12. Council is to collaborate with DPIE and other State agencies (in particular Sydney Water and TfNSW) to ensure infrastructure provision aligns with land release/housing delivery and to better articulate impacts to housing delivery.
13. When preparing planning proposals, Council is to clearly articulate the methodology used to calculate dwelling potential, and ensure robust data is included in future iterations of the LHS.
14. Council is to undertake a review of the LHS in 2022/23 following release of the updated Western City District Plan / Future Transport 2056 Plan. The outcomes of the review and any updates to the LHS are to be submitted to the department for approval.
15. Council is to prepare principles for assessing proponent-initiated requests for planning proposals, including out-of-sequence criteria to consider any additional housing opportunities for growth that are not identified in its LHS, or for urban renewal opportunities.
16. The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
17. Council is to update or revise its LHS to inform Council's updates/revision to its Local Strategic Planning Statement following the making of a future District Plan.

Any planning proposals for new housing development will be assessed against Campbelltown City LHS, the conditions above and Advisory Notes. Any State Government policy changes that may occur in the future are to prevail in the event of any inconsistency.

Please be advised this amended letter of approval will be published on the NSW ePlanning Portal alongside the LHS and Advisory Notes.

Should you have any further questions, please contact Lance Collison, Senior Planning Officer on 9860 1536.

Yours sincerely,

12/04/2022

**Catherine Van Laeren**  
**Executive Director, Metro West**  
**Planning & Land Use Strategy**

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### 8.3 Biodiversity Certification Application – Mt Gilead Stage 2

#### Reporting Officer

Acting Executive Manager, Urban Release and Engagement  
City Planning and Environment

#### Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.1.1 Protect, rehabilitate, and promote our natural areas, waterways and biodiversity 3.1.2 Ensure urban development is considerate of the natural environment

#### Delivery Program

Principal Activity
3.1.1.2 Lead initiatives that rehabilitate and protect biodiversity, including threatened flora, fauna and ecological communities

#### Officer's Recommendation

1. That Council proceed with the Mt Gilead Biodiversity Certification Application by lodging the Response to Submissions Report and Final Biodiversity Certification Application attached to this report, including all associated documents with the Minister for the Environment.
2. That subject to recommendation No.1, Council delegate authority to the General Manager to
  - a) sign the amended Biodiversity Certification Application on Council's behalf and forward the Application with all associated documents to the Minister for the Environment; and
  - b) sign the Biodiversity Certification Agreement on Council's behalf, subject to the receipt of the Ministers agreement to confer Biodiversity Certification on Lots 1 and 2 DP 1218887, part Lot 5 DP 1240836, Lot 2 DP 603674 and Lot 1 DP 603675 Appin Road and Lot 2 DP 249393 Menangle Road.

## Purpose

The purpose of this report is to inform Council of the outcomes of the public exhibition of the Biodiversity Certification Application for Mt Gilead Stage 2, and to recommend that Council forward the application to the Minister for the Environment for approval and the Biodiversity Certification of the subject lands.

All matters raised in this report and its attachments were discussed at the Councillor Briefing of 21 March 2023.

## History

Only a 'Planning Authority' as defined by section 126G of the Threatened Species Conservation Act (TSC Act) may apply to the relevant Minister for Biodiversity Certification of specified lands.

Campbelltown City Council (CCC) is a Planning Authority as defined by section 126G and on 11 June 2019, it determined by way of resolution to be the Applicant for the Biodiversity Certification of the Mt Gilead Stage 2 urban release area.

The Mt Gilead Stage 2 Biodiversity Certification Application was first submitted to the Minister for the Environment (19 August 2019), by Council under the Savings and Transitional Regulations 2017 of the *Biodiversity Conservation Act*. The Minister responded (17/8/20) and requested that Council revise and resubmit the Application with amendments.

At its Ordinary meeting on 13 October 2020, Council considered a report providing an update on the Mt Gilead Stage 2 Biodiversity Certification Application. That report outlined amendments that had been made to the Application to address issues associated with Council's conditional lodgement of the Application, including satisfying the advice from the Minister for the Environment received in August 2020, which recommended that the application be amended so that it is consistent with the final corridor widths, fencing and buffer requirements of the Chief Scientist and Engineer/Koala Independent Expert Panel Report, which was subsequently published in August 2020.

At its Ordinary meeting on 8 December 2020 Council considered a further report on the amended Biodiversity Certification Application and resolved in part that Council exhibit the amended Biodiversity Certification Application for a minimum of 30 days and that a further report be provided to Council detailing the outcomes of the public exhibition process and associated amendments to the Biodiversity Certification Application.

The submissions report attached to this report addresses the latter part of this resolution.

The application for Biodiversity Certification was publicly exhibited for 66 days between 15 December 2020 and 19 February 2021 in accordance with s126N of the TSC Act.

Public Notices appeared in the Sydney Morning Herald and Macarthur Chronicle on Tuesday 15 December 2021 and all reports were available for viewing at Council's Civic Centre, the HJ Daley Library and Eagle Vale Central Library and for downloading from Council's website.

## Submissions Report

This report:

- summarises issues raised in submissions received during and after the public exhibition of the Mt Gilead Stage 2 Biodiversity Certification Application for Lots 1 and 2 DP 1218887, part Lot 5 DP 1240836, Lot 2 DP 603674 and Lot 1 DP 603675 Appin Road and Lot 2 DP 249393 Menangle Road Gilead;
- summarises issues raised by the Department of Planning Industry and Environment through the Technical Assurance Panel (TAP) process and highlights changes that have been made to the Biodiversity Certification Application in response to these issues;
- presents a Final Biodiversity Certification Application and associated Response to Submissions Report (attachment 3) which provides extensive detail about the outcomes of the exhibition process

## Outcomes of the Public Exhibition

The application for the conferral of biodiversity certification on Lots 1 and 2 DP 1218887, Part Lot 5 DP 1240836, Lot 2 DP 603674 and Lot 1 DP 603675 Appin Road Lot 2 DP 249393 Menangle Road, Gilead was placed on public exhibition from 15 December 2020 to 19 February 2021.

Council received 626 submissions during the exhibition period and a further 53 submissions after the close of exhibition.

A total of 24 submission were received from people with Campbelltown addresses, and a further 5 submission received after the exhibition period.

For the interest of the Council, the following table provides a breakdown of when submissions were received, and a breakdown of where the submissions were received from.

Geographic Breakdown	Received by 19 February 2021	Received after February 2021
Campbelltown LGA	24	5
Camden/Wollondilly LGAs (Macarthur Region excluding Campbelltown)	21	4
Southern Highlands	3	1
Metropolitan Sydney LGAs (excludes the above LGAs)	181	13
Rest of NSW (excludes the above LGAs)	82	5
Rest of Australia (excludes NSW)	98	4
International	47	2
Unspecified	169	19
Petition	1 signed by 20	0
<b>Total</b>	<b>626</b>	<b>53</b>

A total of 21 submission were received from people with addresses outside of the Campbelltown LGA, but within the Macarthur Region (Camden / Wollondilly), with 4 additional submissions received after the exhibition period.

There were also submissions received from the Southern Highlands (4); the rest of the Sydney Metro (194); the rest of NSW (87); the rest of Australia (102); International submissions (49); and 188 submission from unspecified locations. One petition was also received with 20 signatures.

The submissions raised a number of concerns relating to strategic inadequacy, the inadequacy of surveys for threatened species, unacceptable impacts to the Campbelltown Koala population (including inadequate Koala corridors) and unacceptable impacts to listed endangered ecological communities.

There were 5 broad issues identified within the submissions, of which 4 are deemed relevant to the biodiversity certification application, and are summarised below.

1. Lack of Planning Proposal/integrated approach with transport and other infrastructure across the Greater Macarthur Growth Area (GMGA);
2. Issues to do with the Biocertification Assessment Methodology (BCAM) (inadequate surveys, differences in species recorded between Mt Gilead Stage 1 and Mt Gilead Stage 2 (MGS1 and MGS2), not addressing measures to avoid and mitigate impacts, not achieving an improve or maintain outcome, impacts to red flag entities, no assessment of cumulative impacts, inadequate biodiversity offsets).
3. Unacceptable impacts to the strategically significant Campbelltown/Macarthur local koala population and critical koala habitat including:-
  - a. Lack of conformity with the Chief Scientist & Engineer's (CS&E) recommendations, Campbelltown Koala Plan of Management and GMGA 2040 Interim Plan
  - b. Inadequate protection of all koala movement corridors, inadequate width of corridors, need for buffers to movement corridors, objection to use of buffers for Asset Protection Zones, drainage basins and passive recreational activities, need for koala underpasses on Appin Road and need for floppy top koala exclusion fencing.
4. Unacceptable impacts to endangered ecologically communities and other threatened species
5. Other issues not covered by BCAM (loss of rural land, impacts to heritage areas, impacts to cultural heritage, increase in noise, sound, light, air and water pollution, impacts of climate change).

The first 4 issues are considered relevant to the Biocertification assessment process and application, whilst the fifth issue is not part of the Biocertification assessment process and is addressed through other processes (i.e. the regional planning process, rezoning of the land, development application and conditions of consent).

A detailed response to each of the broad issues raised is provided in the Response to Submissions Report (attachment 3), and the Biodiversity Certification Assessment and Strategy report has been updated in light of these submissions (attachment 4).

**Amended Biodiversity Certification Assessment and Strategy Report.**

The amended Biodiversity Certification Assessment Report and Biocertification Strategy applies to the subject land being Lots 1 and 2 DP 1218887, part Lot 5 DP 1240836, Lot 2 DP 603674 and Lot 1 DP 603675 Appin Road and Lot 2 DP 249393 Menangle Road Gilead (attachment 4).

The Biodiversity Certification Assessment Report and Biocertification Strategy has also been revised and updated, as requested by the Minister (17/8/20), following the Chief Scientist and Engineers Independent Reports on the Protection of the Campbelltown Koala population in April 2020, February 2021 and May 2021 and the release of the Cumberland Plain Assessment Report and draft Cumberland Plain Conservation Plan in August 2020 (DPIE 2020) and final Cumberland Plain Conservation Plan in August 2022 (DPE 2022).

The Biodiversity Certification Assessment Report and Biocertification Strategy has been updated recently, as per a letter received from the Technical Assurance Panel (TAP - 21/9/2022), to include the planning provisions for conservation lands and Koala corridors (attachment 1).

The total area of the Mt. Gilead Stage 2 is 645.57 ha, this includes 268.72 ha as land to be certified and 377.03 ha as land subject to conservation measures.

Substantially, the amendments also go to addressing the matters raised in the public submissions.

**Conclusion**

A Biodiversity Certification Application and associated documentation has been prepared to provide a practical solution to balance biodiversity and development outcomes within Mt Gilead Stage 2.

The Application seeks to certify lands that are proposed to be rezoned for low density residential development as part of a future planning proposal whilst permanently protecting and managing identified conservation areas.

Overall, the biodiversity certification process is considered an appropriate mechanism to address competing development and conservation outcomes within Mt Gilead Stage 2, and the amended Application strengthens Council's desire to protect its valuable environmental lands and their biodiversity values.

Following public exhibition of the Biodiversity Certification Application, a review of the relevant issues raised in the exhibition period, and the planning process undertaken by the DPE (Technical Assurance Panel) after the exhibition period, the Biocertification Assessment Report and Biocertification Strategy has been updated to:-

1. Widen the Woodhouse Creek, Menangle Creek and Nepean River Koala corridors to be consistent with CS&E recommendations;
2. Recalculate the impacts and offset commitments;
3. Clarify the commitment to install 'koala exclusion fencing' along all koala corridors (rather than dog fencing);
4. Confirm that all offset areas will be proposed for C2 zoning;



5. The updated Biodiversity Certification layout has adopted the corridors as mapped by DPIE (attachment 2); and
6. Enter into discussions with the owners of the Mt Gilead Homestead regarding the restriction/free range of farm dogs.

It is therefore recommended that having regard to the important amendments to the Application, Council proceed with the Biodiversity Certification Application and delegate the authority to the General Manager to sign the Application.

If supported the next steps are: -

- 1) Signing of Biodiversity Certification application.
- 2) Referral of Biodiversity Certification application to the Minister for the Environment, with all supporting documentation.
- 3) The Environment and Heritage Group (EHG), within the Department of the Environment, assesses the Biodiversity Certification application.
- 4) If the Biodiversity Certification application is supported by the Minister of the Environment, the applicant (Council) enters into a Biodiversity Certification Agreement with the Minister.
- 5) The Biodiversity Certification of the specified lands is conferred via an order made in the NSW Government Gazette.

## Attachments

- 8.3.1 Technical Assurance Panel Letter (contained within this report) [↓](#)
- 8.3.2 Indicative Koala Corridor Map (contained within this report) [↓](#)
- 8.3.3 Biodiversity Certification Application - Response to Public Submissions (due to size) (distributed under separate cover)
- 8.3.4 Biodiversity Certification Assessment Report and Biocertification Strategy (due to size) (distributed under separate cover)
- 8.3.5 Compendium of Submissions (due to size) (distributed under separate cover)

## Department of Planning and Environment



Our ref: IRF22/2756

Mr Brendan O'Brien  
Head of Strategic Planning, Residential Communities  
Lendlease  
Level 14, Tower Three, International Towers Sydney  
Exchange Place, 300 Barangaroo Avenue,  
Barangaroo NSW 2000

Dear Mr O'Brien

Thank you for participating in the Technical Assurance Panel (TAP) pilot program. The TAP sought to ensure the preparation of a proposal to rezone Gilead Stage 2 (the site) which aligns to the strategic framework, state and local government policies and infrastructure delivery.

Since the TAP commenced in late 2020, significant progress was made to establish indicative koala corridors and engagement with the local Aboriginal community. These have both informed the draft proposal. I understand the key intent of the draft proposal is to establish the extent of conservation and urban development land for the site. The Department supports this as an important step in securing koala corridors and new communities for South West Sydney. Further, the analysis of housing supply in the Western City District undertaken as part of the TAP program found the current planned housing supply across the District, including the Wilton and South West Growth Areas, would not keep up with housing demand for the Western Parkland City. This shortfall was demonstrated prior to 2036 and was projected increase significantly before 2041.

While the package submitted has been prepared in the format of a draft Planning Proposal (the draft proposal), the recommended statutory pathway is still under consideration and further advice will be provided in the coming weeks.

The draft proposal package that was submitted for review is at **Attachment A**. The TAP members have now provided their comments on the draft proposal which are at **Attachment B**. Having considered that feedback, I have provided the following advice below:

- changes required to the draft proposal, and
- matters that can be progressed during or after exhibition of the proposal.

**Changes required prior to lodgement and exhibition of the proposal**

1. Update the draft proposal to amend the following:
  - a. refer to the structure plan as the 'draft Gilead (part) Precinct structure plan (**draft structure plan**)', and
  - b. refer to the future 'detailed master plan' as the 'final Gilead (part) Precinct structure plan (**final structure plan**)', to be finalised and adopted following exhibition.

While I appreciate the intention is to undertake further masterplanning work which will inform the Development Control Plan (DCP), the current structure plan, contained in the draft proposal, requires further refinement and detail. It must indicate the public open space and the transport corridor before it can be adopted and uploaded to the Department's website. The draft proposal

## Department of Planning and Environment



is to note the final structure plan will be prepared following exhibition and consideration of submissions. **Attachment C** outlines the intended hierarchy of plans.

I note that the current draft structure plan also shows Stage 1 (Figtree Hill) and the State Heritage Listed Mt Gilead Estate. The structure plan should be amended to be clear that only the Stage 2 site is proposed to be rezoned.

2. Update Part 2 (Explanation of Provisions) to propose a new provision in the State Environmental Planning Policy (Western Parkland City) 2021 (WPC SEPP) to require a final structure plan to be adopted by the Planning Secretary and published on the Department's website prior to development consent being granted. The provision is to propose that the Gilead Stage 2 site within the final structure plan must include:
  - a. at least 29.1ha of open space not located within the koala corridors, and comprising:
    - at least 20.9ha of active open space and
    - at least 8.2ha of passive open space,
  - b. medium and low density residential development,
  - c. Koala Corridors (as proposed in the draft structure plan and proposed land use zone map) and other areas of Environmental Conservation,
  - d. local or neighbourhood centre,
  - e. school site,
  - f. road hierarchy,
  - g. koala underpasses at Appin Road,
  - h. the Transport Corridor with an appropriate width and scale as per the cross section in the Greater Macarthur 2040 Interim Plan, and
  - i. any other information considered relevant.

This proposed provision is to ensure sufficient flexibility so the future DCP can accommodate minor changes of uses within the urban development zone, and be adopted without requiring the structure plan to be re-exhibited and updated. This is to be achieved in the new SEPP provisions which will include aims such as:

- to rezone land to allow for development to occur in the manner envisaged by the Gilead (Part) Precinct structure plan,
- to protect conservation land and koala corridors consistent with the Gilead (Part) Precinct structure plan, and
- to guide the bulk and scale of future development within the Gilead (Part) Precinct generally consistent with the Gilead (Part) Precinct structure plan.

It is at Lendlease's discretion to include the Height of Building (HOB) controls on the structure plan or continue to propose a SEPP HOB map. I note that the structure plan for the North East Wilton Precinct includes HOB controls. The Department is currently updating the structure plan for the South East Wilton Precinct to indicate the HOB controls.

EHG raised concerns that the stormwater basins may not be adequately sized. Lendlease should review the basins to ensure their sizes are adequate as this may have implications for the final structure plan.

## Department of Planning and Environment



3. Update the draft proposal to ensure the proposed uses for the Riverside Reserve are consistent with the advice from the Office of Chief Scientist and Engineer. While walking trails, seating and wayfinding signs are supported, as the proposed Riverside Reserve is located within the Nepean Koala Corridor it cannot support uses such as access roads, built structures, barbeques, lighting, dog walking, playgrounds, etc.

The types of uses permissible in all koala corridors is consistent throughout the Greater Macarthur Growth Area.

4. Update the permitted uses in the C2 Environmental Conservation zone to only include:
  - a. Oyster aquaculture (mandatory use in the zone),
  - b. Environmental Facility,
  - c. Environmental Protection works, and
  - d. Flood mitigation works.
5. Update Part 2 of the draft proposal (Explanation of Provisions) to propose a concurrence clause and associated clause application map to apply to the site's portion of Koala Corridors A and B and the Nepean Corridor. This clause is proposed to be similar to the clause 7.28 in the Campbelltown Local Environmental Plan (LEP) 2015 currently applied to Corridor A in Figtree Hill. The concurrence will apply to proposed development in the koala corridors.

In deciding whether to grant concurrence, the Planning Secretary must consider the impact of the proposed development on:

- a. the protection of the Campbelltown koala population, and
- b. the maintenance and delivery of the koala corridor.

The Department is preparing an update to the Greater Macarthur 2040 Interim Plan. This update will provide further guidance on this concurrence clause. For example, proposed development within the koala corridors will need to address matters such as:

- if native vegetation is proposed to be cleared,
- the size of the development and the consequential loss of land in the koala corridor available for revegetation,
- accessibility from the UDZ land for construction and maintenance, given roads aren't permissible in the C2 area,
- any mitigation measures such as revegetation, and
- consistency with the Chief Scientist's advice and recommendations.

6. Include a proposed SEPP map of C2- Environmental Conservation land that does not form part of a koala corridor. This conservation area that is outside a koala corridor is proposed to have the following additional permitted uses:
  - a. Building identification signs,
  - b. Business identification signs,
  - c. Eco-tourist facilities,
  - d. Information and education facilities,
  - e. Roads,
  - f. Kiosks,
  - g. Recreation areas,
  - h. Water supply systems.

## Department of Planning and Environment



7. Update the draft proposal to reflect TfNSW has objected to being the acquisition authority for the portion of land in Corridor A proposed to be zoned SP2-Infrastructure. Campbelltown City Council will consider being nominated the acquisition authority and provide a formal response during statutory rezoning process.
8. Update the cross-section diagrams for the secondary collector road (currently shown as 28m wide corridor) to align with the cross section for the Transit Corridor (which requires a 45.2m corridor) contained in the Greater Macarthur 2040 Interim Plan. Ensure this is reflected wherever they appear in supporting documents (such as the Urban Design report).
9. Include a summary of how the draft proposal has addressed or responded to feedback from the Aboriginal Community, with reference to the Connecting with Country principles and objectives.
10. Propose an affordable housing target of 5% for medium density development. This is similar to the existing provision for Glenfield Precinct contained in clause 8.4 of the Campbelltown LEP.
11. Refer to the annotated Planning Proposal provided at **Attachment A** for minor miscellaneous updates required.

**Further reasons and discussion for the above required changes**Public Open Space:

Using the benchmark of 2.83ha per 1000 people, Gilead Stage 2 requires a total of **29.1ha** of open space. This is calculated on the assumption of a future population of 10,313 people noted in the supporting studies.

Campbelltown City Councils Sport and Recreation Strategy (2016) provides the benchmark of 1.37ha per 1000 people for active open space. Based on the future population of 10,313 people for Stage 2, this equates to 14.1ha.

Campbelltown Council has raised concerns about the provision of necessary active open space arising from the combined population of Stage 2 and Stage 1 (Figtree Hill). Given the total population of Figtree Hill and Stage 2 is approximately 15,313 people, this population generates demand for **20.9ha** of active open space. This allocation would provide sufficient flexibility for example, for two to three district level facilities, which could accommodate sports fields, courts, play spaces, etc. The specifics of the facilities can be further planned with Council.

Comparing the above to the benchmark of 15% of the developable area proposed in the draft Urban Design Guideline, the open space provision would be **33.24ha** based on 221.6ha of developable area noted in the supporting studies.

I note that the draft proposal seeks to deliver **35.92ha** of open space. Currently this figure includes the Riverside Reserve (6.38ha) which for clarity, should be excluded from this calculation. This results in **29.54ha** Update Part 2 of the draft proposal (Explanation of Provisions) of open space which meets the 2.83ha per 1000 people benchmark.

I appreciate Gilead Stage 2's portion of Koala Corridor A along Menangle Creek, Koala Corridor B along Woodhouse Creek, and the Nepean River Koala Corridor will provide a substantial amount of accessible conservation land. This will be a unique asset and opportunity for both the survival of Sydney's koalas

## Department of Planning and Environment



and the amenity of future residents. However, some passive open space is still required for playgrounds, BBQ and toilet facilities and active recreation opportunities (such as hardcourts and sport fields), etc which the Koala Corridors cannot accommodate.

Considering the overall planned and proposed open space across Stages 1 and 2, noting there is no active open space provided in Figtree Hill, the final structure plan for Stage 2 must include at least:

- a. 20.9ha of active open space and
- b. 8.2ha of passive open space.

### Riverside Reserve and Koala Corridors

A key objective of planning for the site was to understand its contribution to the Nepean River Koala Corridor in conjunction with finalising the Cumberland Plain Conservation Plan (CPCP). As agreed with the Department in late 2021, the site proposed for the Riverside Reserve is located within the Nepean Corridor and is required to meet the average corridor width of at least 390m. Progressing with the Riverside Reserve as proposed would require it to be omitted from the Nepean Koala Corridor which would then not meet the recommendations of the Chief Scientist. One option is to expand the corridor in other locations to compensate for the Riverside Reserve. Although this approach is possible, the Department does not support this because it would require resolution of consequential matters such as fencing and additional koala underpasses for access roads. Further, the proposed reserve would risk bringing urban threats through and into the Nepean corridor.

### **Matters that can be progressed during or after exhibition of the Planning Proposal.**

1. TfNSW has advised that a Transport Management and Accessibility Plan (TMAP) is required. However, this cannot be undertaken until the modelling from the Greater Macarthur Transport Network Plan is available.
2. Negotiations regarding the State Planning Agreement (SPA) for Stage 2 are underway and it is anticipated that exhibition of the draft SPA will occur following exhibition of the planning proposal.
3. The Department understands that there will be a Local Planning Agreement with Campbelltown City Council.
4. Sydney Water has advised that they are available to meet to continue discussing potable and wastewater servicing options. Sydney Water has noted that one of the options for potable water servicing (the Figtree Hill Reservoir) is not supported due to its location within a koala corridor. Sydney Water advises that wastewater options assessment will commence late 2022 with a target date of a preferred servicing option in August 2023.

## Department of Planning and Environment



I look forward to continuing to work with you to progress this proposal. Please note that this advice does not fetter agencies' and Campbelltown City Council's ability to assess a planning proposal once it goes on exhibition, or the Minister for Planning's statutory functions under the Act. If you have any questions, you are welcome to contact Adrian Hohenzollern, Director Metro West via [Adrian.hohenzollern@planning.nsw.gov.au](mailto:Adrian.hohenzollern@planning.nsw.gov.au) or 9860 1505.

Yours sincerely

Signature removed

21/09/2022

**Catherine Van Laeren**  
**Chair, Technical Assurance Panel**  
**Executive Director, Metro West**  
Encl: Copies of TAP member feedback.

## Department of Planning and Environment

**Attachment C – Hierarchy of Plans****Greater Macarthur Growth Area 2040 Interim Plan (2018) and December 2021 update**

Together, these documents outline strategic planning framework for the Greater Macarthur Growth Area. The Interim Plan is accompanied by a Ministerial Direction.

**Growth Area Structure Plan**

The Growth Area Structure Plan is comprised of:

- The structure plan contained in the Greater Macarthur 2040 Interim Plan, and
- The Koala Corridor Map published by the Department in December 2021

This plan applies to the land release component of the Growth Area. The Department is currently preparing an updated structure plan for the Growth Area and an update to the Ministerial Direction.

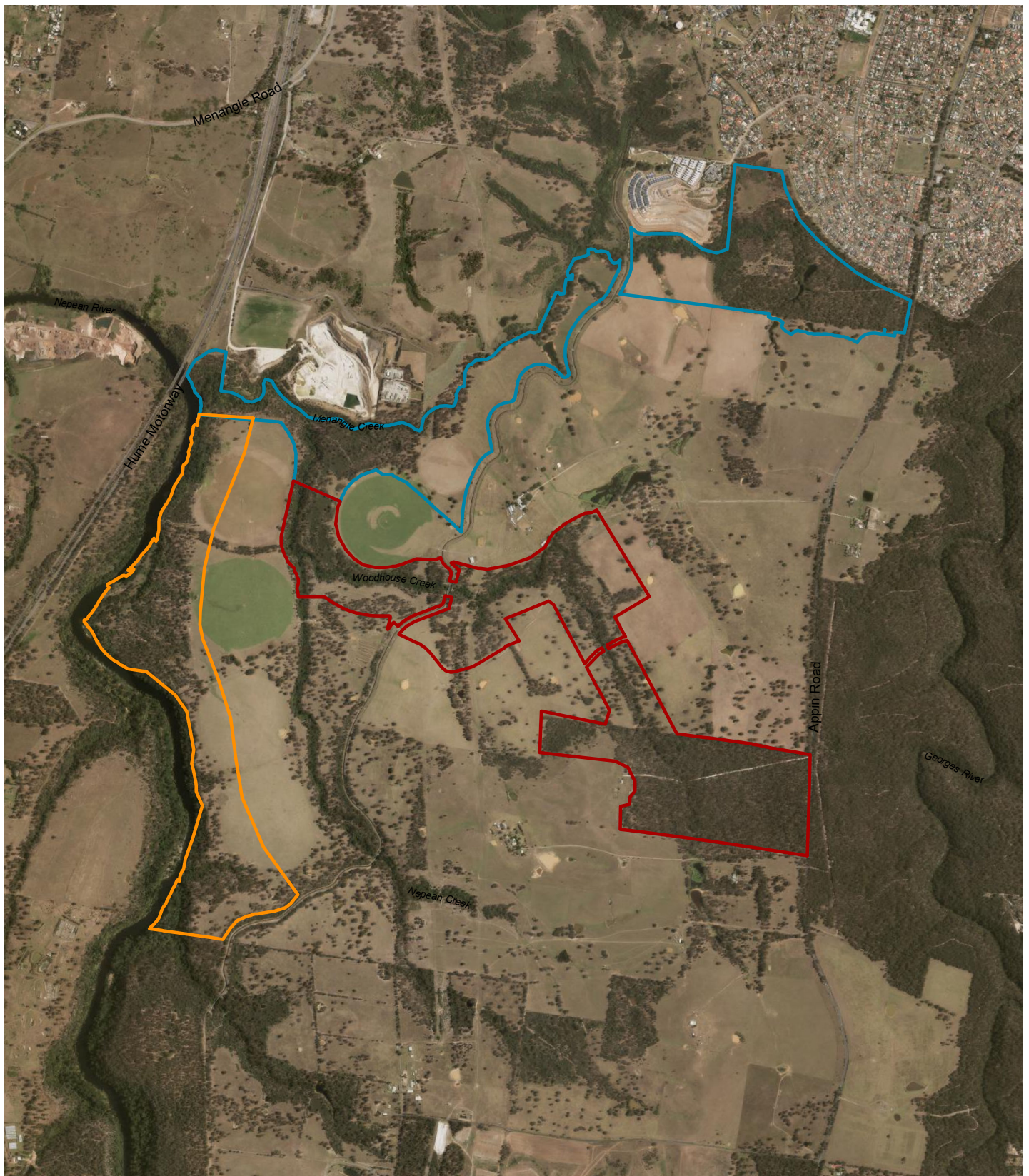
**Gilead (Part) Precinct Structure Plan**

The draft proposal refers to a 'structure plan' which applies to the site. This will be exhibited as a 'draft structure plan' to be finalised post exhibition and uploaded on the Department's website. This structure plan is intended to provide a flexible framework for the Development Control Plan, which must be generally consistent with the structure plan.

**Development Control Plan**

As noted above, the DCP will implement the precinct structure plan but in greater detail and achieve the intended outcomes of the structure plan. The Department intends to provide flexibility so the DCP can be prepared without requiring amendments to the precinct structure plan unless there are substantial or fundamental departures proposed in the DCP. If draft DCP controls comprise a significant departure from the precinct structure plan, consequential amendments to the structure plan will be approved to facilitate the new outcomes envisaged by the DCP.





### Indicative Koala Corridors - Gilead

- ▮ Nepean River Corridor (*Gilead Component*)
- ▮ Woodhouse Creek Corridor (*Corridor B*)
- ▮ Menangle Creek Corridor (*Corridor A*)



December 2021

## 8.4 Significant Development Applications

### Reporting Officer

Director Planning and Environment  
City Planning and Environment

### Community Strategic Plan

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

### Delivery Program

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

### Officer's Recommendation

That the information be noted.

### Report

Development applications received by the Council, are required to be determined by the appropriate authority in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979*.

Determining authorities include but are not limited to the Campbelltown Local Planning Panel, the Sydney Western City Planning Panel, or the General Manager under delegation.

This report provides information detailing all development applications considered under the authority of entities such as the Local Planning Panel, the Sydney Western City Planning Panel, and any other non-council government authorities, as well as more significant development applications approved by the General Manager under delegation.

The table attached to this report provides a summary of those development applications that meet the above criteria.



## Attachments

DAs where the authority is the Sydney Western City Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
<a href="#">535/2021/DA-SW</a>	Woolwash Road, Greengate Road, Teeswater Place, Wallinga Place, Katella Place and Mamre Crescent, Airs	Stage 7 Airs/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
<a href="#">1990/2022/DA-C</a>	'Hurlstone Agricultural High School', Roy Watts Road, Glenfield	Demolition of existing structures and construction of a farm hub facility and new boarding facilities, and car parking	\$48,000,000	>\$5 million capital investment value Crown development	Approved subject to land owner's consent at Panel's meeting of 20.03.2023
<a href="#">3142/2022/DA-SL</a>	33 Riverside Drive, Airs	Construction of 31 seniors living units	\$17,664,962	>\$5 million capital investment value Crown development	Assessment in progress.
<a href="#">2278/2022/DA-RA</a>	22-32 Queen Street, Campbelltown	Construction of a mixed use development incorporating five towers containing 558 apartments, commercial premises, basement car parking and associated site and landscape works	\$218,949,500	>\$30 million capital investment value, SEPP-65 , SEPP-65 development	Waiting on information from applicant
<a href="#">4973/2022/DA-SL</a>	Dobell Road, Claymore	Construction of 23 seniors living units	\$11,787,655	>\$5 million capital investment value Crown development	Assessment in progress.
<a href="#">4606/2022/DA-C</a>	381 St Andrews Road, Varroville	Construction of further stages of education establishment and associated site works	\$16,501,917	>\$5 million capital investment value private infrastructure	Assessment in progress.
<a href="#">4836/2022/DA-C</a>	57 Junction Road, Leumeah	Construction of a child care and respite centre	\$5,366,572	>\$5 million capital investment value private infrastructure	Assessment in progress
<a href="#">39/2023/DA-C</a>	Willowdale Drive, Denham Court	Construction of a child care centre and subdivision into 3 lots	\$6,182,012	>\$5 million capital investment value private infrastructure	Assessment in progress

DAs where the authority is the Department of Planning					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
Nil	Nil	Nil	Nil	Nil	Nil

DAs where the authority is Campbelltown Local Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
<a href="#">2675/2008/DA-S</a>	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
<a href="#">3190/2022/DA-RA</a>	17-21 Tyler Street, Campbelltown	Residential apartment building containing 49 units, basement car parking and associated site and landscaping works	\$18,027,422	SEPP 65 – Residential Apartment	Assessment in progress
<a href="#">3400/2022/DA-RA</a>	26 – 32 Iolanthe Street, Campbelltown	Demolition of existing dwellings and construction of a residential apartment building containing 75 units and associated site and landscaping works	\$23,770,670	SEPP 65 building, variation to development standard greater than 10%	Waiting on information from applicant
<a href="#">4090/2022/DA-O</a>	5 Willowdale Drive, Denham Court	Installation of a 22.5 metre high telecommunications tower and associated equipment	\$250,000	Variation to development standard greater than 10%	Assessment in progress
<a href="#">151/2023/DA-RA</a>	6-8 Palmer Street, Ingleburn	Construction of a residential apartment building containing 30 units	\$6,574,000	Variation to development standard greater than 10%	On public exhibition

Significant DAs approved under delegation by the General Manager since last Council meeting (value exceeding \$3 million)					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
Nil	Nil	Nil	Nil	Nil	Nil

## 8.5 Membership of the Sydney Western City Planning Panel

### Reporting Officer

Executive Manager Urban Centres  
City Planning and Environment

### Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.1 Provide proactive and collaborative leadership on issues that are important to Campbelltown now and into the future

### Delivery Program

Principal Activity
5.2.1.3 Ensure Council has the right people, skills, leadership and culture to deliver our commitments

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### Officer's Recommendation

That Council appoint two additional members to the Sydney Western City Planning Panel.

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### Purpose

The purpose of this report is to provide an update to changes being made to the operation of the Sydney Western City Planning Panel.

The purpose of this report is also to provide Council the opportunity to appoint additional local representatives to create a pool of local representatives from which the actual representatives at each meeting are chosen.

### History

The Sydney Western City Planning Panel has been in operation for several years and makes decisions on planning matters including the determination of regionally significant development applications. Prior to the commencement of the Sydney Western City Planning Panel there was a Joint Regional Planning Panel which performed a similar purpose.

These Panels have been made up of 3 state appointed representatives and 2 community representatives appointed by the Council.

The current Council appointed members of the Sydney Western City Planning Panel were appointed by Council resolution at the Council meeting on 8 February, 2021. The current Council appointed representatives are Councillor Brticevic and Councillor Hunt.

## Report

The Department is strengthening planning panels to ensure there is less certainty about who will be on a panel and make it harder to predict who will make decisions on projects. Along with other changes, this will help stamp out the potential for improper influence and lobbying. Full details of the changes are available at the following website:

<https://pp.planningportal.nsw.gov.au/development-and-assessment/planning-panels/changes-planning-panels>

The Department has updated the Operational Procedures for the Sydney Western City Planning Panel to:

- encourage a minimum of 4 alternate council appointed members
- require members to rotate regularly to ensure randomisation
- require probity checks, including police checks, and a statutory declaration for council-nominated members to sign, ensuring they are not property developers

The department is also increasing the number of experts in the pool that Sydney District and Regional Planning Panels choose from to approximately 60, strengthening the induction process for members, and enhancing monitoring of panels.

Accordingly, it is recommended that the number of Council appointed members on the Sydney Western City Planning Panel be increased to 4. From these 4 members, 2 will be chosen for any particular Panel meeting.

## Attachments

Nil

## 8.6 Campbelltown Southern Catchments Flood Studies

### Reporting Officer

Executive Manager Infrastructure  
City Services

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.3 Promote and support a safe community

### Delivery Program

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

### Officer's Recommendation

That the Draft Campbelltown Southern Catchments Flood Study Report be endorsed as the Final Campbelltown Southern Catchments Flood Study Report.

### Purpose

The purpose of this report is to inform the Council of the outcome of the public exhibition and community consultation for the Draft Campbelltown Southern Catchments Flood Study Report.

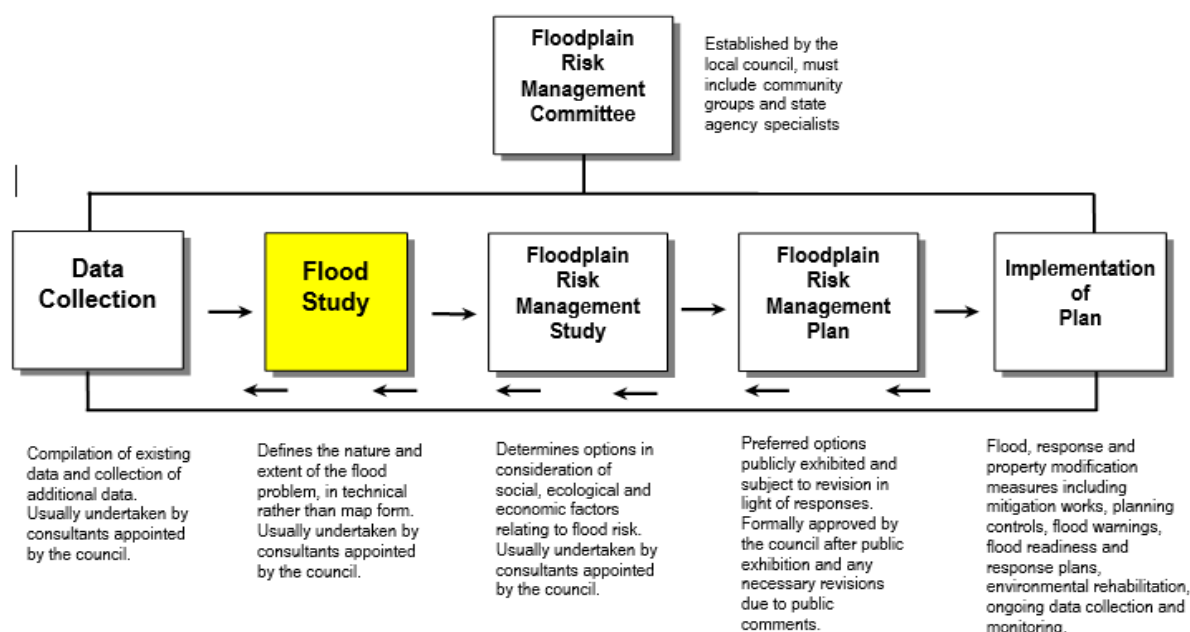
### History

In the past, a number of flood studies covering 80% of Campbelltown urban area that comprises Bow Bowing Bunbury Curran Creek catchment were prepared. These were supplemented with a consolidated Floodplain Risk Management Study and Plan which was presented to Council. These documents were adopted by Council at the meeting of 12 February 2019. More recently the Draft Southern Catchments Flood Study has been prepared and presented to the community and other stakeholders for comment.

### Report

#### Process

The recent Draft Flood Risk Management Manual 2020 provides a framework for preparation of the Flood Risk Management Study and Plan and pre-requirements (Flood study). Preparation of the Campbelltown Southern Catchments Flood Study is part of the process as set out in the NSW Draft Flood Risk Management Manual 2020 as shown below:



The final Draft Campbelltown Southern Catchments Flood Study Report has recently been prepared.

### Funding

The cost of completing this study was \$72,500 and Council secured 2:1 funding from the Department of Planning and Environment (DPE) under the NSW Floodplain Management Program in 2019-2020. The Campbelltown Southern Catchments Flood Study commenced towards the end of 2021 and is anticipated to be completed by mid-2023.

### Flood Study

Council has recently completed the final Draft Campbelltown Southern Catchments Flood Study. The purpose of this flood study is to provide a better understanding of flood and overland behaviour within the catchments highlighting any areas of concern regarding flood issues. This Study will also form the basis for the future preparation of the Floodplain Risk Management Study and Plan for this area.

The Campbelltown Southern Catchments Flood Study covers an area of approximately 9% (10.2 km<sup>2</sup>) of the Campbelltown urban area and includes generally newer development areas comprising (all or part of) Airds, Bradbury, St Helens Park, Ambarvale and Rosemeadow. The extent covered by this flood study includes the Mansfield Creek and Spring Creek catchments as well as several smaller tributaries that drain to the Georges River.

Council engaged Catchment Simulation Solutions to prepare a flood study for the Campbelltown Southern catchments. It documents flood behaviour across the study area for a range of design floods. This includes information on flood discharges, levels, depths and flow velocities based on design 20 per cent Annual Exceedance Probability (AEP), 5 per cent AEP, 2 per cent AEP, 1 per cent AEP, 0.5 per cent and 0.2 per cent AEP floods and the Probable Maximum Flood based upon the 2019 version of Australian Rainfall and Runoff (Geoscience Australia). It also provides information on the nature of the flood hazard and provides an assessment of the potential impacts of climate change on flood behaviour. This is a similar approach to that used in Council's previous flood studies.



The outcome of the flood study is the identification of flood liable properties and areas of critical concern (based on flood issues). The total number of properties and buildings potentially at risk of inundation was also estimated.

The study determined that of the 6,965 properties and 10,110 buildings within the study area, 725 properties and 161 habitable buildings may be at least partly exposed to flood risk during a 1 per cent AEP flood. It should be noted that no floor level surveys were undertaken as part of this study and validation of these results is required. The flood model also does not include any private stormwater management systems on individual lots which will intercept and convey much of the overland flood flows. As such, the results are likely to overestimate the level of impact on existing properties.

A number of roadways are also predicted to be inundated during the 1% AEP flood. Many of these roadways would be unsafe to drive through for a short period of time, and highlights the ongoing need for community education to ensure people do not drive through floodwaters. These findings are detailed in the final Draft Campbelltown Southern Catchments Flood Study Report. It is important to note that most of these locations will only experience inundation for a very short period of time.

#### Floodplain Risk Management Committee (FRMC)

A FRMC meeting was convened to ensure the community could participate early in the preparation of the Flood Study discussing social, technical, environmental, economic and cultural benefits, potential to reduce flood risk and finally recommendation to Council for consideration of adoption. This meeting was conducted on 27 October 2022.

The structure of the FRMC included:

- Elected member of Council (Chairperson – Councillor Warren Morrison)
- Council Staff
- Representatives from the local Community (2)
- Officers from Department of Planning and Environment
- Representatives from the State Emergency Service
- Representative from Chamber of Commerce (Campbelltown)

A previous call for interest in participation in the FRMC garnered no response from the community. This may have been as a result of the call being made during Covid lockdowns. Another call for participation was made in June 2022 and we secured a local community member for the committee in addition to ongoing interest from community members who did not live in the catchment.

The outcome of the FRMC meeting was that the Flood Study Reports had minor amendments requested by NSW DPE and NSW SES. Changes to the draft report were made prior to the document being placed on public exhibition.

#### Public Exhibition of Draft Campbelltown Southern Catchment Flood Study Report

The Draft Campbelltown Southern Catchments Flood Study Report was placed on public exhibition from 12 December 2022 to 20 February 2023 (71 days).

Public exhibition is essential to ensure the community is given an opportunity to participate in the flood study process.

The public exhibition was made accessible through Council's website which provided a brief description of the flood study and the Draft Campbelltown Southern Catchments Flood Study Report which contained details of the entire process involved within the flood study.

Residents were provided with an opportunity for feedback through a survey as part of the Council's public exhibition webpage, feedback through Council's flood study email ([flood.study@campbelltown.nsw.gov.au](mailto:flood.study@campbelltown.nsw.gov.au)) and through a community consultation session with the project team in Campbelltown City Council's Staff Training Centre on 20 February 2023.

The public exhibition resulted in no feedback responses. The public exhibition on Council's official website had 147 visits. The consultation session with the project team had 3 members of the public visit and discuss the findings.

#### Next Steps

As the public exhibition of the final Draft Campbelltown Southern Catchments Flood Study is now complete with no feedback received, the Draft Southern Catchments Flood Study Report has been amended to reflect the outcome of the community consultation.

### **Attachments**

- 8.6.1 Campbelltown Southern Catchments Flood Study (Vol 1) (distributed under separate cover)
- 8.6.2 Campbelltown Southern Catchments Flood Study (Vol 2) (distributed under separate cover)

## 8.7 District Park – Midlothian Reserve St Andrews

### Reporting Officer

Executive Manager Open Space  
City Services

### Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.2 Provide public places and facilities that encourage leisure, recreation, and physical activity

### Delivery Program

Principal Activity
2.1.2.1 Maintain and create multi-use, attractive, safe and well shaded open spaces that set our city apart from others

### Officer's Recommendation

1. That Midlothian Reserve is delivered as a district level Playspace within the 2023/24 financial year capital works program.
2. That Council officers continue to seek grant opportunities that will support the project to deliver better outcomes for the community.

### Purpose

To provide Council with an update on the delivery of Midlothian Reserve as a district Playspace as recommended in the 2016 Campbelltown Playspace Strategy 'The State of Play'.

### History

A notice of motion was raised on 9 August 2022 that a report be prepared in relation to a district Playspace in Midlothian Reserve, St Andrews. The report is to consider planning, timeline, consultation and funding aspects of the project. In addition the report is to consider any grant funding opportunities appropriate to the project.

## **Report**

Council acknowledges the importance of parks and recreational activities for local families. We are proud that Campbelltown has over 100 playspaces that it maintains and upgrades for the communities benefit and enjoyment.

The Council has developed plans for the upgrade of our playspaces in accordance with the adopted playspace strategy recommendations, asset management plans and demand for playspaces. Campbelltown's Playspace strategy 'The State of Play' was a guide adopted by Council in 2017. Table 7 of the Playspace Strategy recommended 36 existing playspace upgrades with an allocated budget that were categorised either as low (5 to 10 years), medium (3 to 5 years) and high (1 to 3 years). Midlothian Reserve was recommended as a medium priority.

Since then, the Council and communities expectations of a district playspace has continued to evolve to a higher and better standard. Council is committed to ensuring future upgrades to play spaces meets our communities' expectations including the district park for Midlothian Reserve, St Andrews.

The Midlothian Reserve Upgrade is to commence planning and design in 2023. This will include consultation with the community including a shared decision making process which will be available in a number of forms including mail, online and in person to ensure its accessibility to as many community members as possible. Following the planning and design phase, it is expected that Midlothian Reserve will commence construction in 2024. The delivery of the district playspace will be a two stage implementation process with phase one of the project to be presented to Council for consideration as part of the 2023/24 Draft Operational Plan.

The 'Places to Play' Grant Scheme (formally known as 'Everyone Can Play') has recently been announced for 2023 projects and unfortunately Campbelltown was unsuccessful. Other applicable grant streams will continue to be explored.

## **Attachments**

Nil

## 8.8 Investments and Revenue Report - February 2023

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Governance

### Community Strategic Plan

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

### Delivery Program

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

### Officer's Recommendation

That the information be noted.

### Purpose

To provide a reporting outlining the activity in Council's financial services portfolio for the month of February 2023.

### Report

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

#### Investments

Council's investment portfolio as at 28 February 2023 stood at approximately \$222 million. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2021 and Council's Investment Policy.

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

Council's investment portfolio annual return is around 60 basis points above the benchmark which is a positive on an absolute basis. This return includes the 31 day notice saver account but excludes funds held in the at-call account.

The yield on the AusBond Bank Bill Index has been very low in recent years, however the weighted 12 month annualised return continues to improve at 1.757 per cent which reflects the continued increases in interest rates. Council's investment performance has maintained a positive return in comparison with an annualised return of 2.345 per cent.

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

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

Council's total liquidity to meet short to medium term cash flow needs remains strong with \$10 million held in an at call account and \$10 million in a 31 day notice saver account. The interest rate on the 31 day notice saver account remains attractive for short term deposits at 3.55 per cent as at 31 January and also increases in line with increases in the official cash rate. With interest rates now trending higher for longer dated term deposits and floating rate notes, a review of the level of funds held in the 31 day notice saver account will be undertaken with a view to reducing the level to take up opportunities to enhance Council's return.

The official cash rate is 3.60 per cent following an increase of 0.25 per cent announced at the March meeting of the Reserve Bank Board. This is the tenth straight rate increase in an effort to return inflation to the 2-3 per cent target range; and comes off the back of weaker than anticipated domestic growth data.

The ASX200 closed at 7219.50 for February with the monthly change being negative 3.44 per cent. Over the past several months, the share market has been subject to heightened volatility due to global conditions and inflation. Economists are forecasting 2023 to close at 7400 points, which would be a gain of around 5 per cent over the course of the year and comparable to 2022 at 7444 points, but still lower than it ended in 2021 at 7038 points.

The market value of the Treasury Corporation Long Term Growth Fund which has a current asset allocation of around 50 per cent in domestic and international shares, also correlates to this downturn in global equity markets. This Treasury Corporation fund is a long term growth fund with high return potential over the long term that may experience occasional periods of negative returns. It is intended to be at least a 7 year investment with the expectation of a return of CPI plus 3.5 per cent over a rolling 10 year period.

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

## **Rates**

Rates and Charges levied for the period ending 28 February 2023 totalled \$135,209,817 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of February totalled \$95,502,583. In percentage terms 71.5 per cent of all rates and charges due to be paid have been collected, compared to 70.5 per cent collected in the same period last year.

To mitigate the risk of debts becoming unmanageable Council staff have been actively assisting ratepayers with their quarterly instalments and provide advice on options available such as regular weekly payments. Special consideration is given to support all ratepayers that have been affected by the COVID pandemic with particular attention to the business community. Where the charging of penalty interest causes hardship the charges are waived in accordance with Councils Hardship Policy and an application being made. An on-line application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 14 Statements of Claim to ratepayers who were issued a Council 'let's get back on track' letter and a letter of intent to commence formal recovery from our agents for unpaid arrears due following the second quarterly instalment. Only where defaulters had not made suitable arrangements to clear their debt or failed to maintain their agreed payments was formal recovery action commenced in the Local Court.

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, 47 applications were made over the phone and 18 online. Given the level of success, implementation for both phone and internet will continue as a permanent service to the community alongside the paper based over the counter process or by mail.

Ratepayers who purchased property since the annual rates and charges notices had been issued, are provided a 'Notice to new owner' letter. During the month, 90 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 28 February 2023 are \$7,534,030 reflecting an increase of \$2,955,474 since January 2023. During the month, 1005 invoices were raised totalling \$4,464,601. 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 \$1,797,473 as at 28 February 2023. The majority of this debt relates to a Grant invoice of \$1,178,787 issued for the reimbursement of costs incurred by Council for the preparation of West Invest applications to "Crown Finance Entity West Invest". Contact has been made with the debtor with payment progressing through Treasury.

City Standards debts of \$215,764 mostly relates to health licence inspection fees totalling \$166,719. These fees are generated for various shop premises, household pool inspections, fire safety services and wastewater management systems. Part of this debt relates to closed premises and are no longer contactable. If the cost of recovery is uneconomical to recover, the debt is then put forward for write-off. Also incorporated in this debt are various accounts raised totalling \$34,218 for companion animal impounding. In most cases, owners have surrendered or abandoned the animals and have moved premises or are not in a position to pay. Council staff still try to negotiate payment plans with the debtors involved however these debts are often

difficult to recover. Another significant amount of \$14,827 relates to waste management effluent charges, Council is continuing debt recovery communication with this debtor.

City Delivery debt of \$122,059 is mainly contributed to unpaid costs associated with road restoration works to the value of \$120,635. Council has received a payment of \$47,424 towards this debt in early March. Another with an invoice of \$70,894 has advised that system changes and discrepancies have prevented payment in a timely manner. Council staff have assisted with rectifying discrepancies and are now awaiting further communications as to the outcome of a payment date.

Public hall hire fees of \$115,432 are a result of debts raised in advance and in accordance with council policy do not need to be finalised until 2 weeks prior to the function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event.

Corporate Governance debts totalling \$87,445. The most significant amount of \$25,002 in this category is for various property related debts regarding 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 however, debts are encumbered to the land and are often finalised with the sale of the property.

Also incorporated in Corporate Governance is \$4,975 which relates to operational expenses for the Campbelltown State Emergency Services from July 2021 to June 2022. Council is awaiting confirmation of a payment date.

Also outstanding within this category is a combined amount of \$7,580 which relates to legal recovery of 3 accounts, one for hall hire and 2 for health licence inspection fees. In all cases the debt involved has proved to be unrecoverable with our agents who have advised to cease legal action and have now recommended the accounts for write-off.

Debts categorised within Community Businesses totalled \$37,325. This mostly relates to pool facility hire, with the most significant amount of \$28,952 relating to school learn to swim programs. Council staff have reached out to the schools involved and are awaiting a response in regard to payment. The remainder mostly relates to the Bicycle Education Centre debt of \$2,375 that are result of debts raised in advance.

Community Life debts totalling \$31,442. The most significant amount of \$16,382 relates to a previous contractor for "catering sales commission" of various events at the Campbelltown Sports Stadium. The company involved had a Statement of Liquidated Claim issued to them by our agents who then advised that the debtor had lodged a defence to the claim. Negotiations between Council's solicitor and the debtor followed and a settlement was negotiated leaving this residue balance which will now be put forward for write-off.

Property Services debt total \$9,219. \$5,415 relates to Department of Planning Industry and Environment for a licence agreement of land at Menangle Park. Contact has been made and it appears that there was a name discrepancy which has been rectified and payment is expected end of March 2023.

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



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

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

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

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

During the month, 3 accounts were issued a Letter of Demand on Council's letterhead advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent.

Council's agents were not instructed to issue any legal recovery on matters.

Council officers are mindful of the ongoing impact of COVID on our community and continue to provide assistance to debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear their outstanding debts through regular payments where possible to avoid any further recovery action.


## Attachments

8.8.1 Summary of Council's Investment Portfolio - February 2023 (contained within this report)



8.8.2 Rates and Charges Summary and Statistics - February 2023 (contained within this report)



8.8.3 Debtors Summary and Ageing Report - February 2023 (contained within this report) 

## Summary of Council's Investment Portfolio

Portfolio as at 28 February 2023



Product Type	Face Value	% of Total
At Call Deposits	10,414,027	4.8%
Notice Account	10,225,679	4.7%
Term Deposits – Fixed Rate	107,900,000	49.7%
Term Deposits – Floating Rate	39,000,000	18.0%
Fixed Rate Bond	17,050,000	7.9%
FRN	32,500,000	15.0%
<b>Grand Total</b>	<b>217,089,706</b>	<b>100.0%</b>
Managed Funds – TCorp*	4,936,652	

\* Market Value as at month end

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

Credit Rating	Holdings	% of Total
AA+	6,900,000	4.7%
AA-	89,000,000	60.6%
A+	2,000,000	1.4%
BBB+	26,000,000	17.7%
Baa1	1,000,000	0.7%
BBB	18,000,000	12.3%
Baa2	4,000,000	2.7%
<b>Total Term Deposits</b>	<b>146,900,000</b>	<b>100.0%</b>

### Fixed and Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
none	NT Treasury Corp	Aa3	15-Dec-23	0.80% Annually	5,000,000
none	NT Treasury Corp	Aa3	15-Dec-24	1.00% Annually	5,000,000
none	NT Treasury Corp	Aa3	15-Jun-25	0.90% Annually	2,500,000
AU3CB0289072	Royal Bank of Canada - Covered Bond	AAA	6-May-25	Fixed at 3.75% s.a.	1,000,000
AU3CB0282358	ING - Covered Bond	AAA	19-Aug-26	Fixed at 1.10% s.a.	1,800,000
AU3CB0286763	NAB	AA-	25-Feb-27	Fixed at 2.9545% s.a.	1,750,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 92bps	1,300,000
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 88bps	1,000,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 84bps	5,000,000
AU3FN0072617	Suncorp Metway - Covered Bond FRN	AAA	17-Oct-25	3m BBSW + 88bps	2,000,000
AU3FN0072740	Teachers Mutual Bank	BBB	28-Oct-25	3m BBSW + 150bps	1,000,000
AU3FN0073045	SMBC Sydney	A	7-Nov-25	3m BBSW + 110bps	5,000,000
AU3FN0073797	Bank Australia Sustainability Bond	BBB	24-Nov-25	3m BBSW + 160bps	2,000,000
AU3FN0073904	NAB	AA-	25-Nov-25	3m BBSW + 92bps	2,500,000
AU3FN0073961	Great Southern Bank (prev CUA)	BBB	1-Dec-25	3m BBSW + 158bps	1,600,000

AU3FN0063103	CBA – Green Bond	AA-	23-Dec-26	3m BBSW + 41bps	5,000,000
AU3FN0075453	Members Banking (RACQ Bank)	BBB+	24-Feb-26	3m BBSW + 150bps	1,600,000
AU3FN0070025	Royal Bank of Canada – Covered Bond	Aaa	13-July-27	3m BBSW + 105bps	1,000,000
AU3FN0070579	CBA	AA-	18-Aug-27	3m BBSW + 102bps	3,500,000

Long-Term Credit Rating	Exposure of Entire Portfolio				
	Actual	Cumulative*	Minimum*	Maximum	Compliant
AAA	2.7%	<b>2.7%</b>	40%	100%	Yes
AA+, AA, AA- (or MTB*)	61.2%	<b>63.9%</b>		100%	Yes
A+, A, A-	6.0%	<b>69.9%</b>	60% (70%) <sup>1</sup>	100%	Yes
BBB+, BBB, BBB-	30.1%	<b>100.0%</b>	100%	100%	Yes
TCorp LTGF	2.2%	-	0%	20%	Yes

\*Policy limits are measured on a cumulative basis calculated from the respective rating category band on an “**and above**” basis

### Portfolio Return

Council’s investment portfolio (excluding NSW TCorp LTGF and At Call Deposits but includes Notice Saver Account) provided a weighted average return (running yield) of:

28 February 2023	Monthly Return	Annual Return
<b>Campbelltown City Council – Investment Portfolio</b>	0.304%	2.345%
<b>Benchmark – Bloomberg Ausbond Bank Bill Index</b>	0.240%	1.757%
<b>Performance Relative to Benchmark</b>	0.064%	0.589%

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	30/06/2022	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,628,718.16	73,184,481.94	1,398,529.47	491,519.35	75,906,189.98	52,765,658.91	23,140,531.07	307,804.41	23,448,335.48
Business	691,071.49	20,999,379.69		54,571.08	21,745,022.26	16,518,313.09	5,226,709.17		5,226,709.17
Farmland	43,366.65	449,360.49	217.90	1,850.26	494,359.50	345,962.79	148,396.71	266,736.33	415,133.04
Mining	0.00	29,551.52		0.00	29,551.52	29,551.52	0.00		0.00
SR - Loan	762.80	0.00		56.28	819.08	0.00	819.08	0.00	819.08
SR - Infrastructure	404,110.68	7,168,722.22		9,234.58	7,582,067.48	5,289,016.30	2,293,051.18	57,070.00	2,350,121.18
Total	\$4,768,029.78	\$101,831,495.86	\$1,398,747.37	\$557,231.55	\$105,758,009.82	\$74,948,502.61	\$30,809,507.21	\$631,610.74	\$31,441,117.95
Garbage	1,143,646.84	27,609,365.32	894,166.60	37,780.17	27,896,625.73	19,468,291.07	8,428,334.66		8,428,334.66
Stormwater	78,048.53	1,476,471.87		660.76	1,555,181.16	1,085,789.25	469,391.91		469,391.91
Grand Total	\$5,989,725.15	\$130,917,333.05	\$2,292,913.97	\$595,672.48	\$135,209,816.71	\$95,502,582.93	\$39,707,233.78	\$631,610.74	\$40,338,844.52

Total from Rates Financial Transaction Summary	39,167,877.07
Overpayments	-1,170,967.45
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	319,837
Rate accounts greater than 12 months less than 18 months in arrears	60,258
Rate accounts greater than 18 months in arrears	109,560
TOTAL rates and charges under instruction with Council's agents	489,655



## Rates Statistics

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Feb-22
Rate Notices	58,585	22	17	2	38	13							
Electronic - DoH	4,730												
Instalment Notices				44,219			43,973						
Electronic - DoH				4,978			4,665						
Missed Instalment Notices - Pensioners > \$15.00			10,168			9,613							
			1,219			1,153							
Notice to new owner	179	101	98	103	110	96	81	90					30
7-day Letters - Council issued			922			976							
- Pensioners > \$1000			120			134							
7-day Letters - Agent Issued			421										
Statement of Claim	144	16	2	152	7	8	155	14					47
Judgments	21	27	11	7	20	4	0	15					21
Writs	27	15	1	20	0	0	0	0					35
Electronic - eRates & BPAYView	14,164	14,927	15,119	15,280	15,632	16,032	15,945	16,083					13,341
Pensioner applications	143	67	51	73	76	45	53	65					45
Arrangements	99	91	99	83	77	68	70	61					171

**DEBTORS SUMMARY 1 February 2023 to 28 February 2023**



DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/01/2023	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 28/02/2023	% DEBT RATIO
Corporate Governance	379,290	282,180	135,008	526,462	6.99%
City Delivery	145,200	2,692	2,018	145,874	1.94%
City Standards	272,210	61,523	31,190	302,543	4.02%
Community Businesses	132,057	40,705	55,706	117,056	1.55%
Community Life	146,539	83,783	32,576	197,746	2.62%
Grants	2,842,998	3,314,482	269,875	5,887,605	78.15%
Hall Hire	144,712	118,306	104,932	158,086	2.10%
Property Services	515,551	560,930	877,823	198,657	2.64%
	<b>4,578,556</b>	<b>4,464,801</b>	<b>1,509,128</b>	<b>7,534,030</b>	<b>100%</b>

**AGEING OF SUNDRY DEBTOR ACCOUNTS - 28 February 2023**



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Governance	243,018	41,789	154,210	87,445	526,462	73,248
City Delivery	5,304	0	18,511	122,059	145,874	83,775
City Standards	53,805	13,038	19,937	215,764	302,543	130,006
Community Businesses	58,059	9,224	12,448	37,325	117,056	8,631
Community Life	79,308	44,256	42,740	31,442	197,746	48,557
Grants	3,191,766	1,462,052	55,000	1,178,787	5,887,605	1,178,787
Hall Hire	6,424	25,838	10,391	115,432	158,086	65,880
Property Services	158,798	24,925	5,715	9,219	198,657	4,193
	<b>3,796,481</b>	<b>1,621,123</b>	<b>318,952</b>	<b>1,797,473</b>	<b>7,534,030</b>	<b>1,593,077</b>

## 8.9 Reports and Letters Requested

### Reporting Officer

Director City Governance  
City Governance

### Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

### Delivery Program

Principal Activity
5.1.2.1 Communicate in a diverse, open and inclusive way that informs and engages our communities to build confidence and trust

### Officer's Recommendation

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

### Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 4 April 2023.

### Attachments

8.9.1 Reports Requested Register (contained within this report) [↓](#)

8.9.2 Letters Requested Register (contained within this report) [↓](#)

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Services</b>			
13.10.20 Lake	NM 11.1 - Charging for parking within the Campbelltown Local Government Area  That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.	Further studies are required for paid parking to form a part of a parking strategy.	July 2023
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). Finalising round 2 of the assistance program	May 2023
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.	June 2023



## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Services</b>			
13.10.22 Bricevic	NM 11.3 Footbridge over Bow Bowling Creek  That Council: 1. provide a report on the feasibility of building a footbridge over Bow Bowling Creek (causeway) at Bow Bowling towards Minto. 2. Ensure the report includes particular reference to any current legislative requirements for pedestrian footbridges and addresses accessibility for those with mobility and/or disability issues. 3. That Council also advocate to the Member for Macquarie Fields in relation to the development of the bridge to seek funding to ensure it is built to an appropriate standard.	Currently under investigation.	June 2023
9.8.22 Chowdhury	NM 11.4 - Grass Cutting  1. That a briefing be presented to Councillors on the grass cutting maintenance program undertaken throughout the LGA, including the frequency during the four seasons; and 2. That a report be presented that details the current maintenance program and the costs associated with increasing the frequency of the program to enhance a consistent look of the city.	Currently under investigation.	June 2023

### Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Services</b>			
8.3.22 Khalil	<p>NM 11.5 - Simmos Beach, Macquarie Fields</p> <p>That a report be presented to Council outlining ways to increase visitation to Simmos Beach, Macquarie Fields. The report should include:</p> <ul style="list-style-type: none"> <li>a) identification of any future enhancement works planned or required to improve the location.</li> <li>b) marketing opportunities to increase visitation and tourism.</li> <li>c) any environmental factors to be taken into account because of increasing visitation.</li> <li>d) any future resourcing considerations to enable an ongoing program of works and marketing activity.</li> </ul>	<p>A review of previous work undertaken has commenced including:</p> <ul style="list-style-type: none"> <li>- 2016 study of bushwalking and associated recreational facilities</li> <li>- improvement works undertaken in 2018 and 2019 to upgrade Simmos beach including signage, trail upgrades, kayak ramp and picnic facilities</li> <li>- bushcare and bush explorers programs including the recently launched 'It's Our Backyard' program.</li> </ul> <p>Further investigations have also commenced.</p>	May 2023
9.8.22 Brticevic	<p>NM 11.5 -District Park Midlothian Reserve, St Andrews</p> <p>1. Seeks a report in relation to a district park at St Andrews. The report includes detailed planning, timeline, consultation with community and funding for the park with consideration of the State of Play Strategy (2016-2036). In addition, consider any funding opportunities such as Everyone Can Play (Department Planning and Environment) to accelerate the project.</p>	Report presented to Council meeting on April agenda as Item 8.7	April 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Services</b>			
13.12.22 Brdicevic	ORD 8.6 - Campbelltown Southern Catchments Flood Study  2. That the outcome of the public exhibition of the Draft Campbelltown Southern Catchment Flood Study Report be reported back to Council.	Report presented to Council meeting on April agenda as Item 8.6	April 2023
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.	May 2023
20.9.22 Brdicevic	NM 11.3 - International Mother Language Day Monument  1. That Council present a briefing to Councillors on the imminent updated version of the Monuments and Memorials policy.	Amended draft policy was presented to the Executive. A policy update will be provided to the Council at a an upcoming briefing.	May 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Environment</b>			
9.4.19 Thompson	ORD 8.6 - Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct)  5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be completed as part of the next housekeeping amendment to the Local Infrastructure Contributions Plan.	June 2023
8.6.21 Oates	ORD 8.6 - Planning Proposal - "Glenlee Estate" Menangle Park  3. That following the public exhibition: (a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council	Gateway Determination altered by DPE as advised in Councillor Weekly Bulletin of 25 March 2022.  Proponent is required to satisfy requirements of NSW Heritage prior to seeking the issuing of a new Gateway Determination.	May 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Environment</b>			
10.5.22 Bricevic	ORD 8.1 - Local Housing Strategy - Approval Conditions and Affordable Housing Initiatives  4. That once the draft Campbelltown Affordable Housing Strategy has been prepared it be reported to Council for consideration prior to formal public exhibition.	Timing adjusted from April to July 2023 to align with Western Sydney Planning Partnership	July 2023
3.8.21 Manoto	ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan  4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.	Specialist studies completed, namely Traffic and Parking Study. Gateway issued. Amendments to the Local Infrastructure Contributions Plan required. Outcome will be reported to Council.	July 2023
8.11.22 Oates	ORD 8.6 - Planning Proposal - 80 O'Sullivan Road, Leumeah  5. That at the conclusion of the public exhibition, a report be presented to Council on the outcome of the public exhibition.	Public exhibition will not occur until Gateway Determination has been received. Post exhibition report will not occur until November 2023.	November 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Environment</b>			
10.5.22 Brticevic	<p>NM 11.1 - No Smoking - Queen Street, Campbelltown</p> <p>That Council present a report on the feasibility of banning smoking/vaping in the public areas of Queen Street, Campbelltown and Ingleburn CBD. Considerations for the report:</p> <ul style="list-style-type: none"> <li>• Consulting with businesses, the community and other stakeholders.</li> <li>• The geographical boundaries of any ban such as other sections of the Campbelltown CBD.</li> <li>• Designated smoking areas.</li> </ul>	Community Consultation to commence March 2023	June 2023
13.12.22 Stellino	<p>ORD 8.3 - Bin Locks - 12 Month Trial</p> <p>3. A report on the findings be presented to Council after 3 months of the trial and before 12 months, whichever comes first.</p>	Trial to begin by March/ April 2023 for 12 month trial.	November 2023
13.12.22 Brticevic	<p>ORD 8.4 - Campbelltown Local Housing Strategy 2041 - Public Exhibition</p> <p>2. That the outcome of the exhibition of the draft Campbelltown Local Housing Strategy 2041 be reported back to Council.</p>	Report presented to council meeting on April agenda as Item 8.2	April 2023

### Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Environment</b>			
14.2.23 Chew	ORD 8.4 - Proposed amendment of Campbelltown Community Participation Plan  3. Where any submission objecting to the proposed amendments is received during the exhibition period, a report be provided to the Council tabling the submission/s and responses to the matters raised therein.	Scheduled for public exhibition April 2023	May 2023
14.2.23 Stellino	ORD 8.2 - Biodiversity Certification Application - Mt Gilead Stage 2  1. That Council defer this item for a Councillor briefing and that the item return to a future Council meeting for consideration at a later date.	Report presented to Council meeting on April agenda as Item 8.4	April 2023
14.2.23 Munro	ORD 8.7 - Proposed Housekeeping Amendments to Campbelltown (Sustainable City) Development Control Plan 2015  2. That should Council receive any submissions during the public exhibition of draft Amendment No.19, a further report be provided to Council following the completion of the public exhibition period.	Scheduled for public exhibition March 2023	May 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Environment</b>			
13.7.21 Morrison	<p>ORD 8.3 - Menangle Park - Amendments to Development Control Plan</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>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. Council Officers are currently in discussion with Dahua for advice on suitable street names</p>	June 2023



## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Futures</b>			
10.3.20 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 is currently working to develop a plan that provides suitable pathways to transition Council's operations to Net Zero. The plan utilises information from Council's sustainability dashboard. The dashboard captures and presents consumption and cost information for the following activities - energy and water consumption, vehicle fleet and waste.</p> <p>In addition, Council continues to embed improvements as part of its commitment to reducing greenhouse gas emissions. These commitments include increasing the provision of renewable electricity, investigating low emission fleet opportunities and working in partnership with developers to deliver low emission communities.</p>	June 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Futures</b>			
3.8.21 Manoto	<p>ORD 8.5 - Ingleburn CBD - Planning Proposal and Development Control Plan</p> <p>3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.</p>	<p>A Project Definition Plan (PDP) is in preparation. This will include an outline of costs required to undertake a feasibility study to determine the sites viability from a triple bottom line perspective (ie financial, social and environmental). The required funding will be considered as part of Council's annual budget planning process for 2022-23. The project feasibility will take approximately 3 months to complete once funding has been made available.</p>	May 2023
9.6.22 Brticevic	<p>NM 11.1 - LED Street Lighting</p> <p>1. That a report on the contribution of the street lighting network (both public and private) to Council's electricity consumption, and opportunities to work</p>	<p>Council is finalising the collation of information on the private and public street lighting network. A number of opportunities to reduce greenhouse gas emissions and costs associated with the street lighting network are being explored and will be presented in the report.</p>	May 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Futures</b>			
9.6.22 Brticevic	NM 11.2 - Electric Vehicle Charging  That Council present a report: 1. On the progress of electric vehicle infrastructure in public car parks across the LGA, including the Farrow Road car park. 2. On how the provision of solar and/or the purchase of renewable energy can assist in making assets carbon neutral. 3. Consider the economic benefits of the various options for the infrastructure	Report presented to Council meeting on April agenda as Item 8.12	April 2023
14.9.21 Oates	NM 11.2 - Creative Arts Fund  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. 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.	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.	June 2023

## Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Futures</b>			
8.3.22 Lound	<p>NM 11.4 - Business Parking in the Campbelltown CBD</p> <ol style="list-style-type: none"> <li>1. That Council undertake further engagement with Campbelltown CBD Businesses to understand their concerns regarding parking.</li> <li>2. That a report be presented to Council for discussion and consideration of appropriate potential solutions.</li> <li>3. Develop an appropriate data strategy to ensure that recommendations regarding parking are based on evidence.</li> </ol>	<p>Information and data regarding parking is being collected from a number of sources, including a recent travel survey, pedestrian movement data and anecdotal feedback from CBD businesses including through a targeted initial discussions in April 2022.</p> <p>Council has partnered with TfNSW to deliver a kerbside data project, with cameras and sensors installed in and around Queen Street. Additional data will be available in the coming months and will allow Council to make evidenced based assessment of vehicle and pedestrian movement in relation to car parking. A report will be presented to Council to consider options moving forward.</p>	May 2023

### Reports requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
<b>City Lifestyles</b>			
14.6.22 Brdicevic	ORD 8.5 - Campbelltown Billabong Parklands - Project Update  4. That Councillors be provided with a quarterly report on the progress of the Billabong project and the opportunity to inspect the site when feasible.	Quarterly report dates have been scheduled as follows:  October 2022 - Aquatics - Completed December 2022 - Aquatics/Landscaping -Completed March 2023 - Aquatics / Landscaping / Buildings June 2023 - Aquatics / Landscaping / Buildings September 2023 - Completion	June 2023
20.9.22 Cotter	NM 11.2 - Youth Centres  1. That a report be presented to Council on youth centres within Campbelltown Local Government Area. The report should include whether the current centres meet the community's needs and the feasibility of establishing a council-managed centre or transforming an under-utilised asset to cater to the needs.	Council will investigate current centres within our LGA and the feasibility of establishing a council-managed centre.	June 2023

### Letters requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates
<b>City Services</b>		
8.11.22 Stellino	<p>NM - 11.2 - Roads</p> <p>1. That council write to the NSW Minister for transport David Elliot &amp; Minister for Infrastructure Rob Stokes as well as Federal Minister for Transport &amp; Infrastructure The Hon. Catherine King MP and Dr Mike Freelander MP Federal Member for Macarthur and request urgent works to be carried out on the Hume Motorway in the Campbelltown LGA in order to fix the series of potholes which continue to expand, link up and provide dangerous driving conditions for motorists from and passing through Campbelltown</p>	Letters sent 18/11/2022 to The Hon. David Elliot, NSW Minister for Transport, The Hon. Rob Stokes, NSW Minister for Infrastructure, The Hon. Catherine King MP, Federal Minister for Transport and Infrastructure and Dr Mike Freelander, Federal Member for Macarthur
14.6.22 Hunt	<p>ORD 7.1 - Koala Care and Treatment Facilities</p> <p>2. That Council write to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP, seeking funding for koala protection.</p>	2. Letter sent 4/07/2022 to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP.

## Letters requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates
<b>City Services</b>		
9.8.22 Stellino	<p>NM 11.1 - Koala Care</p> <ol style="list-style-type: none"> <li>1. That Council write to the Minister for Environment and Heritage James Griffin MP requesting them not to administer the Chlamydia vaccine to koalas within our region for so long as no signs of Chlamydia are detected in the colony.</li> <li>2. That Council include in the letter that Koala experts hold the opinion that there was no merit in trialling the vaccine in Campbelltown, since the disease is not present, the vaccine is not inheritable and we are already at maximum reproductive rates leading to only possible negative outcomes.</li> <li>3. That Council include in the letter support for the rest of the program announced, including the Chlamydia testing machine to assist in detection of the disease as well as the allocation of state funds for habitat restoration of koala corridors in the Campbelltown Local Government Area.</li> <li>4. That Council ask if the minister has allocated or intends to allocate funding towards koala carers in the region under the NSW Koala strategy.</li> <li>5. That Council utilises the letter tabled by Councillor Stellino from Doctor Steve Phillips with the letter to the Minister for Environment and Heritage James Griffin MP.</li> </ol>	Letters sent 15/11/22 to the Hon James Griffin MP- Minister for the Environment and Heritage

### Letters requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates
<b>City Planning and Environment</b>		
9.8.22 Oates	<p>ORD 8.3 - Illegal Rubbish Dumping</p> <p>3. That Council write to the Minister for Environment and Heritage, the Honourable James Griffin MP, to convey Council's concerns as it relates to the illegal dumping of waste, and to request additional and restricted funding be provided to each Council for the purpose of employing a dedicated staff member, engaged to prevent and respond to illegally dumped waste.</p>	3. Letter sent 1/09/2022 to the Hon. James Griffin MP - Minister for the Environment and Heritage.
<b>City Futures</b>		
13.10.22 Khalil	<p>NM 11.1 - Bus Services in Campbelltown LGA</p> <p>1. That Council writes to the Hon. David Elliott MP, Minister for Transport and Ms Jo Haylen MP, Shadow Minister for Transport and if appropriate to the Minister for Education and Shadow Minister for Education and to our local MP's advocating for the following:</p> <p>a) implementation of an enhancement to the bus service network in Macarthur Heights to improve the residents' access to Campbelltown Station.</p> <p>b) establish additional bus services for students to and from schools in Campbelltown Local Government Area to reduce traffic congestion outside the school and ensure greater safety for the school children.</p>	<p>Letters sent 3 March 2023 to:</p> <ul style="list-style-type: none"> <li>- Member for Macquarie Fields, Anoulack Chanthivong MP</li> <li>- The Hon. David Elliott MP, Minister for Transport</li> <li>- Member for Campbelltown, Greg Warren MP</li> <li>- The Hon. Jo Haylen MP, Shadow Minister for Transport</li> <li>- The Hon. Prue Car, Shadow Minister for Education</li> <li>- The Hon. Sarah Mitchell, Minister for Education and Early Learning</li> </ul>



### Letters requested effective 4 April 2023

*Date of Decision *Mover	Action Item	Comments / updates
<b>Office of General Manager</b>		
14.2.23 Brticevic	<p>NM 11.1 - Community and Justice Precinct</p> <ol style="list-style-type: none"> <li>1. That Council write to the Member/Candidate for the electorate of Campbelltown Greg Warren MP, shadow Attorney General Michael Daley, Opposition Leader Chris Minns seeking an election commitment to the redevelopment of the NSW Courts in Campbelltown to catalyse the Community and Justice Precinct.</li> <li>2. That Council write to the NSW Attorney-General, the Hon Mark Speakman MP, and the NSW Premier, the Hon Dominic Perrottet MP, seeking an election commitment to the redevelopment of the NSW Courts in Campbelltown to catalyse the Community and Justice Precinct.</li> <li>3. That Council write to the Member for Macarthur Dr Mike Freeland MP, Attorney General the Honourable Mark Dreyfus MP and the Prime Minister the Honourable Anthony Albanese MP seeking a commitment for a Federal Circuit and Family Court of Australia for the Community and Justice Precinct in Campbelltown.</li> <li>4. That Council write to the Shadow Attorney-General, Mr Julian Leaser MP, and the Leader of the Opposition, the Hon Peter Dutton MP, seeking a commitment for a Federal Circuit and Family Court of Australia for the Community and Justice Precinct in Campbelltown</li> </ol>	<ol style="list-style-type: none"> <li>1. Letters sent to Member/Candidate for the electorate of Campbelltown Greg Warren MP, shadow Attorney General Michael Daley, Opposition Leader Chris Minns on 16 February 2023.</li> <li>2. Letters sent to the NSW Attorney-General, the Hon Mark Speakman MP, and the NSW Premier, the Hon Dominic Perrottet MP, on 15 February 2023.</li> <li>3. Letters sent to the Member for Macarthur Dr Mike Freeland MP, Attorney General the Honourable Mark Dreyfus MP and the Prime Minister the Honourable Anthony Albanese MP on 15 February 2023 response received from the Hon. Mark Dreyfus KC MP, Attorney General, to Council dated 28 March 2023 included in April Agenda.</li> <li>4. Letters sent to the Shadow Attorney-General, Mr Julian Leaser MP, and the Leader of the Opposition, the Hon Peter Dutton MP on 15 February 2023, response received from the office of the Hon. Peter Dutton MP, Leader of the Opposition, dated 28 March 2023.</li> </ol>

## 8.10 Refunds Policy

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Governance

### Community Strategic Plan

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

### Delivery Program

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

### Officer's Recommendation

1. That the revised Refunds Policy as attached to this report be adopted.
2. That the Refunds Policy review date be set at 30 June 2028.

### Purpose

To seek Council's endorsement of the revised Refunds Policy.

### History

The above mentioned policy was adopted by Council on 10 April 2012, last revised on 13 April 2021 and is now due for review in accordance with the Information Management Authorised Statement.

### Report


The above mentioned policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

The policy has undergone a review and has been updated to include the ability to refund payments made via BPAY by reversal through BPAY.

## **Attachments**

8.10.1 Refunds Policy current (contained within this report) [↓](#)

8.10.2 Refunds Policy revised (contained within this report) [↓](#)

 <b>CAMPBELLTOWN CITY COUNCIL</b>		<b>POLICY</b>
Policy Title	Refunds	
Related Documentation	Refund Report	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i>	
Responsible Officer	Executive Manager Corporate Services and Governance	

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

### Objectives

To provide clear objectives and outcomes in the process of refunding monies paid to Council.

### Policy Statement

Where a refund of monies is required, payment shall be made within 10 business days in the name of the person or organisation appearing on the original receipt. Alternative arrangements may only be considered where an authority has been provided in writing by an authorised person.

Refunds will be made by cheque, ~~or~~ EFT or by way of payment reversal through BPAY. Credit card payments made over the counter are available same business day as 'card present' transactions only and for the full amount of the original payment. Phone, internet and mail remittances ~~are to~~ shall be refunded to the card initiating the payment.

No cash refunds are permitted unless receipt issued prior to end of day process and receipt reversed. Reversed receipts must be authorised by Supervisor or Cashier Supervisor.

Applications for refund must be made in writing by an authorised person.

### Scope

It is estimated that fewer than 500 refunds are processed per annum.

### Definitions

Authorised person	the person whose name appears on the receipt, their agent or legal representative. In the case of a business or company their title and position within that organisation
EFT	Electronic Funds Transfer
Credit Card	Mastercard, Visa credit or AMEX card facilities
Card Present	Where the card is presented by the holder and either signed or PIN authorised

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Governance <b>Section:</b> Financial Services <b>DocSet:</b> 3022584	<b>Adopted Date:</b> 10/04/2012 <b>Revised Date:</b> 13/04/2021 <b>Minute Number:</b> 054 <b>Review Date:</b> 30/03/2024	<b>Page:</b> 1 of 2

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**Campbelltown City Council**

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Cashier Supervisor     Staff appointed to managing Pathway cashiers

Supervisor             Staff appointed to managing cashiers at off-site locations.

**Legislative Context**

*Local Government Act 1993 – Division 2*

*Local Government (General) Regulation 2005 – Division 5*

**Principles**

The Executive Manager Corporate Services and Governance will be responsible for administering the principles and ensuring that appropriate steps are taken to maintain a level of confidentiality and proper process for all refunds.

**Responsibility**

The Executive Manager Corporate Services and Governance may delegate responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

**Effectiveness of this Policy**


Key performance indicators that may be used to measure the effectiveness of this Policy are:

- All refunds are to be made within 10 business days.

**END OF POLICY STATEMENT****Contact for inquiries and proposed changes**

<b>Position/Section</b>	Executive Manager Corporate Services and Governance
<b>Contact Number</b>	4645 4695

**DATA AND DOCUMENT CONTROL****DocSet: 3022584****Page: 2 of 2**

 <b>CAMPBELLTOWN CITY COUNCIL</b>		<b>POLICY</b>
Policy Title	Refunds	
Related Documentation	Refund Report	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i>	
Responsible Officer	Executive Manager Corporate Services and Governance	

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EFT	Electronic Funds Transfer
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**Campbelltown City Council**

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**END OF POLICY STATEMENT****Contact for inquiries and proposed changes**

<b>Position/Section</b>	Executive Manager Corporate Services and Governance
<b>Contact Number</b>	4645 4695

**DATA AND DOCUMENT CONTROL****DocSet: 3022584****Page: 2 of 2**

## 8.11 Council 6-month Progress Report

### Reporting Officer

Manager Insights and Corporate Strategy  
City Futures

### Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

### Delivery Program

Principal Activity
5.2.1.1 Lead and improve corporate planning for a sustainable future

### Officer's Recommendation

That Council note the 6-month report outlining Council's progress against the Delivery Program 2022-2026 and Operational Plan 2022-2023 for the July 2022 to December 2022 period.

### Purpose

To provide Council with a 6-month report on progress against the Delivery Program 2022-2026 and Operational Plan 2022-23, for the period July 2022 to December 2022.

### Report

The Delivery Program 2022-2026 and Operational Plan 2022-23 is Council's plan to address the community's vision for Campbelltown, as outlined in Campbelltown 2032 (Community Strategic Plan). Campbelltown 2032 is structured around 5 Community Outcomes, each of which has specific focus areas and strategies:

- Outcome 1 - Community and Belonging
- Outcome 2 - Places For People
- Outcome 3 - Enriched Natural Environment
- Outcome 4 - Economic Prosperity
- Outcome 5 - Strong Leadership



Council provides 6-month reports to the Council outlining progress against the Delivery Program and Operational Plan, as per the Integrated Planning and Reporting framework, and Section 404(5) of the *Local Government Act 1993*. These reports ensure the Council, community, and stakeholders can monitor Council's progress.

The full set of our Corporate Planning and Reporting documents can be found on Council's website:

<https://www.campbelltown.nsw.gov.au/Council-and-Councillors/Corporate-Planning-and-Strategy>

### Summary of Progress

The Delivery Program 2022-26 includes 6 Major Projects and Initiatives and 52 Principal Activities, which outline Council's high level commitments during this elected term.

The Operational Plan 2022-23 includes 206 actions to be undertaken under these Principal Activities.

Between July 2022 and December 2022, Council progressed well against these Operational Plan actions, with 84 per cent 'Complete' or 'On Track' for completion as of December 2022. A summary of progress against these actions is provided in the Table below.

6 Month Progress Summary			
Status	Description	Number of Actions	% of Actions
<b>Completed</b>	2022-23 Deliverables have been completed	13	6%
<b>On Track</b>	2022-23 Deliverables are progressing as planned	160	78%
<b>Needs Attention</b>	2022-23 Deliverables are not progressing as planned, and require support	20	10%
<b>Off Track</b>	2022-23 Deliverables unlikely to be completed as planned during this financial year	4	2%
<b>On Hold/Cancelled</b>	Work on the action has been suspended or cancelled for 2022-23	9	4%

Further detail on progress against the Operational Plan actions is shown below, according to each of the five CSP Outcomes. Across all Outcomes, the majority of actions are 'completed' or are 'on track'.

6 Month Progress Summary					
Status	Outcome 1 Community & Belonging	Outcome 2 Places for People	Outcome 3 Enhanced Natural Env.	Outcome 4 Economic Prosperity	Outcome 5 Strong Leadership
Completed	2 (5%)	1 (2%)	4 (11%)	1 (4%)	5 (10%)
On Track	25 (62%)	42 (79%)	33 (87%)	19 (70%)	41 (85%)
Needs Attention	5 (12%)	8 (15%)	0 (0%)	5 (19%)	2 (4%)
On Hold Cancelled	8 (20%)	0 (0%)	1 (3%)	0 (0%)	0 (0%)
Off Track	0 (0%)	2 (4%)	0 (0%)	2 (7%)	0 (0%)

The Table below provides a summary of Council's year-to-date expenditure against the original and forecast budget.

	Original Budget (\$ '000)	Forecast Budget (\$ '000)	Jul - Dec 2022 YTD Actual (\$ '000)	Variance (\$ '000)	YTD % Var
Outcome 1 Community and Belonging	28,896	32,059	14,650	17,408	54%
Outcome 2 Places For People	88,329	124,224	40,584	83,639	67%
Outcome 3 Enriched Natural Environment	31,580	35,598	12,730	22,868	64%
Outcome 4 Economic Prosperity	30,865	34,951	5,905	29,046	83%
Outcome 5 Strong Leadership	71,898	89,067	26,361	62,706	70%

## **Progress Highlights: Major Projects and Initiatives**

Progress highlights against our 6 Major Projects and Initiatives between July 2022 and December 2022 are summarised below.

### **1. City-wide upgrades**

- Council continues to deliver the Capital Works program to provide new and renewed roads, bridges, bus shelters, paths, and cycleways for Campbelltown.
- The upgrades to Marsden Park, a major project for Campbelltown, are progressing well and are on track.

### **2. New Regional Facilities**

- Billabong Parklands: the construction of aquatic features is progressing well.
- Sports and Health Centre of Excellence: Council resolved to relocate the centre to Campbelltown Sports Stadium. Submissions for additional funding have been made.
- Raby Indoor Sports: Facility design complete and construction tender is currently in the market.
- Ingleburn Reserve: Onsite investigations and Stage 2 concept plan completed and further detailed design underway.

### **3. Major Community and Cultural Events**

Council delivered the following major community and cultural events during this period:

- NAIDOC Week activities
- Chill Fest Winter Festival at Koshigaya Park
- FEAST multicultural festival at Minto
- Revamped Fisher's Ghost Festival
- International Day of People with Disability acknowledged via release of DIAP 2022-2026
- Christmas Carols, Rocking around Campbelltown, Santa Convoy and New Year's Eve events

### **4. South West Sydney Community and Justice Precinct**

Council is continuing to collaborate with other government agencies on this project, led by the Western Parkland City Authority. Community consultation was held in June 2022, and findings have been reported to Council.

### **5. Revitalisation of our City Centre**

During this period, a number of initiatives to activate Queen Street were undertaken:

- Public art projects in collaboration with local business and property owners including 'Breathing Life'
- Handmade and Homegrown Markets with a market operator now appointed to continue the program
- Spice It Up culture and cuisine event

### **6. Enhancing waterways and green spaces**

A number of initiatives were successfully delivered during this period to enhance natural waterways and green spaces in Campbelltown.

- The Bushcare Volunteer Program delivered 52 bushcare sessions, 16 bush explorers session, and 4 tree planting events.
- Ongoing water quality program and priority weed works.
- Grant application for Stage 2 scoping of Bow Bowling Creek was not successful. Could will explore alternate opportunities to foster an enriched natural environment.

## Detailed 6-month Progress Update

This remainder of this report provides progress information on each of the 206 Operational Plan Actions.

The progress update is shown in a series of tables under each of the 5 Community Outcomes from Campbelltown 2032. A status update is provided for all actions, with commentary added for those actions reported as 'Needs Attention', 'Off Track', 'On hold/cancelled', and 'completed'. Throughout this report, the following status definition are used:

Progress Status	Description
<b>Completed</b>	2022-23 Deliverables have been completed
<b>On Track</b>	2022-23 Deliverables are progressing as planned
<b>Needs Attention</b>	2022-23 Deliverables are not progressing as planned, and require support
<b>Off Track</b>	2022-23 Deliverables unlikely to be completed as planned during this financial year
<b>On Hold/Cancelled</b>	Work on the action has been suspended or cancelled for 2022-23

## OUTCOME 1 – COMMUNITY AND BELONGING

### CSP Strategy 1.1.1 Provide initiatives that foster a proud, inclusive, and connected community for all

#### Principal Activity 1

#### Deliver initiatives that encourage social inclusion, community connections and celebrate our cultural diversity

Operational Plan Action	Progress Summary	Responsibility
Provide a variety of events and programs for all ages that support creativity, learning and connection	<b>On Track</b>	Learning & Library Services
Deliver and review a number of programs such as Youth Week, International Women's Day, Seniors Week and International Day of People with Disability	<b>On Track</b>	Community Life
Deliver pathway programs for young people and the whole community such as Youth Hacks, Sunset Sounds and Place programs such as 'On Q'	<b>Needs Attention</b> Commenced Youth Strategy review. Consultations to commence with young people and youth services.	

Deliver a multidisciplinary artistic program that develops and presents new work that engages diverse communities	<b>On Track</b>	Creative Life
Deliver an annual program of education, community engagement and creative learning activities and collaborations that engages our diverse community and is led by artists	<b>On Track</b>	
Develop and launch Public Arts Policy	<b>Needs Attention</b> Policy draft prepared. Contributed to the development of a Mural Artwork Procedure application.	

**Principal Activity 2**

**Create and maintain partnerships that promote inclusion, pride, trust and shared values in the community**

Operational Plan Action	Progress Summary	Responsibility
Draft and deliver the Disability Inclusion Action Plan 2022-26	<b>On Track</b>	Community Life

**Principal Activity 3**

**Lead digital inclusion initiatives that support disadvantaged and vulnerable community members**

Operational Plan Action	Progress Summary	Responsibility
Develop community programming which utilises the Creative Studio at HJ Daley Library	<b>On Track</b>	Learning & Library Services
Integrate Science Technology Engineering and Mathematics into regular Children and Youth programming	<b>On Track</b>	
Promote mobile app for Library Management System	<b>On Hold</b> This action continues to be part of the relocation of HJ Daley Library project.	

**CSP Strategy 1.1.2 Provide a diverse range of cultural and creative activities and events, for all interests and people**

**Principal Activity 4**

**Deliver a wide range of events and opportunities for people to come together**

Operational Plan Action	Progress Summary	Responsibility
Deliver the annual civic events program	<b>On Track</b>	Communications

Deliver Council's annual calendar of events including a variety of community and cultural events and activations	<b>On Track</b>	Community Life
Establish an event feedback method that can consistently measure and benchmark community sentiment	<b>Needs Attention</b> Delays due to resourcing challenges. Will commence in Q3.	

**CSP Strategy 1.2.1 Provide accessible services and support pathways for all ages, needs and abilities**

**Principal Activity 5**

**Deliver, and advocate for, essential community services**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver core library services	<b>On Track</b>	Learning & Library Services
Progress outcomes of Reimagining Campbelltown and the Community and Justice Precinct (SWSCJP) masterplan to provide a city centre library	<b>On Track</b>	
Provide high quality education and care services that meet the needs of our future generation	<b>On Track</b>	Education and Care Services
Implement improvements that make it easier for families to access our education and care services	<b>Needs Attention</b> Minor delays, but action is progressing.	
Improve the aesthetics of our education and care facilities to reflect our quality of care standards	<b>On Track</b>	

**Principal Activity 6**

**Build the capacity and sustainability of the local community services sector**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver and review the Collective Impact program in Claymore	<b>On Track</b>	Community Life
Deliver the Event Toolkit and Event Application Checklist to support community groups organising events	<b>On Track</b>	

<b>Principal Activity 7</b>		
<b>Build the capacity and capability of volunteers across the community</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Develop a baseline understanding of the workforce, capability and skill volunteers contribute to local community outcomes	<b>On Hold/Cancelled</b> Paused in Q2 due to resourcing challenges.	Community Life
Deliver Council's Bushcare Volunteer Program and extension programs including annual calendar events to build environmental knowledge and capability within the community	<b>On Track</b>	Natural Areas
Deliver, promote and participate in citizen science programs focused on key flora and fauna species such as the Gang Gang cockatoo, koala and platypus that are found within Campbelltown	<b>On Track</b>	

**CSP Strategy 1.2.2 Improve well-being and quality of life**

<b>Principal Activity 8</b>		
<b>Deliver and promote services and programs that keep our community safe and healthy</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Incorporate Healthy Cities principles into Place Programs such as 'On Q'	<b>Needs Attention</b> Where possible healthy options are provided, with Handmade and Homegrown Markets including locally sourced produce	Community Life
Support the delivery of priority actions of the Western Sydney Health Alliance	<b>On Track</b>	
Deliver a responsive Community Safety Program	<b>On Hold/Cancelled</b> Paused due to resourcing challenges	
Establish a method to capture and monitor local crime rates	<b>On Hold/Cancelled</b> Paused due to resourcing challenges	
Deliver the Private Health Study	<b>On Track</b>	City Strategy
Deliver an education program on food safety requirements to residents and home based food businesses	<b>On Track</b>	City Standards, Compliance & Waste
Update Council's website to ensure the Home-Based Skin Penetration/Beauty/Hairdresser legal requirements are clear for the community to understand	<b>Completed</b> Action complete, regular updates will be made if/when required	
Deliver Food Safety Bundle Kits to food security groups to assist with COVID Recovery	<b>On Hold/Cancelled</b> On hold, in response to easing of COVID pandemic.	

**CSP Strategy 1.2.3 Promote and support a safe community****Principal Activity 9****Lead partnerships and alliances that drive community safety**

Operational Plan Action	Progress Summary	Responsibility
Deliver a Council specific Domestic and Family Violence Strategy	<b>On Track</b>	Community Life
Deliver Learner Driver and Child Safety Program	<b>On Track</b>	
Develop a method to capture road safety data	<b>On Hold/Cancelled</b> Paused due to resourcing challenges.	

**CSP Strategy 1.3.1 Acknowledge and protect our local cultural heritage****Principal Activity 10****Promote and respect our City's history and rich cultural heritage (including Aboriginal and Torres Strait Islander culture and history)**

Operational Plan Action	Progress Summary	Responsibility
Develop a podcast highlighting the local people and interesting places in Campbelltown	<b>Completed</b> Podcast launched in November, positive response (130 downloads)	Learning & Library Services
Coordinate Historical Group Tours of Campbelltown through the Visitor Information Centre	<b>On Track</b>	
Oversee implementation of 'Our Voice Our Place' Aboriginal Interpretation Strategy across Council	<b>On Hold/Cancelled</b> Paused due to resourcing challenges.	Community Life
Deliver artistic and cultural programs with Aboriginal and Torres Strait Islander artists and communities	<b>On Track</b>	Creative Life

**CSP Strategy 1.3.2 Respect and support our local Aboriginal history, wisdom and peoples****Principal Activity 11****Build and maintain strong and deep relationships with Aboriginal and Torres Strait Islander communities**

Operational Plan Action	Progress Summary	Responsibility
Draft and deliver the Reconciliation Action Plan 2022-24	<b>On Hold/Cancelled</b> Paused in Q2 due to resourcing challenges.	Community Life
Deliver an annual calendar of community events to acknowledge dates of significance for Aboriginal and Torres Strait Islander communities	<b>On Track</b>	



## OUTCOME 2 - PLACES FOR PEOPLE

### CSP Strategy 2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive

<b>Principal Activity 12</b>		
<b>Create and maintain public places that are clean and safe</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver city cleansing services to control litter, waste and minimise illegal dumping	<b>On Track</b>	Operations

<b>Principal Activity 13</b>		
<b>Provide a range of regional facilities that promote community connection</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver the annual calendar of events for Campbelltown Sports Stadium	<b>On Track</b>	Community Business
Investigate and implement new business strategy to amplify the sports and entertainment precinct at Leumeah	<b>Needs Attention</b> Awaiting external grant announcement (WestInvest).	
Facilitate Little Orange - weekly supported studio program for artists living with a disability	<b>On Track</b>	Creative Life
Profile Campbelltown Arts Centre as a space for hire for all types of functions including corporate, community events	<b>On Track</b>	
Promote local artists and artisans through the Artist Exchange retail store to increase income generating opportunities for local artists	<b>On Track</b>	
Campbelltown Billabong Parklands	<b>On Track</b>	City Projects
Campbelltown Sports and Health Centre of Excellence	<b>Needs Attention</b> Awaiting external grant announcement (WestInvest). Investigation into design and scope aligned with the available budget has also commenced.	

<b>Principal Activity 14</b>		
<b>Deliver effective land use planning to ensure community needs are met</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Advocate for Council's strategic positioning and requirements for key connections and infrastructure to support growth and revitalisation	<b>On Track</b>	City Marketing & Economy
Implement the Campbelltown Local Strategic Planning Statement	<b>On Track</b>	City Strategy
Assess Planning Proposal Requests and progress supported proposals through the Planning Proposal process	<b>On Track</b>	Urban Centres
Assess Development Applications in accordance with legislative requirements and prepare reports for local and regional planning panels	<b>On Track</b>	Urban Release and Engagement
Undertake engineering assessments for development applications and post consent certificates	<b>Needs Attention</b> Delays due to resourcing challenges.	

**CSP Strategy 2.1.2 Provide public places and facilities that encourage leisure, recreation, and physical activity**

<b>Principal Activity 15</b>		
<b>Maintain and create multi-use, attractive, safe and well shaded open spaces that set our city apart from others</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver Stage 2 upgrades at Ingleburn Reserve including carpark refurbishment and all accessible pathways to encourage leisure recreation and physical activity	<b>Off Track</b> Project underway, but some delays	Natural Areas
Deliver signage, access and trail upgrades at Smiths Creek Reserve to encourage leisure, recreation and physical activity	<b>On Track</b>	
Design and deliver a range of quality and inclusive local and neighbourhood playspace upgrades at 7 key reserves to encourage physical activity and support the needs of the Campbelltown community	<b>On Track</b>	Open Space
Design and deliver a quality and inclusive district playspace upgrade at Marsden Park to provide recreation for the community within a high profile, highly utilised parkland	<b>Needs Attention</b> Delays during Q1 and Q2, but action is progressing.	
Develop Plans of Management for Community and Crown Land	<b>On Track</b>	

<b>Principal Activity 16</b>		
<b>Provide leading sports and leisure facilities</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Implement actions from the Campbelltown Aquatic and Indoor Sports Strategy - Future Planning	<b>On Track</b>	Community Business
Implement actions from the Campbelltown Aquatic and Indoor Sports Strategy - Improvement of service delivery and site conditions	<b>On Track</b>	
Raby Indoor Sports Centre	<b>On Track</b>	City Projects
Partner with local sporting clubs to deliver grant-funded upgrades at sporting facilities	<b>On Track</b>	Community Life
Establish a process to monitor grant conversion rates	<b>On Track</b>	
Deliver a sports field improvement program	<b>On Track</b>	
Audit sport and recreation fields and amenities	<b>On Track</b>	
Develop feedback register	<b>On Track</b>	

<b>Principal Activity 17</b>		
<b>Advocate for, and lead, improved integrated transport networks that connect Campbelltown to Greater Sydney and beyond</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Connect Campbelltown to the Western Sydney International Airport by 2026	<b>On Track</b>	Strategic Partnerships
Connect Campbelltown to Bradfield, the Western Sydney Airport, the Western Parkland City and beyond	<b>On Track</b>	
Review of high-level government transport strategies and policies	<b>On Track</b>	City Strategy

<b>Principal Activity 18</b>		
<b>Maintain and enhance roads and road-related infrastructure</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver road maintenance program as designed	<b>On Track</b>	Operations
Deliver bus shelters program	<b>Needs Attention</b> Some delays in program delivery	
Deliver bridge maintenance program	<b>On Track</b>	Infrastructure
Deliver footpath renewal program	<b>On Track</b>	
Deliver kerb and gutter renewal program	<b>On Track</b>	

Deliver streetlighting upgrades	<b>Needs Attention</b> Delayed due to some internal resourcing challenges	
Raby Road Upgrades	<b>Completed</b> Project completed; traffic signals commissioned by TfNSW on 22 December 2022. Some variations to pavement design.	

**Principal Activity 19**

**Ensure infrastructure, including roads, cycle-ways, walking tracks and canopy cover, creates streets for people and promotes connectivity**

Operational Plan Action	Progress Summary	Responsibility
Promote active transport to assist in achieving mode shift	<b>On Track</b>	City Strategy Infrastructure
Improve the local active transport network	<b>Off Track</b> Internal decision to not progress further with the Active Transport and Mobility Strategy at this stage.	
Deliver pavement construction and maintenance	<b>Needs Attention</b> Program at moderate risk due to availability of external contractors.	Operations
Deliver the tree planting program	<b>On Track</b>	

**CSP Strategy 2.2.2 Improve transport options and networks so that Campbelltown is an accessible and connected city for all**

**Principal Activity 20**

**Implement strategies to improve knowledge of parking availability**

Operational Plan Action	Progress Summary	Responsibility
Design Farrow Road commuter carpark	<b>On Track</b>	Infrastructure
Car park renewal program	<b>On Track</b>	
Review car parking trends and availability across Campbelltown City Centre	<b>On Track</b>	City Strategy Reimagining Campbelltown

**Principal Activity 21****Implement strategies to improve vehicle movement, connectivity and access around the City**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Investigate initiatives to improve Kerbside Management in the Campbelltown CBD	<b>On Track</b>	City Strategy Infrastructure
Develop a traffic model for the whole LGA at a suitable scale which allows an informed decision basis for changes to the road network and surrounding environment	<b>On Track</b>	Infrastructure
Update Campbelltown Local Infrastructure Plan 2018 to reflect identified traffic management improvements	<b>On Track</b>	Urban Release and Engagement

**Principal Activity 22****Advocate for improved digital connectivity in Campbelltown**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
No Operational Plan Actions for this Principal Activity		

**CSP Strategy 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing****Principal Activity 23****Protect the City's heritage through sound planning decisions**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Provide Heritage Advisory service	<b>Needs Attention</b> Delays due to resourcing challenges	Urban Centres
Provide Heritage Grants Program	<b>On Track</b>	
Refer rezoning and Development Applications related to State Listed Heritage Items to Heritage NSW	<b>On Track</b>	
Refer significant heritage related applications to the Design Excellence Panel	<b>On Track</b>	Urban Release and Engagement

**Principal Activity 24****Lead and build partnerships to achieve diverse and affordable housing options**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Implement the Local Housing Strategy related actions listed in the Local Strategic Planning Statement	<b>On Track</b>	Urban Centres

Review Council's policy position on Affordable Rental Housing	<b>On Track</b>	
Actively work with NSW Land and Housing Corporation to advance the urban renewal of Airds and Claymore to provide a suitable mix of private and public social housing	<b>On Track</b>	Urban Release & Engagement

### OUTCOME 3 - ENRICHED NATURAL ENVIRONMENT

#### CSP Strategy 3.1.1 Protect, rehabilitate, and promote our natural areas, waterways and biodiversity

##### Principal Activity 25

**Manage and enhance the cleanliness, health, and biodiversity of our creeks, catchments, and waterways**

Operational Plan Action	Progress Summary	Responsibility
Progress Bow Bowling Creek transformation scoping project stage 2	<b>On Hold/ Cancelled</b> External grant application was unsuccessful, and project has been placed on hold.	Reimagining Campbelltown Open Space Infrastructure
Collaborate with Sydney Water and the Georges Riverkeeper to investigate swimmability in the Georges and Nepean Rivers	<b>On Track</b>	Natural Areas
Continue to participate in development of the Georges River Coastal and Catchment Management Program with key internal and external stakeholders	<b>On Track</b>	
Investigate innovative solutions and undertake riparian health and water quality monitoring at key locations throughout Campbelltown	<b>On Track</b>	
Complete the annual aquatic weed survey and treatment program within the Georges and Nepean River catchments	<b>On Track</b>	
Deliver Collector Road and drainage design for Menangle Park Township	<b>On Track</b>	Infrastructure
Deliver Stormwater Levy Program	<b>On Track</b>	

##### Principal Activity 26

**Lead initiatives that rehabilitate and protect biodiversity, including threatened flora, fauna and ecological communities**

Operational Plan Action	Progress Summary	Responsibility
Develop a project plan to plan to deliver a Campbelltown Biodiversity Strategy that sets clear objectives and goals for the management of Campbelltown's environment	<b>On Track</b>	Natural Areas

Deliver key actions from within the management plans for threatened flora species, koalas and grey-headed flying fox	<b>On Track</b>	
Implement Priority Weed and Pest Animal Plans including delivering the NSW Weed Action Program and collaborate with key stakeholders to implement actions that protect the community and environment	<b>On Track</b>	
Develop and deliver a range of programs to protect and enhance biodiversity including bush regeneration, environmental assessment and threatened species conservation	<b>On Track</b>	
Manage Biodiversity Stewardship Agreements on Council land within Campbelltown	<b>On Track</b>	
Continue to develop Natural Assets Management Plans to incorporate into Council's Asset Management System	<b>On Track</b>	

### **CSP Strategy 3.1.2 Ensure urban development is considerate of the natural environment**

#### **Principal Activity 27**

**Lead best practice environmental and design standards in new and existing developments, public space and infrastructure design**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Apply Building Sustainability Index (BASIX) to all applicable developments	<b>On Track</b>	Urban Centres
Provide feedback on changes to state policy relating to environmental standards	<b>On Track</b>	Urban Release and Engagement
Ensure that development applications comply with the requirements of environmental legislation	<b>On Track</b>	
Participate in Gilead Stage 2 Technical Assurance Panel	<b>Completed</b>	
Assess submissions and make post exhibition amendments to Gilead Stage 2 Strategic Biodiversity Certification Application in accordance with final advice from NSW Chief Scientist and Engineer	<b>On Track</b>	

### **CSP Strategy 3.2.1 Efficiently manage and conserve our natural resources including energy and water**

#### **Principal Activity 28**

**Lead water efficiency, the uptake of renewable energy and the transition to a low carbon, net zero future**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Implement Council's Transition to Net Zero Plan	<b>On Track</b>	Sustainability & Resilience

Explore opportunities to fund Council's Transition to Net Zero Plan	<b>On Track</b>	
Finalise and embed the Creating a Spark grant	<b>Completed</b> Launched the Creating a Spark guideline. A workshop with internal staff will be provided within the coming quarter to identify stewards for implementation.	
Review Council's fleet with the aim of transitioning to hybrid and electric vehicles	<b>On Track</b>	

### 3.2.2 Improve environmentally sustainable practices in our community

#### Principal Activity 29

**Actively educate the community in sustainable practices to protect and improve our natural environment**

Operational Plan Action	Progress Summary	Responsibility
Improve community preparedness through the use of the Red Cross Get Prepared App	<b>Completed</b>	Sustainability & Resilience
Promote community sustainability performance and report on progress	<b>On Track</b>	
Celebrate and share our First Nations people, practices and wisdom, and seek their guidance on ways we can protect/recreate our environment and mitigate the effects of our changing climate	<b>On Track</b>	
Deliver education programs targeted at key species including platypus, koala and grey headed flying fox to community and schools	<b>On Track</b>	Natural Areas
Deliver the annual Schools Environmental Education Plan to engage school students in sustainable practices	<b>On Track</b>	
Deliver and facilitate a range of early childhood workshops and information to engage young children in sustainable practices	<b>On Track</b>	
Deliver the annual Threatened Species Art Competition and Macarthur Nature Photography Competition to promote conservation of threatened species and engage the community in nature based learning	<b>Completed</b> Threatened Species Art and Writing Competition and Macarthur Nature Photography Competition completed with 4906 entries received.	



**CSP Strategy 3.2.3 Improve waste management and recycling practices****Principal Activity 30****Deliver an effective resource recovery and waste management service**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Finalise regional waste processing and disposal arrangements (Project 24) for commencement 1 July 2024	<b>On Track</b>	City Standards & Compliance

**CSP Strategy 3.3.1 Prepare for and lessen the impacts of climate change and extreme weather events****Principal Activity 31****Lead partnerships and actions to effectively manage and respond to natural hazards and emergencies**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Create a network map of the services that support our community to better understand roles, connection points and leverage synergies	<b>On Track</b>	Sustainability & Resilience

**Principal Activity 32****Prepare for, and manage the impacts of, climate change (including urban heat)**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Embed resilience into Council's Assets Management planning	<b>On Track</b>	Sustainability & Resilience
Develop a standard operating procedure that details Council's response requirements to each shock event.	<b>On Track</b>	
Embed resilience planning into Council-led developments and refurbishments	<b>On Track</b>	
Implement the Increasing Resilience to Climate Change grant	<b>On Track</b>	
Develop an Urban Greening/Urban Forest Plan collaborating with key internal stakeholders that sets clear canopy targets and objectives to conserve and enhance tree canopy in the LGA	<b>On Track</b>	Natural Areas
Deliver tree planting projects in strategic locations to increase public amenity and urban cooling including Council's - Request a Tree and Greening Our City grant program	<b>On Track</b>	Open Space
Deliver a strategic program to increase provision of shade structures at play spaces and parks to increase visitation and to mitigate the impacts of urban heat	<b>On Track</b>	

## OUTCOME 4 - ECONOMIC PROSPERITY

### CSP Strategy 4.1.1 Provide high quality local job opportunities for all residents

#### Principal Activity 33

##### Attract new businesses to Campbelltown to create a range of jobs for our community

Operational Plan Action	Progress Summary	Responsibility
Positively shift perceptions of the Campbelltown City Centre so it is recognised as a place to do business and invest	<b>On Track</b>	City Marketing & Economy
Activate vacant spaces in the Campbelltown City Centre to increase the diversity of available products and services	<b>Needs Attention</b> Awaiting internal funding decision (due early in Q3)	

#### Principal Activity 34

##### Work with education providers to ensure high-quality, accessible training and education options

Operational Plan Action	Progress Summary	Responsibility
Attract interest from the university sector to establish a CBD campus in the Campbelltown CBD	<b>On Track</b> A market sounding was undertaken early this year (June 2022). Following the completion of the Community and Justice Precinct Business Case in April/May, it is proposed that formal market interest will be sought.	Economic and Investment Growth
Deliver the Generation STEM (Science Technology Engineering and Mathematics) program	<b>On Track</b>	City Marketing & Economy

### CSP Strategy 4.2.1 Support the growth, productivity and diversity of the local economy

#### Principal Activity 35

##### Develop a range of partnerships to strengthen opportunities for the local economy

Operational Plan Action	Progress Summary	Responsibility
Lead partnerships with State Government, Commonwealth Government and/or private sector participants to attract investment in the Community and Justice Precinct	<b>On Track</b> Progressing according to joint venture plan with WPCA. Some delays due to an agreed pause following advice from DCJ that an investment decision would be delayed until 2023	Economic and Investment Growth

Continue to grow industry connections through the delivery of Southern Strength events in Campbelltown	<b>On Track</b>	City Marketing & Economy
Partner with Western Sydney University Enterprise XChange to grow local industry/education partnerships	<b>Off Track</b> Enterprise XChange (Western Sydney University) is not proceeding as planned. Other opportunities with WSU are being investigated.	
Continue to highlight opportunities for local industry to participate in the circular economy	<b>Off Track</b> Awaiting external resourcing.	

**Principal Activity 36****Strengthen Campbelltown's position as a regional hub**

Operational Plan Action	Progress Summary	Responsibility
Advocate for Council's strategic positioning in the review of the Greater Sydney Region Plan and the District Plan for the Western Parkland City	<b>On Track</b>	City Marketing & Economy
Active participation with the Western Parkland City (WPC) councils on economic development initiatives that broadly benefit the region	<b>On Track</b>	

**CSP Strategy 4.2.2 Attract investment to the area****Principal Activity 37****Promote the City as a prime investment opportunity**

Operational Plan Action	Progress Summary	Responsibility
Implement strategies to improve the perception of the Campbelltown city centre	<b>Needs Attention</b> This action has been expanded to explore opportunities across the LGA.	City Marketing & Economy
Work with real estate agents to encourage their landowners to become ambassadors for the city	<b>Needs Attention</b> Action has interdependences with other actions that have experienced minor delays.	

**CSP Strategy 4.2.3 Provide support for local businesses****Principal Activity 38****Provide programs that support local start-ups, small and medium businesses**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Provide learning and development opportunities to local businesses which help them grow their business	<b>Completed</b> Spark Festival, three Small Business Month and Transformational Journey events held in November 2022.	City Marketing & Economy
Provide shopfront revitalisation grants to local businesses through Street Appeal program	<b>On Track</b>	

**CSP Strategy 4.3.1 Activate a unique and lively city as a destination for business, social, event and leisure activities****Principal Activity 39****Revitalise and Re-imagine town centres for our community, visitors and businesses (Including Leumeah, Campbelltown-Macarthur CBD and Ingleburn)**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver the 'On Q' Queen Street activation program	<b>On Track</b>	Community Life
Deliver Place Programs in Leumeah, Ingleburn and other key centres	<b>Needs Attention</b> Limited resources have meant the programs have focused on Campbelltown City Centre	
Lead the cross-functional program to revitalise Queen Street	<b>Needs Attention</b> Program under review due to successful WestInvest funding	City Strategy
Develop and launch Cultural Strategy	<b>On Track</b>	Creative Life
Deliver public art plan and creative activities that contribute to the revitalisation of Campbelltown City Centre	<b>On Track</b>	
Develop a 3D Digital Model of the City Centre	<b>On Track</b>	Economic and Investment Growth
Develop a comprehensive Design Framework for the City Centre Campbelltown, Leumeah and Macarthur centres	<b>On Track</b>	
Progress the Ingleburn CBD Planning Proposal	<b>On Track</b>	Urban Centres
Implement the Glenfield to Macarthur Urban Renewal Corridor Strategy	<b>On Track</b>	
Ensure development applications comply with Council's engineering guidelines, voluntary planning agreements and associated conditions of consent	<b>On Track</b>	Urban Release and Engagement

Administer Council's local infrastructure contributions plan to support delivery of Reimagining Campbelltown works	<b>On Track</b>	
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### **CSP Strategy 4.3.2 Enhance the reputation and tell the stories of Campbelltown**

#### **Principal Activity 40**

#### **Promote a strong City identity to attract investment, visitation and build community pride**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Implement Signage Guidelines	<b>On Track</b>	Communications
Participate in marketing opportunities to promote Campbelltown as a destination	<b>On Track</b>	Learning & Library Services

## **OUTCOME 5 - STRONG LEADERSHIP**

### **CSP Strategy 5.1.1 Increase opportunities for the community to engage and collaborate with Council**

#### **Principal Activity 41**

#### **Implement a holistic community engagement approach**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Develop a Community Engagement Strategy to guide meaningful community consultation activities	<b>Completed</b> Strategy endorsed at the December Council Meeting, and currently being implemented.	Communications

#### **Principal Activity 42**

#### **Provide high quality customer and digital services for a Smarter City**

<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Deliver digital improvements	<b>On Track</b>	Corporate Support Systems
Deliver customer service process standardisation	<b>On Track</b>	
Complete digitisation of records	<b>On Track</b>	
Migrate Council to cloud-only to enable business flexibility	<b>On Track</b>	
Deliver a refresh of Council's Information Technology hardware	<b>On Track</b>	

**CSP Strategy 5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners**

**Principal Activity 43**

**Communicate in a diverse, open and inclusive way that informs and engages our communities to build confidence and trust**

Operational Plan Action	Progress Summary	Responsibility
No Operational Plan Actions for this Principal Activity		

**CSP Strategy 5.2.1 Provide proactive and collaborative leadership on issues that are important to Campbelltown now and into the future**

**Principal Activity 44**

**Lead and improve corporate planning for a sustainable future**

Operational Plan Action	Progress Summary	Responsibility
Develop and implement the Community Survey	<b>Completed</b> Community Survey Report finalised and presented at December Council meeting. Report and accompanying data dashboards being disseminated across the organisation.	Insights and Corporate Strategy
Develop the 2023-24 Operational Plan	<b>On Track</b>	
Refine and deliver the suite of corporate planning reports	<b>On Track</b>	
Develop and manage corporate progress indicator dashboards	<b>On Track</b>	
Strengthen integration of the Resourcing Strategy with the Delivery Program and Operational Plan	<b>On Track</b>	

**Principal Activity 45**

**Collaborate for change and seek opportunities to own our future**

Operational Plan Action	Progress Summary	Responsibility
Coordinate Campbelltown Collaboration Area Steering Group and associated working groups	<b>Needs Attention</b> New District Commissioner commenced late 2022	Reimagining Campbelltown
Collaborate with the Campbelltown Health and Education Partnership to support the growth of the Macarthur Health, Knowledge, and Innovation District	<b>On Track</b>	

<b>Principal Activity 46</b> <b>Ensure Council has the right people, skills, leadership and culture to deliver our commitments</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Develop and implement Indigenous Recruitment Strategy to increase representation	<b>Needs Attention</b> Delays due to resourcing challenges	People & Performance
Roll out Corporate Values program and deliver associated staff training	<b>Completed</b> Program designed and rolled out with 343 staff completed as at end of Q2. Positive staff feedback received.	
Review payroll/rostering platforms	<b>On Track</b>	
Support positive staff engagement through formal and informal reward and recognition	<b>On Track</b>	

<b>Principal Activity 47</b> <b>Build a Resilient City and community</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Develop a work program and resourcing strategy to guide the implementation of the Resilience Hazard Assessment	<b>On Track</b>	Sustainability & Resilience
Develop an online platform to facilitate the sharing of information/promotion of services that provide support for shock and stresses	<b>On Track</b>	
Facilitate the creation of neighbourhood-based resilience champions/groups to lead and embed resilience programs and actions	<b>On Track</b>	

**CSP Strategy 5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently.**

<b>Principal Activity 48</b> <b>Conduct Council business in an open, transparent and accountable manner</b>		
<b>Operational Plan Action</b>	<b>Progress Summary</b>	<b>Responsibility</b>
Implement a registered user portal within Pathway for customer account access	<b>On Track</b>	Corporate Services & Governance
Complete modelling of rating structures to support Community Strategic Plan and infrastructure to support a growing city	<b>On Track</b>	
Procure and implement Sourcing and Contract Management System	<b>On Track</b>	
Implement the recommendations of the Procurement Service Review	<b>On Track</b>	

**Principal Activity 49****Continuously improve Council's service delivery, service performance and project management**

Operational Plan Action	Progress Summary	Responsibility
Develop, review and implement Corporate Project Management & Governance Framework	<b>Completed</b> The Corporate Project Management has been updated and published on the Project Management Office page on the intranet.	City Projects
Investigate digital automation for project management processes and documents	<b>On Track</b>	
Develop and deliver project management training program	<b>On Track</b>	
Coordinate identified Service Reviews	<b>On Track</b>	Insights & Corporate Strategy
Integrate levels of service information into corporate progress indicator dashboards	<b>On Track</b>	
Update progress reporting of continuous improvement actions	<b>On Track</b>	
Refine suite of tools and resources to support continuous improvement	<b>On Track</b>	

**Principal Activity 50****Provide adequate and effective Risk Management and assurance processes**

Operational Plan Action	Progress Summary	Responsibility
Develop and perform reviews approved in the annual audit plan	<b>On Track</b>	Internal Auditor
Develop and complete Audit, Risk and Improvement Committee Annual Effectiveness Survey	<b>Completed</b> The annual survey has been completed	
Review and implement risk management framework that is consistent with the Australian standards	<b>On Track</b>	Corporate Services and Governance
Implement Work Health and Safety Strategic objectives	<b>On Track</b>	
Develop and implement Chain of Responsibility five year plan	<b>On Track</b>	

**Principal Activity 51****Deliver financial sustainability through short, medium and long-term financial planning**

Operational Plan Action	Progress Summary	Responsibility
Review and assess Council's land register and develop strategies for key identified sites	<b>On Track</b>	Strategic Property



Develop Land disposal policy	<b>On Track</b>	Property Services
Develop Land Acquisition policy	<b>On Track</b>	
Implement the Commercial Property Strategy and identify prime investment opportunities	<b>On Track</b>	
Implement initiatives on Council's land holdings and properties to maximise returns	<b>On Track</b>	

### Principal Activity 52

**Ensure assets, infrastructure and property are well managed and incorporate design excellence**

Operational Plan Action	Progress Summary	Responsibility
Provide commercial advice on key Council led developments	<b>On Track</b>	Property Services
Lead a strategic review of Council's land holdings to create investment opportunities for Council	<b>On Track</b>	Strategic Property
Commence development of the Urban Development and Renewal Strategy	<b>On Track</b>	
Deliver Asset Renewal Program as designed	<b>On Track</b>	Operations
Develop and fine-tune Assetic Predictor for all valued assets.	<b>On Track</b>	Infrastructure
Upgrade Conquest to Cloud based System with mapping and mobile functionality	<b>On Track</b>	
Deliver the building and facilities renewal program	<b>On Track</b>	

### Attachments

Nil

## 8.12 Electric Vehicles and Electric Vehicle Charging Stations

### Reporting Officer

Sustainability and Resilience Coordinator  
City Futures

### Community Strategic Plan

Objective	Strategy
2 Places For People	2.2.1 Ensure transport networks are integrated, safe, and meet the needs of all people.

### Delivery Program

Principal Activity
3.2.1.1 Lead water efficiency, the uptake of renewable energy and the transition to a low carbon, net zero future
3.1.2.1 Lead best practice environmental and design standards in new and existing developments, public space and infrastructure design

### Officer's Recommendation

1. That Council continue to pursue opportunities to increase publicly-accessible Electric Vehicle charging stations.
2. That Council promote the benefits of Electric Vehicles and where to find publicly-accessible charging stations on its website.

### Purpose

To provide Council with information on:

- Publicly-accessible charging stations across the LGA, with particular focus on Council owned carparks.
- Benefits of encouraging EVs and publicly-accessible charging stations.
- How the provision of solar and/or the purchase of renewable energy can assist in making EV charging stations carbon neutral.

### History

Over the last 4 years, Council has shown interest in the uptake of Electric Vehicles (EVs). While this report responds to the most recent Notice of Motion moved on the 9 August 2022, it is important to acknowledge the many complementary recommendations. The following section

provides an overview of these recommendations, commencing with the most recent Notice of Motion.

1. At its meeting of 9 August 2022 Council resolved:

"That Council present a report:

1. On the progress of electric vehicle infrastructure in public car parks across the LGA, including the Farrow Road car park.
2. On how the provision of solar and/or the purchase of renewable energy can assist in making assets carbon neutral.
3. Consider the economic benefits of the various options for the infrastructure"

2. At its meeting of 12 October 2021 Council resolved in response to a report proposing amendments to the Campbelltown (Sustainable City) Development Control Plan 2015:

- "Carparks must be developed with the infrastructure required for electric vehicle charging.
- On-site car parking is to be provided to support a range of vehicles, including small cars, hybrid cars and fully electric cars in multi space car parks.
- Spaces allocated to environmental vehicles should be marked and managed according to the specific vehicle type targeted".

3. At its meeting of 13 July 2021 Council resolved in response to a report providing information on the feasibility and benefit of installing charging stations at key strategic locations across Council owned sites:

1. "That Council pursue funding opportunities to progress the installation of Electric Vehicle charging stations at the Arts Centre, Campbelltown and Parkside Crescent, Park Central.
2. That Council develop planning controls to be included in the Sustainable City Development Control Plan that encourage the provision of electric vehicle charging infrastructure.
3. That, for all new Council-led developments, Council will make provisions for the inclusion of Electric Vehicle charging infrastructure and, if feasible at the time, install Electric Vehicle charging stations in accordance with the newly developed DCP."

4. At its meeting of 10 March 2020 Council resolved in response to a report outlining the latest findings on climate change:

- ...3. "That Council strengthens its commitment to the reduction of emissions as a consequence of its activities, increase the speed and priority of its adopted mitigation and adaptation measures, and continues its innovative and strong leadership in reducing its impact on the climate by... supporting the use of electric vehicles..."

5. At its meeting of 9 July 2019 Council resolved:

1. "That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of installing at appropriate locations electric car charging stations."

## Report

### Policy setting

Under the Paris Agreement, Australia is one of 191 countries that has committed to keeping global temperature increases to well below 2 degrees Celsius (°C).

The NSW Government has set an objective in their Net Zero Plan Stage 1: 2020–2030 (released on 14 March 2020) to reduce 2005-level emissions by 50 per cent by 2030 and achieve Net Zero emissions by 2050. To achieve this, a multi-faceted approach, including the rapid decarbonisation of the transport sector is required. EVs are an integral part of this journey.

The NSW Electric Vehicle Strategy seeks to increase EV sales to 52 per cent of all new car sales by 2030–31, and provide investment of \$171 million to develop a world-class fast charging network.

More recently, the Committee for Sydney released a report titled "Decarbonising Sydney, The role of transport, buildings and grid infrastructure on Greater Sydney's path to net zero". The report provides data-driven insights into what a decarbonised economy means for the Greater Sydney region, the actions needed to deliver the NSW Governments emission objectives for Sydney, and the implications those actions might have. The research found that despite NSW climate policies, Sydney is not on track to do its fair share in meeting the State's 2030 or 2050 net zero targets.

With regard to the transport sector, it concludes:

- From now until 2030, faster adoption of EVs is needed for Sydney to be on track to meet emissions reduction targets. After 2030, the conversion of light and heavy trucks will accelerate as more models become available, though planning could start immediately.
- If electric vehicles carry the vast bulk of achieving the 2030 target, 100 per cent of passenger car sales will need to be EVs in 2027, leading to approximately 850,000 passenger EVs on the road by 2030.
- Enabling faster adoption requires an integrated range of policies, subsidies and awareness campaigns, and regulations that favour EVs.

### A quick recap – The benefits of EVs and publicly-accessible charging stations

EVs offer many compelling benefits for households, businesses, the community, economy and the environment. The following table provides an overview of the main benefits.

Benefit	Description
Reduced operating costs	EVs are cheaper to operate than traditional cars, attracting fuel cost savings of around 70 per cent and maintenance savings of around 40 per cent. As an example, for an average private car travelling 13,700 kms a year, this could amount to an annual fuel saving of \$1,300 (or \$1,800 if the EV is able to charge overnight on an off-peak tariff). People who drive longer distances, such as 25,000 kms per annum, could save up to \$3,000 each year.
Reduced greenhouse gas emissions	Transport emissions are not only the second largest source of greenhouse gas emissions (after the electricity sector), they are also the fastest growing source. Vehicle electrification has been found to be one of the "lowest cost opportunities to reduce emissions".
Improved air quality	<p>According to the World Health Organisation (WHO), air pollution is the single largest environmental hazard to public health. The Organisation for Economic Cooperation and Development (OECD) estimates that almost half of all air pollution is attributed to motor vehicles, and that motor vehicle emissions are more harmful than agriculture and industry emissions due to the air pollution being created in streets where people work, play and live.</p> <p>A study prepared for the NSW Government (Electric Vehicle Council, 2019) found that a significant adoption of EVs would eliminate all emissions of carbon monoxide, nitrogen oxide and reduce vehicle emissions of PM10 and Volatile Organic Compounds (VOCs) by almost 50 per cent, as well as reducing the most harmful pollutant, PM2.5, by 66 per cent.</p>
Improved local amenity	EVs are much quieter and cleaner than traditional cars and as a result can contribute to more liveable urban centres and places. The NSW Government Road Noise Policy (2011) found that traffic noise is the most prevalent source of noise in NSW, with its impacts linked to reduced community amenity and health. The report identified that one of the most significant gains to reduce noise impacts was the take-up of EVs.
Increased visitation to the LGA	<p>Destination chargers are quickly becoming attractive features of our roads. They encourage EV users to travel further, providing the security of being able to 'top up' while visiting tourist attractions or having a meal at a restaurant.</p> <p>The NSW Government has committed \$40 million to support destination charging installations across commuter car parks and regional tourism locations.</p>

Benefit	Description
Increased resilience	<p>The transition to EVs will increase our fuel security by reducing our reliance on imported liquid fuels and our vulnerability to fuel price variations and potential supply disruptions. Approximately 90 per cent of Australia's liquid fuels are imported from overseas, and NSW is reliant on overseas or interstate oil refining capacity. The transport sector makes up 75 per cent of total liquid fuel demand.</p> <p>EVs also offer an important market for off-peak electricity that can help balance energy network demand. Power generators have significant spare supply capacity outside peak periods and with the right incentives in place (including for off-peak charging), EVs can use spare capacity, thereby minimising pressure on the grid. There is also potential for EVs to become part of a distributed electricity storage network that can feed surplus power back into household supply or the grid.</p>
Leadership	<p>EVs are synonymous with new technology. By being an early adopter, Council is able to:</p> <ul style="list-style-type: none"> <li>- Demonstrate leadership to the community.</li> <li>- Raise community awareness and knowledge of EVs.</li> <li>- Reduce perceived range and charging limitations.</li> <li>- Provide EVs into the local used car market helping to make sustainable transport more affordable and accessible to the community.</li> </ul>

### Does access to publicly-accessible charging stations influence EV purchases?

One of the most common concerns raised by community members when considering purchasing an EV is whether there are publicly-accessible charging stations. This is typically a result of range anxiety – the perceived risk that their EV may run out of charge before a charging point is reached.

While publicly-accessible charging stations can be perceived as limited, it is important to understand the user need and expectation. For everyday charging, recent studies have shown that EV drivers are more likely to preference convenient charging over free charging, which in most cases is at home.

What appears to be a greater barrier is supply constraints resulting from policy limitations. A report published by the Electric Vehicle Council in 2022 identifies that EV uptake is the strongest in Countries where government policies focus on attracting a healthy supply of EV models and stimulating consumer demand.

“The better the electric vehicle policy, the more vehicle manufacturers are obliged to supply a variety of electric vehicle models. The better the supply available to consumers, the more choice they have. The more choices, the more competitive the market is, with the flow on effect being downward pressure on prices”.

**Are there any publicly-accessible charging stations available in our LGA?**

Currently, publicly-accessible charging stations are available in selected shopping centres and petrol stations. In addition, a Tesla supported supercharging station is currently being installed at the Campbelltown Catholic Club.

In recognising Council's role in providing leadership, Council has progressed the following actions:

- we have undertaken a number of foundational studies to gain an understanding of the most appropriate locations to install publicly-accessible charging stations. Of note; one study which reviewed over 300 carparks
- we have made a number of funding applications to support the delivery of publicly-accessible charging infrastructure
- we continue to liaise with private suppliers to identify partnership opportunities
- we have made amendments to the Sustainable City Development Control Plan requiring all carparks to be developed with the infrastructure required for EV charging
- the new Farrow Road car park will be delivered with publicly-accessible charging stations - these charging stations will be supplied with electricity from on-site solar generation.

It is also important to note:

- Our Delivery Program 2022-23 contains a number of key activities, actions and deliverables focussed on increasing the prevalence of EVs and publicly-accessible charging stations. Of note; "lead the increase of EVs in Council's fleet and access to charging stations across the LGA".
- Council has purchased six EV's to support its operational fleet and installed four 'private' charging stations. Over the next 6 months, Council will further this commitment by developing a plan to continue this transition.

**Creating carbon neutral publicly-accessible charging stations**

Increasing EV uptake has the greatest potential to reduce carbon emissions across our LGA, even while we remain a car dependant City. By shifting road transport to EVs, we have the potential to abate almost 4 million tonnes of carbon dioxide (CO<sub>2</sub>) emissions between now and 2050. In addition, this shift will also help to reduce household burdens of fuel and vehicle running costs.

While it is currently more environmentally-friendly to source electricity from renewable sources, such as onsite solar generation (e.g. solar car park shading), off-site solar generation (e.g. through a Power Purchase Agreement) or through purchasing Green Energy, it is not always possible. In these cases, it is important to note:

- charging stations supplied with electricity produced from coal or gas are still considered to be less carbon intensive than a conventional Internal Combustion Engine (ICE) vehicle
- the Federal Government has announced that by 2030, 82 per cent of grid electricity will be sourced from renewables
- NSW already has enough renewable capacity to produce 53 per cent of the state's electricity demand. As a result, charging stations will continue to become less carbon intensive as the grid continues to shift to more renewables

- Council's electricity contract provides 70 per cent of our electricity needs from 3 solar farms in NSW.

## **Conclusion**

Transport has changed significantly in recent years with technology and innovations constantly improving the way we travel. Our community now has more options in the vehicles they chose – from traditional cars, buses and trucks which use petrol, diesel and gas in internal combustion engines to vehicles powered by electric and hybrid motors, batteries and hydrogen fuel cells.

Publicly-accessible charging stations are an indicator of a future-ready City. They signify the City's values around liveability and sustainability, and are increasingly becoming an expectation.

Council is in an ideal position to support the delivery of publicly-accessible charging stations through continued advocacy, promotion of the economic, social and environmental benefits of EVs, policy development and continued purchase of EVs. As a Reimagined City with aspirations to support low carbon, low energy technologies and transition to net zero, Council is taking action in preparing our City for a sustainable and cleaner future.

## **Attachments**

Nil



## **8.13 Minutes of the Campbelltown Arts Centre Strategic Committee meeting held 15 February 2023**

### **Reporting Officer**

Executive Manager Creative Life  
City Futures

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### **Officer's Recommendation**

That the minutes of the Campbelltown Arts Centre Strategic Committee held 15 February 2023 be noted.

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### **Purpose**

To seek Council's endorsement of the minutes of the Campbelltown Arts Centre Strategic Committee meeting held 15 February 2023.

### **Report**

Detailed below are the recommendations of the Campbelltown Arts Centre Strategic Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

### **Reports listed for consideration**

#### **5.1 Campbelltown City Council Collection - New Acquisition**

That the following proposed donations be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection:

- donation by Tony Costa – David Fairbairn
- donation by Justene Williams – Concrete Limbo

**Moved:** Ms S Brandstater **Seconded:** Ms C Wrona

#### **5.2 2023 Fisher's Ghost Art Award**

That the 61st Fisher's Ghost Art Award prize money be increased to \$50,000.

**Moved:** Ms S Brandstater **Seconded:** Ms C Wrona

### **5.3 Arts, Creative and Cultural Strategy**

That the information be noted.

**Moved:** Ms L Anderson **Seconded:** Councillor M Chivers

### **Attachments**

1. Minutes of the Campbelltown Arts Centre Strategic Committee held 15 February 2023 (contained within this report)

# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Campbelltown Arts Centre Strategic Committee Meeting held at 6.00pm on Wednesday, 15 February 2023.**

ITEM	TITLE	PAGE
<a href="#"><u>1.</u></a>	<a href="#"><u>ACKNOWLEDGEMENT OF LAND</u></a>	<b>2</b>
<a href="#"><u>2.</u></a>	<a href="#"><u>APOLOGIES</u></a>	<b>2</b>
<a href="#"><u>3.</u></a>	<a href="#"><u>DECLARATIONS OF INTEREST</u></a>	<b>2</b>
<a href="#"><u>4.</u></a>	<a href="#"><u>MINUTES OF THE PREVIOUS MEETING</u></a>	<b>2</b>
<a href="#"><u>5.</u></a>	<a href="#"><u>REPORTS</u></a>	<b>2</b>
<a href="#"><u>5.1</u></a>	<a href="#"><u>Campbelltown City Council Collection - New Acquisition</u></a>	2
<a href="#"><u>5.2</u></a>	<a href="#"><u>2023 Fisher's Ghost Art Award</u></a>	7
<a href="#"><u>5.3</u></a>	<a href="#"><u>Arts, Creative and Cultural Strategy</u></a>	9
<a href="#"><u>6.</u></a>	<a href="#"><u>GENERAL BUSINESS</u></a>	<b>12</b>

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**Minutes of the Campbelltown Arts Centre Strategic Committee Meeting held on 15 February 2023**

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**Present** Chairperson – Councillor M Oates  
Member – Councillor M Chivers  
Member – Mr B Broadbent  
Member – Ms S Brandstater  
Member – Mr R Percy  
Member – Ms L Anderson  
Member – Ms L Gear  
Member – Ms M Monte  
Member – Ms C Wrona  
Member – Mrs J Long

**In attendance** Director City Futures – Ms R Grasso  
Executive Manager Creative Life – Mr M Dagostino  
Executive Support – Ms K Wooden

## **1. ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by Member Brendan Broadbent.

## **2. APOLOGIES**

Member – General Manager Ms L Deitz  
Member – Councillor M Khalil  
Member – Aunty Glenda Chalker  
Member – Ms N Maljkovic  
Member – Mr C McMahon

## **3. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

## **4. MINUTES OF THE PREVIOUS MEETING**

Minutes of Campbelltown Arts Centre Strategic Committee meeting held on 30 November 2022 were noted as having been received by Committee Members.

## 5. REPORTS

### 5.1 Campbelltown City Council Collection - New Acquisition

#### Reporting Officer

Executive Manager Creative Life  
City Growth

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#### Officer's Recommendation

That That the following proposed donations be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection:

- donation by Tony Costa - David Fairbairn
- donation by Justene Williams - Concrete Limbo

#### Committee's Recommendation:

That That the following proposed donations be endorsed by the Campbelltown Arts Centre Strategic Committee for further consideration by Council to be acquired as a part of the Campbelltown City Council collection:

- donation by Tony Costa - David Fairbairn
- donation by Justene Williams - Concrete Limbo

**Moved:** Ms S Brandstater **Seconded:** Ms C Wrona

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### 5.2 2023 Fisher's Ghost Art Award

#### Reporting Officer

Executive Manager Creative Life  
City Growth

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#### Officer's Recommendation

That the Campbelltown Arts Centre Strategic Committee discuss and review the 61st Fisher's Ghost Art Award to be held at Campbelltown Arts Centre in November 2023.

#### Committee meeting notes:

The Committee reviewed and discussed the 61st Fisher's Ghost Art Award.  
The Executive Manager Creative Life proposed to increase prize money to \$50,000.

Noting that sponsors for all categories will be asked to increase donations.

Noting that should there be a shortfall, this amount would need to come from the Arts Centre budget.

The Committee agreed to increase prize money to \$50,000.

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

That the 61st Fisher's Ghost Art Award prize money be increased to \$50,000.

**Moved:** Ms S Brandstater **Seconded:** Ms C Wrona

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## **5.3 Arts, Creative and Cultural Strategy**

### **Reporting Officer**

Executive Manager Creative Life  
City Futures

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### **Officer's Recommendation**

That the information be noted.

### **Committee meeting notes:**

The Executive Manager Creative Life provided update on Council's Arts, Creative and Cultural Strategy.

The Committee were asked to send to Rebecca Grasso, Director City Futures any thoughts or ideas relating to any of the actions within the 5 Pillars of the Strategy.

Suggestions provided by the Committee include:

#### *Identity*

- Make it visual
- Multiple layers of identity to consider

#### *Creativity*

- Establishing stronger relationship with juvenile justice
- Include TAFE with schools
- Include Botanic Gardens
- MOU with royal botanic gardens to facility art and cultural outcomes
- New research institute coming to Campbelltown Hospital (Lane Walker)

#### *Experience*

- Social media forums

#### *Economy*

- How to workshops for emerging artists

*Place*

- Truth telling stories/activities around Campbelltown's history - part of the Heritage Interpretation Plan / Supporting Community to tell their stories
- Digitally link to videos of individual stories
- Historical case studies for schools/education
- Visual pieces telling out history/stories

**Committee's Recommendation:**

That the information be noted.

**Moved:** Ms L Anderson **Seconded:** Councillor M Chivers

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**6. GENERAL BUSINESS**

The Executive Manager Creative Life provided a presentation summarising the redevelopment of the Campbelltown Arts Centre WestInvest funded project.

The Committee congratulated Executive Manager Creative Life, Michael Dagostino on his appointment to the position of Director Museums and Cultural Engagement at the University of Sydney. The Committee thanked him for his significant contribution during his almost 12 years as the Director of Campbelltown Arts Centre. Michael was recognised for his commitment to building the Arts Centre as a true community asset with national and international acclaim, for always putting artists at the centre and for his belief that art changes people's lives.

The next meeting of the Campbelltown Arts Centre Strategic Committee to be advised and confirmed.

Councillor M Oates

**Chairperson**

Meeting Concluded: 7.40pm

## 8.14 Revised Campbelltown City Council Art Collection Policy

### Reporting Officer

Acting Executive Manager – Creative Life  
City Futures

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.3.1 Acknowledge and protect our local cultural heritage

### Delivery Program

Principal Activity
1.3.1.1 Promote and respect our City's history and rich cultural heritage (including Aboriginal and Torres Strait Islander culture and history)

### Officer's Recommendation

1. That the revised Campbelltown City Council Art Collection Policy as attached to this report be adopted.
2. That the Campbelltown City Council Art Collection Policy review date be set at 10 May 2028.

### Purpose

To seek Council's endorsement of the revised Campbelltown City Council Art Collection Policy.

### History

Council at its meeting held 10 March 2020 adopted the current Campbelltown City Council Art Collection Policy.

The purpose of the Policy is to provide a framework for the management of Campbelltown City Council's permanent collection by Campbelltown Arts Centre. To ensure a sustainable permanent collection in accordance with Council's Asset Management and Collection Policy objectives.



## Report

The above mentioned policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

Council has received notification from the Department of Infrastructure, Transport, Regional Development, Communications and the Arts, who administer the Australian Government's Cultural Gifts Program, advising that a clause is to be included in the Campbelltown City Council Art Collection Policy pertaining to the deaccession of artworks acquired through the Cultural Gifts Program. The Cultural Gifts Program offers tax incentives to encourage people to donate cultural items to public art galleries, libraries and archives in Australia.

To ensure the Campbelltown City Council Art Collection Policy remains compliant with the Cultural Gifts Program, it is recommended the following clause be included under section 4 Deaccessioning Permanent Collection artworks:


4.4 Permanent collection artworks acquired under the Australian Government Cultural Gifts Program may not be returned to the donor as the donor has already received the benefit of a tax deduction for the gift.

## Consultation

At its meeting of 30 November 2022, the Campbelltown Arts Centre Strategic Committee considered and recommended endorsement of the revised policy.

## Attachments

- 8.14.1 Campbelltown City Council Art Collection Policy current (contained within this report) [↓](#)
- 8.14.2 Campbelltown City Council Art Collection Policy revised (contained within this report) [↓](#)

 <b>CAMPBELLTOWN</b> CITY COUNCIL		<b>POLICY</b>
Policy Title	Campbelltown City Council Art Collection	
Related Documentation	Cultural Gifts Program – Certificate of Donation Deed of Donation – Form Procedural Document – Accessing Artworks in Collection Storage Areas Council's Asset Management Policy	
Relevant Legislation/ Corporate Plan		
Responsible Officer	Executive Manager Creative Life	

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

### Purpose

The purpose of this Policy is to provide a framework for the management of Campbelltown City Council's permanent collection by Campbelltown Arts Centre. To ensure a sustainable permanent collection in accordance with Council's Asset Management and Collection Policy objectives.

### Objectives

1. To develop a permanent collection, to be housed and cared for by Campbelltown Arts Centre, of post 1950 original works of art. The collection will include paintings, original prints, drawings, sculptures and ceramics, of the highest professional standard, and of national significance.
2. To collect and develop unique collections building on key focus areas including but not limited to Aboriginal Art, Contemporary Art, ceramics, works on paper, installation and new media art.
3. To collect and represent historical artworks of regional significance to the exploration and settlement of Campbelltown and South-West Sydney.
4. To collect works of significance by professional artists associated with Campbelltown, the Macarthur region and Western Sydney.
5. To collect artworks that reflect the artistic, cultural and social development of Campbelltown, the Macarthur region and Western Sydney.
6. To provide the community with opportunities to engage with works of art in a public place.
7. To acquire works of art by way of purchase (from artists' studios, exhibitions and auction), bequest or gift or donation in accordance with the established delegated authority.

DATA AND DOCUMENT CONTROL		
<b>Division:</b> City Growth <b>Section:</b> Creative Life <b>DocSet:</b> 1748890	<b>Adopted Date:</b> 26/05/1992 <b>Revised Date:</b> 10/03/2020 <b>Minute Number:</b> 322 <b>Review Date:</b> 30/12/2022	<b>Page:</b> 1 of 3

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**Campbelltown City Council**

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8. To collect artworks which do not duplicate existing holdings, but strengthen the relevance of other related works within the permanent collection.
9. To enable Campbelltown Arts Centre to deaccession and dispose of objects that are not required as part of its collection in accordance with the Policy Statement.
10. To commit to a diverse and equal gender representation within the Campbelltown City Council Art Collection and curation of exhibitions.

## **Policy Statement**

### **1. Acquisitions**

- 1.1 All artworks acquired for the Campbelltown City Council's collection whether by gift, bequest, purchase or loan, involve a considerable investment by the Arts Centre in the care, maintenance, conservation and protection of such artworks. Therefore only artworks of the highest artistic standard, which satisfy the objectives of the Campbelltown City Council's collection, shall be accepted by purchase, gift or loan into the permanent collection at the Arts Centre.
- 1.2 Artworks offered, on loan or as a gift, which do not meet the quality criteria or meet the Art Collection Policy objectives, should not be recommended for acquisition into the permanent collection.
- 1.3 Artworks, which by their size or characteristics, are considered to be permanent fixtures requiring considerable attachment to part of the structure of the building, shall not be accepted for the permanent collection unless such artworks are considered to be of outstanding artistic merit and recognised as valuable to the development of Australian art.
- 1.4 All moral, legal and ethical implications of proposed acquisitions must be considered prior to approval of new artworks for the permanent collection.
- 1.5 All new artworks acquired must be unencumbered for transfer of title to Campbelltown City Council, and accompanied by a completed Deed of Donation or Certificate of Donation form at time of donation.
- 1.6 Any artworks offered to Campbelltown City Council by bequest may be held within the permanent collection on long term inward loan. For accepted bequests a copy of the will, codicils and other related documentation will be retained by Campbelltown Arts Centre.

### **2. Approvals**

- 2.1 The Executive Manager, Creative Life will make recommendations for the acquisition of artworks to the Business & Engagement Manager and two (2) nominated Strategic Committee members, who then makes a formal recommendation to the Strategic Committee. The Strategic Committee will then approve and recommend to Council whether to acquire the donated works in line with the Art Collection Policy objectives.

### **3. Collection Management**

- 3.1 All artworks held in the permanent collection will be cared for, handled and displayed in line with the Accessing Artworks in Collection Storage Areas procedural document and in line with National Standards for Australian Museums and Galleries where relevant.

DATA AND DOCUMENT CONTROL		
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### Campbelltown City Council

- 3.2 The Arts Centre will make permanent collection artworks available for loan at the approval of Executive Manager, Creative Life for institutions with museum grade environmental and security conditions outlined in a Standard Facility Report. The borrower must complete a loan agreement and agree to the Arts Centre's terms and conditions prior to the commencement of the loan.
- 3.3 All artworks must be managed inline the Council's Asset Management Policy.
- 3.4 The collection is to be periodically audited and maintained to reflect and strive for a representation of gender equality through new acquisitions and deaccession of artworks.

#### 4. Deaccessioning Permanent Collection artworks


- 4.1 Campbelltown City Council recognises that the ability to deaccession and dispose of objects from the permanent collection is an essential part of an effective collection management program. The deaccessioning of objects from the collection will be approached with caution and due consideration. All collection material considered for deaccessioning will be approved by the Executive Manager Creative Life.
- 4.2 Permanent collection artworks may be deaccessioned for the following reasons:
  - Objects that do not fall within Campbelltown City Council Art Collection policy
  - Objects of a particular genre of which the Council possesses better examples
  - Object has no associated information or provenance
  - Object irretrievably degraded or irreparably damaged beyond the capacity of the Arts Centre to rectify
- 4.3 Campbelltown Arts Centre will dispose of material in a manner it considers most beneficial to the collection and future of the object. The following are a list of disposal methods in order of priority:
  - Return to donor or donor's family
  - Offered to other institutions in the cultural sector
  - Sale/Auction
  - Recycled or destroyed
- 4.4 Campbelltown Arts Centre may determine to transfer objects which by virtue of its subject focus may be better placed in another art gallery or similar public collecting institution or exchange objects with another art gallery or similar public collecting institution, where this will result in the mutual enrichment of both collections.
- 4.5 On completion of the deaccessioning and disposal process, the Arts Centre's database and files shall be amended to note the deaccessioning and disposal of the object and copies of photographic and written records pertaining to the object shall be retained by the Arts Centre.
- 4.6 Full documentation of the objects will remain in the collection management system including the reason for deaccessioning. The objects accession number will not be reassigned.

#### Responsibility

Executive Manager Creative Life

### END OF POLICY STATEMENT

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 <b>CAMPBELLTOWN</b> CITY COUNCIL		<b>POLICY</b>
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**Campbelltown City Council**

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DATA AND DOCUMENT CONTROL		
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### Campbelltown City Council

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#### Responsibility

Executive Manager Creative Life

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**Campbelltown City Council**

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**END OF POLICY STATEMENT**

<b>DATA AND DOCUMENT CONTROL</b>		
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**9. QUESTIONS WITH NOTICE**

Nil

**10. RESCISSION MOTION**

Nil

**11. NOTICE OF MOTION****11.1 Animal Care Facility**

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**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 11 April 2023.

1. That the Council include a discounted adoption fee of \$100 for dogs and \$50 for cats for animals that have been held for over 60 days in the FY24 Fees and Charges.
  2. That the Council ensures the Animal Care Facility conducts an Open Day on a quarterly basis aimed at reducing the number of long-term animals in care at the facility.
  3. That the Council endorses that any animal being held at the Animal Care Facility after the mandatory holding period expires will be made available for immediate adoption or rehoming.
-

**12. URGENT GENERAL BUSINESS**

**13. PRESENTATIONS BY COUNCILLORS**

**14. CONFIDENTIAL REPORTS FROM OFFICERS**

Nil

