



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

9 MAY 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



02 May 2023

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 9 May 2023 at 6:30 pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 11 April 2023

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 11 April 2023, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 11 April 2023 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 11 April 2023 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 11 April 2023.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 11 April 2023

Present The Mayor, Councillor G Greiss
 Councillor G Brticevic
 Councillor J Chew
 Councillor M Chowdhury
 Councillor M George
 Councillor K Hunt
 Councillor M Khalil
 Councillor D Lound
 Councillor R Manoto
 Councillor R Munro
 Councillor M Oates
 Councillor M Stellino

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apologies from Councillor M Chivers, Councillor J Cotter and Councillor W Morrison be accepted.

059/2023 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of Council held 14 March 2023**

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

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

060/2023 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Our Community's Social Connections

It was **Moved** Councillor Greiss:

That the information be noted.

061/2023 The Motion on being Put was **CARRIED**.

6. PETITIONS

7. CORRESPONDENCE

7.1 Correspondence regarding a Multi-Deck Carpark at Macarthur

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

That the letters be received and the information be noted.

062/2023 The Motion on being Put was **CARRIED**.

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

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

That the letters be received and the information be noted.

063/2023 The Motion on being Put was **CARRIED**.

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

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

That the letters be received and the information be noted.

064/2023 The Motion on being Put was **CARRIED**.

7.4 Correspondence regarding Appin Road

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

That the letter be received and the information be noted.

065/2023 The Motion on being Put was **CARRIED**.

7.5 Correspondence regarding the Community and Justice Precinct

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

That the letter be received and the information be noted.

066/2023 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Draft Voluntary Planning Agreements - Policy and Procedures

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

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.

067/2023 The Motion on being Put was **CARRIED**.

8.2 Draft Campbelltown Local Housing Strategy 2041 - Post Exhibition Report

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

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).

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, M Khalil, M Stellino, G Brticevic, M George, J Chew and R Munro.

Voting against the Resolution were Nil.

068/2023 The Motion on being Put was **CARRIED**.

PROCEDURAL MOTION

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

That Item 8.3 be brought forward to be considered after Item 7.5

069/2023 The Motion on being Put was **CARRIED**.

Meeting Note: Saul Deane, Seema Sharma and Matt Twaddell addressed the Council.

8.3 Biodiversity Certification Application - Mt Gilead Stage 2

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

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 Lot 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.

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

Voting against the Resolution were Councillor M Stellino.

070/2023 The Motion on being Put was **CARRIED**.

8.4 Significant Development Applications

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

That the information be noted.

071/2023 The Motion on being Put was **CARRIED**.

8.5 Membership of the Sydney Western City Planning Panel

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

That Council appoint Councillor Chowdhury and Councillor Stellino as the two additional members to the Sydney Western City Planning Panel.

072/2023 The Motion on being Put was **CARRIED**.

8.6 Campbelltown Southern Catchments Flood Studies

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

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

073/2023 The Motion on being Put was **CARRIED**.

8.7 District Park – Midlothian Reserve St Andrews

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

1. That the report be noted.
2. That a further report be provided to Council detailing the requirements of the original notice of motion.

074/2023 The Motion on being Put was **CARRIED**.

8.8 Investments and Revenue Report – February 2023

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

That the information be noted.

075/2023 The Motion on being Put was **CARRIED**.

8.9 Reports and Letters Requested

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

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

076/2023 The Motion on being Put was **CARRIED**.

8.10 Refunds Policy

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

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.

077/2023 The Motion on being Put was **CARRIED**.

8.11 Council 6-month Progress Report

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

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.

078/2023 The Motion on being Put was **CARRIED**.

8.12 Electric Vehicles and Electric Vehicle Charging Stations

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

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.

079/2023 The Motion on being Put was **CARRIED**.

8.13 Minutes of the Campbelltown Arts Centre Strategic Committee Report

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

That the minutes of the Campbelltown Arts Centre Strategic Committee held 15 February 2023 be noted.

080/2023 The Motion on being Put was **CARRIED**.

8.14 Revised Campbelltown City Council Art Collection Policy

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

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.

081/2023 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Animal Care Facility

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

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.

082/2023 The Motion on being Put was **CARRIED**.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Darcy Lound attended East Campbelltown Eagles Life Members and Sponsors Day at Waminda Oval on Sunday 2 April 2023. Councillor Lound acknowledged Director Scott Grant and his staff for all the work undertaken at Waminda Oval, it looks sensational. East Campbelltown Eagles hosted Campbelltown City and the Eagles won. Thank you to Daniel Draper, President of East Campbelltown Eagles and the Committee for a great day of rugby league. Councillor Darcy Lound wished both local teams all the best for the season. Councillor Darcy Lound was joined by Councillor Karen Hunt, Councillor Masood Chowdhury and Councillor Warren Morrison.
2. Councillor Darcy Lound on Thursday 6 April 2023, attended the Afghan Fajar Association break the fast Iftar dinner at the Campbelltown Civic Centre. Fantastic speeches on what the Afghan community are doing in the Campbelltown region. Thank you to Sayed Hussainizada and his association for an enjoyable evening. Councillor Darcy Lound was joined by Councillor Karen Hunt and Councillor Masood Chowdhury.
3. Councillor Karen Hunt attended the opening of At Mex Taste of Mexico Restaurant in Rosemeadow, owned by Md Emanuel Hasan Khan on Thursday 23 March 2023. This restaurant provides a healthier version of take away Mexican food. This restaurant adds diversity to Campbelltown, and brings excellent food choice to our community.
4. Councillor Masood Chowdhury on 31 March 2023 attended the Al Faissal College Iftar dinner at the Liverpool Campus with Councillor Karen Hunt, Councillor Rey Manoto, Councillor Riley Munro and Councillor Masud Khalil for holy month of Ramadan. He expressed to the Chamber how great it was to be breaking the fast with students, parents, friends of the school and members of the community.
5. Councillor Masood Chowdhury on 2 April 2023 attended the Australian Muslim Welfare Centre yearly Iftar event at Minto Sports Centre along with Councillor Darcy Lound Councillor Karen Hunt, Councillor Masood Chowdhury and the Hon. Anoulack Chanthivong MP.
6. Councillor Masood Chowdhury on Sunday 9 April 2023 attended the Eid exhibition organised by the Sydney Bengali community opened by Anne Stanley MP to celebrate a Ramadan collection of jewellery, sariyah and clothing starting from 10am and continuing until 10pm.
7. Councillor Masud Khalil attended Australian Muslim Welfare Centre yearly Iftar event at Minto Sports Centre along with Councillor Darcy Lound, Councillor Karen Hunt, Councillor Masood Chowdhury and the Hon. Anoulack Chanthivong MP. 1500 people were in attendance. Councillor Masud Khalil noted it was wonderful to see the Muslim Community growing in the LGA.
8. Councillor Masud Khalil also attended the At Mex Taste of Mexico restaurant opening on Thursday 23 March 2023 with Councillor Karen Hunt, however was unable to sample the food due to Ramadan, but noted the enjoyable event.
9. Councillor Masud Khalil on 31 March 2023 also attended Al Faissal College Iftar dinner at the Liverpool Campus with Councillor Karen Hunt, Councillor Rey Manoto, Councillor Riley Munro and Councillor Masood Chowdhury, tasting food and promoting multiculturalism.

10. Councillor Masud Khalil on 15 April 2023 will be attending Ramadan On Q. He wanted to acknowledge the fantastic achievement for all the people and staff who worked so hard to organise this event, and invite all the people in the LGA to attend and celebrate the Ramadan on Q Festival on 15 April 2023 and the Eid Festival on 30 April 2023.
11. Councillor George Brticevic congratulated the Hon. Chris Minns MP on becoming the new Premier of NSW after the state election and is looking forward to continued support for WestInvest. He also extended congratulations to:
- Nathan Haggerty MP who is now the member for Leppington, which includes the suburbs of Eschol Park, Kearns, St Andrews, Raby and Varroville.
 - Sally Quinnell MP who contested the seat in Camden and won.
 - Judy Hannan MP in Wollondilly.
 - Anoulack Chanthivong MP, member for Macquarie Fields, is also Minister for Better Regulation and Fair Trading, Minister for Industry and Trade, Minister for Innovation, Science and Technology, Minister for Building, and Minister for Corrections. Councillor George Brticevic hopes he continues to serve the people of the Macquarie Fields electorate well.
 - Greg Warren MP and hopes he continues his work for the Campbelltown community.

Councillor George Brticevic thanked:

- Adam Zahra who contested the seat for Campbelltown and for his commitment to LGA and looks forward to his continued contribution.
- The Hon. Prue Carr who is now the Deputy Premier, the Minister for Education and Early Learning and Minister for Western Sydney.

Councillor George Brticevic made note that the Hon Ron Hoenig MP is now Minister for Local Government. The Hon Ron Hoenig MP was Mayor for the City of Botany from 1981 through to 2012, he was Mayor for 31 years and could think of no one more qualified to serve as Minister for Local Government.

12. Councillor Riley Munro on 15 March 2023 was joined by The Mayor Councillor George Greiss, Dr Mike Freeland MP, Anne Stanley MP, Greg Warren MP and the Hon, Anoulack Chanthivong MP in recognising the 2022 HSC high achievers, with 60 former students and parents in high spirits and celebrating the students achievements.
13. Councillor Riley Munro on 18 March 2023 attended Ingleburn Alive, after years of COVID cancellations and bad weather, it was fantastic to see the community out and about enjoying the festival. Councillor Riley Munro was joined by the Mayor Councillor George Greiss for the launch of the Library Unplugged Van.
14. The Mayor Councillor George Greiss acknowledged April is a big month for religious celebrations with Easter, Orthodox Easter, Passover and Ramadan. He went on to wish everyone a happy celebration and wish everyone all the best.
15. The Mayor Councillor George Greiss noted there has been a change of government and it is a testimony to the strength of our democracy that we have a peaceful and prompt transfer of power.
The Mayor assured the Chamber that Council has written to all the new members of parliament and ministers congratulating them on their election and ministry portfolios.

There being no further business the meeting closed at 8.31pm.

Confirmed by Council on 11 April 2023

..... General Manager Chairperson

3.2 Minutes of the Extraordinary Meeting of Council held 18 April 2023

Officer's Recommendation

That the Minutes of the Extraordinary Meeting of Council held 18 April 2023, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Extraordinary Meeting of Council held 18 April 2023 are presented to Council for confirmation.

Attachments

1. Minutes of the Extraordinary Meeting of Council held 18 April 2023 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Extraordinary Council Meeting held at 6.30pm on Tuesday, 18 April 2023.

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Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 18 April 2023

Present The Mayor, Councillor G Greiss
 Councillor J Chew
 Councillor M Chivers
 Councillor J Cotter
 Councillor M George
 Councillor K Hunt
 Councillor M Khalil
 Councillor D Lound
 Councillor R Munro
 Councillor M Oates
 Councillor M Stellino

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/ LEAVE OF ABSENCE

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

That the apology from Councillor G Brticevic, Councillor M Chowdhury and Councillor W Morrison and Councillor R Manoto be accepted.

083/2023 The Motion on being Put was **CARRIED**.

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

4. REPORTS FROM OFFICERS

4.1 Delivery Program 2022-26 and Operational Plan 2023-24, Budget, Fees and Charges, and Long-Term Financial Plan: Public Exhibition

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

That Council approve:

1. That the following documents are placed on public exhibition for a 28-day period (19 April 2023 to 17 May 2023):
 - a. Draft Delivery Program 2022-26 and Operational Plan 2023-24 (including annual budget)
 - b. Draft Fees and Charges Schedule 2023-24 with the addition of the discounted Animal Adoption fee of \$100 for dogs and \$50 for cats for animals that have been held for over 60 days as adopted at the April Council meeting
 - c. Draft Long-Term Financial Plan 2023-33
2. That, following public exhibition, a further report is submitted to Council seeking formal adoption of the above documents prior to 30 June 2023.

084/2023 The Motion on being Put was **CARRIED**.

5. URGENT GENERAL BUSINESS

There being no further business the meeting closed at 6.42pm.

Confirmed by Council on 18 April 2023.

..... 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 Strengthening Our Protocols

Recommendation

That the information be noted

Strengthening our Protocols

As we continue to develop and grow as a city and community, we must continue to develop and grow as a Council and organisation. We have started a steady journey of internal renewal of our policies and procedures to ensure we apply best practices to everything we do, and maybe even become the standard that others apply.

Over my term as Mayor I have identified a number of areas where we can improve our approach, or position ourselves for the future. I have called for a number of policies to be created or refined that will support us in these endeavours with many of these having already come to the Chamber, or will in the coming months. Some of these include:

- strengthening our Community Engagement Strategy through the initiation of a number of focussed community and stakeholder forums;
- advocacy campaigns to attract investment in our city;
- review of strategic planning to align our city planning controls with the residents' vision for our city;
- public space infrastructure review and action plan;
- a range of policies that support our investment in our community's resilience;
- review of event enabling policy framework including City Attraction and Sponsorship; and
- an audit of indoor community infrastructure to ensure it meets our growing community's needs.

There's a number of key policies and initiatives that we need to address to ensure we manage and maintain our organisation's strong reputation.

We must always give priority to developing and advancing our governance framework to ensure that we maintain the trust of our residents. As such, I will deal with some key priorities in this month's Minute.

Mayoral Office Protocols

The first policy I believe we need to establish deals with functions, festivities and invitations. Currently Council receives endless invitations to attend functions and events. The process relies on the Mayor of the day accepting or rejecting the invitation, with recommendations from the staff. If the invitation is accepted, we proceed to attend or purchase tickets to attend an event.

There are several issues with the current system:

By attending these events, I understand that I'm not endorsing the event or the host organisation, but rather taking part in our city's festivities and sharing in our community's joy in a particular occasion. I acknowledge, however, that other people and organisations may perceive it differently. It has become apparent that we as a Council, and I as the Mayor, need to undertake a level of due diligence and assurance before accepting any invitation to events or festivities in my formal capacity, as it may imply a level of support for the event and the host organisation.

As such, I have asked the General Manager to investigate and develop a public Mayoral Office Protocol policy that includes the process for assurance and the level of due diligence that will be undertaken for acceptance of attendance at events and the level of involvement of the Mayor and/or the Mayor's delegate at such events. Any events which the Mayor is invited to, may require a risk profile.

This is not intended to limit the Mayor of the day on what they choose to attend. Any attendance by the Mayor should remain at the Mayor's absolute discretion. This is an attempt to clarify the process, minimise the organisational risk, and give the public a clear indication of how we choose to undertake such activities.

Attending external functions is an honour conferred upon us as Councillors as part of our civic responsibility. These opportunities are offered to Councillors on a 'first in, first served' basis.

To ensure that the attendance of Councillors at events is not adversely impacted and is equitable, I think all Councillors should be given an opportunity to select their preferred event and attend whatever they consider to be more important, within a specified limit.

This policy will also provide us with an opportunity to clearly articulate the role of the Mayor, to formalise some of the current practises and crystallise the Mayor's and the Mayor's delegate's role and responsibilities when representing the Council.

Award Recipients

The other policy that I would like to discuss today came as a recommendation from some prominent members of our community. How Campbelltown advertises, promotes and selects its awards and award winners should be expanded to include more community engagement.

We have been very successful in utilising the skillsets of our kind residents who continue to volunteer their time and effort to help our city grow and achieve its potential. Whether we are talking about Our Shared Future forum where many people came together to share with us their invaluable contribution for the future of our city, or our Strategic Advocacy Group with their specialised skillsets to advance our advocacy agenda, both have made significant contribution to our policies and been a great success.

I believe implementing any strategy that increases members of the public's participation in appropriate decision making, is of great value.

I have asked the General Manager to review the process of advertising, promoting and selecting award programs and recipients and consider furthering the external panel representation and

revitalising the process and providing advice on ways of promoting our awards and acting as a selection panel for winners.

With these renewed protocols in place we can be assured that the strong reputation of our Council will continue to be something that our community can be proud of.

Thank you

I want to take this opportunity to thank Western Sydney University for inviting me as an Occasional Speaker for their School of Social Science's graduation ceremony on 27 April 2023.

It was an honour to give the graduation address in the ceremony that I also had the honour of graduating in. I especially would like to thank Liz Dibbs, Deputy Chancellor for her kind words of encouragement and acknowledgement of my graduation and my role as the Mayor of Campbelltown, in the ceremony.

Attachments

Nil

6. PETITIONS

6.1 Petition to Investigate Books Available in the Campbelltown City Council Library collection

Officer's Recommendation

That the petition be received and the Head Petitioner be advised of the investigation undertaken and comment below.

An online petition containing 160 signatures, 6 of which identify as being from the Campbelltown LGA. The petition reads as follows:

"The purpose of this petition is for Campbelltown Council to do an investigation into the sexually explicit books that are being made available to children in the libraries of Campbelltown. The government should not be supplying children with books of this nature as it goes against everything that is moral."

Comment:

The petition was referred to the Director City Lifestyles for investigation on receipt. Council officers have investigated the concerns raised in the petition and provides the following report.

Section 22 of the *Local Government Act 1993* confers to councils the function to provide library services to the community in accordance with the provisions of the *NSW Library Act 1939* which states that public libraries must cater to a wide audience, regardless of race, colour, religion, sex, national origin, age, disability, or genetic information.

The Library Council of NSW, which advises the Minister and local authorities on matters of policy and administration relating to library services, provides guidelines on access to information in NSW Public Libraries which state:

- A public library has a role as an unbiased source of information and ideas, including online content. It must accept responsibility for providing free access to materials and information presenting, as far as possible, all points of view on contemporary and historical issues, including controversial issues.
- Library materials that have not been subject to federal and state restriction or prohibition should not be excluded from a public library on moral, political, racial, religious, sexist, language, or other grounds. Nor should library materials be included on these grounds alone, whatever pressure may be brought to bear by individuals or groups.
- Collections should not be limited because of the possibility that children may access those collections. Monitoring the reading of children is the responsibility of their parents or guardians.

The Library's Collection Development Policy, adopted by the Council on 13 September 2022 provides:

1. The Library promotes access to information
2. Federal and State governments are responsible for the censorship of materials
3. Materials prohibited by law will not be added to the collection
4. Materials legally restricted to a particular audience will be labelled, shelved and loaned accordingly
5. Parents or guardians are responsible for the suitability of materials used by their children within the provision of the law, and
6. The community can contribute to the selection of material by making recommendations for purchase through the Library catalogue.

The [Classification Board](#) administers the classification of publications, films and computer games in Australia under the *Classification (Publications, Films and Computer Games) Act 1995 (Cth)*. The Director of the Classification Board reports to the Australian Parliament on the activities of the Classification Board. Council monitors and complies with the Classification decisions of the Classification Board.

In response to the petition and further associated correspondence from the Head Petitioner, Council officers have undertaken a review of the collection, with specific reference to the titles referenced in the petition. The items listed are "unclassified" according to the Classification Board. This means that they can be placed on open shelves without restrictions with the exception of one title "Gender Queer" which was recently classified on 3 April 2023 by the Classification Board as 'Unrestricted' with consumer advice of "M—not recommended for readers under 15 years of age". As this sits on Council's electronic Comics Platform, our supplier will follow this advice.

Council is advised that the Library's collection is currently compliant with all relevant federal and state legislation, regulations and guidelines as well of the adopted policy of the Council.

As the Federal and State Governments are responsible for the classification and censorship of the Library materials and collections, the Head Petitioner may consider referring their concerns to the relevant State and/or Federal Member of Parliament.

Attachments

6.1.1 Petition (distributed under separate cover due to personal information contained therein)

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Draft Site Specific Development Control Plan - Macarthur Gardens North

Reporting Officer

Executive Manager Urban Centres
City Planning and Environment

Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.1.2 Ensure urban development is considerate of the natural environment

Delivery Program

Principal Activity
2.1.1.3 Deliver effective land use planning to ensure community needs are met

Officer's Recommendation

1. That Council endorse the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) which seeks to add Part 16 to Volume 2 for Macarthur Gardens North, as shown in attachment 1 to this report.
2. That should Council receive any submissions during the public exhibition period objecting to the draft amendment a further report be provided to Council.
3. That where Council receives no submissions objecting to the draft amendment the amendments be formally adopted and notified in accordance with the Environmental Planning and Assessment Regulation 2021.

Purpose

The purpose of this report is to seek Council's endorsement to proceed with the public exhibition of a draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) which proposes the introduction of Part 16 of Volume 2 entitled "Macarthur Gardens North". Part 16 will provide site specific development controls which guide future development in the Macarthur Gardens North precinct.

Executive Summary

- In conjunction with Landcom, Council has prepared a draft site-specific development control plan (draft DCP) for the Macarthur Gardens North precinct, located on the northern side of Macarthur train station. The draft DCP, if adopted, would be included in Volume 2 of the SCDCP as "Part 16 - Macarthur Gardens North".
- On 14 December 2022, the Sydney Western City Planning Panel approved a Development Application lodged by Landcom proposing a concept master plan for a high density residential and mixed use development Macarthur Gardens North.
- Stage 1 of the master plan involves the construction of roads, parks, civil works, landscaping and subdivision of the site into superlots. Landcom will be constructing these works.
- The draft DCP will provide development controls to guide the future stages of development in the Macarthur Gardens North Precinct, which will be carried out by other developers(not Landcom).
- It is recommended that Council endorse the public exhibition of the draft DCP (draft DCP) shown at attachment 1 to this report.

History

On 14 December 2022, the Sydney Western City Planning Panel approved a Development Application lodged by Landcom proposing a concept master plan for a high density residential and mixed use development at Lot 1097 DP 1182558, Goldsmith Avenue, Campbelltown (to be known as Macarthur Gardens North), and construction of stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into superlots.



Indicative artist's impression of Macarthur Gardens North

Report

This report outlines the objectives and key features of the draft DCP, in addition to addressing other planning matters which are considered relevant to this project.

1. Structure of Draft Site-Specific DCP for Macarthur Gardens North

The draft DCP contains the following parts: -

- **Vision and Objectives:** This Part provides guiding principles and an overall vision for the development of the Macarthur Gardens North precinct. It also reinforces that development of the precinct is to be in accordance with the approved master plan for the site.
- **Natural Systems:** This Part focuses on the proposed Bow Bowling Creek Reserve and the riparian corridor. It contains controls relating to the protection and enhancement of these natural assets to enable their usage for recreational purposes.
- **Access and Movement:** This Part relates to vehicular, bicycle and pedestrian movement throughout the Macarthur Gardens North precinct. Primarily, it reinforces the requirement for the development of the precinct to include the transport links identified within the master plan (i.e. the road network, regional cycleway and pedestrian thoroughfares).
- **Built Form:** This Part sets standards relating to the construction of the residential flat buildings and mixed use buildings within the Macarthur Gardens North precinct. It largely incorporates development standards that would bring about the vision for the precinct's buildings outlined within the approved Urban Design concept for the site. These include number of storeys and podium height, setbacks, building orientations, and location/quantity of commercial floor space.
- **Landscape and Public Domain:** This Part specifies the locations and role of public spaces (parks and roads) within the Macarthur Gardens North precinct, as well as the desired outcomes for communal open space areas within the apartment buildings. The standards outlined within this section largely reinforce the locations and configuration of public and semi-public spaces outlined within the approved Urban Design concept for the site.
- **Ecologically Sustainable Development:** This Part seeks to encourage energy efficient building design and operation that exceeds statutory benchmarks in sustainable development. It would achieve this by setting standards in relation to electric vehicle charging, solar reflectivity for roofs, preventing light pollution, and setting higher BASIX scores than the minimum required to obtain a certificate.
- **General Controls:** This Part complements the general controls contained in Volume 1: Part 2 of the SCDP (Requirements applying to all Types of Development). It contains controls relating to acoustic privacy, waste management and stormwater management.

2. Consistency of the Macarthur Gardens North DCP with the Campbelltown Local Environment Plan 2015

The draft DCP demonstrates consistency with the relevant key considerations in Campbelltown Local Environmental Plan 2015 (CLEP 2015), as follows:

Zoning – The subject site is zoned R4 High Density Residential and B4 Mixed Use under the provisions of CLEP 2015. The draft DCP does not contain any provisions that would be inconsistent with the site's zoning.

Clause 4.3 – Height of Buildings – The subject site has a maximum building height under the CLEP 2015 of 32 m. The Built Form section of the draft DCP sets a storey limit of 9 storeys for development within the precinct. This storey limit is consistent with the maximum building height of 32 m.

Clause 7.9 – Mixed Use Development in Zone B3 and B4: The Macarthur Gardens North Precinct contains a strip of land zoned B4 Mixed Use, which corresponds to the approved location of the proposed mixed use buildings within the precinct. However, the subject site is specifically excluded from compliance with this clause, meaning that not all of the land zoned B4 Mixed Use is required to have commercial development on the ground floor or have an active street frontage. The reason for this exclusion was so that the master plan could determine the appropriate locations of commercial tenancies and active street frontages, which has now occurred. Accordingly, a diagram within the draft DCP specifies the required locations of commercial floor space within the mixed use buildings.

Clause 7.13 – Design Excellence: The draft DCP controls encourage an appropriate degree of design excellence. The draft DCP has been considered by the Campbelltown Design Excellence Panel (DEP) on 18 November 2021, concurrently with the master plan proposal for the site. The Campbelltown Design Excellence Panel (DEP) advised that the overall proposal is comprehensive and raised no issues with regard to the draft DCP.

3. Relationship to Campbelltown (Sustainable City) Development Control Plan 2015

The SCDCP is comprised of 2 parts with Volume 1 containing the general controls and associated requirements for 19 different types of land uses, while Volume 2 provides the site specific development controls for several precincts in the Campbelltown LGA. The draft DCP for Macarthur Gardens North is a site specific DCP which will be adopted into Volume 2 as "Part 16 – Macarthur Gardens North".

The draft DCP controls will only apply to proposed development within the Macarthur Gardens North Precinct and generally do not repeat any of the existing controls nominated in either Volume 1 or 2 of the SCDCP. Where appropriate or relevant controls have not been specified within this site specific DCP, any future development proposed within the Macarthur Gardens North precinct will be required to also demonstrate alternative consistency with the existing provisions outlined in Volume 1 of the SCDCP, as listed in the following Parts below: -

- Part 2: Requirements Applying to All Types of Development
- Part 5: Residential Flat Buildings and Mixed-use Development
- Part 6: Commercial Development

4. Other Planning Issues and Considerations

a) Infrastructure

Landcom will be constructing all of the roads, parks, civil works and landscaping within the Macarthur Gardens North estate. Accordingly, the development of the site in accordance with the approved master plan is not expected to generate demand for any additional infrastructure within the immediate locality beyond what is being provided by Landcom.

b) Campbelltown Local Infrastructure Contributions Plan 2018

A draft Contributions Plan will not be prepared for development of the MGN site. Council and Landcom have agreed in-principle that a Voluntary Planning Agreement (VPA) will be entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The effect of the proposed VPA would be that subsequent stages of the master plan (the apartment buildings) would not have development contributions applied to them. Based on preliminary discussions with Landcom, the works that will be the subject of the VPA are essentially the works to create and embellish the public spaces proposed under this application.

The formal VPA offer is currently being prepared by Landcom. Accordingly, until such time as a VPA is executed, the provisions of Council's Local Infrastructure Contributions Plan 2018 will continue to apply, both to the subdivision component of the subject application and to future applications for apartment buildings on the site.

5. Design Excellence Panel

In accordance with Clause 15 of Environmental Planning and Assessment Regulation 2021, Council must not approve a DCP containing provisions which apply to residential apartment development unless it has taken into consideration any comments made by the DEP, concerning those provisions, in addition to Parts 1 and 2 of the Apartment Design Guide.

The draft DCP was considered by the DEP on 18 November 2021, concurrently with the master plan proposal for the site. The DEP advised that the overall proposal is comprehensive and raised no issues with regard to the draft DCP.

6. Public Participation

The draft site specific DCP for Macarthur Gardens North is being reported to Council to seek endorsement for public exhibition. This public exhibition will include consultation with government agencies and public utility providers. The public exhibition will be for a period of at least 28 days in accordance with the requirements of Council's Community Participation Plan.

Conclusion

A draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 has been prepared for the Macarthur Gardens North precinct. This amendment is in the form of a draft site specific DCP which is proposed to be adopted into Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 and entitled "Part 16 - Macarthur Gardens North". Part 16 will provide site specific development controls which guide future development within the Macarthur Gardens North precinct. The draft DCP has been prepared to align with Campbelltown Local Environmental Plan 2015 and the approved master plan for the site.

It is now recommended that Council endorse the public exhibition of the draft site-specific DCP for Macarthur Gardens North which if adopted will form part of Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 and identified as "Part 16 - Macarthur Gardens North.

Attachments

8.1.1 Macarthur Gardens North Draft DCP (contained within this report) [↓](#)

Part 15

Macarthur Gardens

North Precinct

15.1 Application

15.1

Application

15.1.1 Land to which this Part applies

This Part applies to the Macarthur Gardens North Precinct which is located immediately north of the Macarthur train station and south of both the Western Sydney University and TAFE sites (refer Figure 15.1 and 15.2 below).

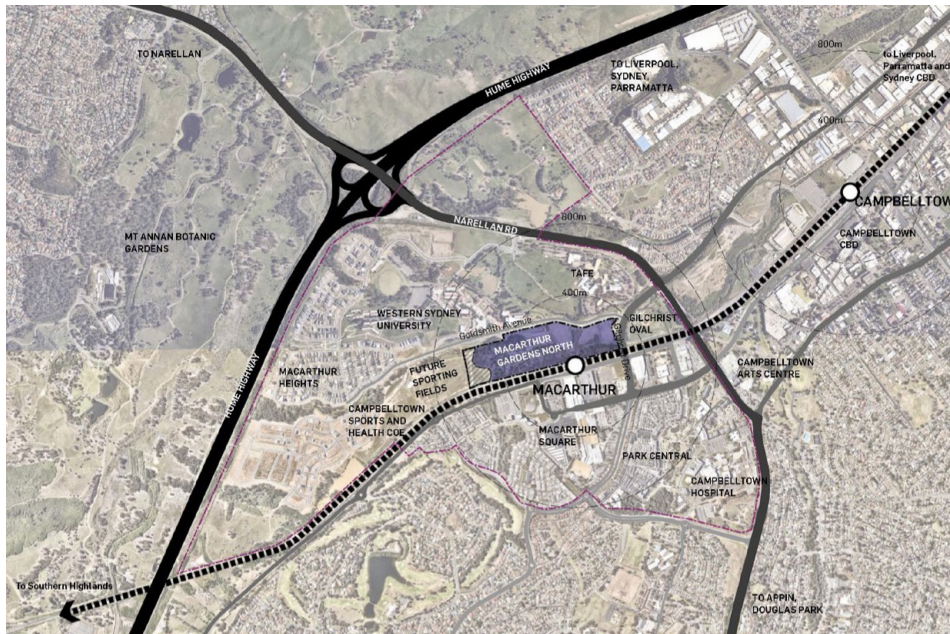


Figure 15.1: Macarthur Gardens North Precinct



Figure 15.2: Macarthur Gardens North Precinct

15.1

Application

As illustrated above, the Macarthur Gardens North site comprises two separate sub-precincts:

- i) Macarthur Gardens North Apartment Precinct (MGN Precinct): The subject site of this Part (Part 15)
- ii) Macarthur Gardens North Basin 3 (MGN Basin 3 Precinct): Located to the western end of the Precinct.

Figure 15.3 below illustrates the 2 sub precincts that comprise Macarthur Gardens North.

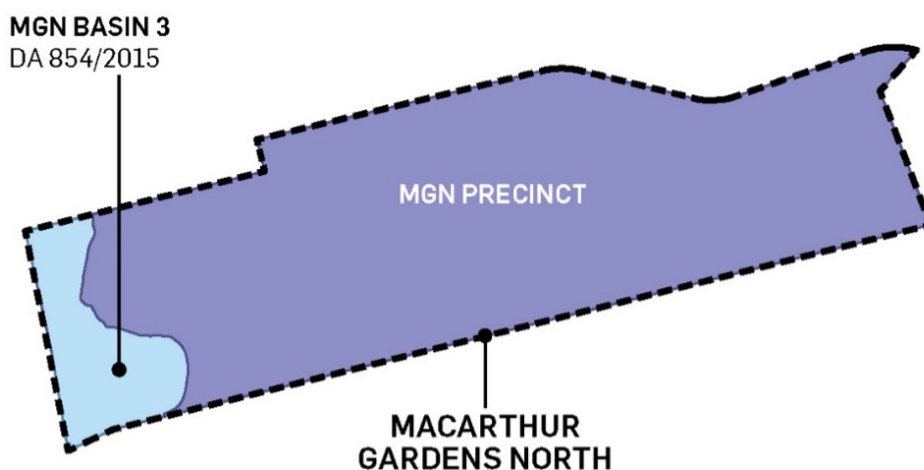


Figure 15.3: Macarthur Gardens North Sub Precincts

The following parts of the Campbelltown (Sustainable City) Development Control Plan apply to the land within the MGN Precinct (the subject of this Part) as shown in Figure 15.3 above:

Volume 1: Part 2 Requirements applying to all Types of Development

Volume 1: Part 9 Public Consultation, and

Volume 2: Part 15 Macarthur Gardens North Precinct.

Notes:

- i) Where a site specific DCP does not include specific development controls for a certain type of development, the development controls under Volume 1 of Campbelltown City Councils' Sustainable City Development Control Plan (SCPDCP) shall be used to assess the development applications received by Council.
- ii) Where there is an inconsistency between the provision of Part 15 and Volume 1 of the Plan, the provision under Part 15 shall prevail to the extent of the inconsistency.
- iii) Campbelltown City Council Engineering Design Guide for Development also applies to development specified in this Part.

15.1.2 Structure Plan

The overall Macarthur Garden North Precinct (Lot 1097 / DP 1182558) is bound by Goldsmith Avenue to the North, Gilchrist Drive to the East and the southern railway line to the South. The site sits in the broader Macarthur region, which is a rapidly expanding and developing area. The region is the major destination for retail, tertiary education and health services.

The Precinct is located immediately north of the Macarthur train station and south of both the Western Sydney University and TAFE sites. In addition to public transport and education establishments MGN has good access to local services and amenities including the Macarthur Square Shopping Centre, Campbelltown Mall and Campbelltown Hospital and network of open spaces that includes Gilchrist Oval and new sporting fields on the south western end of the site.

The MGN Precinct is to be developed in accordance with the Structure Plan at Figure 15.4 below. The Structure Plan provides for the retention of the existing Bow Bowling Creek alignment and its biodiversity as an open space asset that is accessible and creates amenity to the future community. The plan provides for an arrival plaza and park to Macarthur Station that integrates the Precinct with the Western Sydney University and TAFE through a series of activated streets and open spaces. A regional east-west cycleway network traverses the open space to be retained along the existing creek which will enhance access to and an appreciation of the biodiversity values within the Precinct.

The overall Macarthur Garden North Precinct has an area of 18.52ha with the MGN Precinct (the subject of this Part) comprising 16.6ha centrally located within the Precinct. The sub-precinct is bookended to the east by Gilchrist Drive and to the west by Basin 3 and the future Macarthur Heights sporting fields. The MGN Precinct includes the Bow Bowling Creek and associated open space areas and the proposed Station Arrival Precinct located on the proposed north south spine connection and high density residential and mixed use development to the north adjacent to Goldsmith Avenue (as illustrated in Figure 15.4 below).

15.1

Application

15.1

Application

In summary the Structure Plan for the MGN provides for:

- the retention of 87% of the existing Bow Bowling Creek alignment and its biodiversity as an open space asset which is accessible and creates amenity to the future communities;
- a station arrival plaza and park connected to Macarthur Station that integrates the Western Sydney University and TAFE through a series of activated streets and open spaces
- six (6) high density residential development lots located along Goldsmith Avenue and anchored around the station;
- a dedicated pedestrian/ cycleway along Bow Bowling Creek Reserve connecting Gilchrist Oval to the new Sporting Field complex and ultimately to Mt Annan Botanical Garden to the west;
- ground level retail / commercial along the station arrival plaza and main street to provide vibrancy and activation;
- three new active open spaces comprising the Station Arrival Plaza, Central Park and Fitness Park; and
- well-connected and permeable streets.

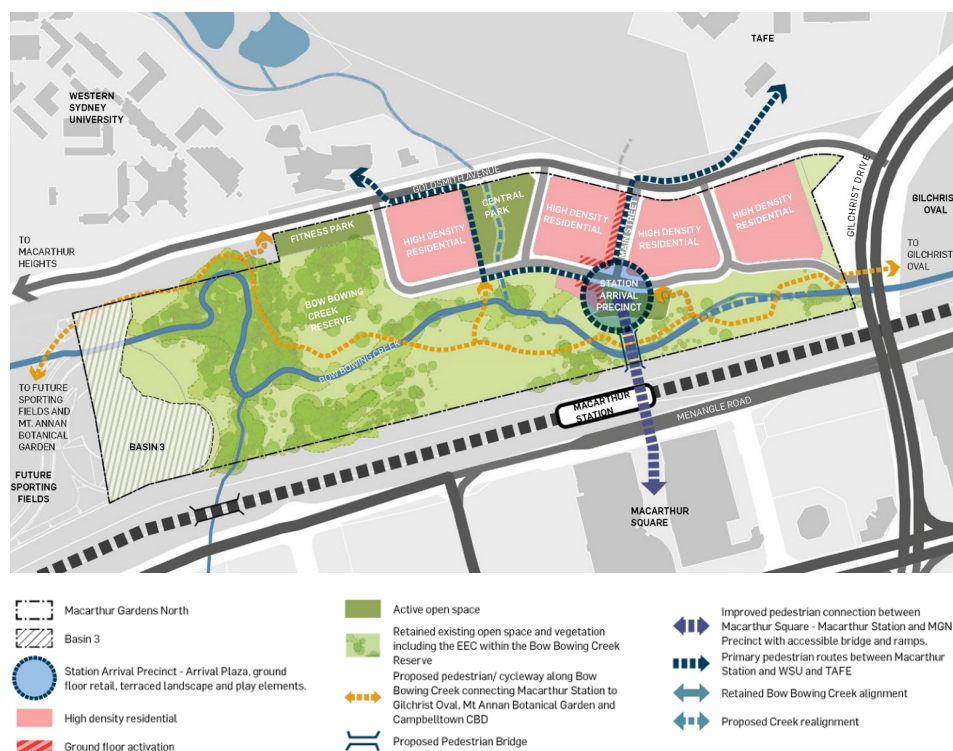


Figure 15.4: Macarthur Gardens North Overall Structure Plan

15.2 Vision and Objectives

15.2

Vision and Objectives

15.2.1 Guiding Principles

The MGN Precinct is to be developed having regard to the following guiding principles:

- **Celebrate the Natural Assets**
Embrace the natural asset provided by Bow Bowling Creek Reserve, and extend the landscape feature across the whole precinct. This landscape feature enriches leisure and recreational opportunities at MGN whilst maintaining the natural frontage along the railway corridor;
- **Seamless Connections to Key Destinations**
Create an active transport network that is well integrated with both the natural amenity of Bow Bowling Creek Reserve and Macarthur Station. This integration will enhance the pedestrian and cyclist experience, provide better connectivity to WSU and TAFE and ultimately, encourage the use of active transport;
- **A New Community with Access to Jobs**
Provide a mix of dwelling typologies, close to the amenity of Bow Bowling Creek and with convenient access to Macarthur Station to support a diverse community;
- **Contextual Built Form Responses**
Adopt a sensible building envelope that responds to the surrounding context and public domain to optimise visual and solar amenity within the Precinct; and
- **Activated Places for People**
Create a series of activated places that includes a station arrival precinct at the heart of MGN, a community park that integrates the north south tributary to Bow Bowling Creek and a fitness park close to WSU.

15.2

Vision and Objectives

15.2.2 Vision

The MGN Precinct will celebrate the natural assets of Bow Bowling Creek and connect this to the community. It will be an attractive urban place for people to live in - a diverse, healthy, vibrant and sustainable new neighbourhood. Designed with 'place' in mind, the new community is underpinned by sustainability principles and high-quality public domain and built form outcomes.

To enable this vision, the MGN Precinct will deliver:

- A new residential community who will live in high-density apartment buildings;
- Ground floor retail to support the new community and active the public domain;
- An arrival plaza and park on the northern side of Macarthur Station that links to the precinct's key destinations being Western Sydney University, TAFE, MGN and Bow Bowling Creek;
- Active transport via a regional East-West cycle network and walking paths around significant area of open space that retains the existing creek and biodiversity values;
- Safer and more comfortable connections from the site to the station, WSU, TAFE, Gilchrist Oval and the new Sporting Field complex through a series of high quality new open spaces such as the Bow Bowling Creek Reserve;
- Attractive and tree covered streets and public places; and
- Retention and enhancement of Bow Bowling Creek, the local blue grid.

15.2.3 Masterplan

The MGN Precinct is to be developed generally in accordance with the Masterplan illustrated at Figure 15.5:

15.2

Vision and Objectives



Figure 15.5: Macarthur Gardens North Precinct Masterplan

Development within the site is to be in accordance with the strategies and controls outlined below under the key headings of:

- Natural Systems;
- Access and Movement;
- Land Use;
- Built form; and
- Landscape and Public Domain

as well as other relevant controls outlined herein.

15.3

Natural Systems

15.3 Natural Systems

15.3.1 Objectives

- 3.1.1 Protect and enhance MGN's natural assets including Bow Bowling Creek and its biodiversity values.
- 3.1.2 Provide new open spaces around this amenity and increase tree canopy cover.
- 3.1.3 Maintain and enhance the existing 'green edge' north of the railway line.

15.3.2 Required Outcomes

Bow Bowling Creek Reserve and Riparian Corridor

- 3.2.1 Development is to provide for the protection and enhancement of the Bow Bowling Creek Reserve generally in accordance with Figure 15.6.
- 3.2.2 Bow Bowling Creek Reserve is to serve as a passive recreational amenity for the surrounding communities and include a shared pedestrian / cycleway that runs along the creek.
- 3.2.3 A native vegetation buffer is to be provided adjacent to the rail corridor to reduce its visual impact and provide a landscape setting for the future development.
- 3.2.4 All riparian and revegetation works are to be in accordance with the Riparian Assessment (Eco Logical Australia, 2021) and Bushfire Protection Assessment (Eco Logical, 2021) and are to improve the biodiversity corridor for the native flora and fauna by offsetting and revegetating impacted riparian zones.



Figure 15.6: Bow Bowling Creek Reserve

15.3
Natural
Systems

Vegetation and Tree Canopy Cover

- 3.2.5 Development on site is to provide for an increase in the tree canopy cover (over and above the standard minimum of 40%) to greater than 50% of the Precinct generally in accordance with Figure 15.7.
- 3.2.6 Strategies to increase tree canopy cover are to include:
- a) Revegetation of Bow Bowing Creek Reserve with native species, and
 - b) Implementation of a tree planting strategy within the public and private domains including the streetscape, active parks, private open space and communal open space.
- 3.2.7 Cumberland Plain Woodland & Riverflat Eucalyptus vegetation communities that are classified as Endangered Ecological Communities (EECs) are to be managed in accordance with the Biodiversity Development Assessment Report prepared by Eco Logical (2021).

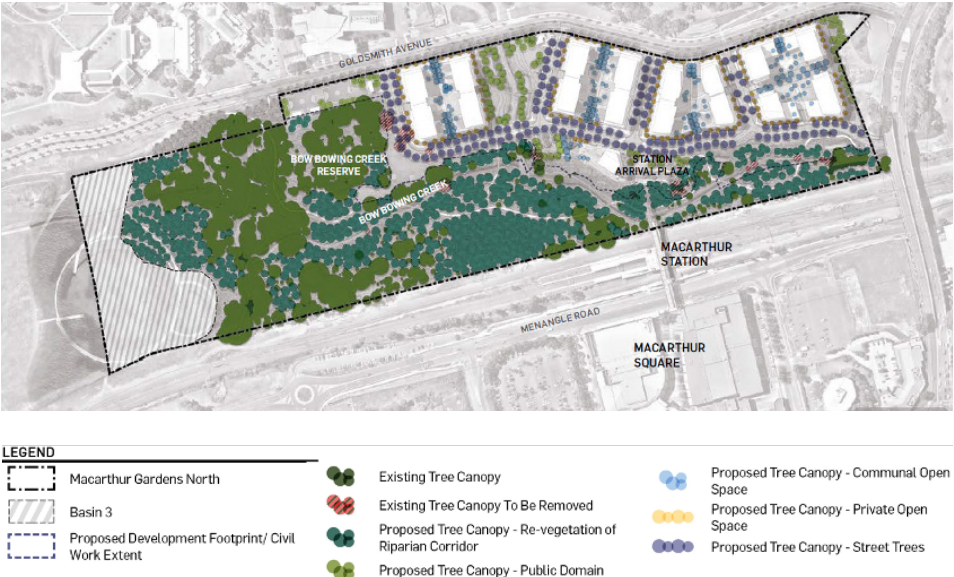


Figure 15.7: Proposed Tree Canopy Cover

15.4

Access and Movement

15.4 Access and Movement

15.4.1 Objectives

- 4.1.1 Ensure integration of a variety of transport modes and ensure safety and accessibility for pedestrians and cyclists.
- 4.1.2 Prioritise public and active transport as a mode of transport over private motor vehicles.

15.4.2 Required Outcomes

- 4.2.1 Development within the Precinct is to be generally in accordance with the access and movement strategy illustrated in Figure 15.8.

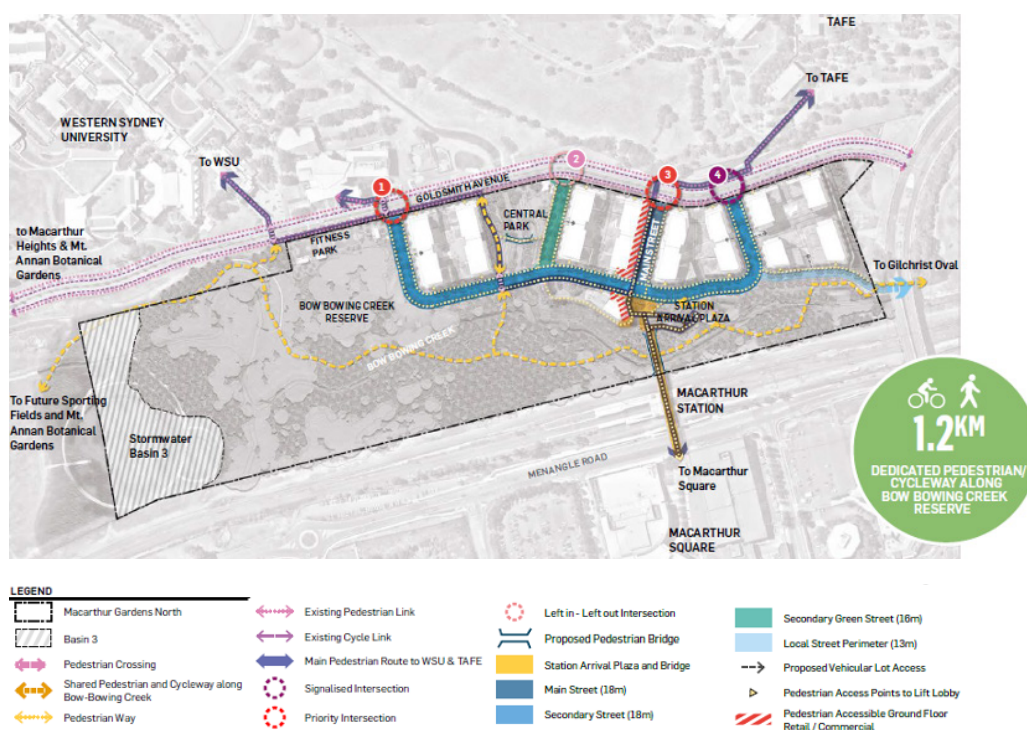


Figure 15.8: Access and movement strategy

Active Transport Network

- 4.2.2 A shared pedestrian/ cycleway is to be provided along Bow Bowling Creek connecting Macarthur Station to future sporting fields and Mt. Annan Botanical Gardens to the west and Gilchrist Oval to the east. It is also to link to the main street network within the Precinct and existing cycleway along Goldsmith Avenue.
- 4.2.3 A permeable pedestrian network along streets and public open spaces is to be provided that promotes safe pedestrian environment with three main pedestrian priority crossings along Goldsmith Avenue generally as illustrated on Figure 15.8.
- 4.2.4 An accessible pedestrian access is to be provided from Macarthur Station to the Station Arrival Plaza via an appropriate bridge and ramps.
- 4.2.5 Accessible pedestrian access is to be provided to lift lobbies within the northern and southern part of the residential blocks.

Street Network

- 4.2.6 An interconnected street network is to be provided that promotes a safe pedestrian environment with varied typologies based on the lot frontage and streetscape treatment.
- 4.2.7 All street sections are to provide a min. 6.0m carriageway and to be generally in accordance with the key plan and relevant sections illustrated in Figures 15.9 - 15.12 (incl.) below:

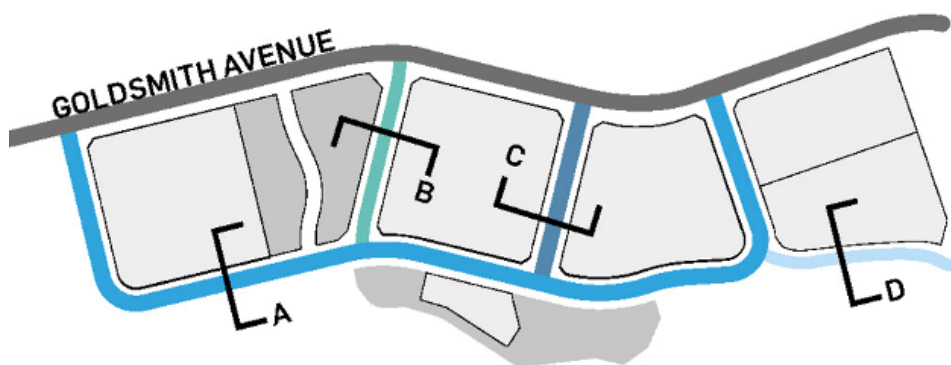


Figure 15.9: Street section key plan

15.4**Access and Movement**

15.4

Access and Movement

A. SECONDARY STREET - 18M WIDTH

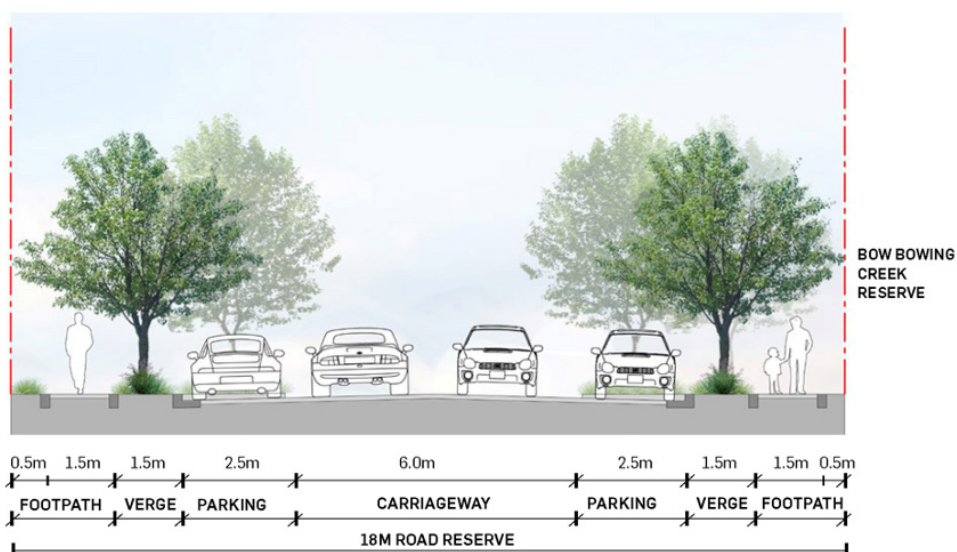


Figure 15.10: A - Secondary Street - 18m width

B. SECONDARY GREEN STREET - 16M WIDTH

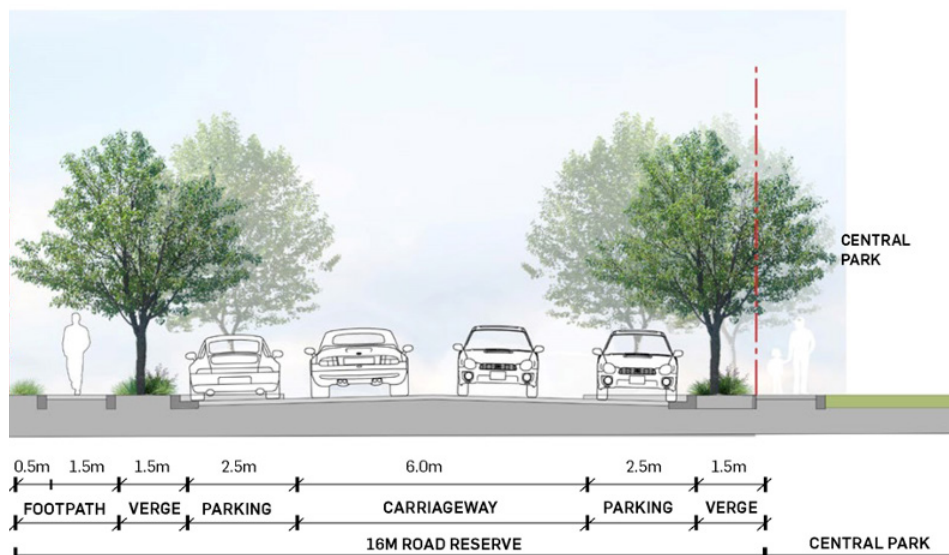


Figure 15.11: B - Secondary Green Street - 16m width

C. MAIN STREET - 18M ROAD RESERVE

15.4

Access and Movement

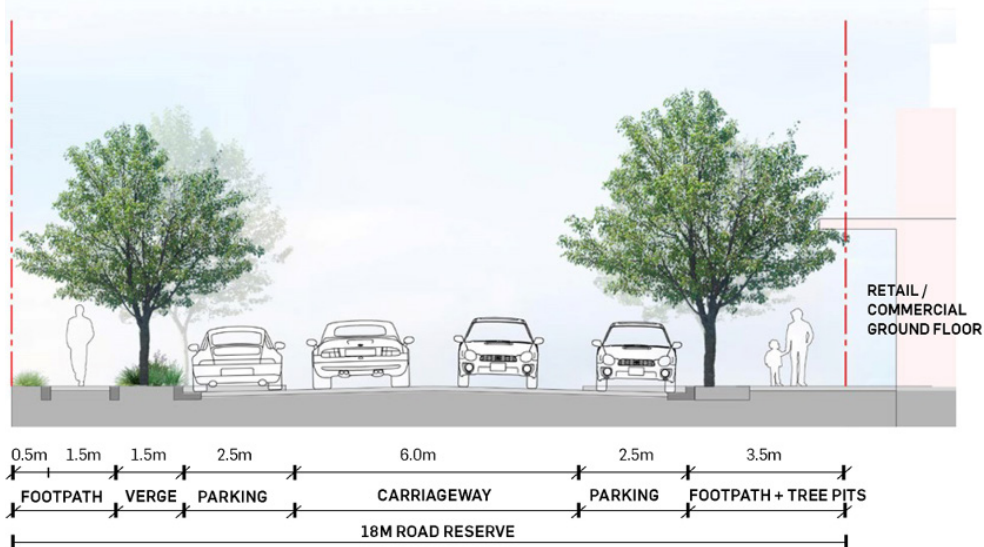


Figure 15.12: C - Main Street - 18m Road Reserve

D. LOCAL STREET PERIMETER - 13M ROAD RESERVE

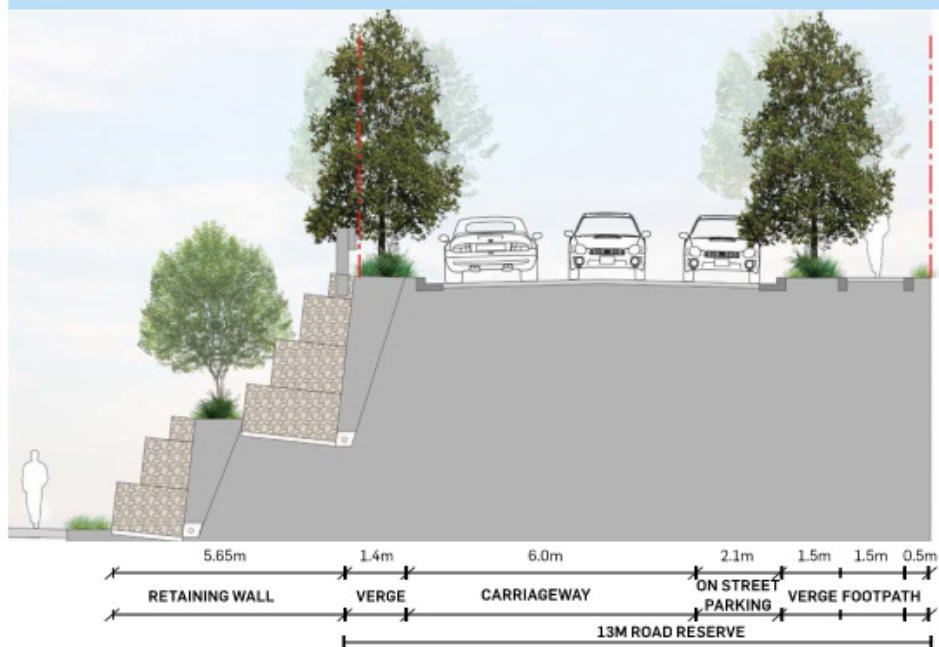


Figure 15.13: D - Local Street Perimeter - 13m Road Reserve

15.4

Access and Movement

Parking Requirements

- 4.2.8 Car parking is to be provided at a maximum rate of
- a) 0.6 Car Parking Space / Studio Unit / 1 BR Unit
 - b) 0.9 Car Parking Space / 2BR Unit
 - c) 1.4 Car Parking Space / 3BR Unit
 - d) 0.1 Car Visitor Parking Space / Dwelling
 - e) 1 space per 95m² of retail GFA
- 4.2.9 A minimum of 8 car share spaces are to be provided within each development.
- 4.2.10 Bicycle parking is to be provided at a rate of one space per 3 apartments and one visitor space per 12 apartments.
- 4.2.11 All car parking and access for vehicles, including disabled access spaces, shall be in accordance with AS2890 parts 1 and 2 (as amended), except as otherwise specified in this Plan.
- 4.2.12 For development incorporating 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.
- Note: For requirements relating to the preparation of a 'Traffic Impact Assessment Report' refer to Appendix 12.'*
- 4.2.13 All required private car parking is to be provided at basement level.
- 4.2.14 Pedestrian access to residential flats shall be separated from the commercial/ retail uses.
- 4.2.15 Development shall provide adequate space for the on-site parking, loading and unloading of all delivery/ service vehicles.
- 4.2.16 The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.
- 4.2.17 A bicycle management plan shall be submitted with built form Development Applications for the Macarthur Gardens North estate. The bicycle management plan shall detail the procedures to be adopted to ensure that bicycles are not abandoned in either public places or on private land and to ensure that bicycle storage areas are maintained to an acceptable standard.

15.5 Built Form

15.5

Built Form

15.5.1 Objectives

- 5.1.1 Provide for development of the site in accordance with the principles of design excellence and best practice consistent with the Apartment Design Guide (ADG).
- 5.1.2 Ensure territorial definition between private and public realm to ensure privacy, passive surveillance and safety.

15.5.2 Required Outcomes

- 5.2.1 Development within the Precinct is to be generally in accordance with the Built Form Strategy illustrated in Figure 15.13 below in terms of maximum height in storeys and building footprint.
- 5.2.2 Residential flat and mixed use buildings are to comply with the requirements of the Apartment Design Guide.
- 5.2.3 Building setbacks are to comply with Table 15.1, Figure 15.14 and street sections Figures 15.15 - 20 below

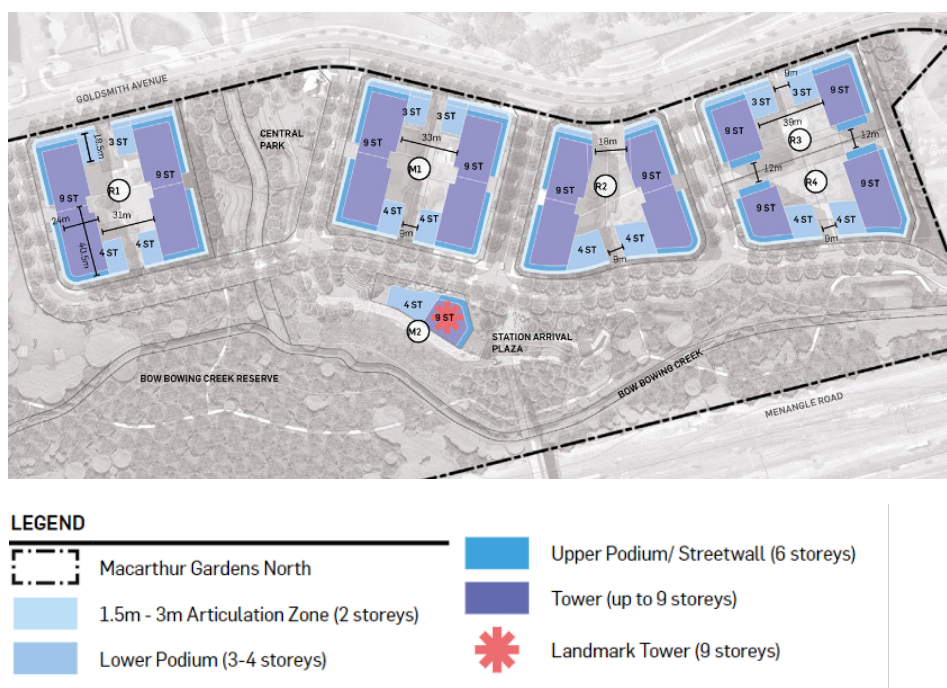


Figure 15.14: Built Form Strategy

Note:

All residential flat buildings and mixed-use development containing 3 or more storeys and 4 or more dwellings shall satisfy the standards of SEPP 65 - Design Quality of Residential Apartment Development and the Apartment Design Guide (NSW Department of Planning and Environment, July 2015). SEPP 65 and the ADG shall prevail in the event of any inconsistency with this DCP.

15.5

Built Form

	Goldsmith Avenue frontage	Main Street frontage	Station Arrival Main Street frontage	Secondary Street and Central Park frontage	Station Arrival Plaza frontage
GF	4.5m	3.0m	5.0m	4.5m	2.0m
L1	4.5m with 1.5m articulation zone	4.5m with 1.5m articulation zone	3.0m	4.5m with 1.5m articulation zone	0m (zero setback)
L2-L5	7.5m	4.5m	3.0m	4.5m	0m (zero setback)
L6 - L9	+2.5m	+2.5m	+2.5m	+2.5m	+2.5m

Note: this provision takes precedence over setback controls contained in Campbelltown DCP 2015 in respect of the subject land.








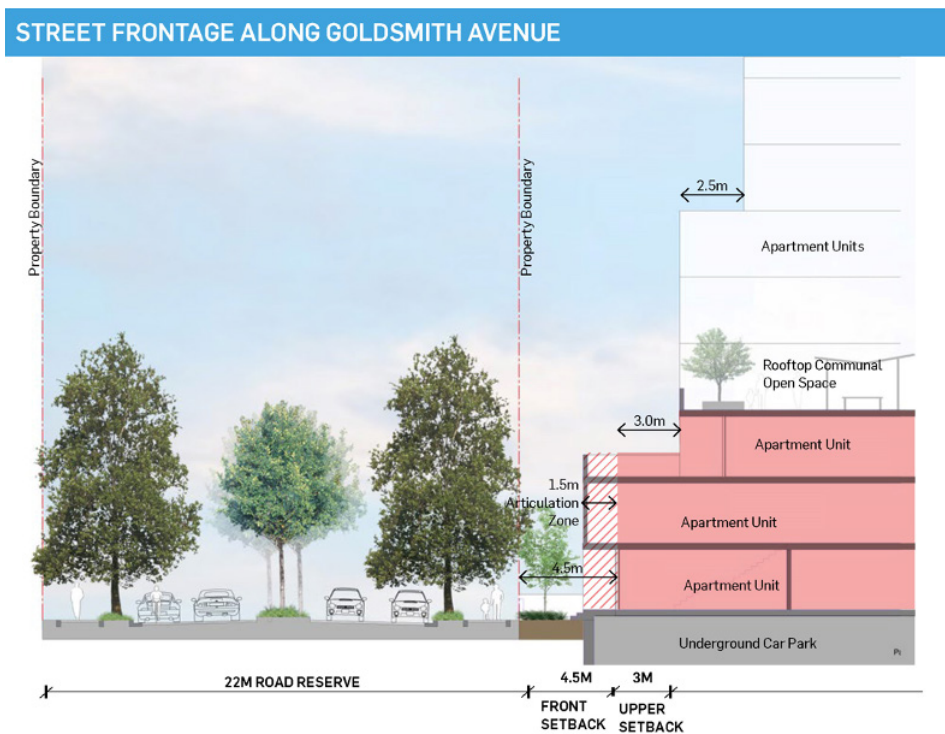
LEGEND					
	Macarthur Gardens North		Secondary Street Frontage		Park Frontage
	Goldsmith Avenue Frontage		Main Street Frontage		Station Arrival Plaza Frontage
			Main Street Station Arrival Frontage		

Figure 15.15: Setback Strategy



15.5

Built Form

Figure 15.16: Goldsmith Avenue frontage setbacks

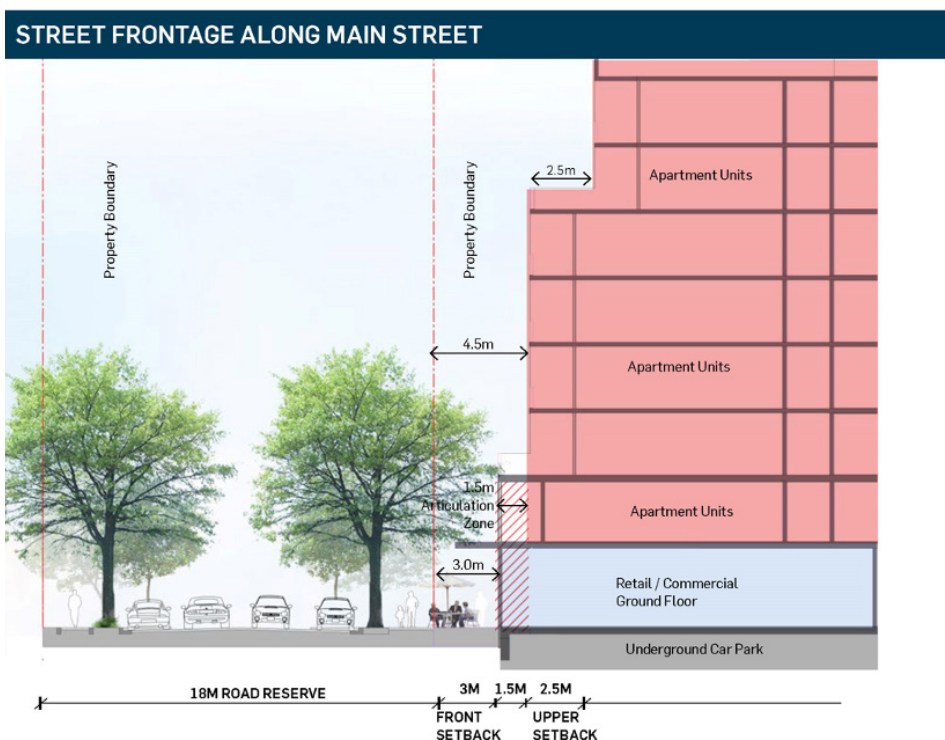


Figure 15.17: Main Street frontage setbacks

15.5

Built Form

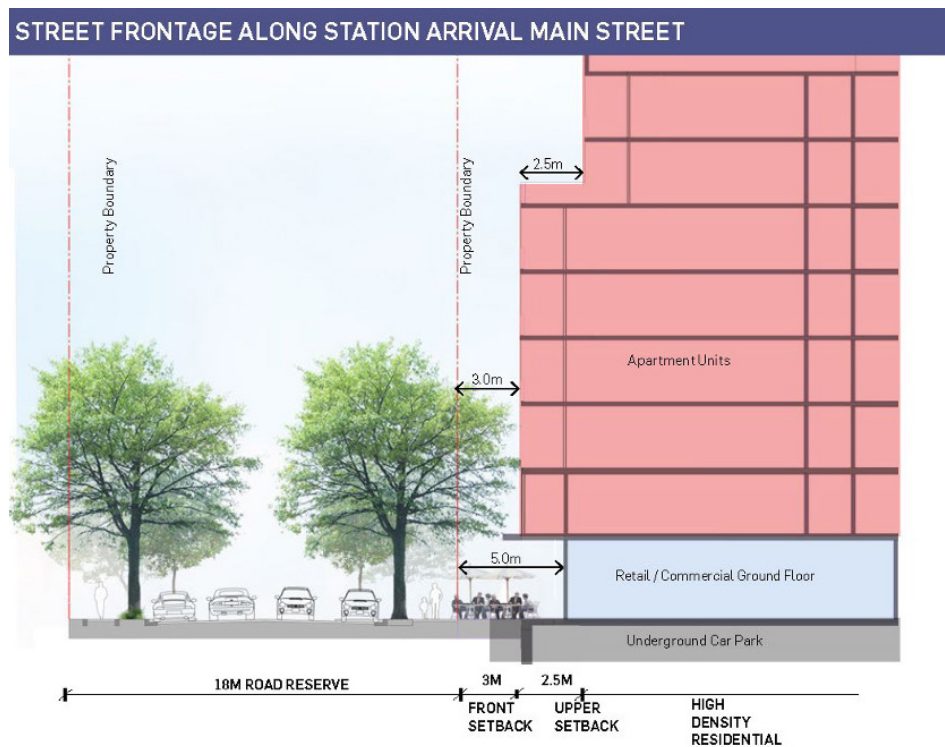


Figure 15.18: Station Arrival Plaza frontage setbacks

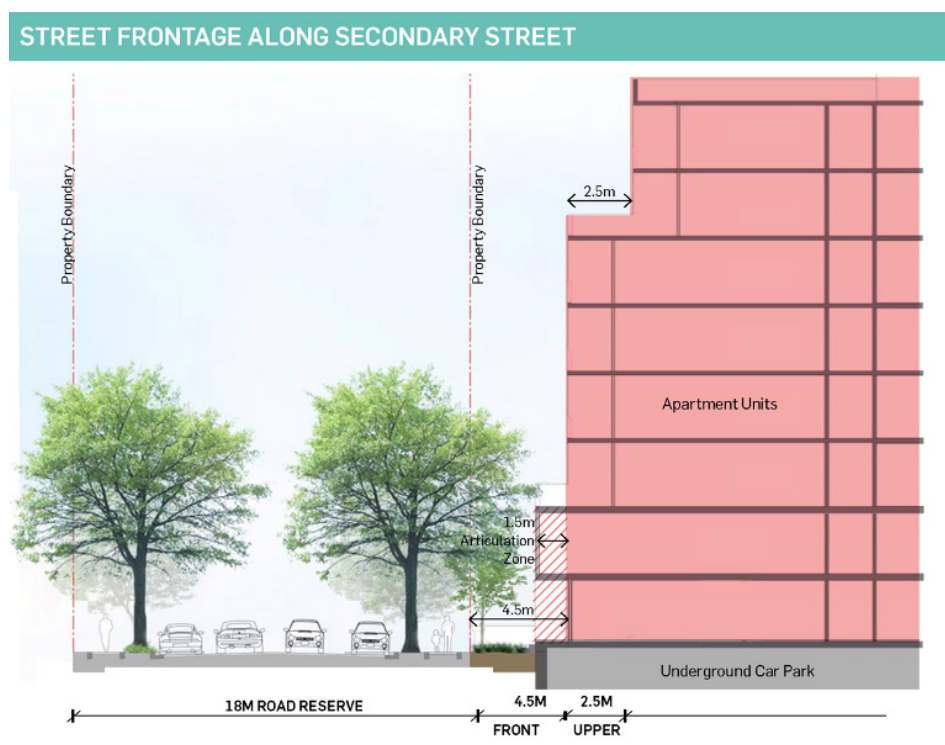
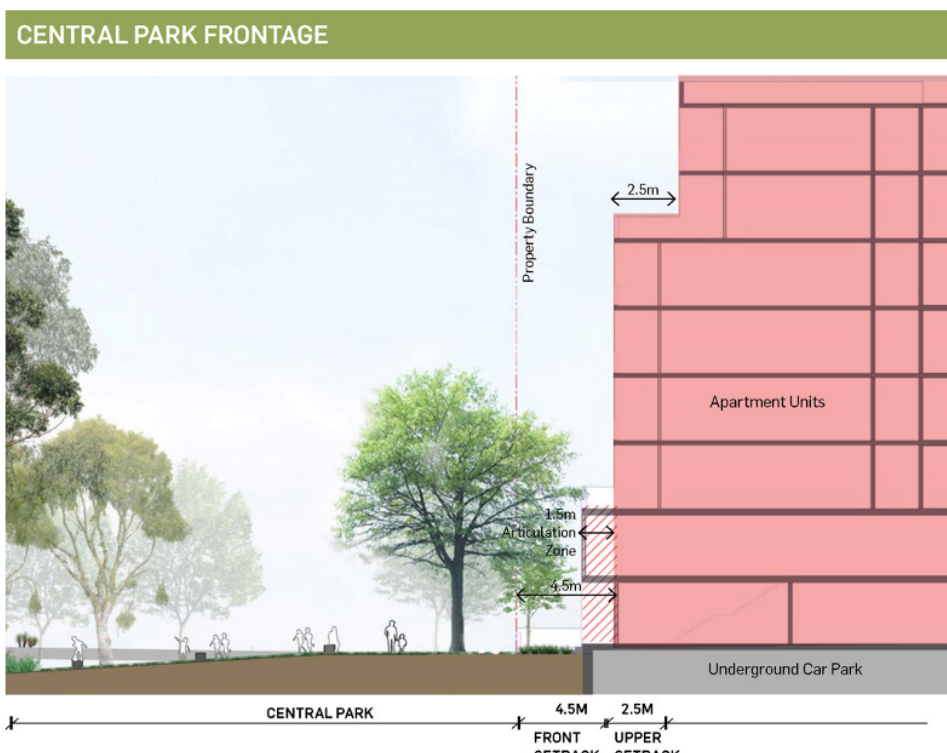


Figure 15.19: Secondary Street frontage setbacks



15.5

Built Form

Figure 15.20: Central Park frontage setbacks

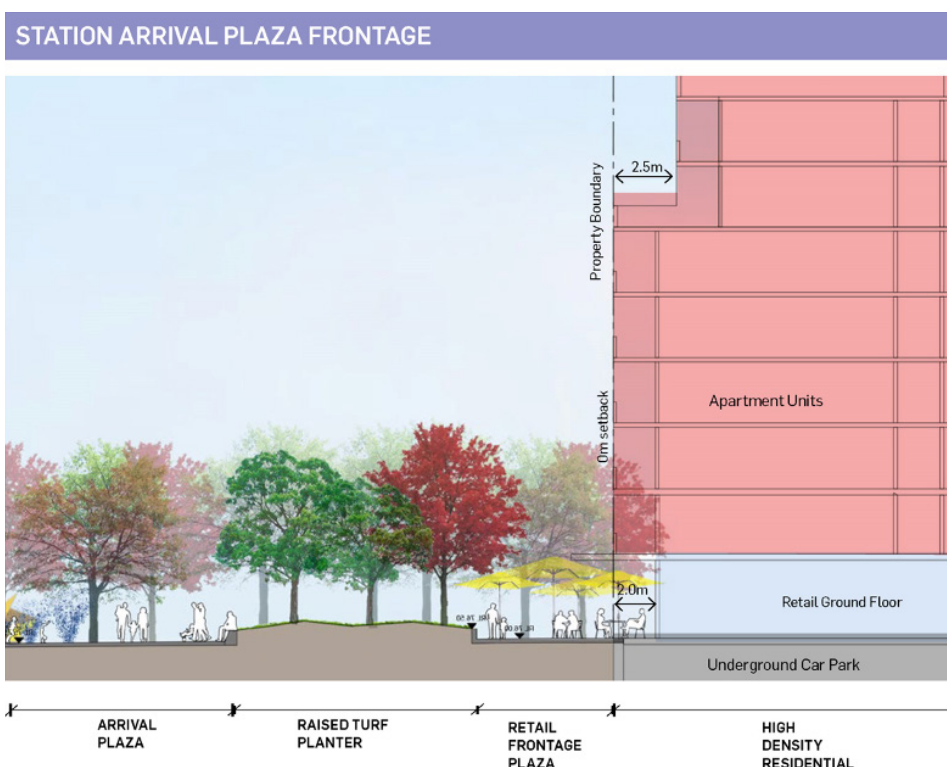


Figure 15.21: Station Arrival Plaza frontage setbacks

15.5

Built Form

- 5.2.4 Residential buildings should preferably be oriented north south to maximise internal residential amenity to apartments.
- 5.2.5 East west oriented podium buildings (as shown light blue in Figure 15.14 above) are to be limited to a maximum height of 3-4 storeys to maximise solar access to communal open space.
- 5.2.6 Building frontage length shall be generally consistent with Figure 15.22 and Figure 15.23 below, and must include articulation, to avoid one continuous building plane.
- 5.2.7 East west oriented buildings (maximum 3-4 storey podium buildings - refer Figure 15.13 above) are to have a depth of not greater than 18.5m to allow for single loaded typologies and to enable corner apartments.
- 5.2.8 The mixed use buildings M1 and M2 (as shown in light blue in Figure 15.22 below) shall provide the commercial GFA as shown in Figure 15.23.

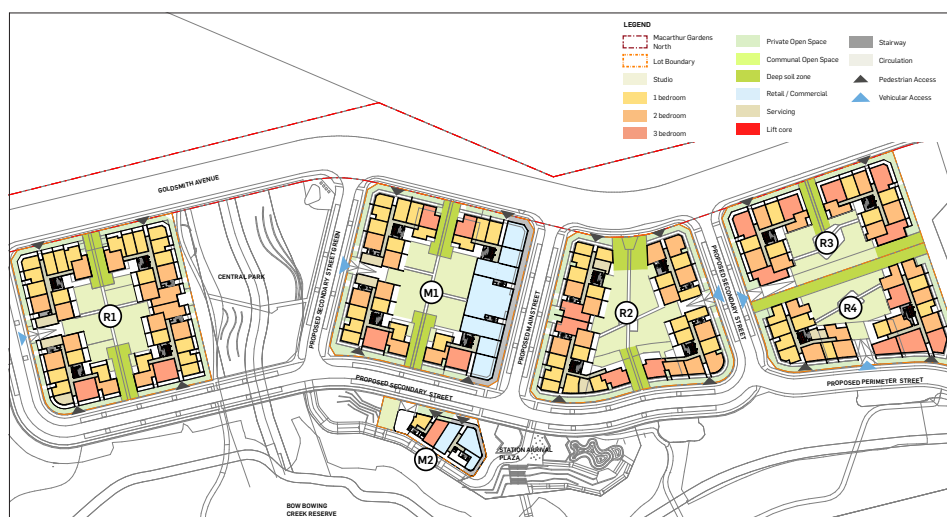


Figure 15.22: Commercial Floorspace

Lot	Land Use	Land Area (SQM)	Land Area (%)	Max Stories	Total Height	Residential GFA (SQM)	Commercial GFA (SQM)	Total GFA	FSR
M1	High Density Residential with GF Retail / Commercial	8,101	4.9%	9	32.0	23	1,608	25,492	3.1
M2	High Density Residential with GF Retail / Commercial	1,208	0.7%	9	32.0	3,871	352	4,223	5.0
R1	High Density Residential	7,885	4.8%	9	32.0	25,191	-	25,191	3.2
R2	High Density Residential	7,336	4.4%	9	32.0	22,762	-	22,762	3.1
R3	High Density Residential	4,895	3.0%	9	32.0	12,383	-	12,383	2.5
R4	High Density Residential	4,955	3.0%	9	32.0	12,436	-	12,436	2.5
Sub-total Developable Area		34,380	20.7%	9	32.0	100,527	1,960	102,487	3.0
Total MGN Precinct DA Area		165,782	100.0%	9	32.0		1,960		

Figure 15.23: Macarthur Gardens North Precinct Area Calculations

15.6 Residential Flat Buildings and Mixed Use Development

15.6

Residential Flat Buildings and Mixed Use Development

15.6.1 Objectives

- 6.1.1 Ensure that residential flat buildings and mixed-use development offer a high level of residential amenity and make a positive contribution to the creation of new, high quality and contemporary urban streetscapes by:
- a) achieving well articulated building forms that avoid a plain bulky and monolithic appearance
 - b) adopting appropriate building scale, massing and proportions that best reflect the desired future character of the area, and
 - c) demonstrating high architectural value.
- 6.1.2 Ensure that residential dwellings within mixed use development include design measures that minimise the impact of the normal operation of non-residential activities on the amenity of the occupants of the residential dwellings.
- 6.1.3 Ensure that non-residential components of the building (i.e. lower level retail and commercial) include design measures to minimise noise, odour, light spill, and air pollution impacts upon residential properties.

15.6.2 Required Outcomes

Building Form and Character

- 6.2.1 Building design shall consider foremost the qualities (both natural and built) and the desired future character of the area.
- 6.2.2 Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:
- a) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline;
 - b) incorporation of articulation in walls, roof lines, variety of roof pitch, individualised architectural features (balconies, columns, porches, colours, materials etc.) into the facade of the building;
 - c) variation in the vertical planes of exterior walls in depth and/or direction;
 - d) variation in the vertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements;
 - e) articulation of building facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used;
 - f) utilisation of landscaping and interesting architectural detailing at the ground level; and
 - g) avoidance of blank walls at ground and lower levels.

15.6

Residential Flat Buildings and Mixed Use Development

- 6.2.3 Building design shall demonstrate that the development will:
- a) facilitate casual surveillance and active interaction with the street;
 - b) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level (with the exception of Main Street and Station Arrival frontages); and
 - c) maximise cross flow ventilation, therefore minimising the need for air conditioning.
- 6.2.4 Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.
- 6.2.5 Building materials shall be high quality, durable and low maintenance.
- 6.2.6 The design, materials and colours of all new buildings shall demonstrate cohesion across all built forms within the precinct (i.e. All new buildings in the area should look like they belong together).

Entrances to Buildings

- 6.2.7 Main entrances and exits are to be located at the front of the site and be visible from the street.
- 6.2.8 Car park entries and exits shall not be located along the primary street frontages of Goldsmith Avenue or Main Street;
- 6.2.9 The primary means of pedestrian access to retail, commercial and upper floor residential uses shall be undertaken from the street frontage, rather than from the rear of the building
- 6.2.10 Entrances and exits shall be incorporated into the overall architectural design of a development
- 6.2.11 Entrances are not to be obscured by landscaping or other obstacles and shall have clear sight lines
- 6.2.12 Entrances shall be clearly identifiable to reduce confusion and unintentional entry by incorporating measures such as:
- Architectural features and articulation;
 - Awnings;
 - Variations in colours and materials;
 - Changes in paving;
 - Landscaping; and
 - Signage (including for emergency services).

These measures shall be shown on the building plans and the landscaping plan.

Design Requirements

- 6.2.13 A minimum of 5% of the total number of dwellings within a residential flat building shall be one (1) bedroom apartment(s) or a studio(s).
- 6.2.14 A minimum of 10% of the total number of dwellings within a residential flat building shall be adaptable.
- 6.2.15 All residential flat buildings shall contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of the building as a roof terrace.
- 6.2.16 Access to lifts shall be direct and well illuminated.
- 6.2.17 A minimum of 25% of the required open space area, or 7% of the total site area, whichever is the greater, shall be available for deep soil planting.
- 6.2.18 Each apartment building shall include a study/nook area that is capable of accommodating a desk for working/studying from home purposes. Such area shall be shown furnished on the proposed plans and shall have a minimum width 1.6 m.

Site Services

- 6.2.19 The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.
- 6.2.20 Development shall ensure that adequate provision has been made for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- 6.2.21 All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.
- 6.2.22 All communication dishes, antennae and the like shall be located or integrated into the built form so as to minimise visual prominence.
- 6.2.23 An external lighting plan shall be prepared by a suitably qualified person and submitted with the development application. This shall include illumination of public spaces and building elevations.
- 6.2.24 All site services areas including any associated equipment and storage structures shall be incorporated into the design of the building and screened from public view.

Thermal Management

- 6.2.25 Residential flat buildings and mixed use developments shall be designed to maximise natural thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy efficient glazing and/or shading devices for windows and the like

15.6

Residential Flat Buildings and Mixed Use Development

15.6

Residential Flat Buildings and Mixed Use Development

Communal Recreation Facilities

- 6.2.26 Each residential flat building shall be provided with communal recreation facilities for the use of all the occupants of the building consistent with the ADG.
- 6.2.27 Communal recreation facilities shall not be located within the primary or secondary street boundary setback.
- 6.2.28 All communal recreational facilities shall be provided on the same land as the residential flat building.
- 6.2.29 Communal open space provided on the roof of a building shall not be included as part of the required communal open space.
- 6.2.30 All required communal and recreational facilities relevant to a specific residential flat building are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.

Accessibility

- 6.2.31 Residential flat buildings and mixed use development shall comply with the minimum access requirements contained within the BCA , the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 - Design for Access and Mobility (as amended).

Advertising Material

- 6.2.32 As part of the letter box design for residential flat buildings and mixed use development a special container shall be provided for the placement of advertising and newspaper materials. Such container shall be located behind the building line and designed to be part of the letter box arrangement for the development.
- 6.2.33 The newspaper/advertisement container shall be regularly emptied by the manager/caretaker of the building.

15.7 Landscape and Public Domain

15.7

Landscape and Public Domain

15.7.1 Objectives

- 7.1.1 Create a natural environment for residents and visitors to enjoy that is people centred and that aims to form a sanctuary for human interaction.
- 7.1.2 Create an exemplar urban landscape that will set a new benchmark and act as a catalyst to change the urban landscape of Macarthur and beyond.
- 7.1.3 Define residential communal open spaces from public places and provide activities to enhance recreational amenity and vibrancy.
- 7.1.4 Create ground floor landscape spaces for people to connect to the wider precinct in varying scales of form, function and planting to offer a variety of outdoor experiences to residents and visitors.
- 7.1.5 Create four key landscape places (in addition to the Bow Bowing Creek Reserve) within the development generally in accordance with Figure 15.21 below comprising:

Public Domain

- a) Station Arrival Park;
- b) Central Park; and
- c) Fitness Park.

Private Domain

- d) Communal Open Space (Ground level and podium rooftop)
- 7.1.1 Use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling.
- 7.1.2 Reduce maintenance and water consumption through appropriate species selection;
- 7.1.3 Create buffer zones and add to existing areas of remnant vegetation with locally indigenous species including supplementary River-Flat Eucalyptus Forest on Cumberland Plain Woodland planting.

15.7

Landscape and Public Domain

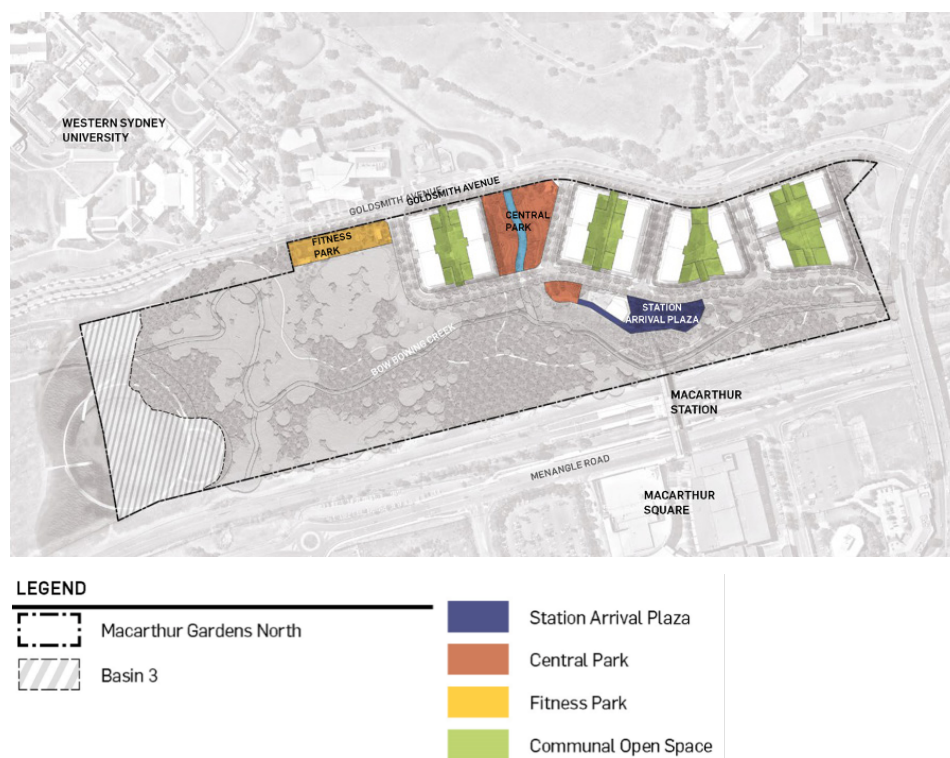


Figure 15.21: Landscape and Public Domain Strategy

15.7.2 Required Outcomes

Station Arrival Precinct

7.2.1 The 'Station Arrival Precinct' will act as the primary civic place and front door of the Precinct when accessed from Macarthur station with an area of approximately 5,200m².

The entry space will offer residents and visitors a vibrant public space with associated retail and food and beverage break out spaces designed to offer flexibility and activation.

The space is generally to include features such as:

- a) Ground floor activation through retail / commercial frontages and food and beverage offers;
- b) Flexible plaza spaces allowing for marketing and gatherings;
- c) Adventure playground for informal and programmed play;
- d) Terracing to alleviate level changes and provide passive surveillance to adjacent plaza and play area;
- e) Accessible bridge and ramp from station concourse to the arrival plaza with integrated edges for seating;
- f) incidental seating opportunities and feature shade trees

Central Park

7.2.2 The 'Central Park' is to be the main green active open space with an area of approximately 2,300m² situated next to Goldsmith Avenue. It will provide visitors with informal open space, vegetated retreat spaces and a connection with nature.

The Park will be connected through a secondary creek that runs north to south connecting back to Bow Bowing Creek. The design will integrate water sensitive urban design principles for stormwater management whilst providing an attractive place to the residents and visitors. The space is generally to include features such as:

- a) Terraced amphitheatre walls to connect & improve the connection to the creek;
- b) Open lawn areas for informal play and recreation;
- c) BBQ area and amenity block with handstand corner to Goldsmith Ave;
- d) Wetland detention basins incorporating WSUD principles;
- e) Suspended board walk with viewing platforms improving North South access between lots and providing a lookout opportunity to the creek or the like.

Fitness Park

7.2.3 A 'Fitness Park' - Multi Purpose Outdoor Recreational Space is also to be provided with an area of approximately 3,000m² adjacent to Goldsmith Ave and WSU that will offer fitness and active recreational facilities for all ages.

The space is generally to include features such as:

- a) basketball courts or other suitable active place spaces;
- b) terraced seating edges and breakout recreational spaces;
- c) multi purpose outdoor space including table tennis and fitness equipment; or the like.

Communal Open Spaces

7.2.4 'Communal open spaces' within residential lots are to be located centrally on ground level and/or at rooftops to provide shared amenity for residents. These communal spaces are to be designed in accordance with the ADG.

Key features of these spaces may include:

- a) Seating areas;
- b) Shade areas;
- c) BBQ/picnic areas;
- d) Play areas;
- e) Primary tree canopy within deep soil zone ;
- f) Secondary tree canopy within ground level and podium rooftop;
- g) Balance of private and open spaces;
- h) Rooftop design to maximise elevated views;
- i) Community gardens or the like.

15.7

Landscape and Public Domain

15.7

Landscape and Public Domain

Public Domain Materials and Quality

- 7.2.5 Development is to adopt a landscape design strategy to provide a durable and high quality landscaped building setting with a consistency of quality and treatments across the site selected to complement the character of the architecture. Considerations are to include durability and practicality for ongoing maintenance.
- 7.2.6 Feature granite paving is to be provided throughout. Paving in the public domain is to be in accordance Council's standards for public domain works. Material, finishes, furniture and fixtures are to be selected with consideration to whole of life costs, detailed and installed to minimize ongoing maintenance needs.
- 7.2.7 Furniture is to be durable, easily cleaned and include anti-graffiti coatings where necessary to reduce vandalism. Tactiles and other pedestrian safety devices are to be installed as required by the relevant standards. Bike racks are to be provided on Entry thresholds to facilitate to bike parking provisions.

Accessibility and Safety

- 7.2.9 Paving materials, inclusion of tactiles and other relevant measures are to be implemented as part of the landscape works for compliance with the relevant standards.
- 7.2.10 The proposed landscape design is to consider the principles of Crime Prevention Through Environmental Design (CPTED) and enhancement of personal safety throughout the site. Places of concealment are to be minimised and clear signage / way-finding is to be incorporated. The main thoroughfare and internal street is to have direct access through the site and maintain a clear visual link to the wider context.
- 7.2.11 Planting treatments will maintain clear sight lines through the use of clear trunked trees and lower level under story species where visibility for safety is required.
- 7.2.12 An integrated approach to safety is to be incorporated into the landscape design to improve actual and perceived personal security in pedestrian public domain areas. Measures include:
 - a) All paths are to be overlooked from adjoining buildings and adjacent streets to provide a high level of passive surveillance;
 - b) All external spaces will have multiple clear sight lines without obstacles and proposed shrub planting is low level which to prevent avoid predator traps;
 - c) All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards; and
 - d) Signage will be provided across the precinct to assist with wayfinding and navigation through the site.
- 7.2.13 All external areas are to be designed to meet relevant Australian Lighting Standards.

15.7

Landscape and Public Domain

- 7.2.14 Relative to their particular mounting orientation all external public lighting luminaries within the site boundary must have an Upward Light Output Ratio less than 5%. (Public Lighting – Any light not on private property and includes street lights, path lighting, public space lighting and public sports field lighting. Event and temporary lighting are excluded. Upward Light Output Ratio (ULOR) – The ratio of the luminous flux emitted by a luminaire above the horizontal to that emitted by the lamp, as defined in AS/NZS 1158.0:2005 - Lighting for roads and public spaces.

Drainage and Water Management

- 7.2.15 Water sensitive urban design (WSUD) principles are to be incorporated into the landscape design in a way that celebrates a sustainable water cycle. WSUD measures may include:
- a) Irrigation systems comprising subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
 - b) Where possible storm water runoff will be directed to the lawn and garden beds;
 - c) Irrigation will be provided to all soft landscape areas;
 - d) Low water demand shrub planting.

Landscaping

- 7.2.16 Landscape planting for the site is to comprise a minimum of 75% of indigenous / water sensitive planting species and extensive native canopy;
- 7.2.17 Water sensitive design principles and environmentally sensitive design such as a WSUD swale and riparian zones will be incorporated into the landscape design to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover.
- 7.2.18 Landscape planting is to be in accordance with the signature Indicative Plant List at Appendix 1 and is to complement the existing CDCP 2015 planting list.

15.8

ESD

15.8 ESD

15.8.1 Objectives

- 8.1.1 Encourage energy efficient building design and operation that exceed statutory benchmarks in sustainable development
- 8.1.2 Minimise energy and resource consumption during construction and operation
- 8.1.3 Consider local climatic conditions and ensure that the design of centres maximises amenity and activity within the public domain during a wide range of weather conditions.
- 8.1.4 Reduce the demand for waste disposal by maximising the reuse and recycling of building/ construction materials
- 8.1.5 Promote development which maximises the opportunities for energy efficient uses of resources, particularly in regard to solar power and water management.

15.8.2 Required Outcomes

- 8.2.1 In addition to compliance with other controls outlined in this part, all development is to comply with the following minimum ESD initiatives:

Energy and greenhouse gas emission	Beyond code minimum BASIX performance for energy: Energy: <ul style="list-style-type: none"> – Detached and semi-detached: 60 – Low Rise BASIX 55 – Mid-Rise BASIX 45 – High Rise BASIX 40
EV charge points	Electric vehicle charging infrastructure is available to at least 10% of the parking spaces.
WSUD	Total target removal rate: <ul style="list-style-type: none"> – Nitrogen 45% – Phosphorus 65% – Suspended Solids 85% – Gross Pollutants 90%
Potable water	Beyond code minimum BASIX performance for energy: Water: <ul style="list-style-type: none"> – Detached and semi-detached: 60
Built form up-lighting	Reduction in light pollution to the night sky from any external up-lighting on built form. It must be demonstrated that one of the following specified reductions in light pollution has been achieved by the project: <ul style="list-style-type: none"> a) Control of upward light output ratio (ULOR) that exceeds 5%, relative to its actual mounted orientation; or b) Control of direct illuminance, in accordance with from external luminaires on the the project produces a maximum initial point illuminance value no greater than: <ul style="list-style-type: none"> – 0.5 Lux to the site boundary; and – Lux to 4.5 metres beyond the site into the night sky, when modelled using a calculation plane set at the highest point of the building. <p>Calculations shall be in accordance with AS 4282:1997. Luminaires inside glazed atria and those on the uppermost (uncovered) deck of an outdoor car park are considered to be external.</p>
Urban heat island	Minimum solar reflective index performance for all rooftops across the precinct, in line with the Green Star SRI criteria as follows: Roofing materials, including shading structures, having the following SRI values: <ul style="list-style-type: none"> i) For roof pitched <15°: a three-year SRI>64 ii) For roof pitched >15°: a three-year SRI>34 <p>Only where three-year SRI for products is not available, use the following:</p> <ul style="list-style-type: none"> iii) For roof pitched <15°: an initial SRI>82 iv) For roof pitched >15°: an initial SRI>39

15.8**ESD**

15.8

ESD

- 8.2.2 The residential elements of the Precinct shall achieve an energy efficiency rating equivalent to 7 star NatHERS average across all dwellings.
- 8.2.3 Internally applied paint, adhesives, sealants and carpets shall have low-Volatile Organic Compound emissions and all engineered wood products shall be zero or very low in formaldehyde emissions.
- 8.2.4 Timber used in building and construction works shall be either certified by a forest certification scheme or reused from previous building or construction works or procured from a second-hand source.
- 8.2.5 A Construction Environmental Management Plan is to be submitted prior to the issue of a construction certificate prepared in accordance with NSW EMS Guidelines (New South Wales Government Construction Consultative Committee (2009) and Environmental Management Systems Guidelines, New South Wales Government Procurement, Sydney, detailing:
 - a) Measures to reduce the consumption of materials and resources during construction.
 - b) The use of recycled or reclaimed materials in construction.
 - c) Construction waste minimisation measures, including opportunities to re-use materials on site.
 - d) Measures to minimise the use of water and maximise water re-use during construction.
 - e) The embodied energy of the main construction materials, options considered to reduce the embodied energy of materials and (if applicable) the reasons for not choosing materials with the least embodied energy.
 - f) Training, monitoring and reporting on the compliance of construction contractors with the requirements of the CEMP.

15.9 General Controls

15.9

General Controls

In addition to the above and the general controls contained in Volume 1: Part 2 Requirements applying to all Types of Development of Campbelltown (Sustainable City) Development Control Plan the following general controls also apply to the land shown in Figure 15.1:

15.9.1 Acoustic Privacy

- 9.1.1 The proposed dwellings are to be designed to achieve acceptable internal noise levels, based on and in accordance with the following:
- a) recognised Australian Standards;
 - b) standard measures recommended in the NSW Department of Planning guideline “Development near Rail Corridors and Busy Roads - Interim Guideline (December 2008)”; and
 - c) Transport and Infrastructure SEPP 2021, under Division 15, Subdivision 2.
- 9.1.2 Facade treatment is to be provided to dwellings in accordance with the recommendations of the Environmental noise and vibration assessment (Renzo Tonin & Associates, 3 December 2021) to achieve suitable internal noise levels as outlined in Table 15.2 below.
- 9.1.3 On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5dB(A) above background levels at the property boundary.

15.9

General
Controls

Table 15.2 Acoustic treatment category requirements

Category No.	Building Element	Required Acoustic Rating of Building Element, RW	Construction Recommendation		
1	Windows / Sliding doors	24+	Openable with minimum 4mm monolithic glass and standard weather seals		
	Facade	38+	Cladding Construction: 9mm fibre cement sheeting or weatherboards or plank cladding externally, 90mm timber stud, batts in wall cavity, 10mm standard plasterboard internally.	Brick Veneer Construction: 110mm brick, 90mm timber stud, minimum 40mm clearance between masonry and stud frame, R2 insulation batts in wall cavity. 10mm standard plasterboard internally.	Cavity Brick Construction: 2 leaves of 110mm brickwork separated by 50mm gap.
	Roof	40+	Pitched concrete or terracotta tile or metal sheet roof, 10mm plasterboard ceiling fixed to ceiling joists, bulk insulation in roof cavity.		
	Door	28+	35mm solid core timber door fitted with full perimeter acoustic seals		
2	Windows / Sliding doors	27+	Openable with minimum 6mm monolithic glass and full perimeter acoustic seals		
	Facade	45+	Cladding Construction: 9mm fibre cement sheeting or weatherboards or plank cladding externally, 90mm timber stud, batts in wall cavity, 10mm standard plasterboard internally.	Brick Veneer Construction: 110mm brick, 90mm timber stud, minimum 40mm clearance between masonry and stud frame, R2 insulation batts in wall cavity. 10mm standard plasterboard internally.	Cavity Brick Construction: 2 leaves of 110mm brickwork separated by 50mm gap.
	Roof	43+	Pitched concrete or terracotta tile or metal sheet roof, 10mm plasterboard ceiling fixed to ceiling joists, bulk insulation in roof cavity.		
	Door	30+	40mm solid core timber door fitted with full perimeter acoustic seals		
3	Windows / Sliding doors	32+	Openable with minimum 6.38mm laminated glass and full perimeter acoustic seals		
	Facade	52+	Brick Veneer Construction: 110mm brick, 90mm timber stud, minimum 40mm clearance between masonry and stud frame, R2 insulation batts in wall cavity, 10mm standard plasterboard internally.		Cavity Brick Construction: 2 leaves of 110mm brickwork separated by 50mm gap.
	Roof	48+	Pitched concrete or terracotta tile or metal sheet roof, 1 layer of 13mm sound-rated plasterboard fixed to ceiling joists, bulk insulation in roof cavity.		
	Door	33+	45mm solid core timber door fitted with full perimeter acoustic seals		
4	Windows / Sliding doors	35+	Openable with minimum 10.38mm laminated glass and full perimeter acoustic seals		
	Facade	55+	Brick Veneer Construction: 110mm brick, 90mm timber stud, minimum 40mm clearance between masonry and stud frame, R2 insulation batts in wall cavity, 10mm standard plasterboard internally.		Cavity Brick Construction: 2 leaves of 110mm brickwork separated by 50mm gap.
	Roof	52+	Pitched concrete or terracotta tile or metal sheet roof, 2 layers of 13mm sound rated plasterboard fixed to ceiling joists, bulk insulation in roof cavity.		
	Door	33+	45mm solid core timber door fitted with full perimeter acoustic seals		

Table 15.2 Acoustic treatment category requirements (cont'd)

15.9

General Controls

<p>Notes:</p> <ul style="list-style-type: none">Where a room has different category recommendations on two or more facades, the roof recommendation for the highest category applies.Any wall, roof or ceiling penetrations shall be accoustically sealed so as to not reduce the acoustic performance of the element.The acoustic performance of glazed doors should be in accordance with the window glazing requirement of the applicable category.Development Near Rail Corridors and Busy Roads – Interim Guideline recommends solid core timber doors of 45mm thickness for treatment categories 3 and 4. To align with current industry construction methods, solid core door recommendations have been limited to no more than 40mm thickness.
<p>The required acoustic rating is for the entire system. For example, for windows this includes the glass, frame and seals including perimeter seal at the wall junction.</p> <p>By way of explanation, the Sound Insulation Rating Rw is a measure of the noise reduction property of the glazing assembly, a higher rating implying a higher sound reduction performance.</p> <p>Note that the Rw rating of systems measured as built on site (Rw Field Test) may be up to 5 points lower than the laboratory result.</p>
<p>The client is advised not to commence detailing or otherwise commit to systems which have not been tested in an approved laboratory or for which an opinion only is available. Testing of systems and assemblies is a component of the quality control of the design process and should be viewed as a priority because there is no guarantee the forecast result will be achieved. No responsibility is taken for use of or reliance upon untested systems, estimates or opinions. The advice provided here is in respect of acoustics only.</p>
<p>The advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.</p>
<p>Notes for glazing constructions:</p> <p>ALL openable glass windows and doors shall incorporate full perimeter acoustic seals equivalent to Q-Lon, which enable the Rw rating performance of the glazing to not be reduced.</p> <p>The above glazing thickness should be considered the minimum thickness to achieve acoustical ratings. Greater glazing thickness may be required for structural loading, wind loading etc.</p>
<p>General:</p> <p>The sealing of all gaps in acoustic rated glazing assemblies and facades is critical in a sound rated contruction. use only sealer approved by the acoustic consultant.</p> <p>Check design of all junction details with acoustic consultant prior to construction.</p> <p>Check the necessity for HOLD POINTS with the acoustic consultant to ensure that all building details have been correctly interpreted and constructed.</p> <p>The information provided in this table isd subject to modification and review without notice.</p> <p>Ther advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.</p>

15.9

General Controls

15.9.2 Waste Management

- 9.2.1 Development shall comply with the requirements of Volume 1: Part 2 and Part 5, of Campbelltown (Sustainable City) Development Control Plan 2.15 Waste Management.
- 9.2.2 A waste management plan shall be submitted with all development applications within the Precinct which identifies and nominates opportunities to reuse materials from the demolition and excavation phase for the proposed new use as well as potential waste materials (such as recyclable packaging, off cuts and other excess materials as part of the construction process.
- 9.2.3 All dwellings shall be provided with waste and recycling bins that are conveniently located.
- 9.2.4 A development application shall detail the following (as applicable):
- a) the size and location of waste and recycling storage areas
 - b) routes for occupants to access waste and recycling areas;
 - c) Collection point and/or access route for collection vehicles;
 - d) Ventilation of waste and recycling storage areas;
 - e) Bin and storage area washing facilities;
 - f) Occupant's disposal points for all waste streams; and
 - g) Procedures for disposal of bulky waste and the inclusion of a bulky waste storage area.
- 9.2.5 In mixed use buildings self contained and lockable areas shall be provided for commercial and residential waste.
- 9.2.6 Areas for commercial and residential waste shall be kept separate.

15.9.3 Site Services

- 9.3.1 The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council.
- 9.3.2 Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- 9.3.3 All site services shall be placed underground.
- 9.3.4 All communication dishes, antennae and the like shall be located to minimise visual prominence.
- 9.3.5 All habitable buildings are to be provided with Fibre-to-the-Premises (FTTP). The

term FFTP is used as a blanket term for both Fibre-to-the-Home (FTTH) and Fibre-to-the-Business, Building, or Basement (FTTB) because the fibre network includes both homes and businesses.

15.9

General Controls

15.9.4 Stormwater management

- 9.4.1 In accordance with Campbelltown City Council requirements, the minor (pit and pipe network) system is to be designed for a minimum 5-year ARI storm, while the major has been assessed against the 100-year ARI design storm event.
- 9.4.2 Where possible rainwater tanks are to be provided within each development to collect roof water for re-use on-site within the new buildings and for irrigation of garden areas. Overflows from the rainwater tanks are to be directed to the new street drainage system.

15.9.5 Fencing

- 9.5.1 Front fences:
- a) are to be visually permeable (no more than 50% of the allowable fence area should be solid masonry, timber or metal)
 - b) have an average height not greater than 1.2m
 - c) have a consistent character with other front fences in the street, and
 - d) are not be constructed of solid metal panels or unfinished timber palings.
- 9.5.2 High solid walls located within the front and rear boundaries are only to be used to shield a dwelling from the noise of classified roads. These walls are to have a maximum height of 2.1m and be setback at least 1.5m from the property boundary. Landscape planting is to be provided between the wall and the boundary, with a mature height of at least 1.5m.
- 9.5.3 Retaining walls greater than 600mm high within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall.

1

Appendix

Appendix 1

Indicative Plant List

Streetscape and Public Reserves

Botanic Name	Common Name	Native/ Exotic	Size
<i>Angophora costata</i>	Sydney Red Gum	Native	200L
<i>Angophora floribunda</i>	Rough Barked Apple	Native	200L
<i>Callitris endlicheri</i>	Black Cypress Pine	Exotic	200L
<i>Flindersia australis</i>	Crow's Ash	Exotic	200L
<i>Fraxinus raywoodii</i>	Claret Ash	Exotic	200L
<i>Banksia integrifolia</i>	Coastal Banksia	Native	200L
<i>Corymbia maculata</i>	Spotted Gum	Native	200L
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	Native	100L
<i>Eucalyptus crebra</i>	Narrow Leaved Iron Bark	Native	200L
<i>Eucalyptus haemastoma</i>	Scribbly Gum	Native	200L
<i>Eucalyptus punctata</i>	Grey Gum	Native	200L
<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	200L
<i>Pyrus calleryana</i> 'Bradford'	Pyrus Bradford	Exotic	200L
<i>Waterhousia floribunda</i>	Weeping Lilli Pilli	Native	200L
<i>Tristanopsis laurina</i>	Water Gum	Native	200L
Shrubs, and ground covers			
<i>Acacia implexa</i>	Hickory	Native	150mm
<i>Asplenium australasicum</i>	Bird's Nest Fern	Native	150mm
<i>Dodonaea viscosa</i>	Hop Bush	Native	150mm
<i>Banksia spinulosa</i>	Hair Pin Banksia	Native	200mm
<i>Correa alba</i>	White Correa	Native	150mm
<i>Dianella caerulea</i> var <i>caerulea</i>	Blue flax lily	Native	150mm
<i>Dodonaea viscosa</i>	Hop Bush	Native	150mm
<i>Grevillea linearifolia</i>	White spider flower	Native	150mm
<i>Grevillea</i> 'Poorinda Royal Mantle'	Prostrate Grevillea	Native	150mm
<i>Hakea sericea</i>	Bushy Needlebush	Native	150mm
<i>Hardenbergia violacea</i>	False sarsparilla	Native	200mm
<i>Hibbertia scandens</i>	Golden Guinea flower	Native	150mm
<i>Indigofera australis</i>	Indigofera	Native	150mm
<i>Lomandra longifolia</i>	Mat Rush	Native	200mm
<i>Pennisetum alopecuroides</i> 'PA300'	Pennisetum Nafray	Native	150mm
<i>Pittosporum undulatum</i>	Sweet pittosporum	Native	200mm
<i>Poa labillardierei</i>	Tussock grass	Native	150mm
<i>Pandorea pandorana</i>	Wonga wonga vine	Native	150mm
<i>Themeda australis</i>	Kangaroo Grass	Native	150mm
<i>Viola hederacea</i>	Native Violet	Native	150mm
<i>Westringia fruticosa</i>	Coastal Rosemary	Native	200mm

Rain garden planting and creek edges

1

Appendix

Botanic Name	Common Name	Native/ Exotic	Size
<i>Corymbia maculata</i>	Spotted Gum	Native	200L
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	Native	100L
<i>Eucalyptus crebra</i>	Narrow Leaved Iron Bark	Native	200L
<i>Eucalyptus haemastoma</i>	Scribbly Gum	Native	200L
<i>Eucalyptus punctata</i>	Grey Gum	Native	200L
<i>Eucalyptus microcarpa</i>	Grey Box	Native	200L
Shrubs, and ground covers			
<i>Carex appressa</i> Tussock Sedge HIKO 6	Tussock Sedge	Native	HIKO 6
<i>Ficinia nodosa</i>	Knobby Club Rush	Native	HIKO 6
<i>Jun usi</i> <i>Juncus usitatus</i>	Common Rush	Native	HIKO 6
<i>Lomandra longifolia</i> 'Hystrix'	Lomandra Hystrix	Native	HIKO 6
<i>Lomandra longifolia</i> 'Katrinus'	Lomandra Katrinus	Native	HIKO 6
<i>Hakea sericea</i>	Bushy Needlebush	Native	150mm
<i>Hardenbergia violacea</i>	False sarsparilla	Native	200mm
<i>Hibbertia scandens</i>	Golden Guinea flower	Native	150mm
<i>Indigofera australis</i>	Indigofera	Native	150mm
<i>Lomandra longifolia</i>	Mat Rush	Native	200mm
<i>Pennisetum alopecuroides</i> 'PA300'	Pennisetum Nafray	Native	150mm
<i>Pittosporum undulatum</i>	Sweet pittosporum	Native	200mm
<i>Poa labillardierei</i>	Tussock grass	Native	150mm
<i>Pandorea pandorana</i>	Wonga wonga vine	Native	150mm
<i>Themeda australis</i>	Kangaroo Grass	Native	150mm
<i>Viola hederacea</i>	Native Violet	Native	150mm
<i>Westringia fruticosa</i>	Coastal Rosemary	Native	200mm

Indicative quantities subject to design development

1

Appendix

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8.2 Planning Proposal - Varroville

Reporting Officer

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

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.2 Provide a diverse range of cultural and creative activities and events, for all interests and people 1.2.1 Provide accessible services and support pathways for all ages, needs and abilities

Delivery Program

Principal Activity
1.2.1.1 Deliver, and advocate for, essential community services

Officer's Recommendation

1. That Council support the Planning Proposal (PP) at attachment 5 to amend the minimum lot size map to facilitate the future creation of 4 lots ranging in size from 3.626 ha to 124.061 ha at Spitfire Drive and St Andrews Road, Varroville and forward it to the Department of Planning and Environment (DPE) for Gateway determination.
2. That should a positive Gateway Determination be received, the PP proceed to public exhibition.
3. That following the public exhibition either:
 - a) Where submissions of objection are received a further report be presented to Council on those submissions, or
 - b) Where no submissions of objections are received during the public exhibition period, the PP be finalised.
4. The NSW Department of Planning and Environment be requested to issue authority to the General Manager to exercise plan making delegations.

Executive Summary

- The Planning Proposal Request (PPR) was lodged on behalf of the Trustees of the Discalced Carmelite Fathers and Catholic Education Office for the Diocese of Wollongong, for land owned by the Discalced Carmelite Fathers.
- The PPR seeks to vary the minimum lot size controls from 100 ha to facilitate the creation of 4 lots of 3.626 ha, 11.422 ha, 4.544 ha and a residue lot of 124.061 ha.
- The smaller lots are proposed to accommodate and facilitate the long-term self-sufficiency and financial sustainability of the Mount Carmel Catholic College/Church/Kindergarten, the Mount Carmel Retreat Centre and Priory and the Carmel House Monastery.
- It is not proposed to facilitate subdivision of the large residue allotment or change the zoning provisions.
- The PPR was supported by the Campbelltown Local Planning Panel (the Panel) at its meeting of 22 February 2023, as exhibiting strategic and site-specific merit.
- The Panel further acknowledged the sensitivity of the Scenic Hills and nearby development and the prospect that an appropriately documented and assessed future procedural subdivision would be compatible.
- A PP has been prepared and it is recommended that it be forwarded to the NSW Department of Planning and Environment (DPE) for a Gateway Determination.
- It is also recommended that Council request the delegated plan making functions of the DPE and only consider a further report in the event of any submissions of objection during the exhibition phase.

Purpose

To support Council's consideration of a PPR for the amendment of the minimum lot size map at Spitfire Drive and St Andrews Road, Varroville in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), by seeking a Gateway Determination.

History

Innova Capital lodged a Planning Proposal Request (PPR) on behalf of The Trustees of the Discalced Carmelite Fathers and the Catholic Education Office for the Diocese of Wollongong on 13 June 2022.

Recently, the Local Planning Panel (the Panel) supported the proposal and recommended that it be referred to Council to progress further through the Gateway process. The minutes of this meeting are included as attachment 7.

Report

This report discusses the PPR which seeks to modify minimum lot size requirements for an area generally known as The Mount Carmel Precinct, along St Andrews Road, Varroville.

The PPR specifically relates to 2 lots (Lot 20 in DP 71208 and Lot 1 in DP 121046) with land addresses of 210 Spitfire Drive and 193, 247 and 345 St Andrews Road Varroville.

The PPR seeks to modify the minimum lot size requirements to facilitate the future creation of 4 lots ranging in size from 3.626 ha to 124.061 ha. It is noted that while the total land area of the site is 143.4 ha, neither Lot 20 (46.24 ha) nor Lot 1 (97.4 ha) meet the minimum 100 ha requirement. The PPR seeks to enable 4 distinct existing uses/buildings in their own separate lots, namely:

Lot 10 – 4.544 ha – Carmel of Mary and Joseph
Lot 11 – 3.626 ha – Our Lady of Mount Carmel Catholic Church
Lot 12 – 11.422 ha – Mount Carmel Catholic College
Lot 13 – 124.061 ha – Mount Carmel Retreat Centre

Attachment 4 provides details of the existing boundaries (including aerial image of building locations) and Proposed Boundaries Plan (including aerial image of building locations).

The land is currently zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and the PPR makes no proposed changes to the existing zoning.

The PPR is considered to demonstrate sufficient strategic and site specific merit, by supporting the long term viability and continuity of well-established existing community and religious orders including the Mount Carmel Catholic College, a Catholic high school, together with a separate kindergarten, church, monastery, priory and retreat centre and not compromising the Scenic Hills planning proposal principles. This view was importantly reflected in the recent Local Planning Panel consideration and advice detailed in attachment 7.

The PPR in facilitating the continuation of uses on the site will provide are a key public benefit reflected in educational opportunities for children, community recreation and faith based gathering and accommodation for priests and nuns in the priory and monastery.

As the site forms part of the Scenic Hills Landscape Unit, it is subject to range of environmental protection provisions in Part 7 of CLEP 2015.

Property Description	Lot 20 DP 71208 at No. 210 Spitfire Drive and No. 193 St Andrews Road, Varroville and Lot 1 DP 121046 at No's 247 and 345 St Andrews Road, Varroville, known as The Mount Carmel Precinct.
Application No	2305/2022/E-PP
Applicant	Capital Syndications Pty Ltd (trading as Innova Capital)
Owner	Trustees of the Discalced Carmelite Fathers
Provisions	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions Greater Sydney Region Plan Western City District Plan Campbelltown Community Strategic Plan

Campbelltown Local Strategic Planning Statement
Campbelltown Local Housing Strategy
State Environmental Planning Policies
Campbelltown (Sustainable City) Development Control Plan 2015
State Environmental Planning Policy (Precincts – Western Parklands City) 2021

Date Received 13 June 2022

Subject Site Mount Carmel Precinct, Varroville

The land subject to the PPR is identified as the Mount Carmel Precinct and consists of 2 lots namely No's 210 Spitfire Drive and 193 St Andrews Road, Varroville comprising Lot 20 DP 71208 with an area of 46.2 ha and No's 247 and 345 St Andrews Road, Varroville comprising Lot 1 DP 121046 with an area of 97.2 ha. It is a significantly sized land holding of 143.4 ha located in an Environmental Management zone within the Scenic Protection and Preservation area known as the Scenic Hills. The land is located approximately 10 km north of the Campbelltown CBD.

The site is occupied by Mount Carmel Catholic College, a coeducational Catholic secondary school with 1,144 students, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery. The 40 place Kindergarten shares usage of the church hall with the parish Monday to Friday during school hours. The Mount Carmel Retreat Centre is a conference and retreat centre accommodating 105 guests. The Monastery building is currently home to the Sisters of the Missionaries of God's Love. The Monastery was historically home to the Carmelite nuns, who continue ownership of the monastery.

The site includes a vegetative buffer to St Andrews Road with separate driveway access for each of the main distinct uses, with an additional separate entrance on Spitfire Drive to the Mount Carmel Catholic College.

The southern boundary adjoins the existing suburb Raby with other large lot properties to the north, east and west. To the east of Mount Carmel Catholic College on Spitfire Drive is Koorunga Reserve with associated soccer fields and car parking.

Planning Proposal Request

The PPR was lodged by Capital Syndications Pty Ltd trading as Innova Capital on behalf of The Trustees of the Discalced Carmelite Fathers and Catholic Education Office for the Diocese of Wollongong. The land is owned by the Discalced Carmelite Fathers.

Originally the PPR sought to amend the CLEP 2015 by amending the Additional Permitted Uses Map to modify the minimum lot size requirements within the site. However, minimum lot size is not a land use and as such this approach was not supported by Council planners. The PPR was altered to achieve the same objective and now seeks to modify the existing minimum lot size map LSZ_007

The supporting draft subdivision plan seeks to subdivide 2 existing lots into 4 lots ranging in size from approximately 3.626 ha to 124.061 ha, thereby seeking to amend the minimum lot size from 100 ha on a site specific basis. Proposed Lot 10 is 4.544 ha, proposed Lot 11 is 3.626 ha,

proposed Lot 12 is 11.422 ha and proposed Lot 13 is 124.061 ha (refer to attachment 4). To facilitate the creation of the proposed lots, it is proposed to amend the minimum lot size map and establish a minimum lot size of 4 ha for proposed Lot 10, a minimum of 3 ha for proposed Lot 11 and a minimum of 10 ha for proposed Lot 12. Proposed Lot 13 will remain as per the existing minimum lot size of 100 ha.

The applicant promotes that the PPR would provide a public benefit via:

- Facilitating future subdivision of the land to create distinct parcels for each established use, providing for the long term viability of the Mount Carmel Catholic College, which relies upon the ability to secure grant funding applications that are tied to land ownership and the long term tenure associated with this.
- Continuation of community and faith based uses on the land. At the present time, there are a number of ownership structures associated with individual buildings that would benefit from separate land ownership to facilitate the ongoing viability of these uses.

The PPR is supported by the following technical studies:

- 247 St Andrews Road, Varroville - Bushfire Protection Assessment (Australian Bushfire Protection Planners)
- Mount Carmel Subdivision Social and Cultural Assessment (Urbis)
- St Andrews Road and Spitfire Drive, Varroville - Assessment of Parking, Traffic and Transport (Stanbury Traffic Planning)
- St Andrews Road and Spitfire Drive, Varroville - Stage 1, Preliminary Site Contamination Assessment (Geo-Environmental Engineering)
- St Andrews Road and Spitfire Drive, Varroville - Contour Plan, Aerial Photo, Plan of Proposed Subdivision (Premise)

This report reviews the planning appropriateness of the PPR, including the strategic context and site-specific merit and the most appropriate means of amending the minimum lot sizes to facilitate the procedural subdivision of the land.

1. Strategic Context

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

1.1 Greater Sydney Region Plan - A Metropolis of Three Cities

The Metropolis of Three Cities (GSRP) has been prepared by the NSW State Government to guide Greater Sydney land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 817,000 new jobs and 725,000 new homes by 2036. The GSRP identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

Assessment of the PPR against the relevant Directions and Objectives of the GSRP is provided in attachment 5 and concludes that the PPR is not inconsistent with the GSRP.

Western City District Plan

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

The PPR is considered generally consistent with the WCDP. The proposal does not modify the existing uses on the site nor does it generate intensification of existing uses.

An assessment of the PPR against the relevant Directions and Priorities of the WCDP is provided in attachment 5 and concludes that the PPR is not inconsistent with the WCDP.

1.2 Consideration of State Environmental Planning Policies

The PPR is considered generally consistent with relevant State Environmental Planning Policies (SEPP) that apply to the site. A detailed list of the SEPPs and statement of consistency is provided in attachment 5.

There are no adverse impacts identified to the regulated catchment in accordance with Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

1.3 Consideration of Section 9.1 Ministerial Directions

The PPR is considered generally consistent with Section 9.1 directions issued by the Minister for Planning. Refer to attachment 5 for an assessment of consistency against each section 9.1 direction relevant to the PP.

1.4 Campbelltown Community Strategic Plan 2032

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

The CSP acknowledges and promotes the need to provide an inclusive and connected community for all, whilst preserving the important cultural heritage and natural attributes of the LGA and facilitating its promotion.

The applicant has submitted a Social and Cultural Assessment prepared by Urbis (attachment 1) which describes the historical context of the site and the demographic context of the uses within the LGA and concludes that the proposed subdivision does not impact on the operation of the existing 4 facilities on the site. The 4 facilities provide an important representation of the Carmelite Order in Sydney and Australia.

The continued operation of the existing facilities supports faith based opportunities for education, worship and fellowship in the area by:

- Providing Mount Carmel College, Our Lady of Mount Carmel Catholic Church and Carmelite Monastery with their own legal titles
- Giving greater certainty to the existing facilities to continue to operate, including their various community outreach programs

- Strengthening Mount Carmel Catholic College's ability to access funding pathways from the NSW Government.

The PPR is generally consistent with the CSP and would support the following outcomes:

CSP Outcome	Statement of Consistency
Outcome 1	
Community and Belonging	<ul style="list-style-type: none"> • The proposal is aligned with providing an inclusive connected community that protects our local cultural heritage. • The proposal facilitates the long term viability of cultural and religious uses on the site.
Outcome 2	
Places for People	<ul style="list-style-type: none"> • The Proposal aims to continue providing faith based community facilities in accordance with the intentions of the plan to provide facilities that encourage leisure and recreation.
Outcome 3	
Enriched Natural Environments	<ul style="list-style-type: none"> • The proposal continues to protect the scenic qualities of the land located within the Scenic Hills. • No works are associated with the proposal.
Outcome 4	
Economic Prosperity	<ul style="list-style-type: none"> • The proposal supports the long term viability of the various uses operating on the site, which supports ongoing employment opportunities and the potential to secure funding.
Outcome 5	
Strong Leadership	<ul style="list-style-type: none"> • The proposal supports community engagement during the consultation period.

1.5 Campbelltown Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS provides context and direction for land use decision making within the LGA. It seeks to:

Provide a 20-year land use vision for the LGA

- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed

The LSPS responds to the Regional and District Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the LGA thrives now and remains prosperous in the future, having regard to the local context. The specific actions relevant to the PPR are discussed below:

LSPS Action	Comment
3.6 Identify and promote the conservation of environmental heritage and sensitive environmental areas including Georges River Corridor Landscape, Scenic Hills and Wedderburn.	The site is located within the Scenic Hills and the proposal supports the ongoing management of the land within the precinct. There are no proposed works associated with the proposal.
3.7 Manage development outcomes having appropriate regard to environmental and heritage considerations.	The Proposal provides for sustainable culturally diverse outcomes for faith based uses including education. The proposal supports and has regard to the ongoing operations, providing cultural heritage to the area.

In summary, the PPR is generally consistent with the actions of the LSPS.

Campbelltown Local Housing Strategy

The Campbelltown Local Housing Strategy's (LHS) primary aim is to examine the housing needs of Campbelltown's current and future residents and advances an evidence-based approach to managing sustainable housing growth to 2036. An updated strategy has been prepared and is reported to this same meeting.

The objectives of the LHS are as follows:

- Meet the housing needs of the future population
- Support urban containment
- Provide for housing that meets the needs of all households
- Encourage provision of new housing in locations that support the 30 minute city
- Encourage the planning of housing within neighbourhoods
- Manage the development of Greenfield release areas
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development
- Promote high quality and environmentally sustainable residential environments

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

The proposal is not incompatible with the strategy as it does not relate to the provision of housing, nor does it impact delivery of any of the housing objectives.

1.6 Campbelltown Local Environmental Plan 2015

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

A summary of the existing planning framework, proposed amendment and evaluation is summarised below:

CLEP 2015 Current	Proposed Amendment	Comment
Minimum Lot Size		
The minimum lot size within the subject land is 100 ha	<p>The PPR seeks to amend the minimum lot size to the following:</p> <ul style="list-style-type: none"> • 3 ha • 4 ha • 10 ha • Remaining at 100 ha 	The proposed minimum lot sizes have been established having regard to the sensitivities of the site and the form of development considered appropriate for the site given that the land uses are existing and are not proposed to change or be compromised.

There are no other proposed changes to CLEP 2015.

1.7 Campbelltown (Sustainable City) Development Control Plan 2015

Should the attached PP attachment 5 progress through the Gateway process, any future development will be subject to the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP). However, it is noted that this proposal seeks to amend the minimum lot size only to facilitate a future subdivision in alignment with existing uses of the site and does not specifically seek to facilitate additional intensification of the site or further development.

2. Environmental Evaluation

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

- Environmental Heritage/conservation
- Flooding and stormwater management
- Accessibility (Transport, traffic, pedestrian and cycle)
- Biodiversity
- Utilities and services
- Contamination

2.1 Environmental Heritage/Conservation

The site does not contain any registered European heritage items. However, the site is located opposite heritage items and their curtilage on St Andrews Road. As the proposal is procedural in nature with no intensification of existing uses on the site, there is no impact on existing local heritage qualities as a result of the proposal.

The site has not been assessed for Aboriginal cultural heritage as part of the proposal as it is procedural in nature. Any future proposal to intensify the use of the land may require further assessment for Aboriginal Cultural Heritage including an Aboriginal Heritage Due Diligence assessment prior to any further works being approved.

2.2 Flooding and Stormwater Management

The site is not identified as being flood prone and the proposal does not intensify any uses that would impact upon any existing water flows within the site.

Stormwater drainage and flooding would be further assessed as part of any future development application for the site.

2.3 Accessibility (Transport, Traffic, Pedestrian and Cycle)

The site is currently accessed primarily from St Andrews Road, with access to the Mount Carmel Catholic College from Spitfire Drive which then connects to St Andrews Road via a roundabout.

As part of this proposal, the applicant commissioned a traffic and transport assessment for the site provided as attachment 2.

Existing access arrangements are proposed to remain. It is noted that the access arrangements to Spitfire Drive are currently being reviewed by Council's property division to ensure that legal access is in place, as is discussed below.

There is no intensified use of the site as a result of the proposal and any related future procedural subdivision application. As such, there is no identified adverse impact on transport, traffic, pedestrian and cycle activity.

The outcome of the review of the existing arrangements for Spitfire Drive will ensure that legal access to the lot proposed to be subdivided for Mount Carmel Catholic College is in place to the satisfaction of Council, prior to the release of any future development application related subdivision certificate. In this regard, Council's property division are working to identify if legal access to the site already exists under the existing provisions in place, or if the road known as Spitfire Drive needs to be formally dedicated. Should the finding be the latter, the road will need to be dedicated prior to the release of a subdivision certificate as a condition of any future development consent.

In addition, traffic and transport arrangements for the site would be formally assessed as part of any future subdivision development application for the site.

2.4 Biodiversity

The site is bordered by a vegetative buffer to St Andrews Road and is cleared in parts to accommodate existing uses on the site. This proposal does not facilitate or encourage further intensification of existing uses on the site and has no identified adverse impact on biodiversity.

The Terrestrial Biodiversity Map contained in CLEP 2015 identifies the subject land as having significant vegetation present. Any future proposal that may impact upon existing vegetation would need to assess the impact on biodiversity values. The current proposal establishes a framework for a future procedural subdivision with no proposed impact on biodiversity.

2.5 Bushfire Hazard

The Campbelltown City Council Bush Fire Prone Land Map identifies the site as containing Bushfire prone land with a Category 3 and vegetation buffer classification and also sections of Vegetation Category 1, due to existing grasslands and vegetation.

Section 100B of the EP&A Act applies to the subdivision of bushfire prone land and an application for a Bushfire Safety Authority will be required at the development application stage should this proposal be supported. This may trigger the need for asset protection zones to be established to existing uses as part of any future subdivision.

A bushfire hazard report was commissioned and prepared by Australian Bushfire Protection Planners Pty Ltd (attachment 3) and identifies proposed asset protection zones (APZs) for the existing uses on the site that would be assessed at development application stage. Such APZs are proposed to be provided on the respective lots benefiting from the protection for Proposed Lots 11 and 12. The bushfire protection assessment also includes recommendations to upgrade existing buildings on the site, which may form part of the assessment and conditions of a future subdivision application, should this proposal be supported.

The proposed subdivision boundary plan is further accompanied by a proposed 88B instrument (attachment 6) that provides further details on the proposed asset protection zones.

2.6 Utilities and Services

Clause 6.2 of CLEP 2015 requires satisfactory arrangements to be in place for the future provision of essential infrastructure. The proposal and any related future development application for subdivision rely upon existing utility and service provision and the proposal does not intensify existing uses nor impact upon current arrangements for utilities and services.

2.7 Potential Contamination

A Preliminary Site Investigation (PSI) was commissioned and undertaken by Geo-Environmental (attachment 9) and included a walk over of the site and historical investigations.

The report included a search of the contaminated land database which did not find any recordings relating to the site.

The previous farming use on the land suggests the potential for contamination relating to disused fuel which may have been decommissioned and the potential for asbestos from previous dwellings. The report also notes that a section of the site adjacent to the retreat centre has likely been filled previously with unknown materials that have the potential to be contaminated.

Any future development application for subdivision would need to comprehensively assess the site for contamination and remedy any contamination if found. The Geo-Environmental report recommends a Stage 2 Detailed Site Investigation report be commissioned as part of any future development. This can accordingly be commissioned to accompany any future development application for subdivision should this proposal be supported. It is expected that any contamination that is found on the site can be removed and remedied within the site and made suitable for the existing uses.

3. Infrastructure Delivery

The proposal seeks to change the minimum lot size relating to the site to facilitate a procedural subdivision that correlates with existing land uses within the site and as such, there is no additional infrastructure proposed to be delivered or required as part of the proposal.

4. Local Planning Panel

The Proposal was considered by the Panel at its meeting of 22 February 2023, wherein it resolved in summary to:

- Note the report and proposal
- Concur with the amendment of the minimum lot size map as the preferred planning approach to facilitate limited subdivision
- Acknowledge the sensitivity of the Scenic Hills and nearby development and prospect that an appropriately documented and assessed future procedural subdivision would be compatible
- Note the retention of the residue allotment with a 100 ha minimum lot size
- Express the view that the PP exhibits both strategic and site specific merit and should be progressed in its current form for a Gateway Determination.

5. Formal Consultation

The Gateway determination will specify the duration and extent of public exhibition required and engagement with the community and public authorities/agencies.

In addition, Council Planners have had correspondence with the relevant officers within the Department of Planning and Environment (DPE) prior to the preparation of this report. The Department noted that they did not provide the applicant with advice in relation to the planning pathway to facilitate the outcome required and as such, this report seeks to achieve the desired planning objects by changing the minimum lot size provisions for the site as opposed to a change to the additional permitted uses for the site as proposed by the applicant.

6. Post Exhibition

A further report only be submitted to Council in the event that submissions are received from the public and/or authorities and agencies that object to the PP. In the absence of a future report Council should be advised of strategic progress of the PP.

7. Delegation Process

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

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

Exercising plan making delegations can speed up the finalisation process for a PP. It is recommended that Council request delegation in this instance.

Conclusion

The PPR to vary the minimum lot size map to facilitate the future creation of 4 lots ranging in size from 3.626 ha to 124.061 ha for the subject site has demonstrated strategic and site specific merit. A PP has accordingly been prepared and forms attachment 5.

Public benefits of the proposal include protection of the ongoing viability of significant local faith based cultural uses by facilitating appropriate ownership structures that provide opportunities to access ongoing funding.

The Local Planning Panel supported the proposal at its February 2023 meeting and recommended that it be referred to Council to progress further through the Gateway process.

Accordingly, it is recommended that the PP at attachment 5 be supported and forwarded to the Department of Planning and Environment for a Gateway Determination.

Attachments

- 8.2.1 Social and Cultural Assessment (contained within this report) [↓](#)
- 8.2.2 Traffic and Transport Assessment (contained within this report) [↓](#)
- 8.2.3 Bushfire Assessment (contained within this report) [↓](#)
- 8.2.4 Proposed Boundaries Plan (contained within this report) [↓](#)
- 8.2.5 Planning Proposal - Varroville (contained within this report) [↓](#)
- 8.2.6 88B Instrument (contained within this report) [↓](#)
- 8.2.7 Local Planning Panel Minutes (contained within this report) [↓](#)
- 8.2.8 Planning Proposal Request (due to size)(distributed under separate cover)
- 8.2.9 Preliminary Site Contamination Investigation (due to size) (distributed under separate cover)



SOCIAL AND CULTURAL ASSESSMENT

Mount Carmel Subdivision

The Catholic Education Office (Diocese of Wollongong)
18 March 2022

This report is dated **18 March 2022** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of **Innova Capital** (Instructing Party) for the purpose of a **Social and Cultural Assessment** (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

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Urbis staff responsible for this report were:

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Project code	P0038713
Report number	Final

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You must read the important disclaimer appearing within the body of this report.

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CONTENTS

INTRODUCTION

Purpose of this report

This study has been prepared by Urbis Pty Ltd to accompany a planning proposal request (PPR) and concurrent development application (DA) for a site specific amendment to the Campbelltown Local Environmental Plan to enable the subdivision of two sites at Varroville.

The assessment examines the social and cultural contributions of the existing facilities, services and programs on the sites.

The proposal and background

The proposal is for the subdivision of two semi-rural lots into four (see Figures 1 and 2). This is intended to enable each of four existing and distinctive facilities to be situated on their own registered lots. The facilities are:

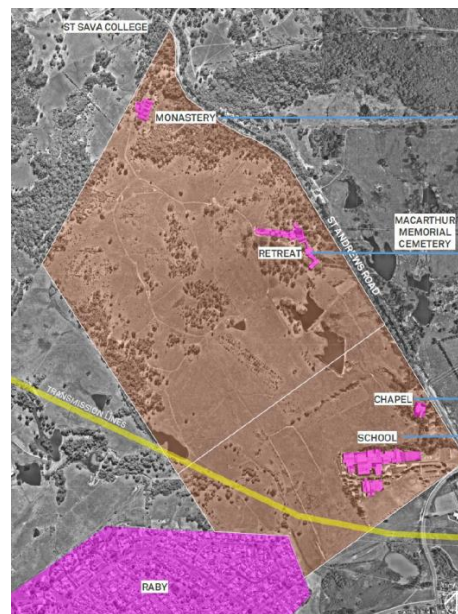
1. **Mount Carmel College** at 210 Spitfire Drive
2. **Our Lady of Mount Carmel Catholic Church** at 193 St Andrews Road
3. **Carmel of Mary and Joseph Monastery**, currently known as 'Carmel House', at 345 St Andrews Road
4. **Mount Carmel Retreat Centre and Managers Residence Priory for the Discalced Carmelite Fathers** at 247 St Andrews Road.

Currently, the consolidated land holding of 143.3ha belongs to The Trustees of the Discalced Carmelite Fathers who built and manage the facilities at item 4 above. The other three facilities are operated by three separate entities, each of whom were given permission to build their respective facilities in the 1980s. The intent was to undertake subdivision and transfer of the three landholdings at a future stage, as proposed in this subdivision DA. The subdivision is not proposed to impact the operation of the four facilities.

Project objectives

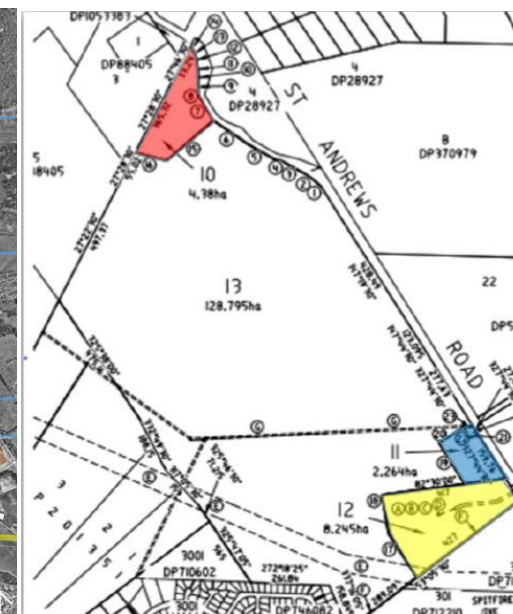
- 1 **Provide Mount Carmel College, Our Lady of Mount Carmel Catholic Church and Carmelite Monastery with their own legal titles**
- 2 **Give greater certainty to the existing facilities to continue to operate, including their various community outreach programs**
- 3 **Strengthen Mount Carmel Catholic College's ability to access funding pathways from the NSW Government**

Figure 1: Existing two lots and land uses



Source: Innova Capital

Figure 2: Proposed subdivision



Source: Innova Capital

THE SITE AND SURROUNDING CONTEXT

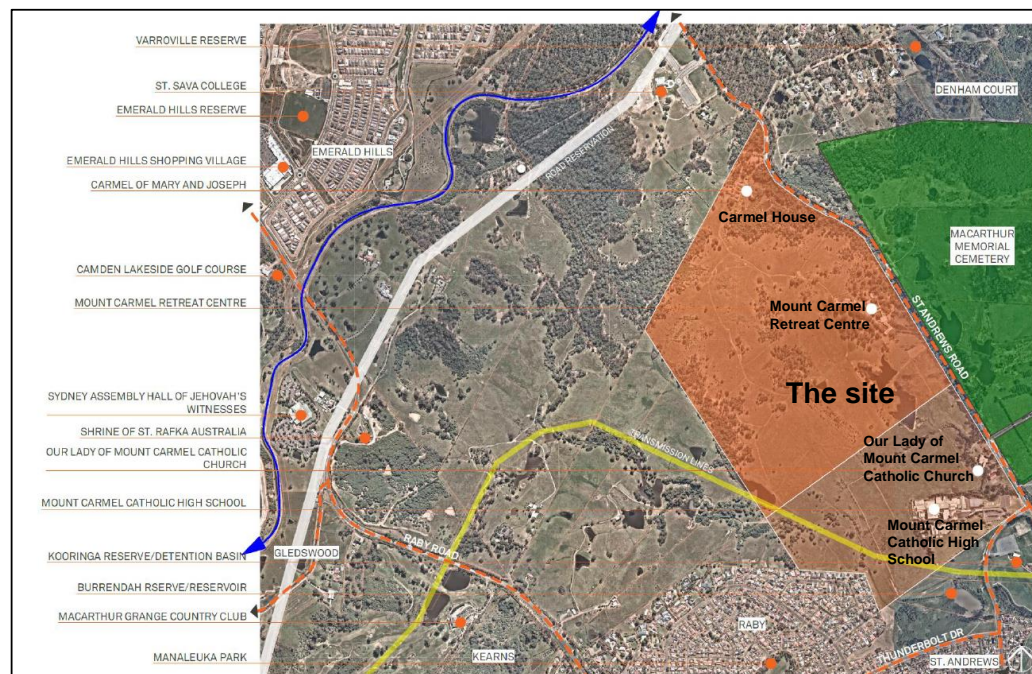
As noted the site consists of four facilities located across two lots of land of approximately 146ha in size. The site is located in the suburb of Varroville which sits within the local government area (LGA) of the City of Campbelltown. Varroville is a small, semi-rural residential suburb, part of the greater Macarthur region.

The four facilities are all located along the eastern side of St Andrews Road in a north-west to south-east direction (see Figure 1 on page 4). Carmel of Mary and Joseph Monastery is in the most north-western location, followed by Mount Carmel Retreat Centre approximately 900m south. A further 600 - 700m south from Mount Carmel Retreat Centre is Our Lady of Mount Carmel Catholic Church and Mount Carmel Catholic College. The church and college buildings are located in close proximity.

Neighbouring suburbs include Leppington to the north-west, Denham Court to the north-east, Ingleburn to the east, Raby and Kearns to the south and Gledswood Hills to the south-west. On the opposite side of St Andrews Road, adjacent the site, is the recently approved Macarthur Memorial Cemetery site, as well as the heritage listed Varroville House.

The site sits within the Scenic Hills, a rolling hillscape of historical pastoral land falling from the prominent ridge link at the eastern edge of the Cumberland Plan and extending to Mount Sugarloaf in the north. The Scenic Hills provide a background to most of Campbelltown and is a prominent element viewed from many places in the City.

Figure 3: The site and surrounding context



Source: Innova Capital

HISTORICAL CONTEXT

History of the Carmelite Order

All of the facilities on the site are of the Carmelite Order, a branch of Catholicism. The Order of Carmelites has its origins on Mount Carmel, in what was then known as Palestine and is now in Israel, and is believed to have started in the 12th century. The order started after pilgrims from Europe came together near the 'spring of Elijah' in one of the narrow valleys of Mount Carmel to live as Christian hermits. The pilgrims built a chapel which they dedicated to Mary, believed by the Carmelites and other Christians to be the Mother of Jesus, son of God. The Carmelites do not identify as having a founder, but are followers of the Prophet Elijah. This origin means Carmelites are strongly connected with Elijah and Mary¹. Throughout the 12th to 14th centuries the Carmelite Order moved from Palestine to Jerusalem and back to Europe. It was not until the French Revolution that the Carmelite Order was established⁴.

In the 1500s, a branch of the Carmelite Order was also established: the Discalced Carmelites, who are friars and nuns who dedicate themselves to a life of prayer.

In 2020, throughout the world there were 1,310 religious priests and 386 parishes of the Order of Our Lady of Mount Carmels.

In Australia, there are three male Discalced Carmelite communities: two in New South Wales, one in Western Australia⁴ and two female Discalced Carmelite communities in New South Wales.

Figure 4: Monastery in Mount Carmel, Israel



Source: The Catholic Travel Guide

Figure 5: Spring of Elijah



Source: Carmelite Monastery Ormiston

1. Carmelite Provincial Centre, History of the Carmelite Order, <https://www.carmelites.org.au/history/history-of-the-carmelite-order>.
2. Ibid.
3. Catholic Hierarchy, Order of Our Lady of Mt.Carmel – Historical Summary, <http://www.catholic-hierarchy.org/diocese/dqoca.html#hist>.
4. Carmelite Sprit, Communities, <https://carmelite.com/friars/>.

HISTORICAL CONTEXT

Our Lady of Mount Carmel Catholic Church

The Parish in Varroville was canonically established in the early 1980s and the Church building was constructed in the late 1990s. The Church has capacity for around 400 people. The Church is part of the Catholic Diocese of Wollongong and serves the Varroville, Raby, St Andrews and Bow Bowing communities.

Since its establishment more than 40 years ago, the Church has had an important role in the community. As is common for Catholic schools, the Church is located adjacent to Mount Carmel Catholic College and has an important role in establishing the religious values in school life. The Church acts as a de facto chaplain to the College, with smaller school gatherings still taking place at the Church.

The Church hall and part of its grounds are now also part licensed on weekdays to Bambi Kindergarten Community Preschool.

Figure 6: Our Lady of Mount Carmel Catholic Church



Source: Innova Capital

5. Mount Carmel Catholic College, About our College, <http://www.mcccdow.catholic.edu.au/index.php/our-college>.

6. Our Lady of Mount Carmel, Our Parish, <https://www.varroville.dow.org.au/our-parish/>.

HISTORICAL CONTEXT

Mount Carmel Catholic College

Mount Carmel Catholic College opened as a co-educational school in 1986 with 292 students across years 7 and 8. A search for a school site in the northern part of the Macarthur region started three years prior when a committee of parishioners from Ingleburn and Macquarie Fields came together with the intention of establishing a Catholic secondary school. A submission was put to the Bishop of Wollongong, who approved the development of the school.

Negotiations began with the Carmelite Fathers to locate the school at the present site and a capital grant was allocated for works to begin in 1985. As is common for many Catholic schools, the school was established by the Marist Brothers and is remains a Marist educational community today.

The first principal of Mount Carmel High School was Brother Clarence Cunningham who remained principal until 1990. Brother Neville Solomon became the school's second principal from 1991 – 1996. Under his principalship, new buildings were constructed to provide better school amenities for students including the Champagnat Centre (main hall), main quadrangle and commercial kitchen facilities in a Hospitality and Food Technology Block. Brother Roger Burke became principal in 1997, with further building works undertaken under his principalship.

The departure of Brother Roger in 2001 was a significant event of the school's history as it ended the formal association with the Marist Brothers. This was the first time in the school's history that a layperson was appointed principal.

To respond to increasing demand, the school is currently looking at its facility improvement and expansion options. In order to access NSW Government funding to support this growth, it requires security of tenure over the site on which it is located. This need for legal title to support the growth of the school is one the key drivers of the application for subdivision.

Figure 7: Mount Carmel Catholic College grounds



Source: Innova Capital

HISTORIC CONTEXT

Mount Carmel Retreat Centre (including the Priory)

The Discalced Carmelite Friars moved to Varroville in 1965 to establish a novitiate for trainee priests. The Friars built the centre between 1966-1969 and used it as a place of residence and a retreat until 2012. The centre was then renovated and refurbished. A Priory was also constructed on site as a residence for the Friars. In 2019, the Carmelite Friars began a collaboration with Youth Mission Team (YMT) Australia to manage and operate the Mount Carmel Retreat Centre on their behalf.

When the Friars moved to Varroville their intention was to provide a retreat centre that allowed priests to be in touch with the land. This is still an important element of the operation of the retreat today, with the site providing the Friars and retreat guests with access to a rural setting in Sydney.

Figure 8: Guests at Mount Carmel Retreat Centre



Source: Mt Carmel Retreat Centre

Carmel House

The Carmelite convent was established in 1987 after the merger of convents in Dulwich Hill and Parkes. It was the former monastery for Discalced Carmelite Nuns, and now used as a monastery by another Catholic Order.

Currently the Monastery is known as 'Carmel House' and houses nuns from the Missionaries of God's Love Sisters (MGL Sisters).

Figure 9: Aerial view of Carmel House



Source: Google maps

7. Mt Carmel Retreat Centre, About Us, <https://mtcarmel.com.au/about-us>.

8. Dictionary of Sydney, Carmel of Mary and Joseph Varroville, https://dictionaryofsydney.org/building/carmel_of_mary_and_joseph_varroville.

SERVICE CONTEXT

This section provides an overview of the services provided by each of the three facilities for which the proposed subdivision will create legal title. The Mount Carmel Retreat Centre is proposed to be redefined on a new parcel of land of circa 126ha, which exceeds the minimum lot size requirements for C3 zoned land under the Campbelltown LEP 2015.

Mount Carmel Catholic College service overview

Student enrolments and catchment areas

Mount Carmel Catholic College serves a student population of around 1,100 students in years 7-12 and has 80 full-time employees. Student numbers have been very stable. From 2015, enrolment data from the Australian Curriculum, Assessment and Reporting Authority (ACARA) shows the school has maintained enrolments of 1,000 to 1,100. As stated in their 2020 Annual School Report there is an enrolment waitlist for most year groups from years 7-11. Since 2020, CEDoW has educated over 2,000 Campbelltown LGA high school aged residents, the majority attending Mount Carmel College Varroville.

The geographic reach of the school is shown in Figure 9, which indicates the location of all students enrolled at the school over the last four years. Students attending the school travel from suburbs in The City of Campbelltown and Camden LGAs, and several suburbs in the southern portion of Liverpool LGA.

Socio-economic diversity

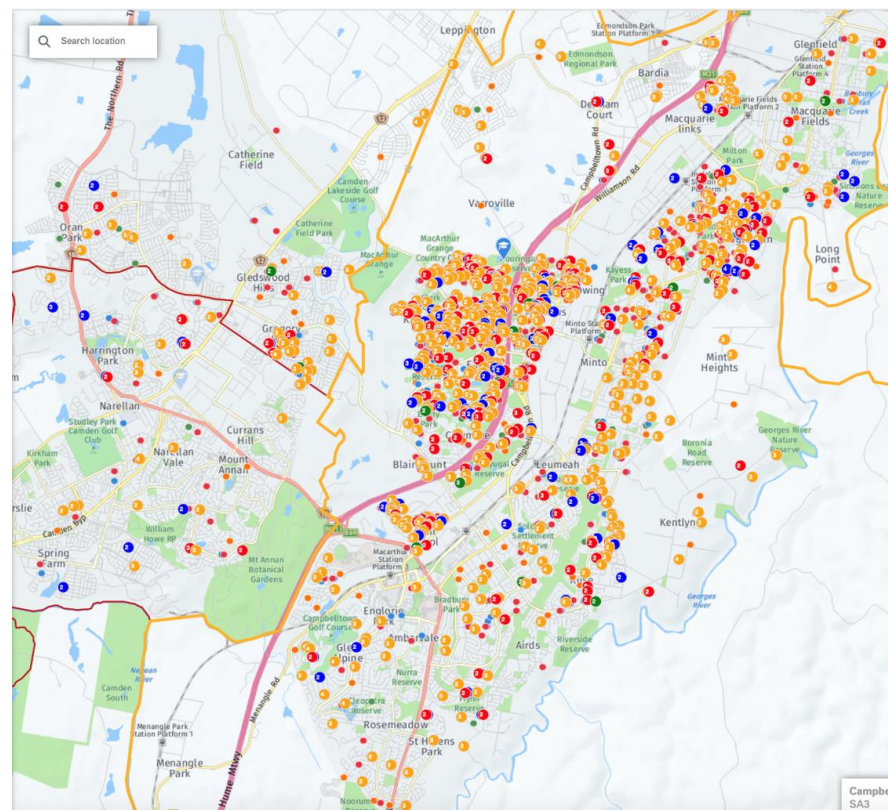
The school supports students and families from a diverse socio-economic background. Socio-educational advantage data from ACARA shows that 17% and of students and their families are from the bottom quarter, 36% are from the bottom middle quarter and 30% are from the upper middle quarter. When compared to the national distribution, the school has a lower proportion of students and their families from the top quarter (16% compared to 25% for Australia).

Religious and cultural diversity

While the school is a Catholic school, students from non-Catholic backgrounds are also enrolled. The proportion of non-Catholic students has increased by 86%, from 178 students or 20% of the student population in 2011 to 332 students or 30% of the student population in 2022.

Mount Carmel Catholic College supports students from a range of cultural backgrounds, including 43 students of Indigenous cultural backgrounds. This presently represents 30% of all Indigenous students enrolled within the school system in Campbelltown LGA. This year, 35 students on visas were enrolled at the school, from various cultural backgrounds including Bolivian, Indian, Nepalese, New Zealander, Nigerian, Philipino and Samoan.

Figure 10: Place of residence of students enrolled at Mount Carmel Catholic College 2016 – 2020.



Source: Catholic Education Office, Diocese of Wollongong

SERVICE CONTEXT

Our Lady of Mount Carmel Catholic Church service overview

Church services

Mount Carmel Catholic Church plays an important role serving as the local parish. The public service schedule is:

- 9:00am mass Monday, Tuesday, Wednesday and Saturday
- 9:30am mass Sunday
- 7:30pm mass Thursday
- 6:00pm vigil Saturday
- 5:00pm mass Sunday.

Social and cultural outreach

The Church contributes to social and cultural outreach in the Varroville and Macarthur region through several parish ministries. This includes:

- Hosting St Vincent De Paul conference with attendance beyond the local parish boundaries
- Facilitating and providing Catechists holding classes in the local public primary schools
- Supporting people in the local community who are preparing for various sacraments in the Church from infant baptism, reconciliation and first communion, confirmation and marriage preparation
- Facilitating parish members to reach out to the sick in their homes or hospitals as needed
- Inviting the local communities into the Church to share their talents such as music ministry, gospel reading, Eucharistic distribution, hospitality support services, premises cleaning and tending to the grounds and overall appearance of the premises
- Organising and host social gatherings.

Bambi Kindergarten preschool

As noted on page 7, part of the church grounds are licensed to Bambi Kindergarten Community Preschool. The preschool provides care for children aged 4-6, prioritising children who are in the year before school. Preschool for 4-6 year olds is offered four days a week. Wednesdays are dedicated 'preparation days' for children aged 3 years. If places permit, children aged 4-6 can pick up an additional day of preschool on Wednesdays.

As a community preschool, Bambi Kindergarten is part of the Start Strong Fee Preschool program. This supports families by providing free preschool for 600 hours in the two years before school, or roughly two days per week. Information provided by Bambi Kindergarten online indicates limited places available for 2022.

Carmel House service overview

Carmel House is a monastery for nuns from the MGL Sisters, a relatively new group of consecrated women who commit to a life exclusively of prayer. The MGL Sisters also have a 'Spiritual Association' for lay people who wish to participate in prayer. They also offer 'come and see' weeks for women who are interested in experiencing the way of life of the Sisters. A particular focus of the MGL Sisters is their outreach in the community, not necessarily with people who are religious. Programs run by the Sisters include youth, high school and prison ministries. The Sisters also work with Indigenous people and provide outreach to people living in social housing.

Figure 11: Bambi Kindergarten children



Source: Bambi Kindergarten

SOCIAL BASELINE

This section provides an overview of the current and future demographic profile and population projections for Varroville and the City of Campbelltown LGA using data from the 2016 ABS Census sourced from Profile id. While the 2016 Census data dates from five years ago, it remains the most recent population data source until the release of the 2021 Census data in June 2022.

As a suburb, Varroville has a very small resident population of 113 people. This assessment will therefore use the area defined by Council as 'rural residential', which includes Varroville as well as other rural residential areas in The City of Campbelltown LGA. Key demographic characteristics of the rural residential area are provided below and adjacent.

The rural residential area is likely to experience significant population growth over the next 20 years. The City of Campbelltown LGA is also likely to experience significant population growth in the next 20 years including school aged children. The number of people aged 5-17 is forecast to grow from 32,380 in 2021 to 35,886 by 2026 (+11%) and to 50,045 by 2041 (+54%).



Rural Residential Area

2,452 people in 2021
+ 1,089%
29,161 people in 2041



City of Campbelltown

176,151 people in 2021
+ 55%
272,303 people in 2041



City of Campbelltown 5-17 year olds

45,973 in 2021
+ 54%
70,438 in 2041



Rural Residential




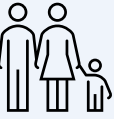

773 dwellings in 2021
+ 1,042%
8,828 dwellings in 2041



City of Campbelltown

62,760 dwellings in 2016
+ 56%
97,918 dwellings in 2041

Table 1: Demographics characteristics of the Rural Residential area

	Small population In 2021, there were 2,452 people living in Rural Residential area, representing less than 2% of the 176,151 people living in the Campbelltown LGA.
	High proportion of people of Christian faith The majority of residents identify as being of Christian faith (69%), most of whom identify as being Catholic (29%) or Anglican (24%). Christianity is also the dominant religion in Campbelltown LGA (57%).
	Increasing cultural and linguistic diversity While most residents were born in Australia (64%) and only speak English at home (68%), between 2011 and 2016 the number of people who spoke a language other than English at home increased by 50%.
	High proportion of family households The average persons per household was 2.81. Family households (39%) were the dominant household type, as they are in the Campbelltown LGA (54%).
	Ageing population The Rural Residential area had a higher proportion of persons aged 60 or older (39%) and lower proportion of persons aged between 0 and 17 (19%), compared with 17% and 26% respectively for Campbelltown LGA.

KEY POLICY AND DOCUMENT REVIEW

This section provides a summary of the strategic context for the planning and provision of social infrastructure and open space, based on a review of relevant state and local government strategies and plans.

Table 2: Key policy and document review table

Key policy & documents	Key points
Western City District Plan Greater Sydney Commission (2018)	<ul style="list-style-type: none"> Campbelltown – Macarthur is set to become Greater Sydney's newest health and education hub, as part of the Western Economic Corridor, highlighting opportunities to protect and grow core health and education activity. <p>Key objectives and actions of relevance to this proposal include:</p> <ul style="list-style-type: none"> Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. Scenic and cultural landscapes and ridgelines are protected; specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains. Environmental, social and economic values in rural areas are protected and enhanced.
Campbelltown Local Strategic Planning Statement (LSPS) Campbelltown City Council (2020)	<p>Key actions of the LSPS include:</p> <ul style="list-style-type: none"> Identify and promote the conservation of environmental heritage and sensitive areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn. Investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River. Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills.
Community Strategic Plan 2019-2027 (CSP) Campbelltown City Council (2019)	<p>Key strategies of the CSP include:</p> <ul style="list-style-type: none"> Ensure that Campbelltown is an inclusive city. Forster a creative community that celebrates arts and culture. Ensure that service provision supports the community to achieve and meets their needs. Support and advocate for infrastructure solutions that meet the needs of the City and which pay an economic and liveability dividend. Responsibly manage growth and development, with respect for the environment, heritage and character of our city.
Introduction of the Visual and Landscape Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands Report Paul Davies Pty Ltd and Geoffrey Britton (2011)	<p>For Scenic Hills, the study found:</p> <ul style="list-style-type: none"> The integrity of the cultural landscape depends not only on the aesthetic qualities of views over the landscape but also the retention of rural land uses throughout the area. One land use that has a strong precedent in the landscape is the education and religious centres, including Mount Carmel Catholic College, Our Lady of Mount Carmel Catholic Church and the Carmelite retreat and priory.

SOCIAL AND CULTURAL CONTRIBUTION OF THE SITE

This assessment has examined the social and cultural contributions of the existing facilities and their services and programs to the local, district and metropolitan communities. In particular, it has examined the social and cultural contributions of Mount Carmel College, Varroville Catholic Church and Carmel House Monastery, as the concurrent subdivision DA attached to the PPR relates particularly to these facilities. The assessment has also considered the history of the Mount Carmel Retreat Centre, which will retain a land title in excess of 100ha. It was included in this Assessment, to provide a holistic understanding of how the four facilities would be legally co-located going forward.

The assessment finds that each of the four facilities provide important social and cultural contributions to the local Varroville, wider Macarthur and metropolitan communities. There are three key social and cultural contributions the facilities make:

1. Connecting to the Carmelite religion, history and culture

The four facilities provide a significant representation of and connection to the Carmelite Order's origins in Sydney and Australia. As introduced on page 6, today only a very small number of Carmelite communities exist nationally. The school, church and retreat centre remain actively connected to the Carmelite faith. While the Carmel of Mary and Joseph Monastery, is now operated by the MGL Sisters as Carmel House, the monastery also retains strong historic connections with the Carmelite faith.

The continued operation of these facilities and opportunities for Catholics and non-Catholics to engage with various services and programs keeps the history of the Carmelite religion in Varroville and in Sydney alive.

2. Providing key education infrastructure in a growing area

Mount Carmel Catholic College and Our Lady of Mount Carmel Catholic Church support the provision of key social infrastructure: education and childcare. As discussed on page 9 Mount Carmel Catholic College provides high school education to around 1,100 Catholic and non-Catholic students in the local and wider suburbs in Campbelltown and Camden LGAs. The school appears to have reached maximum capacity and has a waitlist for most year groups, demonstrating its need in the community. As indicated on page 11, projections for Campbelltown LGA show significant housing and population growth in the next 20 years, including in school aged children. Education infrastructure is critical social infrastructure needed to support this growth and opportunities exist to source state government funding to enable this. The pressure on school capacity as a result of the increasing population in the Macarthur region is a known issue being reported in

the media and a concern of the Campbelltown MP⁹. Our Lady of Mount Carmel Catholic College is intrinsically linked to the school as its parish. It also supports the provision of childcare – another key social infrastructure type. Under the Start Strong program, Bambi Kindergarten provides two days of free education for four and five year olds (prioritising children aged 4) and is well sought after by the local community.

3. Providing religious and non-religious services and outreach

For many centuries, churches and other centres of faith have been an important aspect of social life, fostering community connections and providing outreach in the local community. Local planning still places importance on retaining places that have social value and deliver positive social outcomes.

Our Lady of Mount Carmel Catholic Church and Carmel House play this role through their structured prayer services for their Church community and outreach and ministry services to non-Catholic communities such as at hospitals and prisons. Through their contribution to religious and non-religious communities, the aim is to foster community wellbeing and connection, which is integral to a healthy and functional social life.

Mount Carmel Catholic College provides inclusive education opportunities for people of all religious affiliations and cultural backgrounds. This includes supporting Indigenous students, recent student migrants and students of non-Catholic backgrounds. Access to inclusive education opportunities, such as those offered by Mount Carmel Catholic College, enhances community awareness, education and acceptance around different cultural and religious backgrounds.

The Mount Carmel Retreat Centre is also a spiritual and inclusive place for Catholics and non-Catholics. Retreats are available for a wide user group including schools, churches, corporate and other groups.

The proposed subdivision will support and enable the ongoing operation and investment of the four facilities provided on the site and achieve the project objectives of:

- Providing Mount Carmel College, Our Lady of Mount Carmel Catholic Church and Carmelite Monastery with their own legal titles
- Giving greater certainty to the existing facilities to continue to operate, including their various community outreach programs
- Strengthening Mount Carmel Catholic College's ability to access funding pathways from the NSW Government.

9. Macarthur Advertiser, Local News, <https://www.macarthuradvertiser.com.au/story/7628552/campbelltown-mp-concerned-macarthur-schools-will-burst-at-the-seams/>.



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STANBURY
TRAFFIC PLANNING

TRAFFIC, PARKING & TRANSPORT CONSULTANTS

29 March 2022

Campbelltown City Council
PO Box 57
Campbelltown
NSW 2560

Attention: The General Manager

Dear Sir/Madam,

ASSESSMENT OF PARKING, TRAFFIC & TRANSPORT IMPACTS
ASSOCIATED WITH PLANNING PROPOSAL TO SUBDIVIDE A PARCEL OF LAND FRONTING ST
ANDREWS ROAD & SPITFIRE DRIVE, VARROVILLE

This Practice has been engaged by Catholic Education Office of the Diocese of Wollongong to undertake an assessment of the potential parking, traffic and transport impacts associated with a planning proposal seeking a modification to Campbelltown Local Environmental Plan (CLEP 2015) with respect to a large parcel of land fronting both St Andrews Road and Spitfire Drive, Varroville.

SITE DETAILS & EXISTING DEVELOPMENT

The site is situated on the western side of St Andrews Road, to the north of Spitfire Drive, Varroville. This location is illustrated overleaf within a local and aerial context by **Figures 1** and **2**, respectively.

The subject site comprises two allotments, as follows:

- Lot 20 DP 712018; and
- Lot 1 DP 121046.

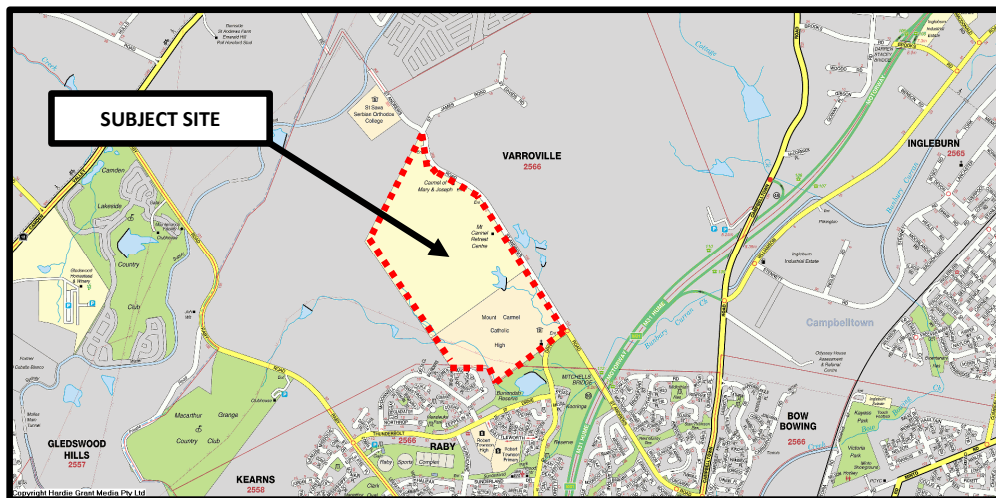
Collectively, the allotments form an irregularly shaped parcel of land providing approximate frontages of 1900m and 300m to St Andrews Road and Spitfire Drive. The parcel of land provides an approximate area of 143.4ha.

401/380 Harris Street,
Pymont NSW 2009

info@stanburytraffic.com.au
www.stanburytraffic.com.au

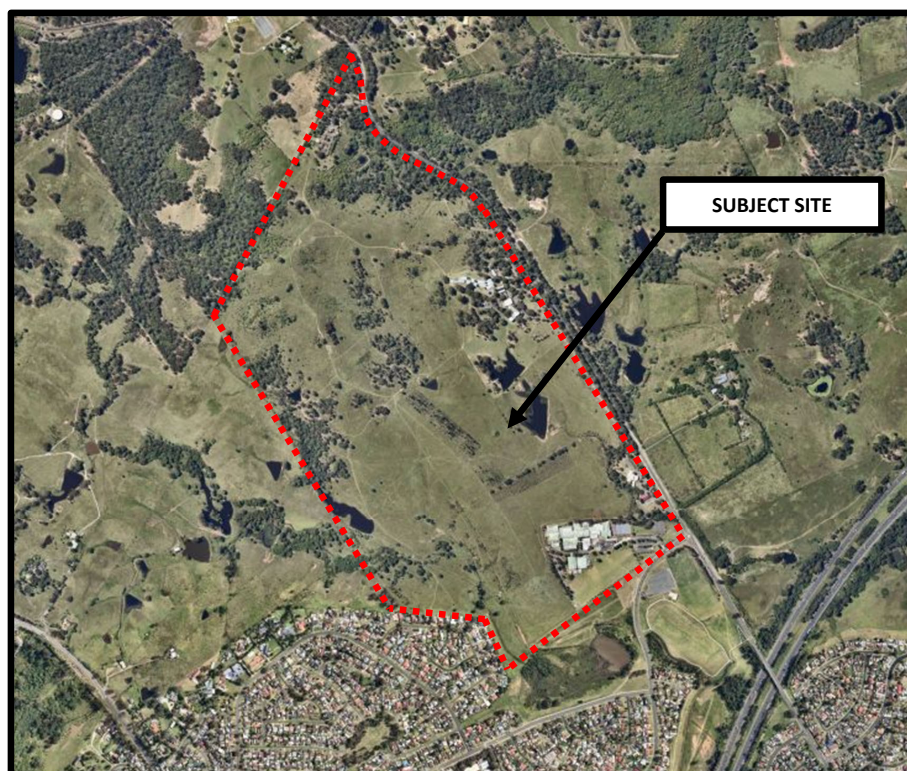
ph : 02 8971 8314
abn : 23 613 111 916

FIGURE 1
SITE LOCATION WITHIN A LOCAL CONTEXT



Source: UBD's Australian City Streets – Version 8

FIGURE 2
SITE LOCATION WITHIN AN AERIAL CONTEXT



Source: Nearmap – Image Date 17/2/22

The parcel of land accommodates a range of separate uses, described within the following sub-sections.

Mount Carmel College

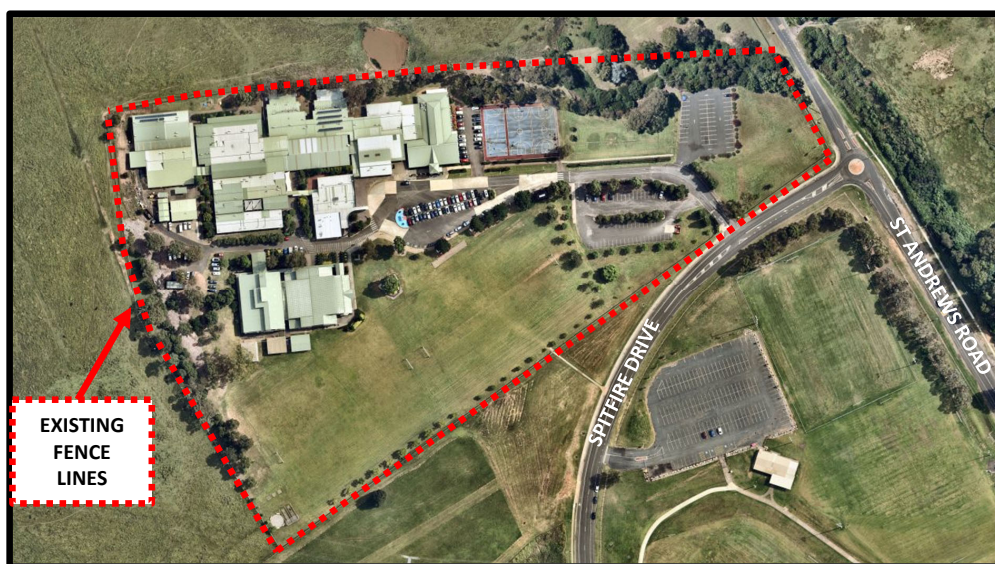
Mount Carmel College is situated within the southern portion of the overall site, providing a street address of 210 Spitfire Drive.

Mount Carmel College is a systemic Catholic co-educational secondary school, providing the following approximate population:

- 1,100 students, including approximately 130 year 12 students; and
- 80 staff.

Figure 3 below provides an aerial image of the existing College.

FIGURE 3
MOUNT CARMEL COLLEGE AERIAL IMAGE



Source: Nearmap – Image Date 17/2/22

The school comprises a number of buildings largely situated within the north-western portion of the fenced college area, including various classroom and administration buildings.

The school also contains grassed and paved sports fields / courts situated to the south and east of the abovementioned school buildings.

The school is serviced by a series of formal parking and student set-down / pick-up areas situated within the central and eastern portions of the campus, as follows:

- A parking area containing approximately 45 spaces within the north-eastern portion of the campus;

- A parking area containing approximately 55 spaces within the south-eastern portion of the campus;
- A parking area containing approximately 50 spaces, in conjunction with a dedicated student set-down / pick-up area, within the central portion of the campus; and
- A series of informal parking and servicing areas within the north-western portion of the campus capable of accommodating up to 30 parked vehicles.

The off-street vehicular parking and circulation areas are serviced by a single access road, which forms a T-junction with Spitfire Drive approximately 85m to the west of St Andrews Road, operating under a seagull arrangement, whereby dedicated right turn storage lanes are provided within Spitfire Drive assisting school access / egress movements. Notwithstanding this, internal campus signage prohibits right turn egress movements to Spitfire Drive during weekday school start and finish periods, whereby motorists wishing to exit the campus and travel to the west along Spitfire Drive are required to turn left and then circulate around the roundabout at St Andrews Road to access the westbound Spitfire Drive travel lane.

Pedestrian access to the school is provided via a pathway connecting with the northern Spitfire Drive footpath, approximately central to the southern campus boundary.

Our Lady of Mount Carmel Church and Kindergarten

Our Lady of Mount Carmel Church and Kindergarten is situated within the south-eastern portion of the overall site, providing a street address of 193 St Andrews Road.

The Church provides a seating capacity of 400 people.

The Church provides the following Mass times:

- Monday, Tuesday, Wednesday and Friday at 9:00am;
- Thursday at 7:30pm;
- Saturday at 6:00pm; and
- Sunday at 9:30am and 5:00pm.

This Practice has been advised that the weekend services typically accommodate approximately 220 parishioners (although recent spatial separation requirements associated with Covid have restricted attendances to 110 people), whilst weekday services tend to generate in the order of 30 parishioners.

Bambi Kindergarten provides the following population:

- 40 children aged between three and five years old; and
- 10 staff.

The kindergarten operates between 8:30am and 4:00pm on weekdays during school term.

Figure 4 overleaf provides an aerial image of the existing Church and Kindergarten.

FIGURE 4
OUR LADY OF MOUNT CARMEL CHURCH & KINDERGARTEN AERIAL IMAGE



Source: Nearmap – Image Date 17/2/22

The church building is situated within the central northern portion of the precinct whilst the kindergarten is situated within the central southern portion of the precinct.

The buildings are serviced by the following off-street parking areas:

- A parking area containing approximately 28 spaces is situated to the south of the kindergarten building;
- A parking area containing 12 spaces is situated to the north of the kindergarten building;
- A parking area containing 16 spaces is situated to the east of the church building; and
- A parking area containing 25 spaces is situated to the north of the church building.

The off-street vehicular parking and circulation areas are serviced by separate ingress and egress driveways, connecting with St Andrews Road to the east of the kindergarten and church buildings, respectively.

Mount Carmel Retreat Centre & Priory

Mount Carmel Retreat Centre & Priory is situated within the central eastern portion of the overall site, providing a street address of 247 St Andrews Road.

Mount Carmel Retreat Centre is used for day events as well as mixed duration retreats. It caters for schools, church groups, youth retreats, Christian renewal and reflection programs and ad hoc conferences.

The centre provides food and dining areas, conference rooms, breakout spaces and a chapel and prayer room.

The centre has a capacity for up to 105 guests, with provision for 31 bedrooms of mixed configurations and two cabin-style cottages.

The retreat centre provides approximately 15 staff, largely employed on a casual basis, required to be on-duty during the holding of specific retreats.

The Priory accommodates up to seven people, one of which is the parish priest serving Our Lady of Mount Carmel Church.

Figure 5 provides an aerial image of the existing retreat centre and priory.

FIGURE 5
MOUNT CARMEL RETREAT CENTRE & PRIORY AERIAL IMAGE



Source: Nearmap – Image Date 17/2/22

The retreat centre buildings are situated within the eastern portion of the precinct whilst the priory buildings are situated within the north-western portion of the precinct.

The centre manager resides within a stand-alone residence situated to the north of the centre and priory buildings.

The retreat centre is serviced by the following:

- A circular set-down / pick-up area to the east of the centre buildings; and
- A dedicated parking area containing approximately 30 spaces to the west of the centre buildings.

The priory is serviced by an internal access roadway and dedicated enclosed parking garage, capable of accommodating five cars.

The off-street vehicular parking and circulation areas are serviced by separate ingress and egress driveways, connecting with St Andrews Road to the south-east and north-east of the retreat centre buildings, respectively.

Carmelite Monastery

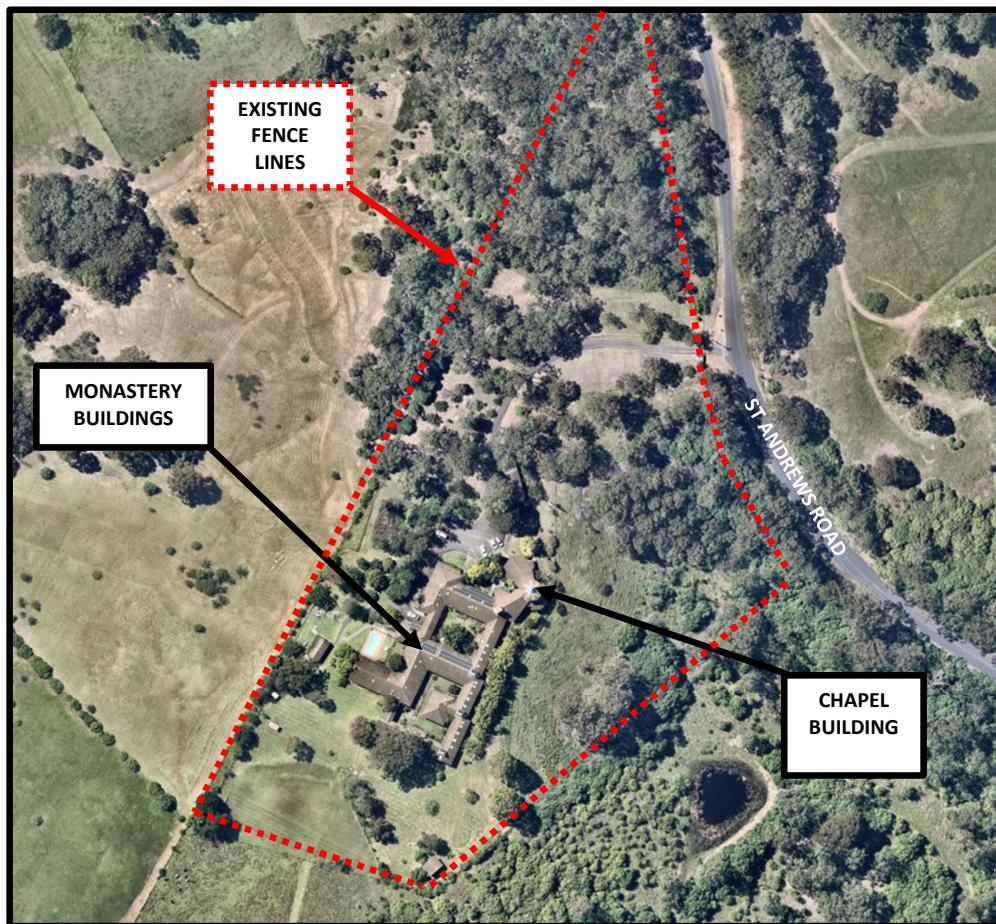
The Carmelite Monastery is situated within the north-eastern corner of the overall site, providing a street address of 345 St Andrews Road.

The Monastery provides living and serving accommodation for up to six nuns.

The Monastery accommodates a chapel, largely servicing the on-site occupants, rather than being open to public events and worship.

Figure 6 provides an aerial image of the existing Monastery.

FIGURE 6
CARMELITE MONASTERY AERIAL IMAGE



Source: Nearmap – Image Date 17/2/22

The Monastery buildings are situated approximately central to the precinct, with the chapel building being situated at the northern end of the buildings.

The Monastery is serviced by the following:

- A dedicated parking area containing approximately 10 spaces to the west of the chapel building; and
- An access road extending to the south of the abovementioned car parking area linking with informal and enclosed garage car parking, capable of accommodating up to four vehicles.

The off-street vehicular parking and circulation areas are serviced by a single access roadway, linking with St Andrews Road to the north-east of the buildings.

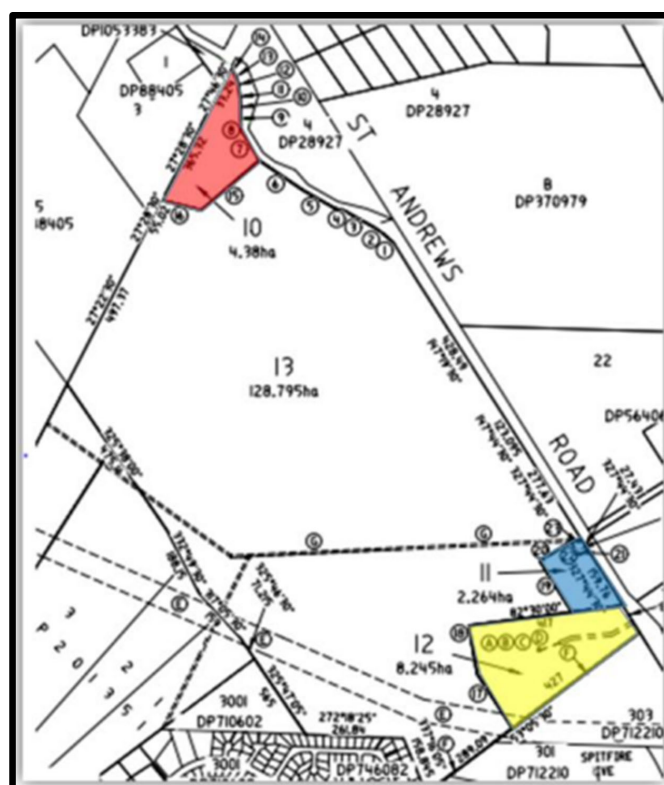
DESCRIPTION OF PLANNING PROPOSAL

The Planning Proposal seeks to subdivide the existing overall parcel of land to create four separate legal titles, as follows:

- 210 Spitfire Road, Varroville, containing Mount Carmel Catholic College, providing a land area of 8.245ha;
- 193 St Andrews Road, Varroville, containing Our Lady of Mount Carmel Church and Kindergarten, providing a land area of 2.264ha;
- 247 St Andrews Road, Varroville, containing Mt Carmel Retreat Centre & Priory, providing a land area of 128.5ha; and
- 345 St Andrews Road, Varroville, containing Carmelite Monastery, providing a land area of 4.38ha.

The above is illustrated and within **Figure 7** and **Table 1** below and overleaf, respectively.

FIGURE 7
PROPOSED SUBDIVISION



Source: Innova Capital

TABLE 1 PROPOSED SUBDIVISION DETAILS			
Proposed Lot	Land Use	Colour in Figure 7	Area
10	Carmelite Monastery	Red	4.4ha
11	Our Lady of Mount Carmel Church & Kindergarten	Blue	2.3ha
12	Mount Carmel College	Yellow	8.3ha
13	Mount Carmel Retreat Centre & Priory	White	128.5ha

The minimum permissible lot size under CLEP 2015 is currently 100ha.

The proposed subdivision represents a variation from CLEP 2015 as it involves the creation of three lots providing an area less than 100ha, essentially to create legal title specifically to accommodate:

- Carmelite Monetary;
- Our Lady of Mount Carmel Church & Kindergarten; and
- Mount Carmel College.

The proposed lot boundaries are consistent with the existing fenced-off or allocated areas / precincts designated for each of the above land-uses.

No alterations are proposed with respect to the following:

- The operational characteristics of the specific uses;
- The access arrangements servicing the specific uses; and
- The internal circulation, parking and servicing arrangements associated with the specific uses.

SCOPE OF ASSESSMENT

The aim of this assessment is to investigate and report upon the potential impacts of the proposed site parking, traffic and transport considerations of the site uses and to recommend appropriate ameliorative measures where required. To this end, this assessment:

EXISTING TRAFFIC & TRANSPORT CONSIDERATIONS

Description of the Surrounding Road Network

The following provides a description of the adjoining public road network:

- St Andrews Road, to the south of Spitfire Drive, performs a collector road function under the care and control of Campbelltown City Council, linking Spitfire Drive in the north with Campbelltown Road in the south. The southern portion of this route is constructed to an urban standard, forming a dual carriageway, providing between one and two lanes in each direction.

St Andrews Road intersects with Campbelltown Road to the south under two lane circulating roundabout control. To the north, a further single lane roundabout control governs the junction of St Andrews Road and Ballantrae Drive (south). Further to the north, St Andrews Road forms signage-controlled junctions with Aberdeen Road and Midlothian Road (both intersecting under seagull control) and Ballantrae Drive (north), whereby St Andrews Road performs the priority route in each instance.

To the north of Ballantrae Drive (north), the St Andrews Road pavement is constructed to a rural standard providing one through lane of traffic in each direction between unsealed shoulders.

St Andrews Road forms a T-junction with Spitfire Drive, operating under single lane circulating roundabout control.

Traffic flow within St Andrews Road is governed by a sign posted speed limit of 60km/h, however a 40km/h school zone speed limit applies on approach to Spitfire Drive during prescribed start and finish periods associated with Mount Carmel College.

St Andrews Road, to the north of Spitfire Drive, performs a local access function, extending to the north approximately 2.5km, prior to informally terminating. This portion of St Andrews Road is constructed to a rural standard providing a pavement width of between 8 – 9m, providing one through lane of traffic divided by double barrier centre lines, between unsealed shoulders. Traffic flow within this portion of St Andrews Road is governed by a sign posted speed limit of 70km/h, with the exception of the abovementioned school zone speed limit applying on approach to Spitfire Drive.

- Spitfire Drive performs a collector road function under the care and control of Campbelltown City Council providing a connection between St Andrews Road in the north-east and Raby Road in the south-west.

Spitfire Drive is largely constructed to an urban standard, providing a 13m wide pavement, facilitating the provision of one through traffic lane in each direction in conjunction with marked parallel parking lanes along both kerb alignments. Kerb-side parking is prohibited within Spitfire Drive in the immediate vicinity of Mount Carmel College to facilitate dedicated turning lanes assisting College access and egress movements.

To the south of St Andrews Street, Spitfire Road forms T-junctions with a series of lower order access roads, under major / minor priority control, with Spitfire Drive performing the priority route.

To the south, Spitfire Drive forms a T-junction with Raby Road, operating under circulating roundabout control, which was in the process of being upgraded from a seagull type junction at the time of writing.

Traffic flow within Spitfire Drive is governed by a sign posted speed limit of 60km/h, with the exception of a 40km/h school zone speed limit applies on approach to St Andrews Road during prescribed start and finish periods associated with Mount Carmel College.

Traffic Demands and Conditions

Weekday commuter peak period traffic demands within St Andrews Road (to the south of Spitfire Drive) and Spitfire Drive are notable, commensurate with their collector road functions within the road hierarchy. Further, traffic demands in these roads in the immediate vicinity of Mount Carmel College are heavily influenced by the operation of the College. In this regard, some extent of queuing has been observed within both St Andrews Road and Spitfire Drive associated with College access / egress. The extent of this queuing is however short-lived being concentrated around school start and finish periods and is also assisted by the following:

- The provision of a dedicated right turn storage lane within Spitfire Drive servicing the College;
- The considerable extent of off-street queuing capacity within the College, to the north of Spitfire Drive; and
- The prohibition of right turn egress movements from the college to Spitfire Drive during school start and finish periods.

In regard to the above, impedance to through traffic movements within Spitfire Drive and St Andrews Drive were generally observed to not be unreasonable, such that motorists generally experience a reasonable level of service.

The positive intersection control at the primarily precinct access junctions (Campbelltown Road / St Andrews Road and Raby Road / Spitfire Drive) provide motorists with safe and efficient conditions with which to access the surrounding state road network.

St Andrews Road, to the north of Spitfire Drive accommodates significantly reduced traffic demands. In this regard, motorists within this portion of St Andrews Drive have been observed to be provided with a good level of service during all periods, whereby motorists are virtually unaffected by others in the traffic stream. Further, motorists have been observed to be able to enter and exit abutting developments without delay or impedance to adjacent public road through traffic movements.

Sustainable Transport Infrastructure

Bus Route routes service the surrounding precinct:

- Route 874 between Minto and Raby (loop service); and
- Route 875 between Minot and St Andrews (loop service)

Both the above routes run along St Andrews Road and Spitfire Drive.

Both routes provide an approximate service frequency of 30 minutes during weekday periods, extending to 60 minutes during weekend periods.

Further both routes provide services which directly service the Mount Carmel College grounds during school start and finish periods.

The above routes service Minto Railway Station, which provides regular services operating along the T2 and T5 Lines within the Sydney metropolitan train network. These lines provide interchanges at Campbelltown to the south and Glenfield, Liverpool, Cabramatta, Parramatta, Blacktown, Schofields, Wolli Creek, Sydenham, Redfern and the City to the north and north-east.

Spitfire Road forms an on-road bicycle route linking the subject precinct with St Andrews and beyond to the south-west.

SITE ACCESS CONSIDERATIONS

The following provides a summary of the previously presented access arrangements servicing the land-uses within the subject parcel of land:

Mount Carmel College

The college off-street parking and circulation areas are serviced by a single access road, which forms a T-junction with Spitfire Drive approximately 85m to the west of St Andrews Road, operating under a seagull arrangement, whereby dedicated right turn storage lanes are provided within Spitfire Drive assisting school access / egress movements. It has previously been presented that internal campus signage prohibits right turn egress movements to Spitfire Drive during weekday school start and finish periods, whereby motorists wishing to exit the campus and travel to the west along Spitfire Drive are required to turn left and then circulate around the roundabout at St Andrews Road to access the westbound Spitfire Drive travel lane.

Pedestrian access to the school is provided via a pathway connecting with the northern Spitfire Drive footpath, approximately central to the southern campus boundary.

Our Lady of Mount Carmel Church and Kindergarten

The off-street vehicular parking and circulation areas associated with the church and kindergarten are serviced by separate ingress and egress driveways, connecting with St Andrews Road approximately 200m and 250m to the north of Spitfire Drive, respectively.

Mount Carmel Retreat Centre & Priory

The off-street vehicular parking and circulation areas associated with Mount Carmel Retreat Centre & Priory are serviced by separate ingress and egress driveways, connecting with St Andrews Road approximately 800m and 950m to the north of Spitfire Drive, respectively.

Carmelite Monastery

The off-street vehicular parking and circulation areas associated with the Carmelite Monastery are serviced by a single access roadway, linking with St Andrews Road approximately 1.75km to the north of Spitfire Drive.

Assessment of Impacts

The Planning Proposal is not proposed to alter the existing access arrangements servicing the various land-uses within the subject land. Further, given that the Proposal does not involve any alterations to the operational requirements of the various land-uses, no impacts are envisaged with respect to the access arrangements.

OFF-STREET PARKING CONSIDERATIONS

The following provides a summary of the previously presented off-street parking provision servicing the land-uses within the subject parcel of land:

- Mount Carmel College provides approximately 180 formal and informal off-street car parking spaces, in conjunction with formalised student bus and passenger vehicle set-down / pick-up areas;

- Our Lady of Mount Carmel Church and Kindergarten provides 81 formal off-street car parking spaces, in conjunction with a formalised parishioner passenger vehicle set-down / pick-up area;
- The Mount Carmel Retreat Centre & Priory provides 35 formal off-street car parking spaces, in conjunction with a formalised coach and passenger vehicle set-down / pick-up area; and
- The Carmelite Monastery provides 14 formal off-street car parking spaces.

Assessment of Impacts

The Planning Proposal is not proposed to alter the existing off-street car parking and set-down / pick-up arrangements servicing the various land-uses within the subject land. Further, given that the Proposal does not involve any alterations to the operational requirements of the various land-uses, no impacts are envisaged with respect to the parking and set-down / pick-up arrangements.

TRAFFIC GENERATION AND EXTERNAL ROAD NETWORK CONSIDERATIONS

The following provides a summary of the traffic generating potential of the land-uses within the subject parcel of land:

Mount Carmel College

The traffic generating potential of Mount Carmel College is considerable, being estimated based on established traffic generation rates established by TfNSW to be approximately:

- 550 vehicle trips during weekday morning peak hours; and
- 330 vehicle trips during weekday afternoon peak hours.

It has previously been presented that the operational performance of St Andrews Road and Spitfire Road, directly adjacent to the College, is heavily influenced by the campus operation during school start and finish periods. The extent of this influence has however previously been presented to be short-lived, being concentrated around school start and finish periods and is also assisted by the following:

- The provision of a dedicated right turn storage lane within Spitfire Drive servicing the College;
- The considerable extent of off-street queuing capacity within the College, to the north of Spitfire Drive; and
- The prohibition of right turn egress movements from the college to Spitfire Drive during school start and finish periods.

In regard to the above, impedance to through traffic movements within Spitfire Drive and St Andrews Drive has generally been observed to not be unreasonable, such that motorists generally experience a reasonable level of service.

Our Lady of Mount Carmel Church and Kindergarten

The traffic generating potential of Our Lady of Mount Carmel Church and Kindergarten is estimated as follows based on established traffic generation rates established by TfNSW:

- 80 vehicle trips in the single hourly period prior to and following weekend church services; and
- 30 vehicle trips during weekday morning and afternoon peak hours associated with the kindergarten.

The reduced traffic demands within the section of St Andrews Road to the north of Spitfire Drive are such that the abovementioned extent of traffic has been observed to be able to enter and exit the precinct in a safe and efficient manner, with little to no impedance on abutting public road through traffic movements.

Mount Carmel Retreat Centre & Priory

The traffic generating potential of the Mount Carmel Retreat Centre and Priory is heavily influenced by the prevalence or otherwise of retreats being accommodated. During the holding of events, the single hourly traffic generating potential of the centre is envisaged to be in the order of 20 – 30 vehicle trips, reducing to negligible traffic demands outside of these periods.

The particularly low traffic demands within St Andrews Road adjacent to the retreat centre are such that the abovementioned extent of traffic has been observed to be able to enter and exit the precinct in a safe and efficient manner, with little to no impedance on abutting public road through traffic movements.

Carmelite Monastery

The limited operational characteristics of the Carmelite Monastery are such that the traffic generating potential of the use is negligible.

The particularly low traffic demands within St Andrews Road adjacent to the Monastery are such that any traffic movements have been observed to be able to enter and exit the precinct in a safe and efficient manner, with little to no impedance on abutting public road through traffic movements.

Assessment of Impacts

The Planning Proposal is not proposed to alter the existing operational characteristics and thus the traffic generating potential of the various land-uses. Accordingly, no impacts are envisaged with respect to the overall operation of the surrounding public road network.

SUSTAINABLE TRANSPORT CONSIDERATIONS

The subject parcel of land is located within reasonably close proximity to bus services operating along St Andrews Road and Spitfire Drive. It is accordingly expected that a portion of the existing and future land-use visitors will utilise the surrounding public transport infrastructure to access the precinct and other destinations throughout the Sydney metropolitan area. The capacity of the existing public transport system is however not envisaged to be measurably affected the Planning Proposal as no alterations to the existing operational characteristics of the land-uses are proposed.

CONCLUSION

This correspondence provides an assessment of the parking, traffic and transport impacts of a Planning Proposal associated with a large parcel of land situated on the western side of St Andrews Road, to the north of Spitfire Drive. Based on the findings of this preliminary assessment, the following conclusions are now made:

- The Planning Proposal involves the subdivision of a large parcel of land into four lots, primarily to create separate land titles to accommodate the following existing land-uses:
 - Mount Carmel College;
 - Our Lady of Carmel Church and Kindergarten;
 - Mount Carmel Retreat Centre and Priory; and
 - Carmelite Monastery.
- No alterations to the existing site access, internal circulation, parking, servicing and operational characteristics servicing the existing land-uses are proposed; and
- As no alterations to the existing operational characteristics of the various land-uses are proposed, no parking, traffic or transport impacts are envisaged associated with the Planning Proposal.

It is considered, based on the contents of this correspondence and the conclusions contained herein, there are no parking, traffic or transport related issues that should prevent approval of the subject Planning Proposal.

It would be appreciated if this correspondence could be incorporated within Council's assessment of the subject Proposal.

Submitted for your consideration.

Yours sincerely,

Morgan Stanbury
Director
Traffic Engineer

**BUSHFIRE PROTECTION ASSESSMENT
FOR THE PROPOSED SUBDIVISION OF
LOT 1 in DP 121046 & LOT 20 in DP 712018,
No. 247 ST ANDREWS ROAD,
VAROVILLE**

AUSTRALIAN BUSHFIRE PROTECTION PLANNERS PTY LTD
32 Old Dog Trap Road, Somersby NSW 2250
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B213750 – No. 247 St Andrews Road, Varoville



BUSHFIRE PROTECTION ASSESSMENT

FOR THE PROPOSED SUBDIVISION

OF

LOT 1 in DP 121046

&

LOT 20 in DP 712018

No. 247 ST ANDREWS ROAD,

VAROVILLE

Report Number	Document	Preparation Date	Issue Date	Directors Approval
B213750	Final	05.04.2022	07.04.2022	G.L. Swain

B213750 – No. 247 St Andrews Road, Varoville



EXECUTIVE SUMMARY

Australian Bushfire Protection Planners Pty Limited has been commissioned by *Innova Capital* to prepare a report to provide advice on the bushfire protection measures required for the proposed paper subdivision of land within Lot 1 in DP 121046 and Lot 20 in DP 712018, No. 247 St Andrews Road, Varoville.

The land parcel known as Lot 1 in DP 121046 and Lot 20 in DP 712018 consists of 143.36 hectares of land located to the west of St Andrews Road and contains the following existing development:

- Carmel House (MGL Sisters);
- Mount Carmel Retreat Centre;
- Our Lady of Mount Carmel Catholic Church; and
- Mount Carmel Catholic College.

The development proposal amalgamates Lot 1 in DP 121046 and Lot 20 in DP 712018 and subdivides the amalgamated parcel into:

- Lot 10, which contains the existing Carmel House (MGL Sisters);
- Lot 11, which contains the existing Our Lady of Mount Carmel Catholic Church and Preschool;
- Lot 12, which contains the existing Mount Carmel Catholic College; and
- Lot 13, which contains the existing Mount Carmel Retreat Centre.

The subdivision proposal also includes the establishment of Asset Protection Zones to the existing buildings within proposed Lot 11 (Our Lady of Mount Carmel Catholic Church and Preschool) and proposed Lot 12 (Mount Carmel Catholic College).

The subdivision proposal does not include the construction of new buildings, establishment of new roads or the provision of ancillary services such as electrical and water supplies as these are already provided.

An examination of the Campbelltown Bushfire Prone Land Map identified that the development site contains Category 3 Bushfire Prone vegetation with a small area of Category 1 Bushfire Prone Vegetation on the land occupied by Carmel House (MGL Sisters).

The Development Application to subdivide the land is therefore deemed to be integrated development pursuant to Section 4.46 & 4.47 of the *Environmental Planning & Assessment Act 1979* and requires the issue of a Bushfire Safety Authority under Section 100B of the Rural Fires Act 1997.

B213750 – No. 247 St Andrews Road, Varoville



This report examines the potential bushfire risk to the existing buildings/complexes on the site and provides recommendations on the provision of Asset Protection Zones and fuel management measures necessary to reduce the potential bushfire risk.

Graham Swain, Managing Director

Australian Bushfire Protection Planners Pty Limited
FPA Member: 48781

B213750 – No. 247 St Andrews Road, Varoville



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SECTION 1

INTRODUCTION

1.1 Aim of this Assessment.

The aim of this Bushfire Protection Assessment is to examine the paper subdivision of Lot 1 in DP 121046 and Lot 20 in DP 712018, No 247 St Andrews Road Varoville and provide recommendations on the provisions of bushfire protection measures to the existing buildings.

1.2 Statutory Requirements.

This assessment has been prepared having regard to the following legislative and planning requirements:

1.2.1 Legislation.

(a) *Environmental Planning and Assessment Act (EPA Act)*

Planning and development within NSW is regulated by the *Environmental Planning & Assessment Act, 1997* (EPA Act).

Section 4.46 defines the subdivision of Bushfire Prone Land as integrated development, which requires, under Section 4.47 of the Act a consent authority, before granting consent, to obtain from the NSW Rural Fire Service the general terms of approval under Section 100B of the *Rural Fires Act 1997*.

(b) *Rural Fires Act 1997*

The objectives of the *Rural Fires Act* are to provide:

- The prevention, mitigation and suppression of fires;
- Coordination of bushfire fighting and prevention;
- Protection of people and property from fires; and
- Protection of the environment.

In relation to the subdivision of bushfire prone land Section 100B of the Act applies and provides for the issue, by the Commissioner of the NSW Rural Fire Service, of a Bushfire Safety Authority.

Application for a Bushfire Safety Authority [for the proposed subdivision of the land] must be lodged as part of the development application process and must demonstrate compliance with *Planning for Bushfire Protection 2019* and other matters which are considered necessary, by the Commissioner, to protect persons, property and the environment from the impact of bushfire.

In relation to the management of bushfire fuels on public and private lands within NSW, Sections 63(1) and 63(2) require public authorities and owners / occupiers of land to take all practicable steps to prevent the occurrence of bushfires on, and to minimize the danger of the spread of bushfires.



In relation to the management of bushfire fuels on public and private lands within NSW Sections 63(1) and 63(2) require public authorities and owners / occupiers of land to take all practicable steps to prevent the occurrence of bushfires on, and to minimize the danger of the spread of bushfires.

(c) Rural Fires Regulation 2013.

Section 44 of the *Rural Fires Regulation 2013* relates to planning for new residential, rural residential and special fire protection developments in bushfire prone areas in NSW and provides details of the matters that are required to be addressed for the issue of a *Bushfire Safety Authority* under Section 100B of the *Rural Fires Act*.

1.2.2 Planning Policies.

Planning for Bushfire Protection – 2019. (NSW Rural Fire Service)

This document provides guidance on the planning and development control processes in relation to bushfire protection measures for rural residential and residential subdivision, “*Special Fire Protection*” and Class 5 – 8 and 10 buildings in bushfire prone areas.

1.3 Documentation Reviewed.

The following documents were reviewed in the preparation of this assessment:

- Plans of proposed subdivision of Lot 1 in DP 121046 and Lot 20 in DP 712018 prepared by Premise – Project No. 321387, Sheets DS01, DS02 & DS03 Dated 18.11.2021;
- *Planning for Bushfire Protection 2019* prepared by the NSW Rural Fire Service;
- Australian Standard A.S. 3959 – 2018 – ‘*Construction of Buildings in Bushfire Prone Areas*’

1.4 Site Inspection.

Graham Swain of **Australian Bushfire Protection Planners Pty Limited** inspected the development site on the 15th of September 2021 to assess the topography, gradients of the land within and external to the site and vegetation classification within and adjoining the development property, existing bushfire mitigation measures and a visual assessment of bushfire threat.

The land adjoining the development site was also inspected to determine the surrounding land use / land management practices and extent of bushfire prone vegetation.

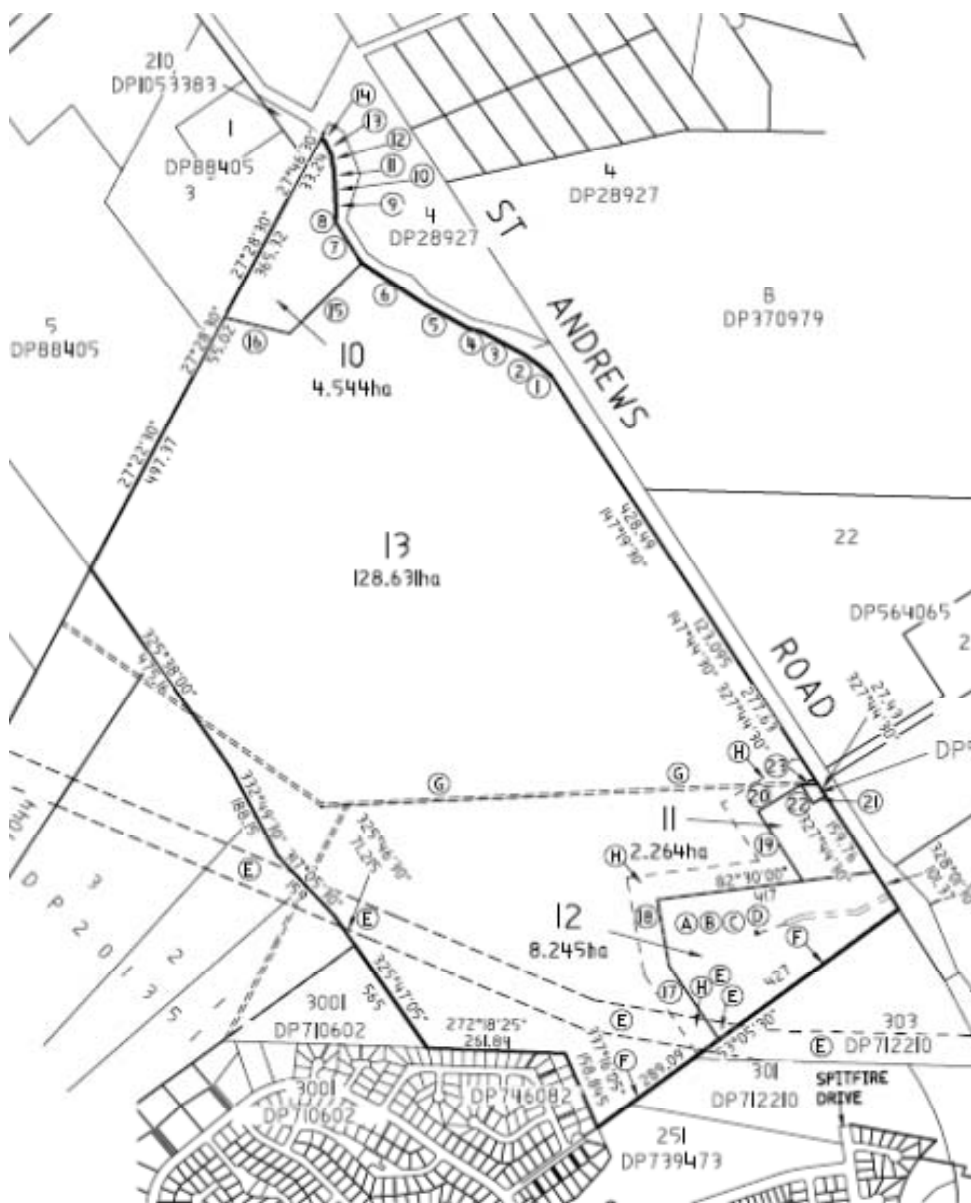
B213750 – No. 247 St Andrews Road, Varoville



1.5 Development Proposal.

This report has been prepared to support a four lot paper subdivision of Lot 1 in DP 121046 and Lot 20 in DP 712018, No. 247 St Andrews Road, Varoville.

Figure 1 – Plan of proposed four lot paper subdivision of Lot 1 in DP 121046 and Lot 20 in DP 712018.



- | | |
|---|--|
| (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP117936) | (E) EASEMENT FOR ENERGY TRANSMISSION LINE 60 WIDE (VIDE AD8075321) |
| (B) RESTRICTION ON USE OF LAND (DP117936) | (F) EASEMENT FOR WATER PIPELINE 2.44 WIDE (VIDE H95297) MWS&DB |
| (C) EASEMENT FOR UNDERGROUND CABLES 1 WIDE (DP117936) | (G) EASEMENT 6.095 WIDE (VIDE DP222267) |
| (D) EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP117936) | (H) RESTRICTION ON THE USED OF LAND 50 WIDE & VARIABLE |

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1.6 Location & Description of Development Site.

Lot 1 in DP 121046 and Lot 20 in DP 712018 consists of 143.36 hectares of land located to the west of St Andrews Road and contains the following existing development - Carmel House (MGL Sisters); Mount Carmel Retreat Centre; Our Lady of Mount Carmel Catholic Church and the Mount Carmel Catholic College.

Figure 2 – Aerial Photograph showing the location of Development Site.



B213750 – No. 247 St Andrews Road, Varoville

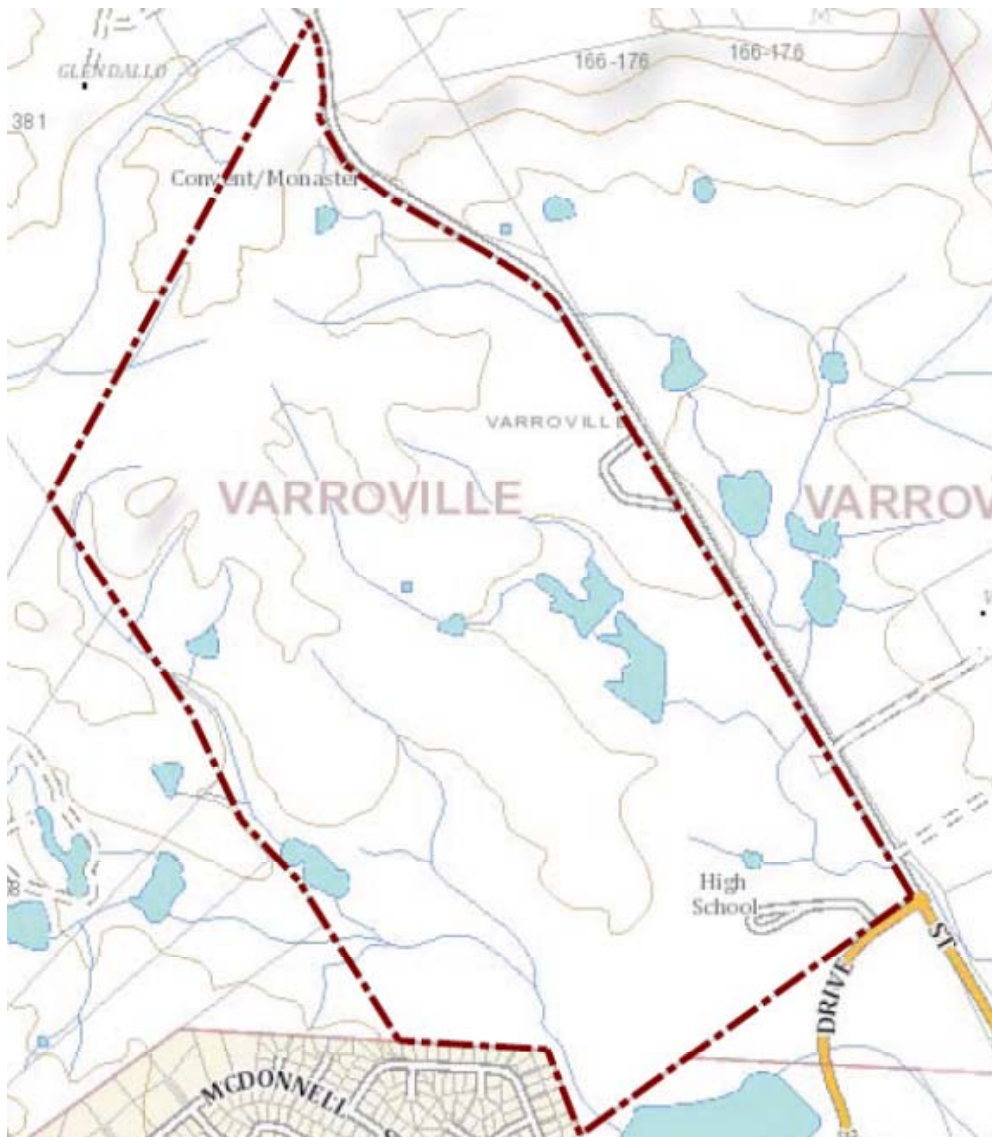


1.7 Topography of the Land within the Development Site.

The land within the development site forms the eastern face of a ridgeline that rises to the northwest from RL 40 metres AHD at the eastern portion of the site to RL 130 metres AHD at the northern corner of the site.

A number of watercourses form the undulating landform within the site

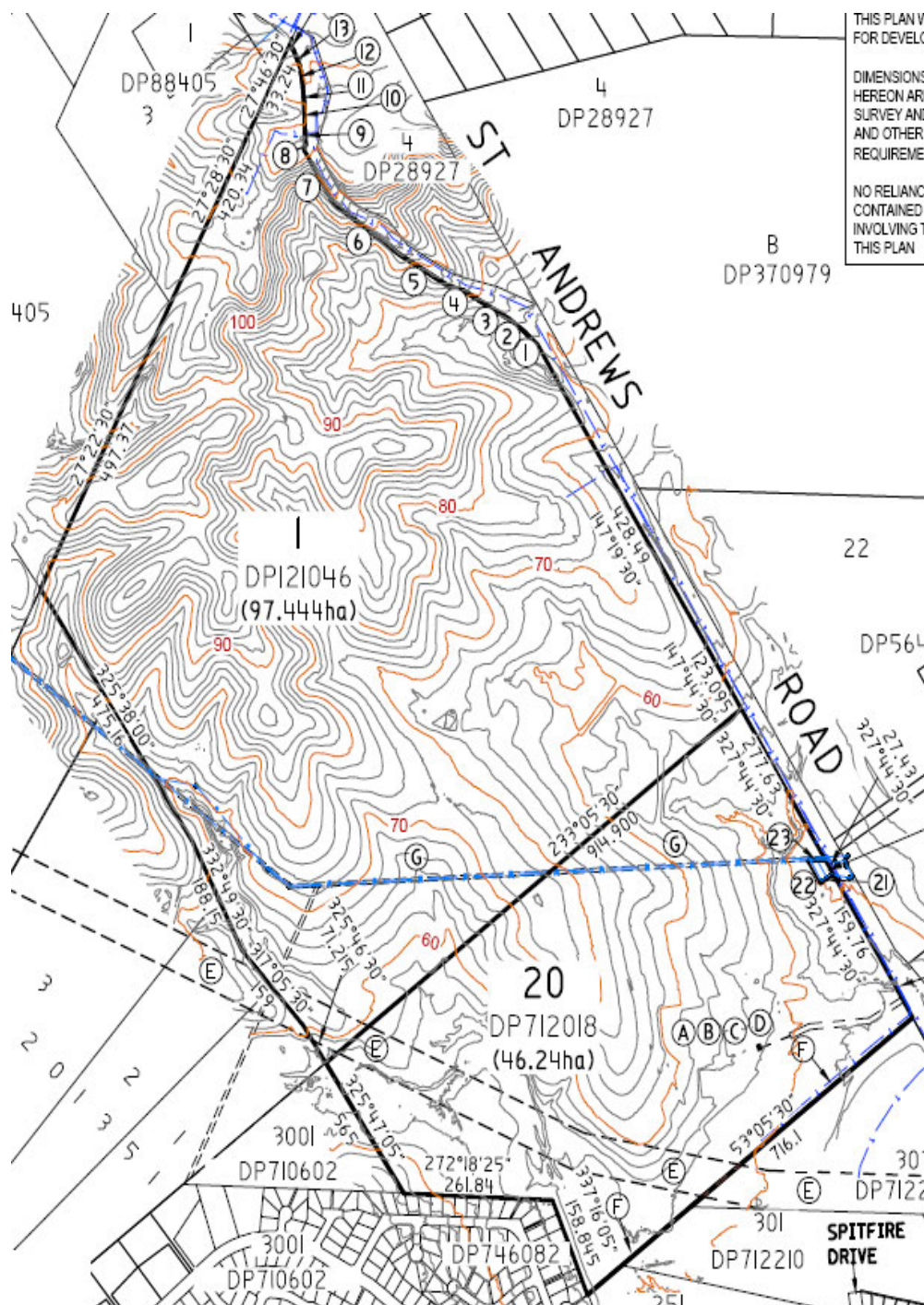
Figure 3 – Topographic Map of the Development Site.



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Figure 4 – Survey Contour Plan of the Development Site.



1.8 Vegetation Communities on the land within the Development Site.

Vegetation is classified using Figure A1.2 of *Planning for Bushfire Protection 2019*, which classifies vegetation types into the following groups:

B213750 – No. 247 St Andrews Road, Varoille



- (a) Rainforest;
- (b) Wet Sclerophyll Forest;
- (c) Dry Sclerophyll Forest;
- (d) Woodland;
- (e) Tall Heath;
- (f) Short Heath; and
- (g) Grassland.

The vegetation within the development site predominantly consists of grassland with areas of woodland. The northern corner of the site contains forest vegetation along the site boundary, extending to the west and south of the existing Carmel House (MGL) development precinct.

Figure 5 – Aerial Photograph of Site.





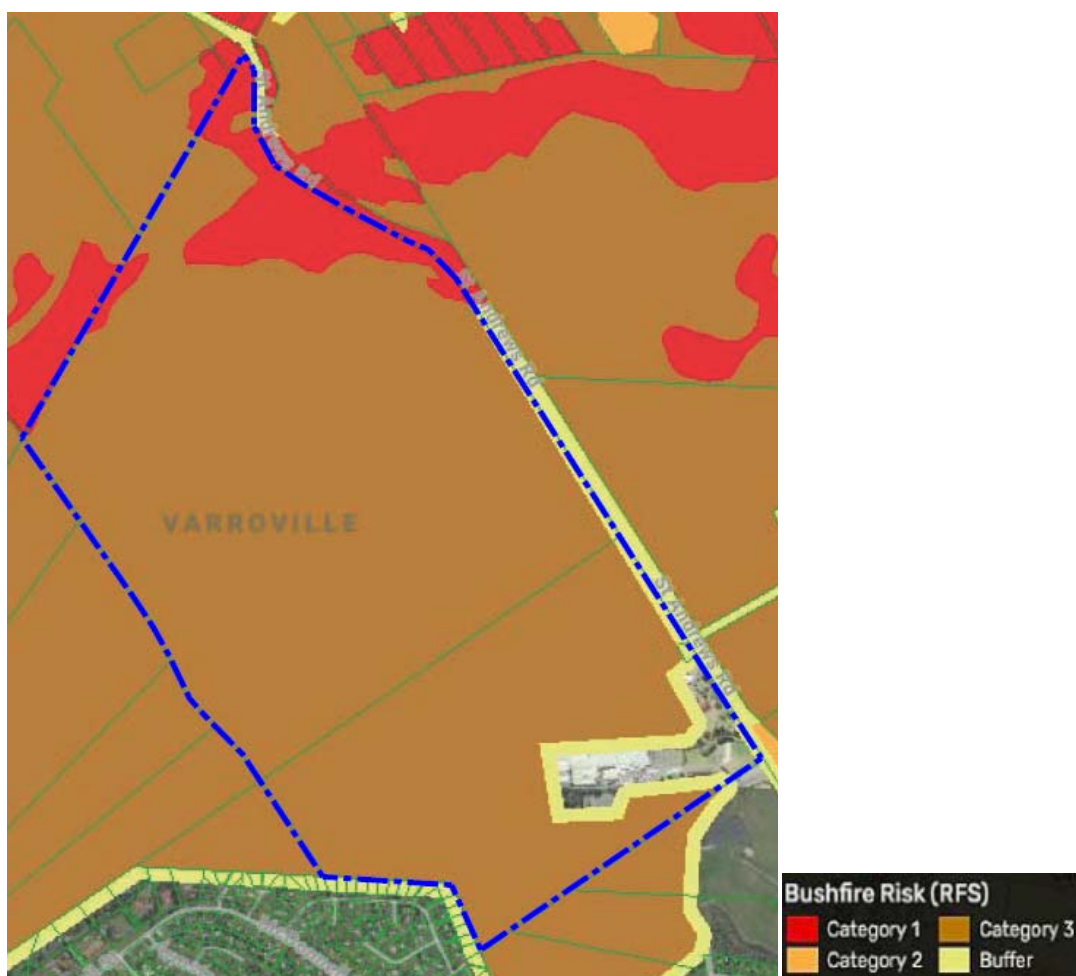
SECTION 2

BUSHFIRE HAZARD ASSESSMENT

2.1 Certified Bushfire Prone Land Map.

Section 10.3 of the *Environmental Planning & Assessment Act 1979* requires councils, where a Bushfire Risk Management Plan applies, to prepare a Bushfire Prone Land Map in consultation with the Commissioner of the NSW Rural Fire Service. The Commissioner will designate lands to be Bushfire Prone within an area and, when satisfied that the lands have been recorded on a map, will certify the map as a Bushfire Prone Land Map for the purposes of this or any other Act.

Figure 6 – Extract from the Campbelltown Bushfire Prone Land Map.



The Campbelltown BFPLM map records the site as containing Category 3 Bushfire Prone Vegetation with a small area of Category 1 Bushfire Prone Vegetation located in the northern corner of the site.



SECTION 3

BUSHFIRE PROTECTION ASSESSMENT

3.1 Introduction.

The development proposal seeks approval for the three lot paper subdivision of Lot 1 in DP 121046 and Lot 20 in DP 712018.

Proposed Lot 10 is located in the northern portion of the site and contains the existing Carmel House (MGL) complex – refer to Figure 7 – Aerial Photograph of Carmel House (MGL) complex.

Figure 7 – Aerial Photograph of proposed Lot 10 and the Carmel House (MGL) complex.



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Proposed Lot 13 is located in the central portion of the site and contains the existing Mount Carmel Retreat Centre complex – refer to Figure 8 – Aerial Photograph of Carmel House (MGL) complex.

Figure 8 – Aerial Photograph of proposed Lot 13 and the Mount Carmel Retreat Centre complex.



Proposed Lot 11 is located in the southeast corner of the site and contains the existing Our Lady of Mount Carmel Catholic Church and Childcare Centre – refer to Figure 9 – Aerial Photograph of proposed Lot 11 and the Mount Carmel Catholic Church and Childcare Centre.

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Figure 9 – Aerial Photograph of proposed Lot 11 and the Mount Carmel Catholic Church and Childcare Centre.



Proposed Lot 12 is located in the southeast corner of the site and contains the existing Mount Carmel Catholic College – refer to Figure 10 – Aerial Photograph of proposed Lot 12 and the Mount Carmel Catholic College.

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Figure 10 – Aerial Photograph of proposed Lot 12 and the Mount Carmel Catholic College.



3.2 The provision of Bushfire Protection Measures to the existing Buildings.

The subdivision proposal does not include modification to the existing buildings or the erection of new assets.

An assessment of the bushfire risk to the existing buildings on the site was undertaken during the site inspection and recommendations made on the establishment and management of bushfire protection zones (BPZs) to the existing buildings. These recommendations are shown on the following figures.



3.2.1 Bushfire Protection Measures to the existing Carmel House Buildings on proposed Lot 10.

The subdivision proposal for proposed Lot 10 includes the establishment and management of the land within the lot as an Asset Protection Zone – refer to Figure 11.

Figure 11 – Aerial Photograph of proposed Lot 10 and the Asset Protection Zones to the Carmel House (MGL) complex.



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The Asset Protection Zone shall be managed as an Inner Protection Area (IPA) in accordance with Appendix 4 of *Planning for Bushfire Protection 2019*.

An Easement is to be establishment on the title of proposed Lot 10 for the establishment and management of the Asset Protection Zone.

A draft copy of the Terms of the Easement is provided below.

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 1 of 4)

Plan

Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. Dated:

Full name and address of the owners of the land

The Trustees of the Discaiced Carmelite Fathers
247 St Andrews Road
Varroville NSW 2566

Part 1 (Creation)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Restriction on the Use of Land	Lot 10	Campbelltown City Council
2	Restriction on the Use of Land	Part of Lot 13 designated 'H' on the Plan	Lots 11 & 12

Part 2 (Terms)

1. Terms of the Restriction on the Use of Land numbered 1 in the plan.

Lot 10 shall be managed as an inner protection area as set out in 'Planning for Bush Fire Protection 2019'.

Name of authority empowered to release, vary or modify the restriction numbered 1 in the plan.

Campbelltown City Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the release, variation or modification.

The restriction may be released, varied or modified upon the removal of the hazard as part of any future development of Lot 13.

Note: The site inspection confirmed that works are required to address ember protection to the existing buildings.

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3.2.2 Bushfire Protection Measures to the existing Mount Carmel Retreat Centre Buildings on proposed Lot 13.

The subdivision proposal for proposed Lot 13 includes the establishment and management of the land surrounding the existing complex as a Defendable.

Figure 12 – Aerial Photograph of proposed Lot 13 and the Defendable Space to the Mount Carmel Retreat Centre.



The Defendable Space within the immediate curtilage to the buildings shall be maintained by mowing or slashing.

The Fuel Managed Zone shall be slashed and/or grazed to maintain a maximum 100mm grass height during the Bushfire Danger Period.

The site inspection confirmed that works are required to address ember protection to the existing buildings.

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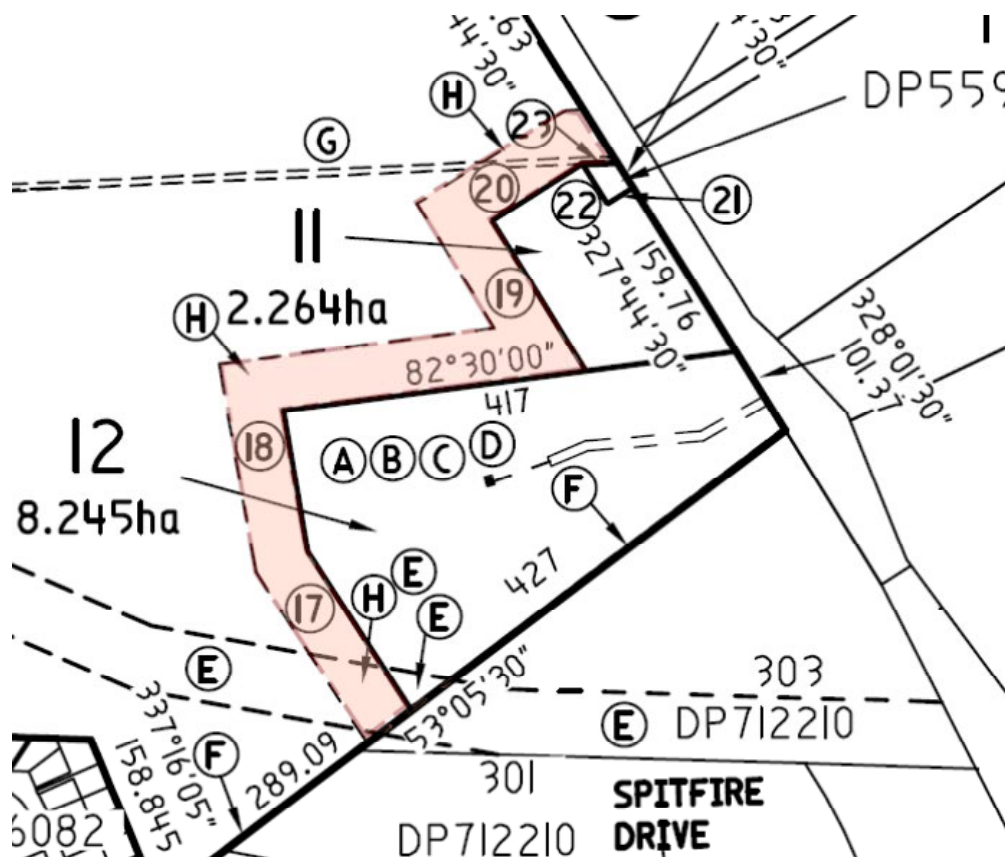
3.2.3 Bushfire Protection Measures to the existing Mount Carmel Retreat Centre Buildings on proposed Lot 13.

The subdivision proposal creates proposed Lot 11 and Lot 12, located in the southeast corner of the site.

Proposed Lot 11 contains the existing Our Lady of Carmel Catholic Church and proposed Lot 12 contains the existing Mount Carmel Catholic College.

The subdivision proposal includes the provision of designated 50 metre wide Asset Protection Zone within proposed Lot 13 so as to provide protection to the existing assets within proposed Lot 11 & 12 – refer to Figure 13.

Figure 13 – Subdivision Plan of proposed Lot 11 & 12 showing the proposed 50 metre wide Asset Protection Zone to the existing Church and Childcare Centre on proposed Lot 11 and the existing Mount Carmel Catholic College on proposed Lot 12.



The Asset Protection Zone shall be managed as an Inner Protection Area (IPA) in accordance with Appendix 4 of *Planning for Bushfire Protection 2019*.

B213750 – No. 247 St Andrews Road, Varroville



An Easement is to be establishment on the title of proposed Lot 13 for the establishment and management of the Asset Protection Zone.

A draft copy of the Terms of the Easement is provided below.

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 1 of 4)

Plan

Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. Dated:

Full name and address of the owners of the land

The Trustees of the Discalced Carmelite Fathers
247 St Andrews Road
Varroville NSW 2566

Part 1 (Creation)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Restriction on the Use of Land	Lot 10	Campbelltown City Council
2	Restriction on the Use of Land	Part of Lot 13 designated 'H' on the Plan	Lots 11 & 12

Part 2 (Terms)

1. Terms of the Restriction on the Use of Land numbered 1 in the plan.

Lot 10 shall be managed as an inner protection area as set out in 'Planning for Bush Fire Protection 2019'.

Name of authority empowered to release, vary or modify the restriction numbered 1 in the plan.

Campbelltown City Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the release, variation or modification.

The restriction may be released, varied or modified upon the removal of the hazard as part of any future development of Lot 13.

2. Terms of the Restriction on the Use of Land numbered 2 in the plan.

The land within an area designated 'H' be managed as an inner protection area as set out in 'Planning for Bush Fire Protection 2019'.

B213750 – No. 247 St Andrews Road, Varoville



Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 2 of 4)

Plan Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. Dated:

The owners of the lots benefited may:

- (a) at the expiration of at least one week's notice served on the owner or occupier of the lot burdened, access the area designated "H" for the purpose of maintaining that area as an inner protection area as set out in 'Planning for Bush Fire Protection 2019',
- (b) do anything reasonably necessary for that purpose, including:
 - entering the lot burdened, and
 - taking anything on to the lot burdened.

In exercising those powers, the owners of the lots benefited must:

- (a) ensure all work on the area designated "H" is done properly and carried out as quickly as is practicable, and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
- (c) cause as little damage as is practicable to the lot burdened and any improvement on it,
- (d) restore the lot burdened as nearly as is practicable to its former condition, and
- (e) make good any collateral damage.

Name of authority empowered to release, vary or modify the restriction numbered 2 in the plan.

Campbelltown City Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the release, variation or modification.

The restriction may be released, varied or modified upon the removal of the hazard as part of any future development of Lot 13.

3.3 Construction Measures to the existing buildings.

An inspection of the buildings within the Carmel House (MGL) and the Mount Carmel Retreat Centre confirmed that most of the existing buildings were constructed prior to the requirement to protect against ember attack.

It is recommended that measures should be undertaken to provide ember protection to the buildings. Some of the measures identified include:

1. Protection of openings in the wall vents and eaves to Carmel House;
2. Ember protection to the roller doors to the new garages within the Mount Carmel Retreat Centre;
3. Ember protection to the weep-holes and weather seals to the external doors within the Mount Carmel Retreat Centre;
4. Fitting of ember mesh flyscreens to windows to Carmel House and the Mount Carmel Retreat Centre.

B213750 – No. 247 St Andrews Road, Varoville



The bushfire risk to the buildings on Proposed Lot 11 and Lot 12 is from a fire in the surrounding grassland vegetation.

The provision of the recommended 50 metre wide Asset Protection Zone on proposed Lot 13 mitigates the hazard and therefore no additional ember protection is required to these buildings.

3.4 Access Standards for Firefighting Operations.

The existing road network to the facilities on the site, combined with farm tracks within the grazing paddocks, provides suitable access for fire-fighting operations.

Consideration to the addition of a 4m wide compacted gravel fire access link from the Carmel House driveway, extending to the east of the buildings to the southern corner of proposed Lot 10, complete with a 'Y' turning head adjacent to the Meditation Hut.

3.5 Water Supplies for Firefighting Operations.

A reticulated water supply is provided to each of the facilities within the site.

No additional fire-fighting water supplies are required.

3.6 Emergency Management for Fire Protection / Evacuation.

Each of the facilities shall prepare a specific Bushfire Evacuation Plan.

The Evacuation Plan shall address the protocols for the timely relocation of occupants in the event that an emergency occurs, both within the site or within the local area.

The Evacuation Plan shall comply with AS 3745:2010 *"Planning for Emergencies in Facilities"*.

A copy of the Evacuation Plan shall be provided to the Local Emergency Management Committee/Police, Fire & Rescue NSW and NSW Rural Fire Service.

B213750 – No. 247 St Andrews Road, Varoville



SECTION 4

CONCLUSION

The proposed development seeks approval for the four lot paper subdivision of Lot 1 in DP121046 and Lot 20 in DP 712018, No. 247 St Andrews Road, Varoville.

The subdivision proposal separates the four individual landuses on the site into four separate lots.

This report examines the hazard to the existing facilities and provides recommendations on the application of a suite of bushfire protection measures including Asset Protection Zones and the provision of ember protection to the existing buildings.

This report has examined:

- The provision of Asset Protection Zones to the existing buildings;
- Ember protection to the existing buildings on proposed Lot 10 and Lot 13;
- Access and water supply provisions for fire-fighting operations;
- Management of the fire protection measures, including the Asset Protection Zones; and
- Emergency management [evacuation] planning.

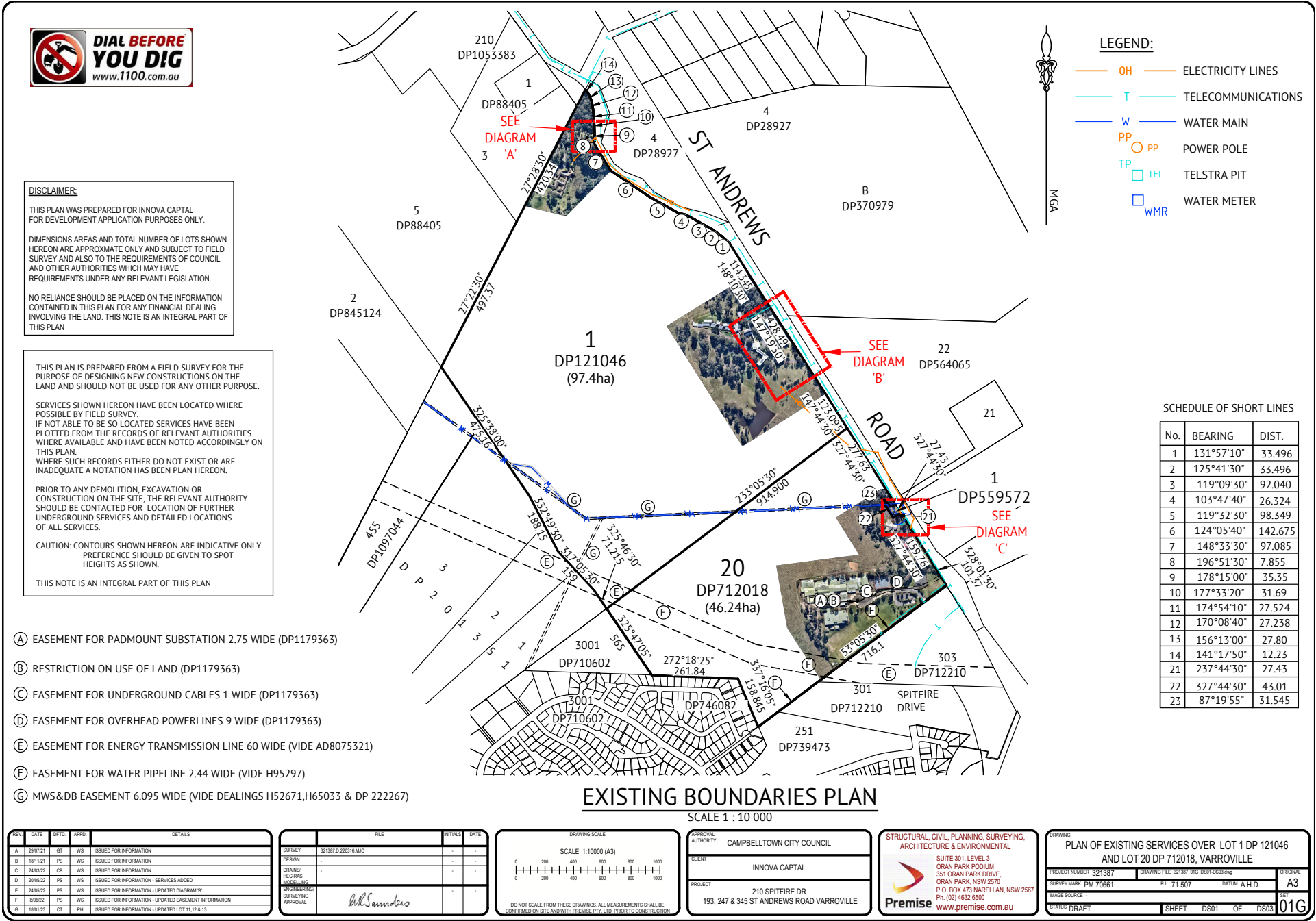
Graham Swain, Managing Director,
Australian Bushfire Protection Planners Pty Limited.
Fire Protection Association Australia Member No 4878

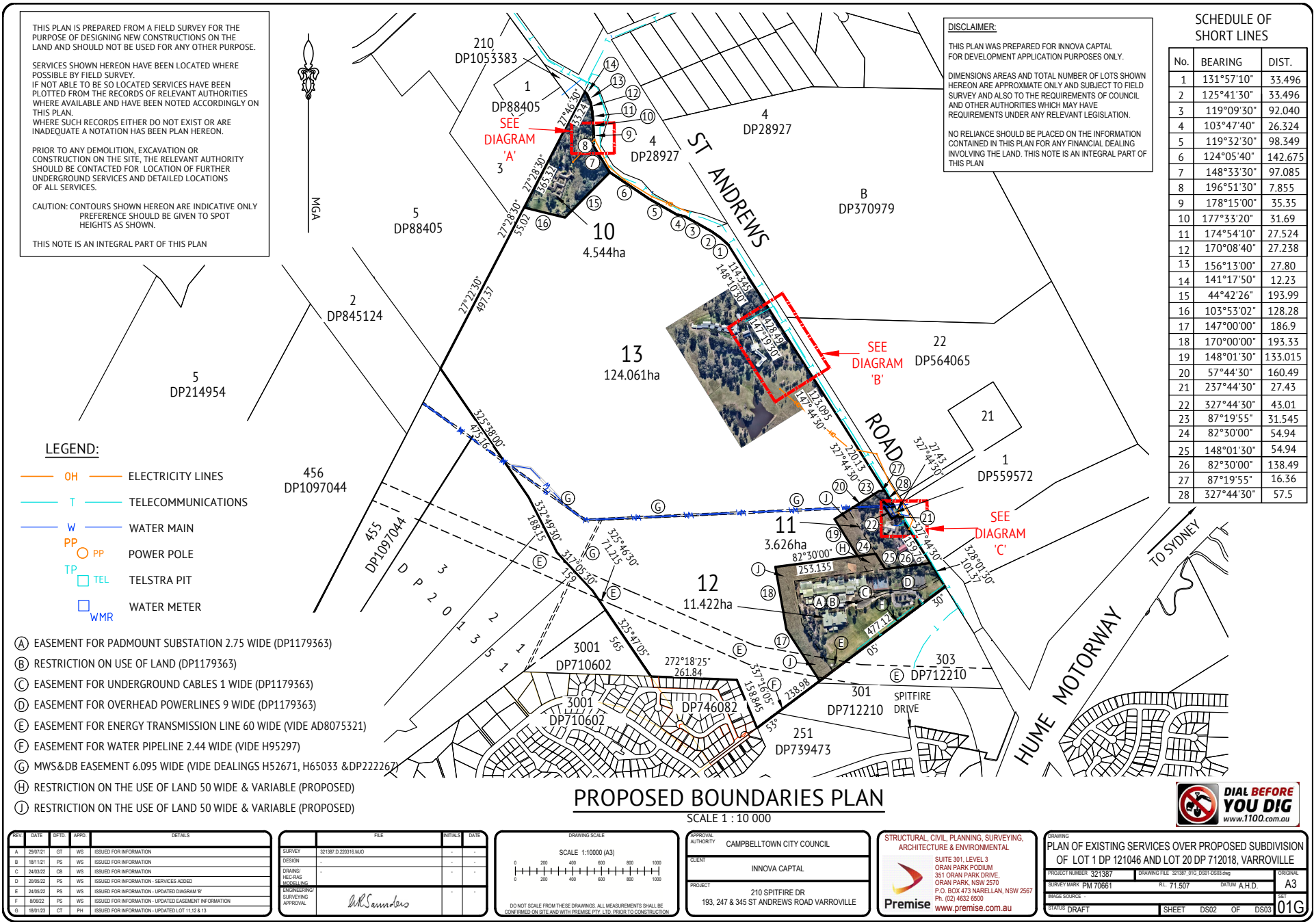
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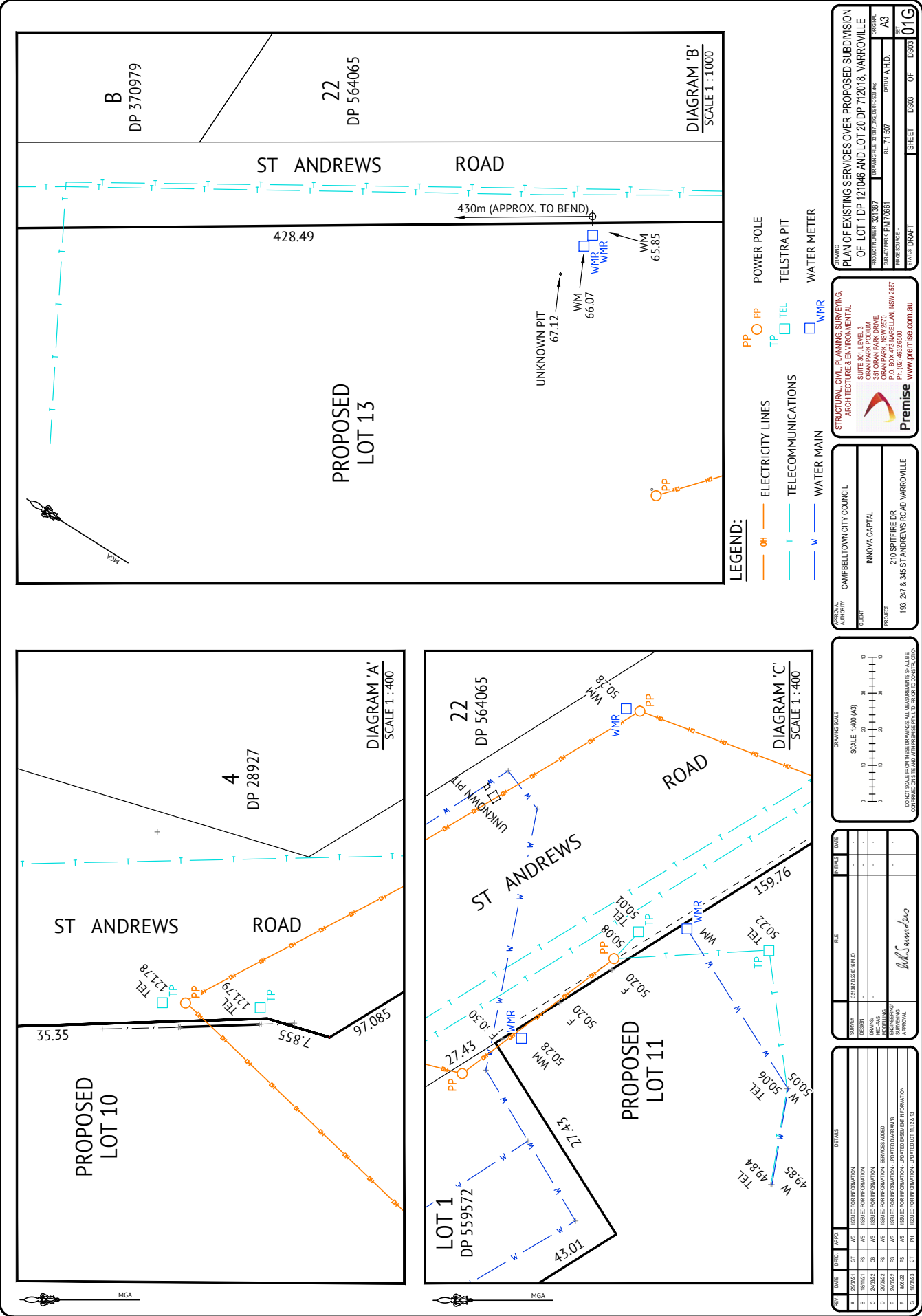


REFERENCES:

- N.S.W Rural Fire Service – *Planning for Bushfire Protection 2019*;
- *Environmental Planning & Assessment Act – 1979*;
- *Rural Fires Act – 1997*;
- *Rural Fires Regulation 2013*;
- NSW Rural Fire Service – *Guideline for Bushfire Prone Land Mapping 2015*;
- *Bushfire Environmental Assessment Code 2019*;
- Building Code of Australia;
- Australian Standard A.S. 3959-2018 “*Construction of Buildings in Bushfire Prone Areas*”;
- *Campbelltown Bushfire Prone Land Map*.







Proposed Amendment to Campbelltown
Local Environmental Plan 2015

VARROVILLE PLANNING PROPOSAL



**Lot 20 in DP 712018 and Lot 1 in DP 121046
St Andrews Road and Spitfire Drive, Varroville
Planning Proposal**

March 2023

**Proposed Amendment to Campbelltown
Local Environmental Plan 2015****VARROVILLE PLANNING PROPOSAL****Introduction**

This Planning Proposal (PP) explains the intent of, and justification for, the proposed amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) Minimum Lot Size Map for Lot 20 DP 71208 at No's 210 Spitfire Drive and 193 St Andrews Road, Varroville and Lot 1 DP 121046 at Numbers 247 and 345 St Andrews Road, Varroville.

The proposed amendment that forms the basis of the PP seeks to update the minimum lot size map by changing the minimum of 100 hectares to a variety of other minimum areas within the site. This will facilitate a future subdivision in accordance with the proposed procedural subdivision plan boundaries shown in Attachment 6.

This PP seeks to change the minimum lot size of the site from 100 hectares to a minimum of 4 hectares for Proposed Lot 10, a minimum of 3 hectares for Proposed Lot 11 and a minimum of 10 hectares for Proposed Lot 12. Proposed Lot 13 will remain as per the existing minimum lot size of 100 hectares.

The Site

The site is a large holding of 143.4 hectares consisting of 2 adjoining lots on the western side of St Andrews Drive, Varroville with additional separate access on the western side of Spitfire Drive, Varroville. The site is located within the Scenic Protection and Preservation area known as the Scenic Hills. The land is located approximately 10 kms north of the Campbelltown CBD (Refer to Figure 1).

The site is occupied by Mount Carmel Catholic College, a coeducational Catholic secondary school, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery.

This PP applies to Lots 20 DP 71208 and Lot 1 DP 121046 at Spitfire Drive and St Andrews Road, Varroville (Refer to Attachment 7).

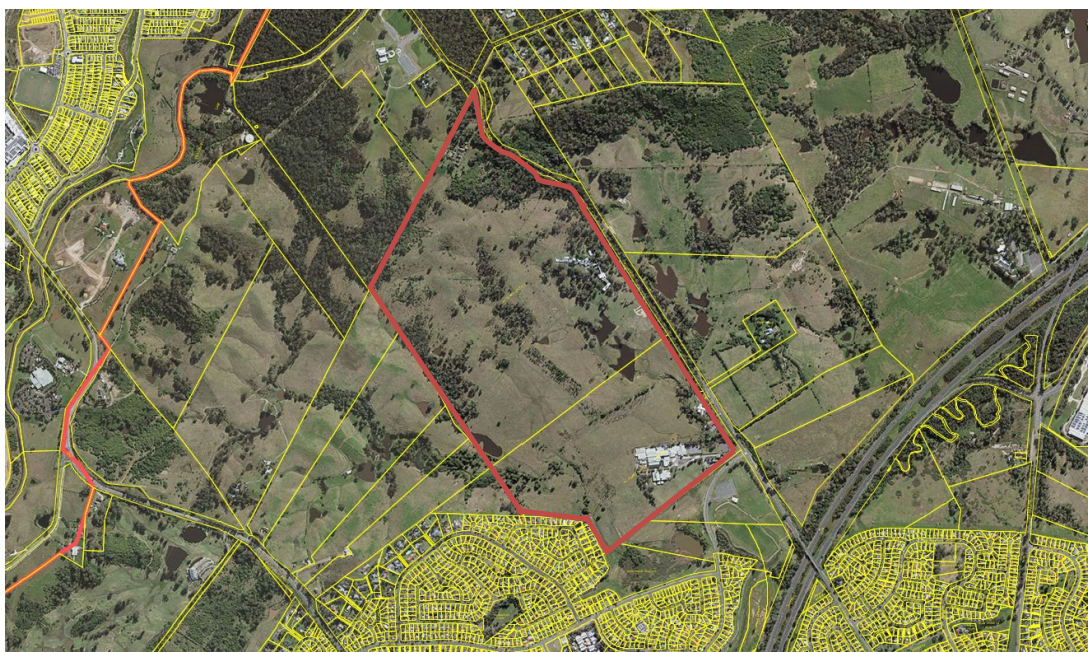
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Figure 1 – Location Map

Site

The site is currently zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015. The PP does not entail an amendment to the zoning for the site.

Background

This PP is submitted with the intention of changing the existing minimum lot size within the site to facilitate the future procedural subdivision of the site into four lots. The applicant had previously sought to achieve this outcome by amending the additional permitted uses map. However, lot size is not a land use and this approach was not supported by Councils Planners. As such, this PP is prepared on the basis of a recommendation to amend the minimum lot size map.

The background Planning Proposal Request (PPR) was prepared by Capital Syndications Pty Ltd trading as 'Innova Capital' as the proponent on behalf of the Catholic Education Office of the Diocese of Wollongong and the landowner, being The Trustees of the Discalced Carmelite Fathers. The landowner is an unrelated organisation to the first proponent. Both proponents are each identified as being within part of the Roman Catholic Church, as a faith and religious community.

The potential future procedural subdivision that the PP would support, seeks to create separate land lots for existing land uses on the site which include Mount Carmel Catholic College, a coeducational Catholic Secondary School, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery.

**Proposed Amendment to Campbelltown
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The site currently comprises 2 lots being Lot 20 DP 71208 and Lot 1 DP 121046. The site is located in Varroville with access to St Andrews Road and Spitfire Drive and is occupied by Mount Carmel Catholic College, a coeducational Catholic Secondary School with 1,144 students, Our Lady of Mount Carmel Church and Kindergarten, Mount Carmel Retreat Centre and Priory, and Carmel House Monastery. The 40 place Kindergarten shares usage of the church hall with the parish Monday to Friday during school hours. The Mount Carmel Retreat Centre is a conference and retreat centre accommodating 105 guests. The Monastery building is currently home to the Sisters of the Missionaries of God's Love. The Monastery was historically home to the Carmelite nuns, who continue ownership of the monastery.

The site includes a vegetative buffer to St Andrews Road with separate driveway access for each of the main distinct uses, with an additional separate entrance on Spitfire Drive to the Mount Carmel Catholic College. The site is located within the Scenic Protection and Preservation area known as the Scenic Hills.

The southern boundary adjoins the existing suburb of Raby with other large lot properties to the north, east and west. To the east of Mount Carmel Catholic College on Spitfire Drive is Kooringa Reserve with associated soccer fields and car parking.

A development consent was previously issued by Council for the development of the Mount Carmel Catholic College. The development application required access to the school via Spitfire Drive as a condition of development consent.

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

Part 1 – Objectives or Intended Outcomes

The principal objective or intended outcome of the PP is to facilitate the future procedural subdivision of the land in accordance with existing land uses; so as to facilitate their sustainable existence as independent facilities.

Specifically, it is proposed to create, via an amendment to the minimum lot size map, a planning framework for the future creation of allotments as per the schedule below:

Proposed Lot 10 is 4.544 hectares

Proposed Lot 11 is 3.626 hectares

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Proposed Lot 12 is 8.245 hectares.

Proposed Lot 13 is 124.061 hectares.

(Refer to the attached proposed boundary plan at Attachment 6).

In addition to facilitating orderly ownership structures for the site through the facilitation of a procedural subdivision, a further objective is to facilitate preservation of the scenic qualities of the Scenic Hills Landscape Unit. This objective is achieved as no additional development is proposed.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the PP will be achieved by amending the lot size map Clause Application Map LSZ_007 in CLEP 2015 to change the minimum lot size of the site from 100 hectares to a minimum of 4 hectares for Proposed Lot 10, a minimum of 3 hectares for Proposed Lot 11 and a minimum of 10 hectares for Proposed Lot 12. Proposed Lot 13 will retain as a minimum of 100 hectares.

Changing the minimum lot sizes within the site will allow for a future subdivision application to be lodged that creates separate parcels based on the land uses within the site.

This will require a change to the Campbelltown Local Environmental Plan 2015 Lot Size Map Sheet LSZ_007 (Refer to Part 4).

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the Planning Proposal a result of any strategic study or report?

The PP is not a result of any strategic study or report. However, the Proposal importantly does not compromise the overarching strategic planning framework at a regional, district and local level and facilitates the long term sustainability of the principal existing entities (refer to Part 3 and 4 below).

The Proposal is also supported by the reports and studies detailed in Table 1 below and additional information in the PPR that form Attachments 2-5 inclusive.

Specialist Technical Studies	Author	Date
Social and Cultural Assessment	Urbis	18 March 2022

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Traffic and Transport Assessment	Stanbury Traffic Planning	29 March 2022
Bushfire Assessment	ABPP	7 April 2022
Preliminary Site Contamination Assessment	Geo-Environmental	29 October 2021

Table 1: Background Studies and Reports

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

The PP to amend the nominated minimum lot size map within the Campbelltown Local Environmental Plan (CLEP) is considered to be the best way to achieve the intended outcomes and objectives, as it is considered to be the simplest administrative and most transparent approach. Amending the CLEP 2015 is the only identified way to achieve the intended outcomes.

Section B – Relationship to strategic planning framework

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

Yes.

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

Greater Sydney Region Plan

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

The PP is considered to be not inconsistent with the Greater Sydney Region Plan as it aims to support the continuation of existing uses that provide faith based education, fellowship, accommodation, recreation and community based activities (Refer to the accompanying documentation in Table 1).

Western City District Plan

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

Of particular relevance, the Western City District Plan seeks to ensure adequate service infrastructure is in place, social needs are catered for and environmental sensitivities are managed.

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The PP will support the ability of Mount Carmel Catholic College to apply for and secure future funding applications, giving strength to its ongoing viability. In addition, the future creation of individual lots for each use on the site will provide increased flexibility and structure which is important to the ongoing viability of each use.

Importantly, the Proposal improves bushfire management within the site through the use of additional asset protection zones that will be required as a result of any future subdivision (Refer to the Bushfire Assessment referenced in Table 1) and accompanying 88B instrument available as Attachment 9.

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
A City Supported By Infrastructure			
<ul style="list-style-type: none"> Infrastructure use is optimised 	<ul style="list-style-type: none"> Planning for a city supported by infrastructure (W1) 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Adequate infrastructure services existing development
A City For People			
<ul style="list-style-type: none"> Communities are healthy, resilient and socially connected 	<ul style="list-style-type: none"> Providing services and social infrastructure to meet peoples changing needs (W3) 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Existing facilities service diverse social community needs
A City In Its Landscape			
<ul style="list-style-type: none"> Scenic and cultural landscaping are protected 	<ul style="list-style-type: none"> Protecting and enhancing scenic and cultural landscapes (W16) 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> The scenic hills landscape unit are not imperilled
<ul style="list-style-type: none"> Biodiversity is protected, urban bushland and remnant vegetation in enhanced 	<ul style="list-style-type: none"> Protecting and enhancing bushland and biodiversity (W14) 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> There is no adverse impact on existing biodiversity

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A Resilient City

<ul style="list-style-type: none"> People and places adapt to climate change and future shocks and stresses 	<ul style="list-style-type: none"> Protecting and improving the health and enjoyment of the District's Waterways (W12) 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> The proposal does not intensify development on the site or have an identified impact on the Georges River Catchment.
<ul style="list-style-type: none"> Exposure to natural and urban hazards is reduced 	<ul style="list-style-type: none"> Adapting to the impacts of urban and natural hazards and climate change (W20) 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Appropriate bushfire hazard management strategies underpin the proposal which will introduce additional asset protection zones for Proposed Lots 11 and 12 being the existing school and church.

Table 2: Key Directions and Planning Priorities

Greater Macarthur 2040 (GM 2040)

The Proposal is not subject to the provision of GM 2040.

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

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

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

It is further noted that the Proposal is not inconsistent with the Scenic Hills Landscape Unit provisions detailed in Clauses 7.6, 7.7 and 7.8 of CLEP 2015.

CLEP 2015 Current	Proposed Amendment
Mapping	
Minimum Lot Size The current minimum lot size is 100ha.	The Planning Proposal seeks to amend the Campbelltown Local Environmental Plan Minimum Lot Size Map LSZ_007 to change the minimum lot size of the site from 100 hectares to a minimum of 4 hectares for the area of Proposed Lot 10, a minimum of 3 hectares for Proposed Lot 11 and a minimum of 10 hectares for Proposed Lot 12.

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CLEP 2015 Current	Proposed Amendment
	<p>Proposed Lot 13 will remain as a minimum of 100 hectares.</p> <p>The proposed amendments will facilitate the procedural subdivision of the site in accordance with existing land uses.</p>

Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments

Campbelltown Community Strategic Plan – Campbelltown 2032 (CSP)

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

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

- Community and belonging
- Places for People
- Enriched Natural Environments
- Economic Prosperity
- Strong Leadership

The applicant has submitted a Social and Cultural Assessment prepared by Urbis referenced in Table 1 (Refer to attachment 2) which explores the historical context of the site and the demographic context of the uses within the Campbelltown Local Government Area.

The PP is not inconsistent with the outcomes listed and supports the principles of community, belonging and economic prosperity.

Campbelltown Local Strategic Planning Statement (LSPS)

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

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

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

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained

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

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

The PP is not inconsistent with the relevant outcomes listed. The PP only relates to a minor amendment to the CLEP 2015 relating to minimum lot size.

A statement of consistency with the LSPS is summarised below:

5.11 Promote community management of scenic and cultural landscapes in the LGA	The Proposal would continue to manage the important scenic and cultural landscape of the site within private ownership that is based in community faith based uses such as the church and school.
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Table 4: Campbelltown LSPS Consistency

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

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

State Environmental Planning Policies	Consistency	Comment
SEPP 65 – Design Quality of Residential Apartment Development	N/A	Not relevant to this Proposal.
SEPP (Biodiversity and Conservation) 2021	Yes	The PP is not inconsistent with the SEPP. There are no works proposed that will impact on the biodiversity of the site.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	State Environmental Planning Policy (BASIX) 2004 (SEPP BASIX) requires all future residential developments to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates are included as part of future DAs to demonstrate compliance with SEPP BASIX requirements. No residential development is proposed as part of this Proposal. Future development of the site

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		would take into consideration the requirements of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not relevant to the Proposal.
SEPP (Housing) 2021	N/A	Not relevant to this Proposal.
SEPP (Industry and Employment) 2021	N/A	Not relevant to this Proposal.
SEPP (Planning Systems) 2021	Yes	The PP is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Eastern Harbour City) 2021	N/A	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	Yes	The PP is not inconsistent with the SEPP.
SEPP (Precincts – Central River City) 2021	N/A	Not relevant to the Proposal.
SEPP (Precincts – Regional SEPP)	N/A	Not relevant to the Proposal.
SEPP (Primary Production) 2021	N/A	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	Yes	Chapter 4 relates to the Remediation of Lands and may be relevant to any future development application for subdivision.
SEPP (Resources and Energy) 2021	N/A	Not relevant to this Proposal.
SEPP (Transport and Infrastructure) 2021	N/A	Not relevant to this Proposal.

Table 5 – State Environmental Planning Policies Consistency

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6. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

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

Consideration of s9.1 Directions	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The PP is not inconsistent with this Direction. The PP does not change or intensify the existing uses of the site nor does it facilitate an uplift. The change to the minimum lot size facilitates a future procedural subdivision that is not expected to impact on the catchment or any natural environmental systems.
1.2 Development of Aboriginal Land Council land	N/A	Not relevant to the Proposal.
1.3 Approval and Referral Requirements	Yes	The PP does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
1.4 Site Specific Provisions	Justifiably inconsistent.	The Proposal relates to the change of the existing lot map size, for a specific end purpose given the circumstances of the site.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not relevant to the Proposal as the proposal is not located within this area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not relevant to the Proposal as the Proposal is not within the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the Proposal as the proposal is not within the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the Proposal as the Proposal is not within the Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not relevant to the Proposal as the proposal is not included in the

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		Greater Macarthur Urban Renewal Corridor
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	The Proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not relevant to the Proposal as the proposal is remote from the Bayside West Precinct.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not relevant to the Proposal as the proposal does not relate to the Cooks Cove Precinct.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not relevant to the Proposal as the site is not located within this area.
1.14 Implementation of Greater Macarthur 2040	N/A	The proposal is consistent in that it supports amenities for new communities including the ongoing use of the site as a Catholic high school and for faith based uses.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
1.16 North West Rail Link Corridor Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
1.17 Implementation of the Bays West Place Strategy	N/A	Not relevant to the Proposal as the site is not located within this area.
Focus Area 2		
Design and Place (Not adopted)	N/A	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation		
The direction requires that a Planning Proposal must: <ul style="list-style-type: none"> include provisions that facilitate the protection environmentally sensitive areas not reduce the environmental protection standards for land within an environment protection zone (including by modifying the standards that apply to the land). This requirement does not apply 	Yes	The Proposal is procedural in nature and any future land clearing is initially limited to the creation or maintenance of asset protection zones. For proposed Lots 11 and 12 this involves the management of grasslands and no tree clearing.

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to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 Rural Lands.		
3.2 Heritage Conservation	Yes	The site does not contain any registered European heritage items. However, the site is located opposite Heritage Items and their curtilage on St Andrews Road. As the Proposal is procedural in nature with no intensification of existing uses on the site, there is not likely to be an adverse impact on existing heritage as a result of the proposal. Any future development would need to assess any potential impact on Aboriginal Cultural Heritage and the neighbouring heritage item.
3.3 Sydney Drinking Water Catchments	N/A	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	N/A	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	N/A	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	N/A	Not relevant to the Proposal.
4.2 Coastal Management	N/A	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	Yes	The PP has addressed bushfire hazards and the applicant has provided a Bushfire hazard report (Attachment 4). This includes creating additional asset protection zones to protect existing land uses such as the existing school and church buildings.
4.4 Remediation of Contaminated Land	Yes	The Proposal does not alter the zoning of the land. Any future subdivision will need to further

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		address the potential for land contamination as addressed by the applicant in the Preliminary Site Investigation undertaken by Geo-Environmental and included as Attachment 5.
4.5 Acid Sulfate Soils	N/A	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	N/A	The site is not within a Mine Subsidence District.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The site has a separate vehicle access for each future proposed lot.
5.2 Reserving Land for Public Purposes	Yes	It is not proposed to reserve land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not relevant to the Proposal.
5.4 Shooting Ranges	N/A	Not relevant to the Proposal.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The subject site is not located within a residential zone and supports adjacent residential zones by providing faith based education and worship.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not relevant to the Proposal.
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	N/A	Not relevant to the Proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the Proposal.

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Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum and Extractive Industries	N/A	Not relevant to the Proposal.
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not relevant to the Proposal.
9.2 Rural Lands	N/A	Not relevant to the Proposal.
9.3 Oyster Aquaculture	N/A	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	N/A	Not relevant to the Proposal.

Table 6 – Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

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

No.

The land is identified as having significant vegetation present. However, the proposal does not seek to intensify the existing uses on the site. In facilitating a procedural subdivision no impact is identified upon critical habitat, threatened species, populations' or ecological communities.

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

No.

It is anticipated that there would be no environmental effects as a result of the PP. The Proposal does not seek to amend the zoning of the site, nor any other planning controls.

In accordance with the specific provisions of CLEP 2015 pertaining to the Scenic Hills Landscape Unit (Clauses 7.6, 7.7 and 7.8), the Proposal will not occasion any adverse impacts.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Yes.

The PP is supported by a social and cultural assessment without an economic assessment as this was not considered necessary given the nature of the proposal. However, the Proposal has the potential to improve the long term economic sustainability of existing uses. The social and cultural assessment concludes that the facilitated outcome of a future procedural subdivision has the following benefits:

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- Providing Mount Carmel College, Our Lady of Mount Carmel Catholic Church and Carmelite Monastery with their own legal titles
- Giving greater certainty to the existing facilities to continue to operate, including their various community outreach programs
- Strengthening Mount Carmel Catholic College's ability to access funding pathways from the NSW Government.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

Yes.

Future subdivision facilitated by the PP is unlikely to result in a need for additional public infrastructure or community services given that there is no proposed change to the existing uses on the site.

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

Consultation will occur with any public authorities identified in the Gateway Determination and their views considered accordingly.

Part 4 – Mapping

The PP seeks to amend the Minimum Lot Size Map within CLEP 2015 as proposed below.

Map	No	Requested Amendment
Lot Size Map	LSZ_007 Date: 20/04/2021	Amend the minimum lot size for Lot 20 DP 71208 and Lot 1 DP 121046.

Table 7: Minimum Lot Size Map

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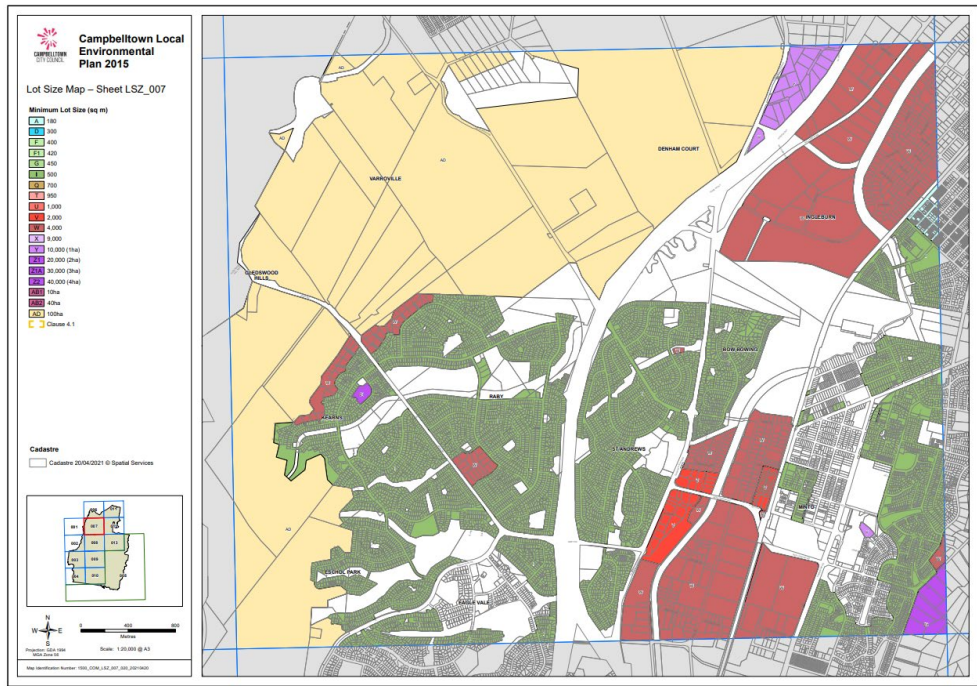


Figure 2: Current Lot Size Map

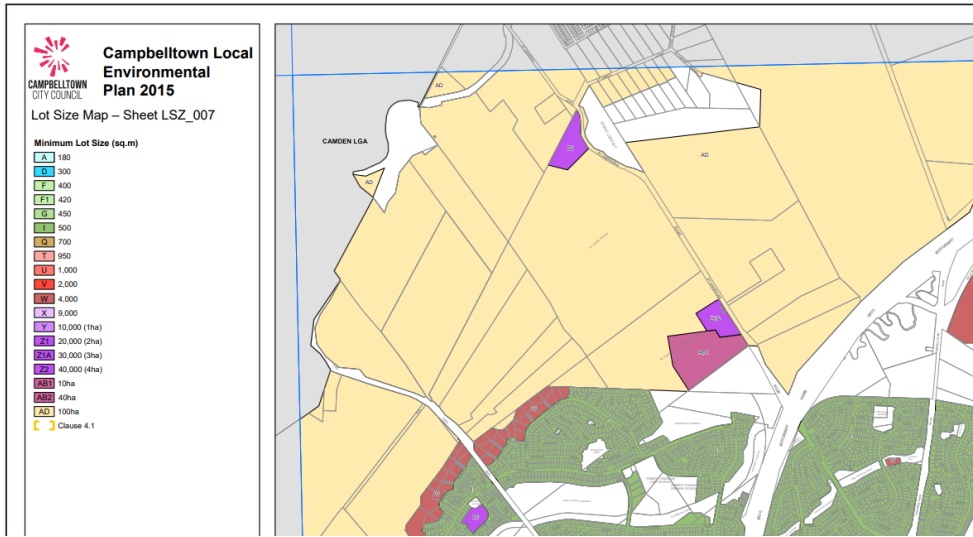


Figure 3: Proposed Lot Size Map Extract

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Part 5 – Community consultation

The Gateway determination will specify the duration and extent of public exhibition required and engagement with the community and public authorities/agencies.

Additionally, Council's Community Participation Plan may detail further requirements.

Part 6 – Project Timeline

Dates	Item
February 2023	Local Planning Panel advice
April 2023	Council endorsement of Planning Proposal
May 2023	Referral to DPE for Gateway Determination
July 2023	Gateway Determination
August 2023	Public exhibition and referral to any required public authorities
October 2023	A report to Council on Submissions received
November 2023	Send planning proposal to DPIE for finalisation
December 2023	Making of LEP Amendment

Table 8: Indicative Project Timeline

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 1 of 4)

Plan

Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. Dated:

Full name and address of the owners of the land

The Trustees of the Discaled Carmelite Fathers
247 St Andrews Road
Varroville NSW 2566

Part 1 (Creation)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Restriction on the Use of Land	Lot 10	Campbelltown City Council
2	Restriction on the Use of Land	Part of Lot 12 designated 'H' on the Plan	Lot 11
3	Restriction on the Use of Land	Part of Lots 11 and 12 designated 'J' on the Plan	Campbelltown City Council

Part 2 (Terms)

1. Terms of the Restriction on the Use of Land numbered 1 in the plan.

Lot 10 shall be managed as an inner protection area as set out in 'Planning for Bush Fire Protection 2019'.

Name of authority empowered to release, vary or modify the restriction numbered 1 in the plan.

Campbelltown City Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the release, variation or modification.

The restriction may be released, varied or modified upon the removal of the hazard as part of any future development of Lot 13.

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 2 of 4)

Plan

Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. Dated:

2. Terms of the Restriction on the Use of Land numbered 2 in the plan.

The land within an area designated 'H' be managed as an inner protection area as set out in 'Planning for Bush Fire Protection 2019'.

The owners of the lots benefited may:

- (a) at the expiration of at least one week's notice served on the owner or occupier of the lot burdened, access the area designated "H" for the purpose of maintaining that area as an inner protection area as set out in 'Planning for Bush Fire Protection 2019',
- (b) do anything reasonably necessary for that purpose, including:
 - entering the lot burdened, and
 - taking anything on to the lot burdened.

In exercising those powers, the owners of the lots benefited must:

- (a) ensure all work on the area designated "H" is done properly and carried out as quickly as is practicable, and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
- (c) cause as little damage as is practicable to the lot burdened and any improvement on it,
- (d) restore the lot burdened as nearly as is practicable to its former condition, and
- (e) make good any collateral damage.

Name of authority empowered to release, vary or modify the restriction numbered 2 in the plan.

Campbelltown City Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the release, variation or modification.

The restriction may be released, varied or modified upon the removal of the hazard as part of any future development of Lot 13.

3. Terms of the Restriction on the Use of Land numbered 3 in the plan.

The land within an area designated 'J' be managed as an inner protection area as set out in 'Planning for Bush Fire Protection 2019'.

Name of authority empowered to release, vary or modify the restriction numbered 1 in the plan.

Campbelltown City Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the release, variation or modification.

The restriction may be released, varied or modified upon the removal of the hazard as part of any future development of Lot 13.

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 3 of 4)

Plan

Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. _____ Dated: _____

The Common Seal of the Body Corporate called The Trustees of the Discalced Carmelite Fathers was hereunto affixed on theday of.....202__..in the presence of the Regional Vicar (Provincial) and two Members of the Body Corporate:

Signature of Regional Vicar: _____

Print Name: _____

Signature of Member: _____

Print Name: _____

Signature of Member: _____

Print Name: _____

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

(Sheet 4 of 4)

Plan

Plan of Subdivision of Lot 1 in Deposited Plan 121046 and Lot 20 in Deposited Plan 712018 covered by Subdivision Certificate No. _____ Dated: _____

Executed by **CAMPBELLTOWN CITY COUNCIL**

by its Authorised Delegate pursuant to S.378 of the Local Government Act 1993 in the presence of:

Signature of Witness

Signature of Authorised Delegate

Print Name of Witness

Name and Authorised Delegate

Address of Witness

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Local Planning Panel Meeting held at 3.00pm on Wednesday, 22 February 2023 .

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Local Planning Panel Meeting22/02/2023

Minutes of the Local Planning Panel Meeting held on 22 February 2023

Present Chair - Elizabeth Kinkade
 Member Mary-Lynne Taylor
 Member Florencio Cuaresma
 Member Lindsay Fletcher

Also Present**1. ACKNOWLEDGEMENT OF COUNTRY**

An Acknowledgement of Land was presented by the Chairperson .

2. APOLOGIES

Nil

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

Local Planning Panel Meeting

22/02/2023

4. REPORTS

4.1 Development Application for restoration of heritage-listed former CBC Bank, demolition of commercial building and construction of eight storey commercial building with basement parking

Executive Summary

Referral Criteria

In accordance with section 4.8 of *Environmental Planning and Assessment Act, 1979* (EP&A Act) and the Minister's for Planning and Public Spaces Local Planning Panels Direction, this application is to be determined by the Campbelltown Local Planning Panel (the Panel) as it involves the demolition of buildings on land that is listed on the State Heritage Register.

Executive Summary

- The land on which this development application relates to, is known as the former CBC Bank land.
- The CBC Bank is a listed item of heritage on the State Heritage Register.
- The proposal comprises two main components, being the restoration of the former CBC Bank building to its original condition (reason for the lands heritage listing), the demolition of more recent buildings that exist on the rear of the land, and the construction of an eight storey commercial building at the rear of the land.
- Under Section 57 of the *Heritage Act*, when a listing on the State Heritage Register applies to a building, place or land, a person must not carry out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct except in pursuance of an approval granted by the Heritage Council of New South Wales.
- The development is deemed to be Integrated Development, as it requires approval of the Heritage Council of New South Wales.
- The application has been submitted to the Heritage Council of NSW, and it has granted its General Terms of Approval to the development application.
- As the proposed development is on land that is listed as an item of heritage, the Campbelltown Local Planning Panel (the Panel) is the determination authority.
- The new building proposed to be built at the rear of the land, exceeds the lands maximum building height by 8 per cent. A Clause 4.6 objection has been submitted in support of this non-compliance. Given that the magnitude of the proposed variation is less than 10 per cent, this is not a reason why the application has been referred to the Panel and the variation could have (but for the heritage matter) been determined under delegation at Council officer level.

Local Planning Panel Meeting

22/02/2023

- The proposed development application does not comply with the numerical car parking requirements of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP). An alternative car parking rate has been used to calculate car parking demand, and a letter of offer has been submitted by the applicant to enter into a Voluntary Planning Agreement with Council.
- Apart from the proposed variations to maximum building height and car parking, the proposed development is fully compliant with the provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP), Campbelltown Local Environmental Plan, 2015 (CLEP 2015) and the SCDCP.
- The application was publicly exhibited and notified to nearby and adjoining residents for a period of 31 days. Two submissions were received, which are addressed later in this report. The submissions raise important matters however do not prevent the approval of the application.
- Based on an assessment of the application against section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the application has been found to be satisfactory and is recommended for approval.

Public Address

The panel was addressed by:

- Andrew Cowan and Virginia Lloyd objecting to the application.
- Andrew Hobbs and Ken Hollyoak applicant in support of the application

Panel Consideration and Reasons for Decision

The Panel notes that this proposal is for the restoration of the State listed heritage item “former Commercial Banking Company of Sydney” building and for the construction of a commercial building which will add to the economic vitality and employment opportunities within the Campbelltown City Centre whilst preserving city and state heritage.

The Panel agrees that the development adequately addresses the comments of the Campbelltown Design Excellence Panel and presents an appropriate design response for the site. The Panel has considered the 4.6 variation on the maximum height of the building and considers that the height variation has enabled a smaller footprint which has reduced the impact on the heritage listed building.

The Panel supports the approach to the restoration and preservation of the State Heritage Listed former CBC Bank and notes that Heritage NSW has provided their General Terms of Approval.

In regard to the number of car parking spaces physically provided on site, the Panel notes the constraints of the heritage item and that the location is in a heavily pedestrianised precinct where vehicles crossing the footpath needs to be minimised. Therefore the number of car parking spaces proposed to be constructed is considered to be an appropriate design outcome for the site.

The potential impacts of the development on adjoining commercial uses in regards to car parking is considered an important consideration. Having considered the site constraints and opportunities to restore the state heritage item, the Panel agrees that the parking rate in the Campbelltown (Sustainable City) Development Control Plan 2015 should not be applied to this

particular development as it does not reflect a contemporary standard for a metropolitan centre or consider the heritage item. The approach adopted in the Council officer's report of applying the rate used in Penrith is considered to be an appropriate car parking rate to be applied to the development. The Panel noted that the proposed Voluntary Planning Agreement is based on a net lettable floor area which does not directly mirror the Penrith controls. In this instance, the use of net lettable floor area was considered acceptable in order to respond to the constraints of this site and to assist with the restoration of the state heritage item.

The Panel notes the applicant's concerns in regards to condition 82 and consider that this condition as listed in Attachment 1 limiting construction to a 12 month period is unreasonable. Accordingly the Panel has deleted the first paragraph of this condition noting that the impacts of construction will be addressed through the Construction Management Plan required by condition 47.

The Panel is concerned that the independent use of the multi-purpose space on basement level 2 would add to car parking demand for the site and therefore considers that a condition limiting the use of this space to ancillary uses for the tenants of the building is considered reasonable and has been added to the consent.

The development, subject to the conditions imposed, will not have any unacceptable impacts on the environment or surrounding locality. The Panel generally agrees with the conclusions of the Council officer's assessment report.

Decision of the Panel

- a. The Panel supports the applicant's written request under clause 4.6 of Campbelltown Local Environmental Plan 2015 (CLEP 2015) to contravene the maximum height of buildings development standard in clause 4.3 of CLEP 2015 as the request has demonstrated that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the contravention. The Panel accepts that the written request has demonstrated that the development will be in the public interest because it is consistent with the objectives of the standard and the objectives of the zone in which the development is located
 - b. Development Application 3263/2021/DA-C for the restoration of the existing heritage listed former CBC Bank Building, demolition of the existing commercial building at the rear of the land, and construction of an 8 storey commercial building with basement car parking at Lots 1 and 2, SP 41598, 263 Queen Street is approved subject to the conditions listed in Attachment 1 with the following amendments:
 - i. The following additional condition is added to the consent as condition 1A:

1A The multipurpose room and gymnasium in Basement Level 2 shall only be used as an ancillary use in conjunction with the use of the tenancies within the building and shall not be used as a separate and independent use.
 - ii. The first paragraph of Condition 82 is deleted.
 - c. The Panel strongly encourages Council to complete a timely update to the car parking rates within the Campbelltown (Sustainable City) Development Control Plan, 2015.
-

Local Planning Panel Meeting22/02/2023

Voting4/0

5. REPORTS FROM OFFICERS CONSIDERED IN CLOSED SESSION**5.1 Planning Proposal - Varroville**

Executive Summary

- This report discusses a Planning Proposal Request (PPR) to modify minimum lot size requirements for an area generally known as The Mount Carmel Precinct, along St Andrews Road, Varroville.
 - The PPR specifically relates to four lots with land addresses of 210 Spitfire Drive and 193, 247 and 345 St Andrews Road, Varroville.
 - The PPR seeks to modify the minimum lot size requirements to facilitate the future creation of 4 lots ranging in size from 3.626 hectares (ha) to 124.061 hectares.
 - The total land area of the site is 143.4 hectares.
 - The land is currently zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and the PPR makes no proposed changes to the existing zoning.
 - The PPR is considered to demonstrate sufficient strategic and site specific merit, by supporting the long term viability and continuity of well-established existing community and religious orders including a the Mount Carmel Catholic College, a Catholic high school, together with a separate kindergarten, church, monastery, priory and retreat centre.
 - The PPR continuation of uses on the site are a key public benefit providing educational opportunities for children, community recreation and faith based gathering and accommodation for priests and nuns in the priory and monastery.
 - As the site forms part of the Scenic Hills Landscape Unit, it is subject to range of environmental protection provisions in Part 7 of CLEP 2015.
 - Innova Capital has lodged the PPR on behalf of The Trustees of the Disalced Carmelite Fathers and the Catholic Education Office for the Diocese of Wollongong.
 - The Panel is requested to provide its advice and commentary as to whether it deems the PPR and subsequent Planning Proposal (PP) to have sufficient planning merit to allow it to progress further through the Gateway process.
-

Minutes of the Local Planning Panel Meeting

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Local Planning Panel Meeting22/02/2023

Panel Consideration and Advice

The Panel notes the report and the proposal to vary the minimum lot size provision to acknowledge the prevailing significant uses and facilitate their long term sustainable use (through appropriate funding and ownership opportunities), based on new allotments that reflect relevant curtilages.

The Panel concurs that a variation to the minimum lot size map that facilitates the Planning Proposal objective of limited subdivision and precludes further subdivision, is the preferred planning approach.

Additionally, the Panel acknowledges the sensitivity of the landscape of The Scenic Hills and nearby development, but is of the view that this sensitivity will not be imperilled by an appropriately documented and assessed future procedural subdivision application.

Importantly, the significant proposed residue allotment will retain a 100 hectare minimum subdivision area.

Finally, the Panel considers that the Planning Proposal exhibits both strategic and site specific merit and should be progressed in its current form for a Gateway Determination.

Voting4/0

The next meeting of the Local Planning Panel is scheduled for 22 March 2023.

Chairperson

Public Portion of the Meeting concluded at 3.28pm.

8.3 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
535/2021/DA-SW	Woolwash Road, Greengate Road, Teeswater Place, Wallinga Place, Katella Place and Mamre Crescent, Airds	Stage 7 Airds/Bradbury Renewal - Subdivision of 71 existing lots to create 214 lots comprising of 207 residential lots, 2 lots for future development, 1 lot containing an existing senior housing development	\$13,914,412	>\$5 million capital investment value Crown development	Waiting on information from applicant
3142/2022/DA-SL	33 Riverside Drive, Airds	Construction of 31 seniors living units	\$17,664,962	>\$5 million capital investment value Crown development	Assessment in progress.
2278/2022/DA-RA	22-32 Queen Street, Campbelltown	Construction of a mixed use development incorporating five towers containing 558 apartments, commercial premises, basement car parking and associated site and landscape works	\$218,949,500	>\$30 million capital investment value, SEPP-65 , SEPP-65 development	Waiting on information from applicant
4973/2022/DA-SL	Dobell Road, Claymore	Construction of 23 seniors living units	\$11,787,655	>\$5 million capital investment value Crown development	Assessment in progress.
4606/2022/DA-C	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.
4836/2022/DA-C	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
39/2023/DA-C	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
2675/2008/DA-S	Lot 7304 Kellerman Drive, St Helens Park	Subdivision into 355 residential lots and associated civil and road works	\$9,000,000	More than 10 unique objections	Assessment in progress
3190/2022/DA-RA	17-21 Tyler Street, Campbelltown	Residential apartment building containing 49 units, basement car parking and associated site and landscaping works	\$18,027,422	SEPP 65 – Residential Apartment	Assessment in progress
3400/2022/DA-RA	26 – 32 Iolanthe Street, Campbelltown	Demolition of existing dwellings and construction of a residential apartment building containing 75 units and associated site and landscaping works	\$23,770,670	SEPP 65 building, variation to development standard greater than 10%	Waiting on information from applicant
4090/2022/DA-O	5 Willowdale Drive, Denham Court	Installation of a 22.5 metre high telecommunications tower and associated equipment	\$250,000	Variation to development standard greater than 10%	Assessment in progress
151/2023/DA-RA	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
4589/2022/DA-C	Endeavour Square 218-226 Queen Street, Campbelltown	Internal demolition works and alterations and additions to a tenancy within the existing shopping centre with associated signage	\$6641,493.00	Delegated Authority	Approved with conditions
1668/2022/DA-SW	Various lots Menangle Road, Menangle Park	Staged subdivision to create 172 residential lots and associated works – Stage 3 North	\$13,761,000.00	Delegated Authority	Approved with conditions

8.4 Implementation of Grey Headed Flying Fox Camp Management Plans

Reporting Officer

Executive Manager Open Space
City Services

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.2 Improve wellbeing and quality of life

Delivery Program

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

Officer's Recommendation

1. That the key actions delivered as part of GHFF Camp Management Plans at Campbelltown and Bingara Reserve (Macquarie Fields) are noted.

Purpose

To provide an overview of the actions delivered under the Grey Headed Flying Fox Camp Management Plans for Bingara Reserve (Macquarie Fields) and Campbelltown.

History

Grey Headed Flying Fox (GHFF) are a threatened species listed as vulnerable under both the NSW *Biodiversity Conservation Act 2016* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*. The NSW Flying-fox Camp Management Code of Practice 2018 and Camp Management Policy 2015 regulate management actions and management of flying-fox camps in NSW.

The legislation protects GHFF, their habitat and the vegetation within critically endangered ecological communities including River-Flat Eucalypt Forest, which is found at both camps. The Code of Practice and Policy enables land managers, such as Councils to undertake management actions to further manage and protect GHFF and their habitat, as well as mitigate adverse impacts on adjoining landowners, residents or businesses.

Within the Campbelltown LGA, there are two GHFF colonies present, both of which are located on land owned by Council. A summary of the GHFF colonies is outlined below:

Bingara Reserve (Macquarie Fields) GHFF Camp

The Bingara Reserve (Macquarie Fields) GHFF Camp is located at Bingara Reserve along Redfern Creek between Saywell Rd, Bingara Rd and Myee Rd. The camp has been occupied by GHFF since 2010 and numbers fluctuate from the camp being totally empty at certain times of the year to 17,000 individuals in August 2015, the highest number recorded at the site since the colony was established.

Existing community concerns associated with the GHFF colony include noise and smell, potential for disease, damage to vegetation, reduced property value, condition of the creek line and animal droppings on properties from GHFF during fly out and fly in.

In addition, concerns have been highlighted internally regarding proposed rezoning as part of the NSW Government Glenfield to Macarthur Precinct Plan and overall management of the creek line including drainage, erosion and exotic vegetation.

Campbelltown GHFF Camp

The Campbelltown GHFF Camp is located on Bow Bowing Creek between Blaxland Road, Farrow Road and the train line adjacent to Campbelltown station.

The camp has been occupied by GHFF since 2010 and numbers at the camp fluctuate from the camp being totally empty at certain times to 11,050 in August 2019, the highest number of individuals recorded at the site.

The Campbelltown Camp has generated a limited number of community concerns due to its isolated location away from residential properties, with exception to issues regarding event fireworks, which were resolved in 2018.

Noting the above, the majority of concerns have been highlighted internally regarding future land use at the site and similarly to Macquarie fields, the proposed rezoning as part of the NSW Government Glenfield to Macarthur Urban Precinct Plan, drainage works to address upstream flooding and management of weed growth at the site.

In August 2021, Council formerly adopted GHFF Camp Management Plans for Bingara Reserve (Macquarie Fields) & Campbelltown and resolved:

1. That Council approve the Draft Grey Headed Flying Fox Camp Management Plans for Campbelltown and Macquarie Fields.
2. That existing Grey Headed Flying Fox colonies at Campbelltown and Macquarie Fields will be managed in situ into the future.
3. That a further report be provided to Council outlining details of the proposed Residential Assistance Program following its investigation.

Report

Following Council adoption of the CMPs for Bingara Reserve (Macquarie Fields) & Campbelltown, Council has begun delivery and completed extensive planning on a range of priority actions. Delivery of actions under the CMPs have been prioritised to ensure impacts to

residents can be mitigated where possible, that GHFF and their habitat is improved in a long term sustainable approach, and that community understanding and knowledge about GHFF is increased.

The actions identified within the CMPs are tailored to individual characteristics of the camps, the outcomes of extensive community consultation and engagement and the best evidence on GHFF management available within the confines of state and commonwealth legislation.

Bingara Reserve (Macquarie Fields) GHFF Camp Management Plan Implementation

Management actions for the Bingara Reserve (Macquarie Fields) GHFF Camp Management Plan seek to improve residential amenity, avoid potential health problems and to engage and educate the local community and protect GHFF and enhance habitat and critically endangered River-Flat Eucalypt Forest. Under the Bingara Reserve (Macquarie Fields) GHFF Camp Management Plan, 3 management actions are in planning, 3 are underway, 13 completed, 3 not applicable (currently) and 5 are not started. A summary of the priority management actions is provided below with a detailed overview of all actions provided in Attachment 1.

Development of Long Term Ecological Restoration Plan for Bingara Reserve (Macquarie Fields)

In late 2022, Council staff engaged an expert flying fox ecologist to prepare a Long Term Site Restoration Plan (The Plan) for Bingara Reserve (Macquarie Fields). The Plan provides an assessment of vegetation at the site and identifies work areas and priorities to restore GHFF habitat and critically endangered River-Flat Eucalypt Forest and amenity at the site. The Plan provides a systematic approach to weed management and restoration initially focusing on habitat outside of the Maximum Known Extent (the area which is or has been historically occupied by GHFF) to encourage GHFF migration away from properties. A careful restoration approach also ensures that shrub vegetation (even if exotic) is maintained at levels to provide cover for GHFF to minimise the impacts of Heat Stress Events (GHFF mortality when temperatures reach 38°C across three consecutive days or greater than 42°C).

On Ground Restoration Works

In mid-2022, based on the early recommendations of the Ecological Restoration Plan, Council staff begun works at Bingara Reserve nearest to Saywell Rd and adjacent to Milton Park. The works involved machine mulching using an excavator and attachment (by experienced operators under the guidance of Council staff and wildlife carers in accordance with stop work triggers within the CMPs) of weed species outside of the Maximum Known Extent of the camp. The works involved removal of 2 hectares of weed species, installation of erosion control matting, mulching of upper banks and planting of 2,000 locally endemic plant species with ongoing maintenance underway. Works also included the removal of rubbish from the site including tyres, scrap metal, trolleys and stormwater waste from within the bushland and waterway.

Successful LGNSW Grant Funding for Site Restoration Works

In late 2022, Local Government NSW notified Council that its grant application under the Flying Fox Habitat Restoration Program was successful. The funding will enable ongoing implementation of the Bingara Reserve (Macquarie Fields) Ecological Restoration Plan with a total funding of \$421,325, comprised of \$221,325 grant funding and Council contribution of \$200,000 over an 8-year period until 2030.

Building a Bushcare Army Grant

In late 2022, NSW Government under the Places to Roam Grant Program notified Council that its grant application titled Building a Bushcare Army was successful. The project will see works completed across the Campbelltown LGA to support the work of our passionate Bushcare volunteers and includes extensive work upstream of the GHFF Camp at Milton Park. The total funding amount under the grant is \$75,000 with approximately \$12,000 of this funding allocated to works that will support the broader GHFF habitat available within the reserve outside the Maximum Known Extent.

Milton Park Bushcare Group

Council supports the monthly Milton Park Bushcare Group to restore bushland and habitat within Milton Park outside of the Maximum Known Extent to aim to attract GHFF to more suitable habitat in the future. Since the adoption of the CMP, the Milton Park Bushcare Group have completed 130 volunteer hours, planted 15 trees and collected 15 bags of rubbish from the headwaters of Bingara Reserve preventing further weed spread and improving potential future habitat away from impacted properties.

Milton Park Tree Planting and Habitat Creation

In mid-2022, Council staff collaborated with Greening Australia under the NSW Governments Greening Our City grant program to install 4,000 trees within Milton Park to the south of Bingara Reserve. The planting aims to increase amenity and provide a buffer and alternate habitat for the future and engaged 93 local residents in 3 events including 3 primary school. A further planting of 2,000 plants is planned for 2023, which will see the width of Redfern Creek expanded towards Milton Park, creating further GHFF habitat away from impacted properties and reducing Councils maintenance cost through reduction in mowing area.

Community Education and Engagement

Council has delivered a range of community engagement initiatives to highlight the importance of GHFF and the role they play in pollination and seed dispersal to ensure the health of bushland across the east coast of Australia. This has included facilitation of 'A Night with the Bats' events in spring and autumn since 2018, which have engaged over 200 residents with support from Sydney Wildlife, WIRES and Help Save the Bushlands and Wildlife in Campbelltown. Council has finalised updates to its website and work has begun to develop onsite signage and a GHFF 'Lesson in a Box' that will be available to loan for local schools and community groups, all of which are co-funded by the NSW Government under the Flying Fox Grants Program.

Online Communications Platform for Impacted Residents

Council staff have been developing an online communication platform for residents adjoining Bingara Reserve to enable improved sharing of information and timelier communication including notifications relating to the Residential Assistance Program, Site Restoration Works and other initiatives including flying fox safety messaging and tips to ensure better coexistence with GHFF and management of impacts. The platform is in final stages of development and will be launched in the near future with residents advised by mail and email/phone (where contacts are available) on the process to register.

Weed Removal, Tree Planting and Buffer Sprinkler System

In late 2022 and early 2023, Council staff begun investigations into weed removal, tree planting and buffer sprinkler system to minimise impacts of GHFF on residents most impacted by the camp on Myee Rd. Investigations have included discussions with property owners and completion of investigations onsite to determine property boundaries. Investigations regarding these items and further negotiations regarding implementation of these actions is proposed in the near future.

Campbelltown GHFF Camp Management Plan Implementation

The management actions at Campbelltown camp seek to protect GHFF and enhance habitat and critically endangered River-Flat Eucalypt Forest, undertake appropriate land use planning and participate in research that enhances understanding about GHFF and their management. Under the Campbelltown GHFF Camp Management Plan, 1 management action is in planning, 7 are underway, 9 completed, 3 not applicable (currently) and 10 are not started. A summary of the priority management actions is below with a detailed overview of all actions provided in Attachment 2.

Successful LGNSW Grant Funding for Site Restoration Works

In late 2022, Local Government NSW notified Council that its grant application under the Flying Fox Habitat Restoration Program was successful. The funding will enable ongoing implementation of onsite restoration works at the site with total funding of \$495,100, comprised of \$295,100 grant funding and Council contribution of \$200,000 over an 8-year period until 2030.

On Ground Restoration Works

In early 2023, Council staff engaged a contractor to begin on ground works to enhance habitat at the Campbelltown Camp through the LGNSW grant. The works involved machine mulching using an excavator and attachment (by experienced operators under the guidance of Council staff and wildlife carers in accordance with stop work triggers within the CMPs) of weed species outside of the Maximum Known Extent of the camp, with future revegetation to be undertaken.

Heat Stress Intervention Trials using Sprinklers

In 2021, Council in partnership with Western Sydney University (WSU) through funding from NSW DPE installed a trial sprinkler system to undertake detailed research regarding the use of sprinkler systems to reduce the effects of Heat Stress Events on GHFF through reduction in temperature without raising humidity. Since the study begun, summer weather has been mild in comparison to previous years however, some positive results have been observed. WSU envisage that the study will continue into the future.

General CMP Actions*Supporting Wildlife Carers*

Council has continued to support wildlife carers from Sydney Wildlife, WIRES and community groups including Help Save the Bushlands and Wildlife in Campbelltown. Council has coordinated a GHFF working group to discuss GHFF related issues, management and

coordination and provision of supplies during Heat Stress Events, monitoring including provision of equipment and general support with related issues.

Quarterly GHFF Monitoring

Council staff as part of the National Flying Fox Monitoring Program and as part of our CMPs had completed quarterly monitoring of GHFF numbers at both Bingara Reserve (Macquarie Fields) & Campbelltown camps. A summary of numbers at Bingara Reserve (Macquarie Fields) is shown below:

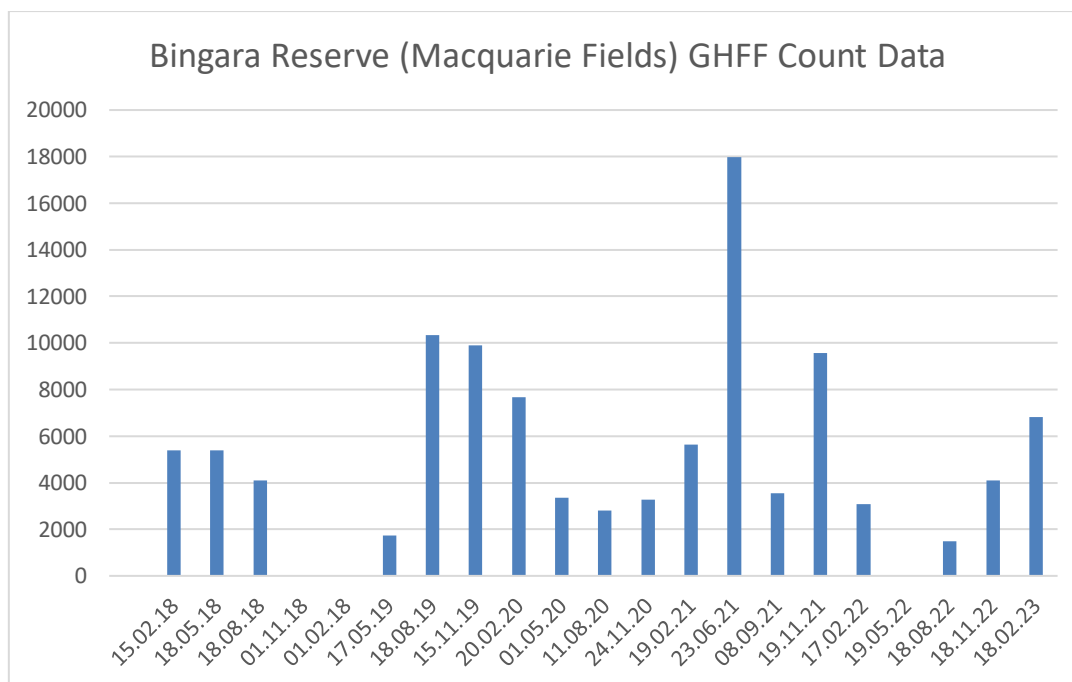


Figure 1: Bingara Reserve (Macquarie Fields) GHFF Count Data

In summary, overall implementation of key actions within the GHFF Camp Management Plans for Bingara Reserve (Macquarie Fields) and Campbelltown is delivering good outcomes for site restoration, community engagement and assisting impacted residents in Macquarie Fields. The delivery of the trial Residential Assistance Program and provision of significant external funding support to enable long-term restoration outcomes and implementation of site restoration works has been a good achievement since the plans adoption.

There is some ongoing frustration amongst impacted residents at Macquarie Fields regarding GHFF noise, smell, droppings and condition of the Redfern Creek. Direct communication with residents is ongoing with Council delivering all that is possible to assist residents within the confines of relevant state and commonwealth legislation related to vegetation, habitat and GHFF.

Attachments

- 8.4.1 Overview of Implementation of Management Actions under Bingara Reserve (contained within this report) [↓](#)
- 8.4.2 Overview of Implementation of Management Actions under Campbelltown GHFF Camp Management Plan (contained within this report) [↓](#)

Overview of Implementation of Management Actions under Bingara Reserve (Macquarie Fields) GHFF Camp Management Plan

A summary of the identified management actions under Bingara Reserve (Macquarie Fields) GHFF Camp Management Plan is below including their status.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
Fears and misconceptions relating to flying-fox diseases, health and well-being, damage to vegetation and other issues affecting flying-fox health.	To maximise the effectiveness of management actions and understanding of flying-fox ecology To reduce flying-fox mortality	Level 1: Education and awareness program	1. Continue to engage directly with affected members of the community to ensure they are supported and have up-to-date information, including pro-active ways to reduce impacts at their properties and ways to protect flying-foxes such as wildlife friendly netting on fruit trees. https://www.wildlifefriendlyfencing.com/WFF/Netting.html	Residents kept up to date with during implementation of the Plan. Impacts of flying-foxes managed Flying-fox mortality reduced.		High	Underway	Communicating with residents directly regarding GHFF regarding pro-active ways to reduce impacts at their properties and better co-exist with GHFF Finalising an impacted resident specific online platform via Over to You to communicate directly with residents.
			2. Develop and maintain an annual program of community engagement (including bat events and assistance with bat counts) to support an understanding of flying-fox ecology, health and safety and management issues associated with the colony.	Program developed, bat night community events held and other relevant community programs supported.		High	Underway	Delivery of biennial 'Night with the Bats' Bush Explorer events at Bingara Reserve GHFF camp to showcase the ecology of these threatened species and their importance as keystone species for eastern Australian forest ecosystems.
			3. Ensure current flying-fox information remains readily available via Council's website and social media	Council webpage and social media kept up to date with current flying-fox information.		High	Completed	Updated Council website with information relating to pro-active ways to reduce impacts at their properties and better co-exist with flying foxes. Ongoing education via Council and Bushcare Facebook pages.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			4. Install signage at colony to build community awareness.	Signage installed at camps.		Medium	In planning	Grant funding for signage obtained, designs completed with installation of signage planned for mid-2023.
	To ensure staff and community not unnecessarily exposed to risk of ABLV or other diseases		5. Develop protocols for community and Council staff so everyone is aware of what to do if they encounter a dead, injured or orphaned flying-fox.	Staff and community informed with what to do if they encounter a flying-fox.		High	Completed	Information published on Council flying-fox webpage and information provided to wildlife care groups and Council staff.
			6. Ensure voluntary vaccination is available to key Council staff.	Risk of disease or ABLV greatly reduced		High	Completed	Two Council staff vaccinated and vaccination offered to all staff.
Current and future impacts such as noise, smell or faecal matter and other on nearby residents or businesses Conflict between community and flying-fox camps	To be responsive to the community's concerns and empower directly affected residents Assist residents adjacent to the Bingara Reserve camp To utilise innovative	Level 1: Property Modification Level 1: Land Use Planning	7. Investigate a residential assistance program to assist with property modification, services or other incentives at the discretion of Council and on availability of grant funding. Examples of these may include covers for cars, swimming pools and outdoor areas, assistance with cleaning (e.g. free gurney hire/scheduled cleaning), planted screening on private property (see Appendix 7) noise attenuation (e.g. glazing windows), filters for air-conditioning units, tree replacement, green-houses for vegetable gardens, bat friendly bird netting, removal of cocos palms, odour	A reasonable level of amenity maintained for surrounding community Key impacts to residents or business are reduced. Residents can better coexist with flying-foxes	✓ For any large scale odour management trials	High	Completed	Delivered two rounds of trial Residential Assistance Program in 2023 and 2023.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
	design features that allows flying-foxes and humans to coexist To ensure people can better coexist with flying-foxes		management etc.					
			8. Ensure future land uses utilise innovative design and suitable building materials for reducing noise, odour and faecal drop such as the provision of covered areas or sound mitigating measures. Developments should also consider appropriate landscaping to prevent flying-fox issues.	New developments incorporate mitigation measures to reduce impacts of flying-foxes The inclusion of zoning or overlays and development requirements near flying-fox camps in the planning scheme.		High	Completed	Council commissioned short study to look at potential setbacks and options for future land uses.
			9. Provide information about management options and interventions for residents and nearby businesses to minimise impacts of flying-foxes.	Residents/businesses can better coexist with flying-foxes		High	Completed	Updated Council website with information relating to pro-active ways to reduce impacts at their properties and better co-exist with flying foxes.
			10. Undertake GIS and onsite analysis of flying-fox habitat and identify development controls (e.g. buffer distances, camp size, seasonal spatial extent, drainage, flight paths, solar access and a persistent microclimate design requirements) for areas adjacent the camp.	Reduced concerns from community.		Medium	Completed	Initial study completed in 2021 in partnership with City Planning and Environment. Further work required to embed findings in future planning.
			11. Develop appropriate development controls and planning provisions for future development adjoining flying fox camps. These provisions will seek to minimise amenity			Medium	In Planning	Initial study completed in 2021 in partnership with City Planning and Environment. Further work required to embed findings in future planning.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			impacts through design and siting of new developments, acoustic measures, covered outdoor spaces etc, whilst also minimising the impact of proposed new development on microclimate and wellbeing of flying-foxes.					
			12. Utilise latest habitat mapping research outcomes which may inform additional impact mitigation measures, particularly the ability to 'attract' flying-foxes to low conflict locations.	Council informed with regards to options for impact mitigation		In progress (research collaboration)	Not started	No research opportunities available.
			13. Consult with operational staff to develop a protocol for Council activities which may disturb the camp (e.g. mowing), informed by community observations to identify preferred timing to reduce community impacts. Such a protocol should also consider flying-fox welfare (e.g. avoiding disturbance when flightless young are likely to be present). This could also be provided to the community to outline ideal times to minimise community impacts such as lawn mowing associated with camp disturbance.	Impacts on flying-foxes from maintenance activities reduced.		Medium	Completed	Onsite meeting held with Operational staff to discuss permissible works under Code of Practice including mowing first thing in the morning, starting mowers away from the colony and minimising disturbance during Heat Stress Events.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			14. Consider signage, and potentially surveillance cameras if signage is insufficient, to deter people from disturbing flying-foxes (e.g. use of motor bikes or deliberate harassment) which subsequently increases noise, smell and faecal drop impacts.	Disturbance to flying-foxes is limited.		Low	Underway	Grant funding for signage obtained, designs completed with installation of signage planned for mid-2023. Reports of disturbance from residents has been noted and advice has been sought through NSW DPE with informal monitoring underway.
		Level 1: Research	15. Partner with a researcher to determine whether the provision of artificial roost space is feasible at this site to alleviate pressure on native vegetation (and encourage flying-foxes to remain/relocate to lower conflict areas of reserve) away from residences/businesses).	Alternate roosting habitat is provided Impacts of flying-foxes is reduced.	✓ To install artificial roost habitat	Low (research collaboration)	Not started	No research opportunities available.
	To provide a buffer between properties and flying-fox colony	Level 2: Buffers	16. Investigate the creation of small buffers between residences and the flying-fox camp, ensuring that the impacts of heat stress events are not exacerbated. These could include removal of weeds (under the <i>Flying-fox Camp Management Code of Practice 2018</i>), strategic screening planting or canopy-mounted sprinklers to assist with buffering along property boundaries.	A buffer is created between flying-foxes and residential properties Impacts of lying-foxes on residents is minimised	✓ Required for working in Threatened Ecological Communities and works that are likely to impacts flying-	High	In planning	Currently investigating the provision of weed management, screen planting and buffer sprinkler system for highly impacted properties on Myee Rd.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
					foxes or their habitat or for installation of canopy mounted sprinklers.			
2022Future land use or accumulative impacts from construction processes or multiple developments impacts upon flying-foxes current area of occupation or welfare	To minimise welfare impacts on flying-foxes from construction and development	Level 1: Environmental Assessment	17. Ensure that future development and associated construction is considerate of flying-foxes and their habitat that future development and associated construction is planned, undertaken and monitored in accordance with relevant environmental legislation.	No significant change to flying-fox numbers and colony health after works.		High	Not Applicable	No adjoining development has been observed since adoption of the CMP. Work to be managed through development assessment process.
Exotic weed growth, waterway health, aesthetics, maintenance and habitat restoration	To manage flying-fox welfare, flooding and bushfire risk in camp To protect and restore the endangered ecological	Level 1: Routine camp management Level 1: Habitat Restoration	18. Undertake all works in accordance with legislation and monitor camp during and after routine management. Routine management includes minor weed management, tree removal or maintenance activities such as mowing or minor slashing that will not affect overall GHFF health. For routine management controls refer to Section 7.Assesment of impacts.	No significant change to flying-fox numbers and colony health after routine camp management. Routine management activities completed	✓ Required for working in Threatened Ecological Communities and for works	High	Underway	Ongoing monitoring undertaken on quarterly basis and prior to and post bush regeneration works onsite.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
	community in which flying-foxes roost To improve overall aesthetics of the creekline		19. Consult with expert where impacts from operational activities, routine camp management or emergency works are significant, may be unclear or unknown.	Overall aesthetics of creek line improved. All activities are undertaken to minimise impacts to flying-foxes.	that are likely to affect flying-foxes or their habitat.	High	Not Applicable	No significant works undertaken since adoption of the CMP.
			20. In consultation with a flying-fox expert, develop a restoration plan for the site in-line with long-term objectives for the site determined through above actions in line with available budgets. Any planned restoration actions must ensure suitable flying-fox habitat remains available for the maximum number of flying-foxes that have used the site (Commonwealth requirement – see Appendix 2), minimise potential for flying-foxes to be displaced (e.g. into residential properties), and that suitable vegetation is retained for protection against extreme weather (e.g. HSEs). Protocols should also be developed to ensure personnel can work safely under the camp.	Flying-fox restoration undertaken in a cost efficient and effective manner ensuring impacts to GHFF and residents and businesses are minimised.		High	Completed	Site Restoration Plan developed for Bingara Reserve (Macquarie Fields) in consultation with a flying fox expert in 2022.
			21. Undertake restoration of flying-fox habitat in			High	Underway	Habitat restoration started onsite in 2022 with ongoing funding secured through

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			accordance with the site restoration plan.					LGNSW grant for 8 year program of restoration works with a focus on restoration of Critically Endangered Sydney River-Flat Eucalypt Forest.
			22. Consider a scheduled clean-up plan for the Reserve including scheduled rubbish collection, weed management at the periphery of the camp (providing roost habitat is not affected, which may displace flying-foxes into residential properties), and improved access to the camp periphery.	Site aesthetics and access is improved.		High	Underway	Rubbish removal completed within works area, weed management undertaken on periphery as part of restoration works.
			23. Prioritise Council restoration efforts in natural areas with high value GHFF foraging habitat (identified in Eby and Law 2008) to limit reliance on urban areas and unnatural food sources (e.g. orchards).	Works prioritised towards key sites, improving flying-fox foraging habitat.		Low (research collaboration)	Underway	Council completing restoration of Cumberland Plain Woodland and Shale Sandstone Transition Forest in key areas across the Campbelltown LGA.
			24. If the potential alternative site is not feasible, model habitat and land uses in the surrounds to identify other potential sites that may be improved to encourage flying-foxes to relocate on their own accord (informed by findings of ongoing research).	Other sites identified and habitat restored.		Low (research collaboration)	Not started	No research opportunities available
			25. Ensure appropriate habitat area is maintained at the site to support flying-foxes in the camp and that restoration or	No net loss or gain to the habitat area required to support the		High	Underway	Restoration works and revegetation activities at Milton Park aiming to broaden available habitat away from properties.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			revegetation activities do not encourage expansion of the colony, which may affect current or future surrounding land uses.	maximum number of flying-foxes that utilise the camp.				
			26. All personnel working in and around camps with or without plant to be inducted into protocols outlined in Section 6 'Assessment of impacts to flying-foxes'.	No significant change to flying-fox numbers and colony health after routine camp management.		High	Completed	All works on ground including bush regeneration contractors, site surveyors, researches and wildlife carers have been inducted in accordance with Section 8.
Heat Stress Events causing illness or death to numerous flying-foxes. Clean up costs associated with not mitigating Availability of vaccinated personnel to deal with HSE	To ensure impacts of heat stress on wildlife carers and flying-foxes are minimised.	Level 1: Protocols to manage heat stress	27. Allocate resources, and develop procedures, responsibilities, and community materials for heat stress events.	Resources, procedures and community materials developed and implemented.		High, In Progress	Underway	To be added to targeted resident webpage with notifications of potential Heat Stress Events provided as per the Heat Stress Predictor by WSU. Working group with wildlife carers to determine resources, responsibilities and processes for Heat Stress Events established.
			28. Investigate further options for technology to assist with gathering relevant data (sensors) and options to reduce heat stress including misting sprinklers and/or fans.	Heat stress items investigated and implemented where possible.	✓ Required for installation of misting sprinklers	Medium (research collaboration)	Completed	Weather station installed at Bingara Reserve by WSU during summer 2022-23. Heat stress trials being undertaken at Campbelltown Camp.
			29. Assist wildlife carers where possible such as with data collection methods, equipment and physical assistance (including carcass collection) during and after	Wildlife carers supported		High, In Progress	Completed	Monitoring document produced in partnership with wildlife carers and kestrel weather monitoring device purchased. Staff vaccinated to assist with carcass

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			heat stress events					collection as required.
Conflict between community and flying-fox camps	Understand and predict influxes of flying-foxes to the area Inform management decisions regarding influxes	Level 1: Research	30. Identify foraging resources within 50 km of the Bingara Reserve and likely flowering/fruited times, including retrospective assessment of events likely to have contributed to previous influxes, to help predict future influxes.	Council is prepared for influxes of flying-foxes		Low (research collaboration)	Not Applicable	No research opportunities available
Staff knowledge and experience	Inform staff latest knowledge and information related to flying-fox management	Level 1: Staff knowledge and capacity	31. Council staff to attend conferences or training relating to flying-fox management to ensure best practice knowledge is incorporated to flying-fox management.	Staff are up to date on latest flying-fox management information		High	Completed	Council staff have attended National Flying Fox Conference since adoption of CMP. Staff engaged in NSW Flying Fox Network with other land managers, government agencies and wildlife carers.
Number and distribution of flying-foxes	Undertake monitoring activities	Level 1: Monitoring	32. Council staff to complete National Flying-fox Monitoring Program census and data collection on a minimum of a quarterly basis. Information should include a count, mapped camp extent, condition of individuals in the camp (e.g. presence of pregnant females and young) and flying-fox behaviour. This data can be compared against weather and other variables to identify trends.	Council and government agencies informed with up to date data		High	Underway	Quarterly monitoring undertaken by staff under National Flying-fox Monitoring Program.

Issue	Management aim	Management theme	Management action and number	Success measure	Licence Required	Priority	Action Status	Comment
			33. Support establishment of a local group to research and monitor the site outside regular National Flying-fox Monitoring Program census times. Information, ideally be collected on a monthly basis,	Community engaged in monitoring process.		High	Not Started	No interest from community members to undertake monitoring,
Flying-foxes coming into contact with power lines	Reduce flying-fox mortality	Level 1:	34. Collect data and investigate and consult with energy provider to bund or space power lines near the camp to prevent electrocution.	Energy providers contacted.		Low	Not started	No records of electrocution received through wildlife cares.

Overview of Implementation of Management Actions under Campbelltown GHFF Camp Management Plan

A summary of the identified management actions under Campbelltown GHFF Camp Management Plan is below including their status:

Issue	Management aim	Management theme	Management action	Success measure	Licence Required	Priority	Action Status	Comment
Fears and misconceptions relating to flying-fox diseases, health and well-being, damage to vegetation and other issues affecting flying-fox health.	To maximise the effectiveness of management actions and understanding of flying-fox ecology	Level 1: Education and awareness program	1. Continue to engage directly with affected members of the community to ensure they are supported and have up-to-date information, including pro-active ways to reduce impacts at their properties and ways to protect flying-foxes such as wildlife friendly netting on fruit trees. https://www.wildlifefriendlyfencing.com/WFF/Netting.html	Residents kept up to date with during implementation of the Plan. Impacts of flying-foxes managed Flying-fox mortality reduced.		High	Not Applicable	To date action not applicable for Campbelltown Camp.
	To reduce flying-fox mortality		2. Develop and maintain an annual program of community engagement (including bat events and assistance with bat counts) to support an understanding of flying-fox ecology, health and safety and management issues associated with the colony.	Program developed, bat night community events held and other relevant community programs supported.		High	Underway	Delivery of biennial 'Night with the Bats' Bush Explorer events at Bingara Reserve GHFF camp to showcase the ecology of these threatened species and their importance as keystone species for eastern Australian forest ecosystems.
			3. Ensure current flying-fox information remains readily available via Council's website and social media	Council webpage and social media kept up to date with current flying-fox information.		High	Completed	Updated Council website with information relating to pro-active ways to reduce impacts at their properties and better co-exist with flying foxes. Ongoing education via Council and Bushcare Facebook pages.

			4. Install signage at colony to build community awareness.	Signage installed at camps.		Medium	Not started	Site currently isolated, signage to be considered in future.
	To ensure staff and community not unnecessarily exposed to risk of ABLV or other diseases		5. Develop protocols for community and Council staff so everyone is aware of what to do if they encounter a dead, injured or orphaned flying-fox and ensure voluntary vaccination is available to key Council staff.	Staff and community informed with what to do if they encounter a flying-fox. Risk of disease or ABLV greatly reduced		High	Completed	Information published on Council flying-fox webpage and information provided to wildlife care groups and Council staff. Two Council staff vaccinated and vaccination offered to all staff.
Current and future impacts such as noise, smell or faecal matter and other on nearby residents or businesses	To utilise innovative design features that allows flying-foxes and humans to coexist	Level 1: Property Modification Level 1 – Future land use planning	6. Ensure future land uses utilise innovative design and suitable building materials for reducing noise, odour and faecal drop such as the provision of covered areas or sound mitigating measures.	New developments incorporate mitigation measures to reduce impacts of flying-foxes.		High	Completed	Council commissioned short study to look at potential setbacks and options for future land uses.
Conflict between community and flying-fox camps	To be responsive to the future community's concerns		7. Provide information about management options and interventions for residents and nearby businesses to minimise impacts of flying-foxes.	Key impacts to residents or business are reduced. The inclusion of zoning or overlays and development requirements near flying-fox camps in the planning scheme.		High	Completed	Updated Council website with information relating to pro-active ways to reduce impacts at their properties and better co-exist with flying foxes.
Future land uses	To ensure people can better coexist with flying-foxes		8. Undertake GIS analysis of flying-fox habitat and identify development controls (e.g. buffer distances, camp size, seasonal spatial extent, drainage, flight paths, solar access and a persistent microclimate design	Residents/businesses can better coexist with flying-		High	Completed	Initial study completed in 2021 in partnership with City Planning and Environment. Further work required to embed findings in future planning.

			requirements)for areas adjacent the camp.	foxes Reduced concerns from community.				
			9. Develop appropriate development controls and land use planning provisions for future development adjoining flying fox camps. These provisions will seek to minimise amenity impacts through design and siting of new developments, acoustic measures, covered outdoor spaces etc, whilst also minimising the impact of proposed new development on microclimate and wellbeing of flying-foxes.			High	In Planning	Initial study completed in 2021 in partnership with City Planning and Environment. Further work required to embed findings in future planning.
			10. Utilise latest habitat mapping research outcomes, which may inform additional impact mitigation measures, particularly the ability to 'attract' flying-foxes to low conflict locations.	Council makes informed with regards to options for impact mitigation		Low (research collaboration)	Not started	No research opportunities available.
			11. Consult with landscape architects and flying-fox ecologists to identify plant species suitable for inclusion as narrow screen of dense vegetative buffers, in building designs and gardens of proposed development to create a	Flying-fox impacts on future development are reduced.		High	Not started	To be incorporated in future master planning of site.

			visual or physical barrier between the camp and limit flying fox encroachment.					
Future land use or accumulative impacts from construction processes or multiple developments impacts upon flying-foxes current area of occupation or welfare	To minimise welfare impacts on flying-foxes from construction and development	Level 1: Environmental Assessment	12. Ensure that future development and associated construction is considerate of flying-foxes and their habitat that future development and associated construction is planned, undertaken and monitored in accordance with relevant environmental legislation.	No significant change to flying-fox numbers and colony health after works.		High	Not Applicable	No adjoining development has been observed since adoption of the CMP. Work to be managed through development assessment process.
Exotic weed growth and poor poor maintenance and habitat restoration	To manage, flying-fox welfare, flooding and bushfire risk in camp To protect and restore the endangered ecological community in which flying-foxes roost	Level 1: Routine camp management Level 1: Habitat Restoration	13. Undertake all works in accordance with legislation and monitor camp during and after routine management. Routine management includes minor weed management, tree removal or maintenance activities such as mowing or minor slashing that will not affect overall GHFF health. For routine management controls refer to Section 6'Assessment of impacts to flying-foxes'.	No significant change to flying-fox numbers and colony health after routine camp management. Routine management activities completed All activities are undertaken to minimise impacts to flying-foxes.	✓ Required for working in Threatened Ecological Communities and for works that are likely to impact flying-foxes or their habitat.	High	Underway	Ongoing monitoring undertaken on quarterly basis and prior to and post bush regeneration works onsite.
			14. Consult with expert where impacts from operational activities, routine camp management or			High	Not Applicable	No significant works undertaken since adoption of the CMP.

			emergency works are significant, may be unclear or unknown.					
			<p>15. In consultation with a flying-fox expert, develop a restoration plan for the site in-line with long-term objectives for the site determined through above actions in line with available budgets.</p> <p>Any planned restoration actions must ensure suitable flying-fox habitat remains available for the maximum number of flying-foxes that have used the site (Commonwealth requirement – see Appendix 2), minimise potential for flying-foxes to be displaced (e.g. into residential properties), and that suitable vegetation is retained for protection against extreme weather (e.g. HSEs). Protocols should also be developed to ensure personnel can work safely under the camp.</p>	Flying-fox restoration undertaken in a cost efficient and effective manner ensuring impacts to GHFF and residents and businesses are minimised.		High	Underway	Consultant engaged with approach developed. Site Restoration Plan put on on until broader site master planning is completed.
			16. Undertake restoration of flying-fox habitat in accordance with the site restoration plan.			High	Underway	Habitat restoration started onsite in 2023 with ongoing funding secured through LGNSW grant for 8 year program of restoration works with a focus on restoration of Critically Endangered Sydney River-Flat

								Eucalypt Forest.
			17. Prioritise Council restoration efforts in natural areas with high value GHFF foraging habitat (identified in Eby and Law 2008) to limit reliance on urban areas and unnatural food sources (e.g. orchards).	Works prioritised towards key sites, improving flying-fox foraging habitat.		Medium	Underway	Council completing restoration of Cumberland Plain Woodland and Shale Sandstone Transition Forest in key areas across the Campbelltown LGA.
			18. Model habitat and land uses in the surrounds to identify other potential sites that may be improved to encourage flying-foxes to relocate on their own accord (informed by findings of ongoing research).	Other sites identified and habitat restored.		Low (research collaboration)	Not started	No research opportunities available
			19. Ensure appropriate habitat area is maintained at the site to support flying-foxes in the camp that restoration or revegetation activities do not encourage expansion of the colony, which may affect current or future surrounding land uses.	No net loss or gain to the habitat area required to support the maximum number of flying-foxes that utilise the camp.		High	Not started	To be considered as part of future site master planning.
			20. All personnel working in and around camps with or without plant to be inducted into protocols outlined in Section	Staff informed and no significant change to flying-fox numbers and colony health after		High	Completed	All works on ground including bush regeneration contractors and researches and wildlife carers have been inducted in accordance with Section 8.

			6'Assessment of impacts to flying-foxes'.	routine camp management.				
Heat Stress Events causing illness or death to numerous flying-foxes.	To ensure impacts of heat stress on wildlife carers and flying-foxes are minimised	Other management options: Protocols to manage heat stress events	21. Allocate resources, and develop procedures, responsibilities, and community materials for heat stress events.	Resources, procedures and community materials developed and implemented.		High	Underway	To be added to targeted resident webpage with notifications of potential Heat Stress Events provided as per the Heat Stress Predictor by WSU. Working group with wildlife carers to determine resources, responsibilities and processes for Heat Stress Events established.
Clean up costs associated with not mitigating			22. Investigate and support further options for technology to assist with gathering relevant data (sensors) and continue support of options to reduce heat stress including misting sprinklers such as what is underway with Western Sydney University.	Heat stress items investigated and implemented where possible.	✓ Required for installation of misting sprinklers	Medium (research collaboration)	Completed	Trial sprinkler systems installed at site in partnership with WSU and DPE in 2021 with weather stations installed by WSU during summer each year since.
Availability of vaccinated personnel to deal with HSE			23. Assist wildlife carers where possible such as with data collection methods, equipment and physical assistance (including carcass collection) during and after heat stress events	Wildlife carers supported		High	Completed	Monitoring document produced in partnership with wildlife carers and kestrel weather monitoring device purchased. Staff vaccinated to assist with carcass collection as required.

Conflict between community and flying-fox camps	Understand and predict influxes of flying-foxes to the area Inform management decisions regarding influxes	Level 1: Research	24. Identify foraging resources within 50 km of the Campbelltown Camp and likely flowering/fruited times, including retrospective assessment of events likely to have contributed to previous influxes, to help predict future influxes.	Council is prepared for influxes of flying-foxes		Low (research collaboration)	Not Applicable	No research opportunities available
Staff knowledge and experience and research	Inform staff latest knowledge and information related to flying-fox management.	Level 1: Staff knowledge and capacity	25. Council staff to attend conferences or training relating to flying-fox management to ensure best practiced knowledge is applied to flying-fox management.	Staff are up to date on latest flying-fox management information		High	Completed	Council staff have attended National Flying Fox Conference since adoption of CMP. Staff engaged in NSW Flying Fox Network with other land managers, government agencies and wildlife carers.
	Investigate opportunities to enhance research relating to flying foxes	Level 1: Research	26. Investigate creche for flying-fox release site in collaboration with researchers.	Research opportunities and benefits to flying-foxes enhanced.			Not started	Discussions with wildlife carers completed but not pursued until site master planning completed.
Number and distribution of flying-foxes	Undertake monitoring activities	Level 1: Monitoring	27. Council staff to complete National Flying-fox Monitoring Program census and data collection on a minimum of a quarterly basis. Information should include a count, mapped camp	Council and government agencies informed with up to date data		High	Underway	Quarterly monitoring undertaken by staff under National Flying-fox Monitoring Program.

			extent, condition of individuals in the camp (e.g. presence of pregnant females and young) and flying-fox behaviour. These data can be compared against weather and other variables to identify trends.					
			28. Support establishment of a local group to research and monitor the site outside regular National Flying-fox Monitoring Program census times. Information, ideally be collected on a monthly basis.	Community engaged in monitoring process.		High	Not Started	No interest from community members to undertake monitoring,

			29. Ensure all management actions and results are recorded to inform future planning.	Council learns from its management successes and potential failures		High	Underway	Records of management actions maintained.
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Lack of continuous suitable canopy in roosting habitat for bats to find refuge	Location of flying-foxes in relation to essential works To enable flying-foxes to remain on site in a lower conflict location whilst allowing Council to undertake maintenance operations	Level 3: Nudging	30. Ensure consultation with flying-fox experts to understand likely disruption to flying-foxes behaviour and habitat use, ensure appropriate habitat area is maintained at the site to support flying-foxes in the camp	All activities are undertaken to minimise impacts to flying-foxes wherever possible. Activities undertaken to relevant environmental legislation and licence conditions. Flying-fox expert engaged during planning and operational works to monitor disturbance to flying-foxes	✓ Required for working in Threatened Ecological Communities and for works that are likely to impact GHFF or their habitat.	High	Not started	To be investigated as part of future works and land use planning.
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	31. Ensure all activities that may involve nudging the flying-fox colony adhere to relevant environmental legislation and licence conditions.				Not started	To be investigated as part of future works and land use planning.
	32. All personnel working in and around camps with or without plant to be inducted into protocols outlined in Section 6 'Assessment of impacts to flying-foxes'.				Not started	To be implemented as part of future works.

8.5 Outcomes of Trial Grey Headed Flying Fox Assistance Program

Reporting Officer

Executive Manager Open Space
City Services

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.2 Improve wellbeing and quality of life

Delivery Program

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

Officer's Recommendation

1. That the trial Residential Assistance Program be extended to further rounds for impacted residents until the current funding allocation is fully expended.
2. That Council considers future funding rounds under the GHFF Residential Assistance Program when suitable external grant funding becomes available.

Purpose

To provide an overview of the outcomes of the trial Grey Headed Flying Fox Residential Assistance Program at Bingara Reserve (Macquarie Fields).

History

Grey Headed Flying Fox (GHFF) are a threatened species listed as vulnerable under both the NSW *Biodiversity Conservation Act 2016* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*. The NSW Flying-fox Camp Management Code of Practice 2018 and Camp Management Policy 2015 regulate management actions and management of flying-fox camps in NSW.

The legislation protects GHFF, their habitat and the vegetation within critically endangered ecological communities including River-Flat Eucalypt Forest, which is found at both camps. The Code of Practice and Policy enables land managers, such as Councils to undertake management actions to further manage and protect GHFF and their habitat, as well as mitigate adverse impacts on adjoining landowners, residents or businesses.

In November 2021, Council resolved:

1. That Council adopt the Residential Assistance Program as part of the Bingara Reserve (Macquarie Fields) Camp Management Plan as a trial for 12 months.
2. That Council allocate \$25,000 funding to match available NSW Government grant funding for the first year of the trial Residential Assistance Program from existing budgets within City Delivery Directorate.
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.

Report

A summary of the trial Residential Assistance Program for Bingara Reserve (Macquarie Fields) and key actions delivered or in planning under the Bingara Reserve (Macquarie Fields) & Campbelltown CMP's to date is included below:

Trial GHFF Residential Assistance Program Bingara Reserve (Macquarie Fields)

A key action of the CMP's to reduce the impacts of GHFF on adjoining properties is the trial GHFF Residential Assistance Program (the trial Program). The trial Program is co-funded by the NSW Government under the Flying Fox Grant Program and provides a one off financial contribution up to \$1,000 per eligible dwelling to purchase products or services that will assist in managing the impacts of GHFF.

Under the trial Program, eligible dwellings were notified by mail with an online application form that required a quotation or website link for a product or service that clearly assisted with minimising the impacts of the GHFF. Payments were provided in two parts, 50% on approval of application and the remaining 50% following purchase or product or service and completion of a short final report, which included proof of purchase and a photo of the goods or service that was purchased as evidence of expenditure.

In mid-2022, Council opened applications under Round 1 of the Program for eligible properties with letters delivered to the 73 dwellings directly adjoining the camp in Bingara Reserve on Myee Rd and Bingara Rd, Macquarie Fields. Applications were open for a period of 28 days and in total 15 applications were received (20% of the total eligible properties) with four incomplete applications despite Council's efforts to resolve.

Applications under Round 1 of the Program included the purchase of a range of goods and services including the following:

- Purchase of high pressure cleaners
- Purchase and install of a pergola
- Purchase of car/pool/washing line covers
- Purchase of air conditioners
- Removal of flying fox food trees and
- Engaging cleaning services.

The total amount paid out under Round 1 of the Program was \$13,040.

In early 2023, Council opened applications under Round 2 of the trial Program for eligible properties (residents that had been successful in Round 1 were not eligible) with letters delivered to 81 residences lying within 100m of the camp (the known impact area of GHFF) on Waratah Rd, Myee Rd and Bingara Rd, Macquarie Fields. Applications were open again for a period of 28 days and in total 10 applications received (12% of the total eligible properties).

Applications under Round 2 of the Program included the purchase of a range of goods and services including the following:

- Purchase of high pressure cleaners
- Purchase of car/pool/washing line covers
- Purchase of air conditioners
- Removal of flying fox food trees and
- Engaging cleaning services.

The first payment under Round 2 has been paid out recently to residents with expected total funding upon completion of second round payments totalling \$14,731.

As part of both rounds of funding, residents were surveyed to evaluate the application program, available funding and level of impacts relating to dropping, noise, health impacts and smell. From the survey majority of residents were happy with the funding provided and the application process with majority experiencing high or moderate impacts to bat droppings, noise, health risks and smell. A summary of survey results are provided below:

- 67% of residents said the application process was very easy or easy to complete, 30% indicated it was neither easy or difficult and 3% noted it was difficult to complete
- 30% of residents noted funding was totally inadequate or not enough, 56% noted it was adequate or good and 14% noted funding as exceptional
- 75% of residents noted extreme or high impacts of bat droppings, 22% noted moderate impact and 3% noted inconvenient/little impact
- 36% noted extreme or high impact to health, 55% noted moderate impact and 9% noted low or inconvenient/little impact
- 42% noted extreme or high impact of noise, 44% noted moderate impact and 14% noted low impact
- 59% noted extreme or high impact of smell, 38% noted moderate impact and 3% noted low impact

Overall, in summary the trial Program across the two funding rounds had a relatively low level of uptake from residents with 154 residences invited to apply to the program with 21 applications approved which equates to 16% of eligible residents. A total of \$27,771 from the \$50,000 allocated under the program has been distributed or will be provided (under Round 2 second payments in near future) to eligible residents under the trial Program.

Based on expenditure under the trial Program \$22,229 funding remains from the trial Program. It is proposed that further funding Rounds be delivered, with priority given to residents that are most impacted on Myee Rd (including those that have been successful with past rounds).

Should funding not be expended under Round 3, it is proposed further funding Rounds on a first in first served basis until all remaining funding is expended

It is proposed that future-funding Rounds beyond the initial \$50,000 under the trial Residential Assistance Program will only be considered upon availability of suitable grant funding sources.

Attachments

Nil

8.6 Minutes of the Youth Advisory Committee Meeting held 20 September 2022

Reporting Officer

Director City Lifestyles
City Lifestyles

Community Strategic Plan

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

Delivery Program

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

Officer's Recommendation

That the minutes of the Youth Advisory Committee held 20 September 2022 be adopted.

Purpose

That Council adopt the minutes of the Youth Advisory Committee meeting held 20 September 2022.

History

The Youth Advisory Committee was proposed by Councillors in 2022. One meeting has since occurred and informed the development of the Terms of Reference:

- 20 September 2022: Chaired by Councillor Cotter among self-nominated Councillors to vision the advisory committee and review the draft Terms of Reference.

Report

The purpose of the Committee is to provide advice and guidance to Council on matters pertaining to young people in the LGA. Members of the committee will be asked to activate their networks to herald a positive youth culture, promote local youth initiatives and help foster connections between local services.

Attachments

8.6.1 DRAFT Minutes - Youth Advisory Committee 20 September 2022 (contained within this report) [↓](#)



Youth Advisory Committee Minutes

Meeting Date	Tuesday 20 September 2022
Location	Staff Training Centre (STC)
Time	4.00pm to 5.00pm

Present **Chairperson** – Councillor J Cotter
Councillor W Morrison
Councillor M Stellino
Director City Lifestyles – S Grant
Executive Manager of Community Life – T Soulos
Personal Assistant to Director City Lifestyles – B Duncan

Apologies Councillor M Khalil
Councillor R Munro
General Manager – L Deitz

Committee commenced at 4.11pm

1. Welcome & Acknowledgement of Country

Chairperson Councillor J Cotter provided a welcome and Acknowledgement of Country and thanked all for attending the first Youth Advisory Committee meeting.

2. Role of an Advisory Group

The purpose of this item is to map out the intent and scope of the committee to ensure it operates in accordance with an agreed focus and distinguished purpose. Reference to the draft Terms of Reference document which we will review in agenda item 4.

An advisory committee has no direct ability to allocate Council resources. The main function of a committee is to identify the needs of the community and then provide advice and guidance back through to Council. Open up to the committee for any particular comments and what members are individually trying to achieve through participation in this advisory committee.

Councillor M Stellino – Main driver is to help see the possibilities Council can undertake, support and connect our youth through connecting with nature. This could be through gardening and outdoor activities as it teaches youth to respect nature whilst also keeping them out of potential trouble. Would be interested to understand if Council has access to community gardens.

Councillor W Morrison – Would be helpful to understand what Council currently does for youth within our LGA and a future paper would help us as an advisory understand how we can complement these programs and



initiatives.

T Soulos – It is important that the Advisory Committee understand that our current organisation and funding structure operates within a community partnership model. In the context of youth services, our role is to form bonds with and foster connection between services and reach out to understand the emerging needs of the youth population. Ultimately, other levels of government are the policy makers and funding providers. A recent example of this model in action related to homelessness where Council maintains a community partnership with NSW Department of Communities and Justice (DCJ) who undertake street counts, deliver Assertive Outreach and are responsible for policy directives and service funding. Council coordinated an event in the Civic Hall for local services to network and exchange information on their programs and engage community. We were able to assist with encouraging connections between services to fill the gaps but not deliver programs and services specifically.

Council currently does not have an existing Youth Plan and through connecting with counterparts have found that other Councils do. Camden Council is amongst one of them that has a recently released Youth Plan that was informed and created by the youth that live within Camden's LGA.

Councillor J Cotter – Campbelltown Council are doing great things in assisting with programs, events and services. It would be beneficial for us as an advisory to understand what is happening around our LGA to further promote and ensure we can do our part to assist connecting youth with other businesses and ensure the message is getting spread via multiple channels. Understand there is only so much we can promote individually, so what can we do to help support more? I want to help by driving and activating those parts of the community. If there are challenges, we can be a middle person to ensure we can assist with the space. Supporting the people that support the 'people'.

Councillor M Stellino – Question around Councils process and how we decide what we do and where does it eventuate from? Trina advised, Forum OnQ was informed and eventuated by a local community group that wanted to use the space for activities. Council had funding from a previous term that we could allocate to assisting with the event and saw the potential it presented for future activities for the community.

Councillor J Cotter – Provided the history of the previous 2011-2013 Youth Committee Forums that existed and was primarily made youth which was also partnered with Camden and Wollondilly Council.

S Grant – Council is allocating resources and activities but are they specially focused on the youth demographic? Community Life's Collective Impact Coordinator is dedicated to programs and initiatives within the Claymore area through external funding and her role is to deliver for youth initiatives specially. We work to advocate, facilitate and help assist with initiatives, Council mainly aren't resourced to do it ourselves.

Another example touching back on Councillor M Stellino's point regarding community gardens. We have a community at HJ Daley Library and there's a lot occurring but what could we do more for the youth aspect? Are we marketing it correctly, posting on correct channels and is the message being received by the correct demographic etc.

**Resolution:**

The Advisory Committee noted the motivation and main drive of each of the committee member's attendance and the role they will play within the community.

Action Arising: Nil.

3. What does the Advisory Committee want to achieve?

Covered within agenda item 2.

4. Terms of Reference

- Review and endorsement of final Terms of Reference (ToR)

S Grant referred to 'The role of the Committee' and requested the committee formally agree this is a true representation of how they see their role and function. All committee attendees agreed it captured all aspects of their role as an advisory committee.

Confirmation the interpretation of "Youth" means young people aged 12 – 24 years of age. NSW Police do identify youth as 18 and under but that is under judicial system and for other law implications. The age identified covers Primary and High School, TAFE, and College / University. All committee members agree that the age specified is appropriate and captures the correct targeted demographic.

Resolution:

The Advisory Committee all confirmed the Youth Advisory Committee Terms of Reference document is in final form with no further amendments and or additions for formal endorsement at the next Ordinary Council Meeting.

Action Arising:

The Youth Advisory Committee Terms of Reference document will be added to the Ordinary Council Meeting held on 13 October for Council's formal endorsement.



5. Future Meeting Dates and Reoccurrences

- Confirmation of attendees

Council's General Manager, L Deitz is noted as an optional attendee. Council staff attendee's include Director City Lifestyles, S Grant, Executive Manager Community Life, T Soulos and Committee Secretary B Duncan. Noting Councillor R Munro and Councillor M Khalil are apologies and are official Advisory Committee members.

- Confirmation of future meeting dates

Meetings will be held quarterly and in line with the Mayors request to run Advisory Committees every months (rotation between Multicultural Communities Advisory Committee, Wildlife and Environment Advisory Committee and Youth Advisory Committee).

Meetings will be held on a Tuesday 5.00pm to 6.00pm prior to Councillor Briefing Nights and not on Council Meeting dates.

The next committee meeting is scheduled for Tuesday 23 January 2023.

Resolution:

The Advisory Committee agreed that Tuesday's 5pm – 6pm prior to Councillor Briefing's suit. Ensure it is not on the occurrence where a Council Meeting are scheduled.

Action Arising:

B Duncan will liaise with Council's Governance team and ensure the future meeting dates are projected and sent to all committee member calendars. This will be sent from the 'Council Meetings' calendar.

6. General Business and Meeting Close

Nil.

Meeting close 4.35pm

8.7 Minutes of the Campbelltown Multicultural Communities Advisory Committee meeting held 7 February 2023

Reporting Officer

Director City Lifestyles
City Lifestyles

Officer's Recommendation

That the minutes of the Extraordinary Campbelltown Multicultural Communities Advisory Committee held 7 February 2023 be noted.

Purpose

To seek Council's endorsement of the minutes of the Extraordinary Campbelltown Multicultural Communities Advisory Committee meeting held 7 February 2023.

Report

Detailed below are the recommendations of the Campbelltown Multicultural Communities Advisory Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

Reports listed for consideration

4.1 Multicultural NSW Grant for Significant Festival

That the Campbelltown Multicultural Communities Advisory Committee members note the event concepts designed through community engagement process.

4.2 Potential Future Speakers and Schedule

Item was deferred and will be included in the next Advisory Committee Agenda scheduled for Tuesday 21 March 2023.

Attachments

8.7.1 DRAFT Minutes - Extraordinary Multicultural Communities Advisory Group 7 February 2023 (contained within this report) [🔗](#)

Minutes

Campbelltown Multicultural Communities Advisory Committee

7 February 2023



Extraordinary Campbelltown Multicultural Advisory Committee Meeting

07/02/2023

CAMPBELLTOWN CITY COUNCIL**Minutes Summary**

Extraordinary Campbelltown Multicultural Advisory Committee Meeting held at 5:00pm on Tuesday, 7 February 2023.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	3
2.	APOLOGIES	3
3.	DECLARATIONS OF INTEREST	3
4.	REPORTS	4
4.1	Multicultural NSW Grant for Significant Festival	4
4.2	Potential Future Speakers and Schedule	7
5.	GENERAL BUSINESS	8

Extraordinary Campbelltown Multicultural Advisory Committee Meeting07/02/2023

Minutes of the Extraordinary Campbelltown Multicultural Advisory Committee Meeting held on 07 February 2023

Present

Chairperson – M Khalil – Councillor
Member – J Cotter – Councillor
Member – J Chew – Councillor – *Joined meeting 5.10pm*
Member – D Lound – Councillor
Member – W Morrison – Councillor
Member – R Munro – Councillor
Member – S Grant – Director City Lifestyles
Member – T Soulos – Executive Manager Community Life
Member – B Duncan – Committee Secretary

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Cr M Khalil.

2. APOLOGIES

Member – M Chowdhury – Councillor
Member – R Manoto – Councillor

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

Extraordinary Campbelltown Multicultural Advisory Committee Meeting07/02/2023

4. REPORTS

4.1 Multicultural NSW Grant for Significant Festival

Reporting Officer

Executive Manager – Community Life Trina Soulos

Officer's Recommendation

That the Campbelltown Multicultural Communities Advisory Committee members note the event concepts designed through community engagement.

Committee's Recommendation:

That the Campbelltown Multicultural Communities Advisory Committee members note the event concepts designed through community engagement process.

Report

The purpose of this Extraordinary Campbelltown Multicultural Communities Advisory Committee meeting is to note and discuss the following points regarding the Multicultural NSW Grant for Significant Festival:

1. Grant parameters
2. Results of community consultation
3. Key messages
4. Event concepts

The Director provided some opening remarks for context: -

With reference to the 'Stronger Together Grant' that has been awarded to Campbelltown City Council following an application in the last quarter of 2022, there is important work in process and in partnership with the community. Today's meeting is an opportunity to brief Councillors on the draft plans for the upcoming events and to reflect on the opportunity of the developing community cohesion and goodwill that has been evident in getting to this point. Our actions this year, is an important part of the journey to work with the community and build stronger relationships over time. In this first year of the grant funded program, we will be very much 'learning by doing' whilst respecting and building connections, and I'm sure year 2 will be even better.

Attachments

Nil

Grant Parameters

- Funding Body: Multicultural NSW
- Funding Program: Stronger Together Significant Festivals Grant for Local Councils
- Term: 1 January 2023 – 31 December 2024
- Funding purpose: To deliver activity that enhances social cohesion, promotes community harmony, and showcases our diversity
- Approved development strategy: In partnership with Local Community and Spiritual Leaders from the Macarthur Region, and delivered jointly with cultural and community groups, businesses and institutions from across the city

Results of Community Consultation

Council has reached out to a range of local Islamic leaders, groups and community organisations to advise on the event design. Community sentiment and feedback includes:

- There has been a highly positive response to the proposed festival from all parties, especially that Campbelltown Council is seeking to be more inclusive of the growing Muslim community.
- The community is extremely diverse with variations to cultural background, religious interpretation and practice.
- All parties have confirmed that the celebration needs to reflect the diversity of the local Muslim community and not be orientated toward one community over another.
- Community are encouraging of Council providing a welcoming space to those who do not practice the faith.
- The focus will be on food and joyous celebration with opportunities to showcase religious elements as well as provide a space for broader community involvement.

Council has also consulted with neighbouring Councils that host Ramadan events, including Liverpool, Canterbury-Bankstown, Fairfield and Cumberland.

Key Messages

- The event is being developed through a co-design process with local community representatives and faith leaders.
- Emphasis is on building an event that is culturally and religiously diverse.
- The event will attract interest from the wider Macarthur and Western Sydney community, providing Campbelltown Council with an opportunity to showcase, enhance and celebrate Campbelltown's growing diversity.
- The coordination and staging of the event aims to build new relationships and opportunities for Council to work with emerging groups in the Campbelltown region.
- The event should not be staged in competition with Religious practice or replicate the role of the Mosque in the public domain.

Event Concepts

Council will adopt an iterative approach and take advantage of the 2-year funding cycle to stage the introduction of a Ramadan Festival to the LGA:

- Year 1: A community event that is co-designed by leaders and representatives to bring the different groups of the Islamic community together in Campbelltown. Use this as a base for establishing bonds between leaders and communities, and as the opportunity to form a vision for subsequent years of activity.

Extraordinary Campbelltown Multicultural Advisory Committee Meeting

07/02/2023

- Year 2: Building on the foundational outcomes of Year 1, embark on a 12-month planning cycle for Ramadan 2024. Draw on the mobilisation of leaders to ensure community representation and participation.

Discussion

Advisory Group discussion raised following points:

- a) Ramadan is Wednesday 22 March to Thursday 20 April 2023, dependent on the first sighting of the moon.
- b) Different Muslim communities from different cultural backgrounds have varying Ramadan traditions and observances. The event should cater for diversity and it's a chance where all community members across our LGA can come together and be involved in the celebrations.
- c) The event is a chance to engage businesses as it presents lots of opportunity to expose small businesses.
- d) People in the community are awaiting the event date.
- e) Statistics from the Lakemba Nights Festival indicate a substantial proportion of patrons are seeking a cultural or culinary experience and do not observe the faith. Therefore, this is potentially an opportunity for intercultural learning in our community.
- f) There is a potential to rename the event. Bankstown Council hold a 'night market' not a 'festival'. A 'festival' during Ramadan may not be appropriate or reflective of the ethos of Ramadan. Suggestion of calling the event a name that is more reflective of the Islamic faith.
- g) A query was raised about consultation outcomes as to the scheduling of the event. As community groups and families have potentially already set their schedule for Ramadan, all efforts should be considered to not conflict or deter from existing commitments. Suggestion for an event to be held within the Ramadan period. A risk was noted that if the event is scheduled after Eid al-Fitr, it may not be considered a Ramadan event by the community. A strong recommendation was put forwarded by Chairperson, Councillor Khalil, to host the event/s within the Ramadan period. A commitment to review this recommendation was made by the Officers present.
- h) A query was raised about Chairperson, Councillor Khalil's participation in community consultation. It was confirmed that Councillor Khalil was not invited to participate in the community consultation.
- i) Chairperson, Councillor Khalil rejected the report and did not agree to the Council recommendation to host a Ramadan event after the Ramadan period. The Councillor noted his own community consultation outcomes where the community are supportive of Council hosting a Ramadan event but recommends the event be held during the Ramadan period. This recommendation was noted by Officers present.
- j) Draft dates initially proposed during the planning phase included the 28 and 30 February 2023.

Extraordinary Campbelltown Multicultural Advisory Committee Meeting

07/02/2023

4.2 Potential Future Speakers and Schedule

Reporting Officer

Councillor – Chairperson M Khalil

Officer's Recommendation

That the Campbelltown Multicultural Communities Advisory Committee discuss potential future speakers and schedule.

Committee's Recommendation:

Item was deferred and will be included in the next Advisory Committee Agenda scheduled for Tuesday 21 March 2023.

Report

The Campbelltown Multicultural Communities Advisory Committee will invite guest speakers to attend the Advisory Group.

If the Committee have any recommendations on potential guest speakers, provide the following details to the Committee Secretary.

Guest Speaker Information:

Name	
Representing	
Contact	
Webpage	
Topic	
Engagement	
Notes	

Attachments

Nil

Extraordinary Campbelltown Multicultural Advisory Committee Meeting

07/02/2023

5. GENERAL BUSINESS

The next meeting of the Campbelltown Multicultural Communities Advisory Committee will be held on Tuesday 21 March 2023 at Campbelltown City Council's Staff Training Centre (STC).

Chairperson M Khalil

Meeting Concluded: 6.15pm

DRAFT



Contacting Us

24 hour telephone service (02) 4645 4000

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Campbelltown, NSW 2560

Minutes

Campbelltown Multicultural Communities Advisory Committee

7 February 2023



CAMPBELLTOWN

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Extraordinary Campbelltown Multicultural Advisory Committee Meeting held at 5:00pm on Tuesday, 7 February 2023.

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<u>2.</u>	<u>APOLOGIES</u>	3
<u>3.</u>	<u>DECLARATIONS OF INTEREST</u>	3
<u>4.</u>	<u>REPORTS</u>	4
<u>4.1</u>	<u>Multicultural NSW Grant for Significant Festival</u>	4
<u>4.2</u>	<u>Potential Future Speakers and Schedule</u>	7
<u>5.</u>	<u>GENERAL BUSINESS</u>	8

Minutes of the Extraordinary Campbelltown Multicultural Advisory Committee Meeting held on 07 February 2023

Present

Chairperson - M Khalil - Councillor
Member - J Cotter - Councillor
Member - J Chew - Councillor - *Joined meeting 5.10pm*
Member - D Lound - Councillor
Member - W Morrison - Councillor
Member - R Munro - Councillor
Member - S Grant - Director City Lifestyles
Member - T Soulos - Executive Manager Community Life
Member - B Duncan - Committee Secretary

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Cr M Khalil.

2. APOLOGIES

Member - M Chowdhury - Councillor
Member - R Manoto - Councillor

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

4. REPORTS

4.1 Multicultural NSW Grant for Significant Festival

Reporting Officer

Executive Manager – Community Life Trina Soulos

Officer's Recommendation

That the Campbelltown Multicultural Communities Advisory Committee members note the event concepts designed through community engagement.

Committee's Recommendation:

That the Campbelltown Multicultural Communities Advisory Committee members note the event concepts designed through community engagement process.

Report

The purpose of this Extraordinary Campbelltown Multicultural Communities Advisory Committee meeting is to note and discuss the following points regarding the Multicultural NSW Grant for Significant Festival:

1. Grant parameters
2. Results of community consultation
3. Key messages
4. Event concepts

The Director provided some opening remarks for context: -

With reference to the 'Stronger Together Grant' that has been awarded to Campbelltown City Council following an application in the last quarter of 2022, there is important work in process and in partnership with the community. Today's meeting is an opportunity to brief Councillors on the draft plans for the upcoming events and to reflect on the opportunity of the developing community cohesion and goodwill that has been evident in getting to this point. Our actions this year, is an important part of the journey to work with the community and build stronger relationships over time. In this first year of the grant funded program, we will be very much 'learning by doing' whilst respecting and building connections, and I'm sure year 2 will be even better.

Attachments

Nil

Grant Parameters

- Funding Body: Multicultural NSW
- Funding Program: Stronger Together Significant Festivals Grant for Local Councils
- Term: 1 January 2023 – 31 December 2024
- Funding purpose: To deliver activity that enhances social cohesion, promotes community harmony, and showcases our diversity
- Approved development strategy: In partnership with Local Community and Spiritual Leaders from the Macarthur Region, and delivered jointly with cultural and community groups, businesses and institutions from across the city

Results of Community Consultation

Council has reached out to a range of local Islamic leaders, groups and community organisations to advise on the event design. Community sentiment and feedback includes:

- There has been a highly positive response to the proposed festival from all parties, especially that Campbelltown Council is seeking to be more inclusive of the growing Muslim community.
- The community is extremely diverse with variations to cultural background, religious interpretation and practice.
- All parties have confirmed that the celebration needs to reflect the diversity of the local Muslim community and not be orientated toward one community over another.
- Community are encouraging of Council providing a welcoming space to those who do not practice the faith.
- The focus will be on food and joyous celebration with opportunities to showcase religious elements as well as provide a space for broader community involvement.

Council has also consulted with neighbouring Councils that host Ramadan events, including Liverpool, Canterbury-Bankstown, Fairfield and Cumberland.

Key Messages

- The event is being developed through a co-design process with local community representatives and faith leaders.
- Emphasis is on building an event that is culturally and religiously diverse.
- The event will attract interest from the wider Macarthur and Western Sydney community, providing Campbelltown Council with an opportunity to showcase, enhance and celebrate Campbelltown's growing diversity.
- The coordination and staging of the event aims to build new relationships and opportunities for Council to work with emerging groups in the Campbelltown region.
- The event should not be staged in competition with Religious practice or replicate the role of the Mosque in the public domain.

Event Concepts

Council will adopt an iterative approach and take advantage of the 2-year funding cycle to stage the introduction of a Ramadan Festival to the LGA:

- Year 1: A community event that is co-designed by leaders and representatives to bring the different groups of the Islamic community together in Campbelltown. Use this as a base for establishing bonds between leaders and communities, and as the opportunity to form a vision for subsequent years of activity.

- Year 2: Building on the foundational outcomes of Year 1, embark on a 12-month planning cycle for Ramadan 2024. Draw on the mobilisation of leaders to ensure community representation and participation.

Discussion

Advisory Group discussion raised following points:

- a) Ramadan is Wednesday 22 March to Thursday 20 April 2023, dependent on the first sighting of the moon.
- b) Different Muslim communities from different cultural backgrounds have varying Ramadan traditions and observances. The event should cater for diversity and it's a chance where all community members across our LGA can come together and be involved in the celebrations.
- c) The event is a chance to engage businesses as it presents lots of opportunity to expose small businesses.
- d) People in the community are awaiting the event date.
- e) Statistics from the Lakemba Nights Festival indicate a substantial proportion of patrons are seeking a cultural or culinary experience and do not observe the faith. Therefore, this is potentially an opportunity for intercultural learning in our community.
- f) There is a potential to rename the event. Bankstown Council hold a 'night market' not a 'festival'. A 'festival' during Ramadan may not be appropriate or reflective of the ethos of Ramadan. Suggestion of calling the event a name that is more reflective of the Islamic faith.
- g) A query was raised about consultation outcomes as to the scheduling of the event. As community groups and families have potentially already set their schedule for Ramadan, all efforts should be considered to not conflict or deter from existing commitments. Suggestion for an event to be held within the Ramadan period. A risk was noted that if the event is scheduled after Eid al-Fitr, it may not be considered a Ramadan event by the community. A strong recommendation was put forwarded by Chairperson, Councillor Khalil, to host the event/s within the Ramadan period. A commitment to review this recommendation was made by the Officers present.
- h) A query was raised about Chairperson, Councillor Khalil's participation in community consultation. It was confirmed that Councillor Khalil was not invited to participate in the community consultation.
- i) Chairperson, Councillor Khalil rejected the report and did not agree to the Council recommendation to host a Ramadan event after the Ramadan period. The Councillor noted his own community consultation outcomes where the community are supportive of Council hosting a Ramadan event but recommends the event be held during the Ramadan period. This recommendation was noted by Officers present.
- j) Draft dates initially proposed during the planning phase included the 28 and 30 February 2023.

4.2 Potential Future Speakers and Schedule

Reporting Officer

Councillor – Chairperson M Khalil

Officer's Recommendation

That the Campbelltown Multicultural Communities Advisory Committee discuss potential future speakers and schedule.

Committee's Recommendation:

Item was deferred and will be included in the next Advisory Committee Agenda scheduled for Tuesday 21 March 2023.

Report

The Campbelltown Multicultural Communities Advisory Committee will invite guest speakers to attend the Advisory Group.

If the Committee have any recommendations on potential guest speakers, provide the following details to the Committee Secretary.

Guest Speaker Information:

Name	
Representing	
Contact	
Webpage	
Topic	
Engagement	
Notes	

Attachments

Nil

5. GENERAL BUSINESS

The next meeting of the Campbelltown Multicultural Communities Advisory Committee will be held on Tuesday 21 March 2023 at Campbelltown City Council's Staff Training Centre (STC).

Chairperson M Khalil

Meeting Concluded: 6.15pm



Contacting Us

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Email council@campbelltown.nsw.gov.au

Postal address PO Box 57, Campbelltown NSW 2560

Visit us Corner Queen and Broughton Streets,
Campbelltown, NSW 2560

8.8 Road Naming Proposal - 'Oxford Gardens', Ingleburn

Reporting Officer

Geographical Information Officer and Administration Assistant
City Governance

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
2.2.1.2 Maintain and enhance roads and road-related infrastructure

Officer's Recommendation

1. That Council approve the proposed road names listed in Attachments 2 or 3 to this report for use within the new subdivision of *Oxford Gardens*, Ingleburn.
2. That Council approve names not chosen for this development in Attachments 2 or 3 to name future roads within Council's LGA.
3. 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.
4. That should no reasonable objections to the proposed road names be received during the exhibition period, Council request GNB publish notice of these new road names in the NSW Government Gazette.

Purpose

To seek Council's approval of road names to be used in a new development area to be named *Oxford Gardens* within the suburb of Ingleburn near the intersection of Oxford and Bensley Roads. It is requested that Council approve both submitted lists of names which allows for future road names, as well as the current development.

History

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

A new subdivision to be named *Oxford Gardens* at the corner of Oxford and Bensley Roads Ingleburn will create eight new roads that require names. Previously a submission was made to the March Council meeting and it was concluded that the submitted names were duplicated, and therefore were rejected.

A revised list of names is being submitted that involves staff from Library Services who understand the history and have researched historic and culturally significant words for use.

Report

The listed names in Attachment 2, are derived from local persons and properties.

The listed names in Attachment 3 expands upon the theme of development's use of 'Oxford'. It has been derived from villages within Oxfordshire, England. There is already an established precedent by Council to use place (Oxford, Cambridge, Chester) and points of interest (Aberfeldy, Ben Lomond) from the United Kingdom as road names within the city.

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

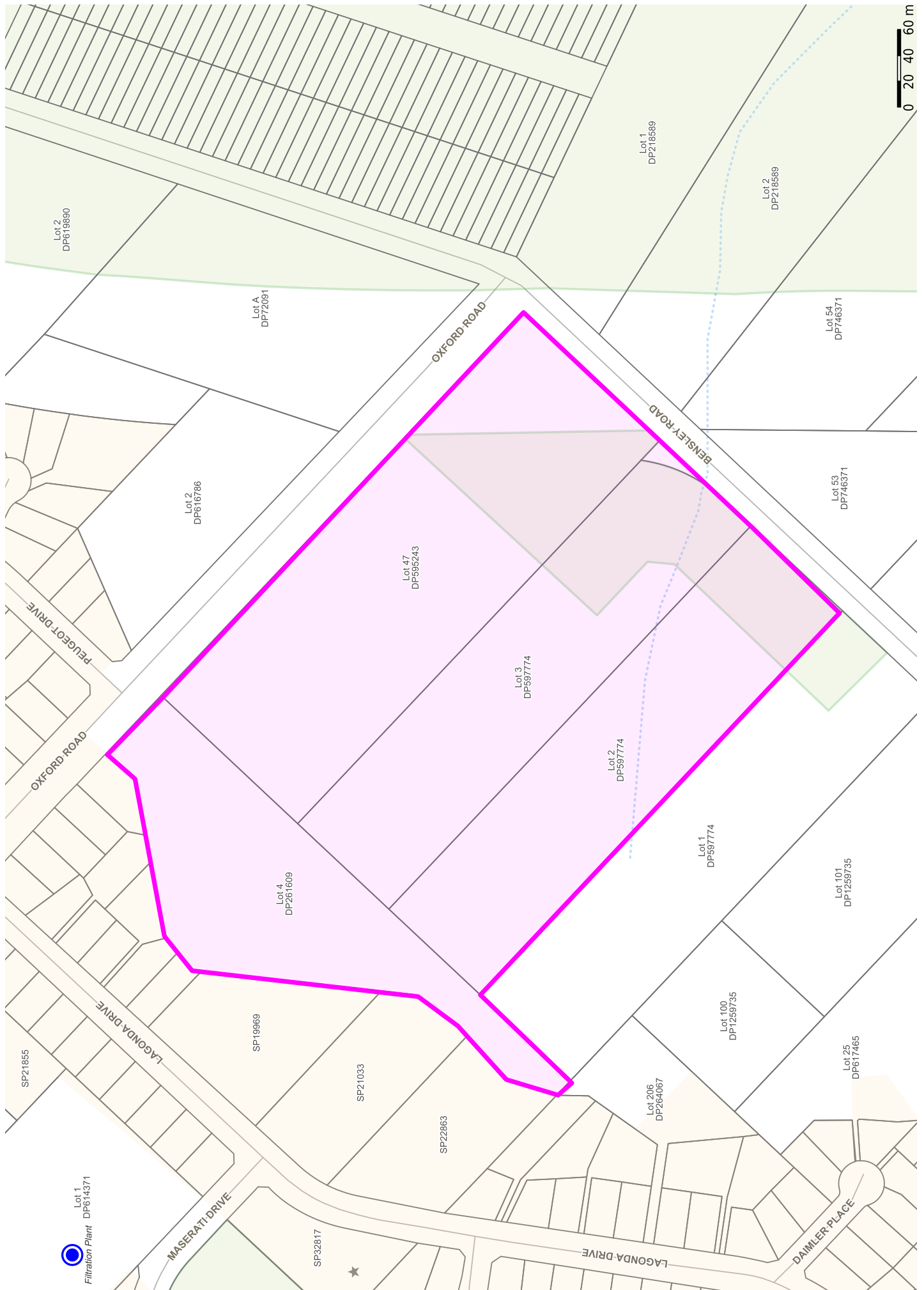
The attached lists of names are currently before the Geographical Names Board (GNB) for pre-approval.

Attachments

8.8.1 Oxford Gardens Development Site (contained within this report) [📄](#)

8.8.2 Oxford Gardens Local Names (contained within this report) [📄](#)

8.8.3 Oxford Gardens Villages (contained within this report) [📄](#)



Road Name	Origin	LGA	Suburb	Proposal Type
Craft	George Craft- shop owner, duck breeder, local identity	CAMPBELLTOWN	INGLEBURN	Pre-Approval
McIlveen	Henry McIlveen- shop owner	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Crawford	Jack Crawford- famous tennis player	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Roach	Steven Roach- noted photographer and artist	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Klages	Surname of Wilhelm Klages (Klages family)- owner of iconic gut factory	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Wilhelm	First name of Wilhelm Klages (Klages family)- owner of iconic gut factory	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Black	'Digger' Black- farmer	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Hirst	Edward Hirst- managing director of British General Electric	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Tanner	Jack Tanner- leading beef cattle expert	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Welchman	Hamilton Welchman- surveyor	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Wack	Nick name of Reuben "Wack" Allen- WWI soldier, baker, local identity	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Milton Park	Former name of the property named 'St George'	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Cora Lynn	Local property	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Woodcrest	Local property	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Pines	Local property	CAMPBELLTOWN	INGLEBURN	Pre-Approval
St George	A property previously name 'Milton Park'	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Wattle Dell	Local property	CAMPBELLTOWN	INGLEBURN	Pre-Approval

Road Name Proposal	Origin	LGA	Suburb	Proposal Type
Kiddington	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Hanborough	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
New Yatt	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Childrey	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Fawler	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Baulking	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Didcot	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Roke	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Stadhampton	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Chinnor	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Thame	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Wroxton	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Chalford	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Heythrop	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Mollington	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Claydon	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Clattercote	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval
Epwell	Village within Oxfordshire, UK	CAMPBELLTOWN	INGLEBURN	Pre-Approval

8.9 Road Naming Proposal - Rosemeadow

Reporting Officer

Geographical Information Officer
City Governance

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
2.2.1.2 Maintain and enhance roads and road-related infrastructure

Officer's Recommendation

1. That Council approve the proposed road names listed in this report for use within a new residential development in 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 name be received during the exhibition period, Council request GNB publish notice of these new road names in the NSW Government Gazette.

Purpose

To seek Council's approval of one new road name to be used in a new development area within the suburb of Rosemeadow near the intersection of Copperfield Drive and Julius Road.

History

It has been Council's protocol for some time to select specific themes in an effort to harmonise road names within suburbs and development areas, Council also reserves the right to consider names that may have special meaning to the applicant.

Many streets within the Rosemeadow residential area in the vicinity of intersection of Copperfield Drive and Julius Road use a road naming theme associated with the names from Shakespearean plays and other literary characters.

Report

A new subdivision in the area of the intersection of Copperfield Drive and Julius Road, Rosemeadow, will result in the creation of two new streets. The name for one of the streets was approved at the March Council Meeting. Council requested that the applicant choose another name that is in keeping of the established neighbourhood theme of using the names of Shakespearean characters.

As recommended in the resolution of the March meeting, the applicant has proposed a new road name in keeping with the established theme from Shakespeare's *"All's Well That Ends Well"*. Council has also supplied some alternative names from this play, to allow Council some options for consideration.

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

The following character names from *"All's Well That Ends Well"* have been pre-approved by the Geographical Names Board.

The name submitted by the applicant is:

- **Violenta Way:** A neighbour and friend to the Widow Capilet.

The three alternate names are:

- **Lafew Way:** An old Lord.
- **Lavatch Way:** The clown in the household of the Countess of Roussillon.
- **Parolles Way:** A compatriot of Bertram (the son of the Countess of Roussillon).

The road naming process

Division 2 of Part 2 of the Roads Regulation 2008 outlines the procedure that Council must follow when naming public roads under its control. In accordance with these procedures, it is recommended that, subject to Council approval, the proposed road name is advertised on Council's *OverToYou* website to allow for public comment.

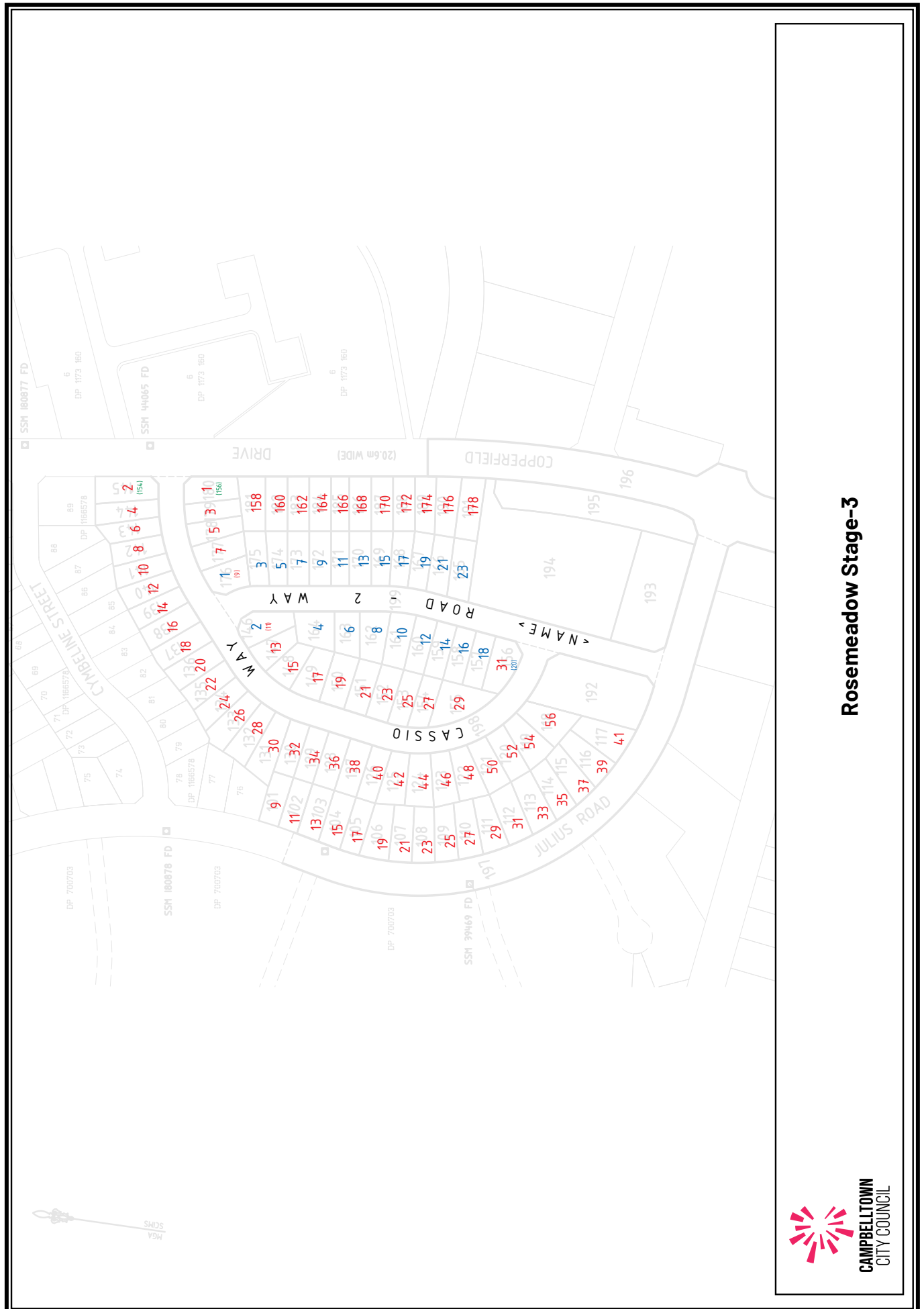
Should no reasonable objections be received in the period of one month following advertisement and notification of this proposal, it is also recommended that Council then completes the road naming process by requesting GNB publish a notice of these new road names in the NSW Government Gazette. This process will notify relevant entities (AusPost, emergency services, etc.) of the new road. Should any reasonable objections be received during the exhibition period, a further report on this matter will be presented to the next available Council.

Attachments

8.9.1 Rosemeadow Stage 3 Site Plan (contained within this report) [↓](#)

8.9.2 Rosemeadow Stage 3 Subdivision Plan (contained within this report) [↓](#)





Rosemeadow Stage-3

8.10 Investments and Revenue Report - March 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 March 2023.

Report

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

Investments

Council's investment portfolio as at 31 March 2023 stood at approximately \$230 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 54 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 2.042 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 2.584 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 4.05 per cent as at 31 March and also increases in line with increases in the official cash rate; however more attractive rates are now available with other financial institutions. Notice has been given to AMP to withdraw these funds so they can be reinvested to enhance Council's return.

The official cash rate is 3.60 per cent following a pause in monetary policy announced at the April meeting of the Reserve Bank (RBA) Board. The RBA Governor cited that the cumulative increases in interest rates of 3.5 percentage points since May 2022 have been substantial and holding steady this month would provide time to assess the impact of those increases given monetary policy operates with a lag effect.

The ASX200 closed at 7177.80 for March with the monthly change being negative 6.93 per cent. Over the past several months, the share market continues to be 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 31 March 2023 totalled \$135,120,965 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of March totalled \$103,237,548. In percentage terms 77.5 per cent of all rates and charges due to be paid have been collected, compared to 71.5 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 Council's Hardship Policy and an application being made. An online application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 1,168 'let's get back on track' letters followed by 624 letters of demand to ratepayers in default of 2 or more quarterly instalments exceeding a balance of \$1000. 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. Subsequent to the above steps in previous months, 11 Statements of Claim and 32 Judgments were issued during the month.

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

Sundry Debtors

Debts outstanding to Council as at 31 March 2023 are \$6,864,504 reflecting a decrease of \$669,526 since February 2023. During the month 996 invoices were raised totalling \$3,032,334. The majority of these are paid within a 30 day period. Those that are not paid within the 30 day period are reflected in the ageing report.

Debts exceeding 90 days of age totalled \$1,727,519 as at 31 March 2023. The majority of this debt relates to a Grant invoice of \$1,178,787 issued for the reimbursement of costs incurred for the preparation of WestInvest applications to "Crown Finance Entity West Invest". Payment was received in April 2023.

City Standards debt of \$225,939 mostly relates to health licence inspection fees totalling \$165,591. These fees are generated for various shop premises, household pool inspections, fire safety services and wastewater management systems. A portion of this debt relates to business premises that have closed and are no longer contactable. If the cost of recovery is uneconomical to recover and where applicable, debts will be recommended for write-off. Also incorporated in this debt is \$35,410 raised across multiple accounts 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 attempts to negotiate payment plans with the debtors involved however this debts are proving difficult to recover. Another significant amount of \$24,938 relates to waste management effluent charges where payment has been received in April 2023.

Public hall hire fees of \$126,674 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 \$102,134 with the most significant amount of \$25,002 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.

Debts categorised within Community Businesses totalled \$68,639. The most significant portion relates to field and stadium hire with debts totalling \$49,032. From this category, an amount of \$16,382 relates to a previous contractor for catering sales commission of various events at the Campbelltown Sports Stadium. Negotiations between Council's solicitor and the debtor followed and a settlement was negotiated leaving this residue balance which will now be recommended for write-off. Another significant debt of \$22,924 relates to hire of the stadium and associated audio visual equipment hire. Council staff are working with the debtor and payment is expected to be finalised this month.

Pool facility hire of \$19,606 relating to school learn to swim programs where payments have now been received in early April. The remainder mostly relates to the Bicycle Education Centre debt of \$4,545 and as hall hire fees are result of debts raised in advance.

Debt recovery action is normally undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of 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, 7 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 continues 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

8.10.1 Summary of Council's Investment Portfolio - March 2023 (contained within this report) [↓](#)

8.10.2 Rates and Charges Summary and Statistics - March 2023 (contained within this report) [↓](#)

8.10.3 Debtors Summary and Ageing Report - March 2023 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at 31 March 2023



Product Type	Face Value	% of Total
At Call Deposits	7,445,526	3.3%
Notice Account	10,260,012	4.6%
Term Deposits – Fixed Rate	117,935,803	52.5%
Term Deposits – Floating Rate	39,000,000	17.4%
Fixed Rate Bond	17,050,000	7.6%
FRN	33,000,000	14.7%
Grand Total	224,691,341	100.0%
Managed Funds – TCorp*	5,007,387	

* 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	4.4%
AA-	100,035,803	63.7%
A+	3,000,000	1.9%
BBB+	26,000,000	16.6%
Baa1	2,000,000	1.3%
BBB	15,000,000	9.6%
Baa2	4,000,000	2.5%
Total Term Deposits	156,935,803	100.0%

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
73797	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
AU3FN0076998	ANZ	AA-	31-Mar-28	3m BBSW + 106bps	500,000

Long-Term Credit Rating	Exposure of Entire Portfolio				
	Actual	Cumulative*	Minimum*	Maximum	Compliant
AAA	2.6%	2.6%	40%	100%	Yes
AA+, AA, AA- (or MTB*)	62.9%	65.5%		100%	Yes
A+, A, A-	6.3%	71.8%	60% (70%) ¹	100%	Yes
BBB+, BBB, BBB-	28.2%	100.0%	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:

31 March 2023	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.314%	2.584%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.284%	2.042%
Performance Relative to Benchmark	0.031%	0.542%

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	73,141,510.16	1,405,555.94	530,268.96	75,894,941.34	57,346,558.45	18,548,382.89	309,237.27	18,857,620.16
Business	691,071.49	20,925,338.86		59,057.05	21,675,467.40	17,512,091.79	4,163,375.61		4,163,375.61
Farmland	43,366.65	449,360.49	217.90	2,016.12	494,525.36	373,837.12	120,688.24	267,875.58	388,563.82
Mining	0.00	29,551.52		0.00	29,551.52	29,551.52	0.00		0.00
SR - Loan	762.80	0.00		63.10	825.90	0.00	825.90	0.00	825.90
SR - Infrastructure	404,110.68	7,161,590.86		10,733.20	7,576,434.74	5,730,352.88	1,846,081.86	57,323.51	1,903,405.37
Total	\$4,768,029.78	\$101,707,351.89	\$1,405,773.84	\$602,138.43	\$105,671,746.26	\$80,992,391.76	\$24,679,354.50	\$634,436.36	\$25,313,790.86
Garbage	1,143,646.84	27,603,272.82	898,557.63	45,253.45	27,893,615.48	21,064,156.82	6,829,458.66		6,829,458.66
Stormwater	78,048.53	1,476,825.73		729.87	1,555,604.13	1,181,000.06	374,604.07		374,604.07
Grand Total	\$5,989,725.15	\$130,787,450.44	\$2,304,331.47	\$648,121.75	\$135,120,965.87	\$103,237,548.64	\$31,883,417.23	\$634,436.36	\$32,517,853.59

Total from Rates Financial Transaction Summary	31,107,083.81
Overpayments	-1,410,769.78
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	432,374
Rate accounts greater than 12 months less than 18 months in arrears	60,258
Rate accounts greater than 18 months in arrears	79,560
TOTAL rates and charges under instruction with Council's agents	572,192



Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Mar-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			10,168			9,613			8,834				8,684
- Pensioners > \$15.00			1,219			1,153			874				691
Notice to new owner	179	101	98	103	110	96	81	90	105				37
7-day Letters - Council issued			922			976			1,039				843
- Pensioners > \$1000			120			134			129				83
7-day Letters - Agent Issued			421						624				453
Statement of Claim	144	16	2	152	7	8	155	14	11				25
Judgments	21	27	11	7	20	4	0	15	32				39
Writs	27	15	1	20	0	0	0	0	0				8
Electronic - eRates & BPAYView	14,164	14,927	15,119	15,280	15,632	16,032	15,945	16,083	16,346				13,452
Pensioner applications	143	67	51	73	76	45	53	65	53				44
Arrangements	99	91	99	83	77	68	70	61	68				112

DEBTORS SUMMARY 1 March 2023 to 31 March 2023



DEBTOR TYPE/DESCRIPTION	ARREARS AT 28/02/2023	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/03/2023	% DEBT RATIO
Corporate Governance	526,462	749,392	422,251	853,603	12.44%
City Services	145,874	84,130	158,076	71,928	1.05%
City Standards	302,543	49,412	43,661	308,294	4.49%
Community Businesses	253,857	110,037	109,928	253,966	3.70%
City Lifestyles	60,945	34,725	40,695	54,975	0.80%
Grants	5,887,605	1,134,400	2,050,228	4,971,777	72.43%
Hall Hire	158,086	161,095	140,434	178,747	2.60%
Property Services	198,657	709,144	736,587	171,214	2.49%
	7,534,030	3,032,334	3,701,859	6,864,504	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 March 2023



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Governance	695,963	42,579	12,927	102,134	853,603	87,445
City Services	59,610	4,115	0	8,203	71,928	122,059
City Standards	42,730	27,423	12,202	225,939	308,294	215,764
Community Businesses	69,267	70,328	45,732	68,639	253,966	37,325
City Lifestyles	38,377	3,874	4,800	7,923	54,975	31,442
Grants	70,000	2,999,990	723,000	1,178,787	4,971,777	1,178,787
Hall Hire	9,666	21,791	20,617	126,674	178,747	115,432
Property Services	116,885	36,227	8,882	9,219	171,214	9,219
	1,102,499	3,206,326	828,160	1,727,519	6,864,504	1,797,473

8.11 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 2 May 2023.

Attachments

8.11.1 Reports Requested Register 2 May 2023 (contained within this report) [↓](#)

8.11.2 Letters Requested Register 2 May 2023 (contained within this report) [↓](#)

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Services			
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.	A report to be presented to Council at the May 2023 meeting as Item 8.4 and 8.5 on the agenda	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 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Services			
13.10.22 Brticevic	NM 11.3 Footbridge over Bow Bowing Creek That Council: 1. provide a report on the feasibility of building a footbridge over Bow Bowing Creek (causeway) at Bow Bowing 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.	July 2023

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Services			
8.3.22 Khalil	<p>NM 11.5 - Simmos Beach, Macquarie Fields</p> <p>That a report be presented to Council outlining ways to increase visitation to Simmos Beach, Macquarie Fields. The report should include:</p> <ul style="list-style-type: none"> a) identification of any future enhancement works planned or required to improve the location. b) marketing opportunities to increase visitation and tourism. c) any environmental factors to be taken into account because of increasing visitation. d) any future resourcing considerations to enable an ongoing program of works and marketing activity. 	<p>A review of previous work undertaken has commenced including:</p> <ul style="list-style-type: none"> - 2016 study of bushwalking and associated recreational facilities - improvement works undertaken in 2018 and 2019 to upgrade Simmos beach including signage, trail upgrades, kayak ramp and picnic facilities - bushcare and bush explorers programs including the recently launched 'It's Our Backyard' program. <p>Further investigations have also commenced.</p>	July 2023
9.8.22 Brticevic	<p>That a further report be provided to Council detailing the requirements of the original notice of motion.</p> <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 8.8. Council resolved that a further report be presented with the required detail from the original NOM.	June 2023

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Services			
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.	June 2023
20.9.22 Brticevic	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.	July 2023

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Planning and Environment			
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.	June 2023

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Planning and Environment			
10.5.22 Brticevic	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 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Planning and Environment			
10.5.22 Brticevic	<p>NM 11.1 - No Smoking - Queen Street, Campbelltown</p> <p>That Council present a report on the feasibility of banning smoking/vaping in the public areas of Queen Street, Campbelltown and Ingleburn CBD. Considerations for the report:</p> <ul style="list-style-type: none"> • Consulting with businesses, the community and other stakeholders. • The geographical boundaries of any ban such as other sections of the Campbelltown CBD. • Designated smoking areas. 	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

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Planning and Environment			
14.2.23 Chew	<p>ORD 8.4 - Proposed amendment of Campbelltown Community Participation Plan</p> <p>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.</p>	Scheduled for public exhibition April 2023	June 2023
City Planning and Environment			
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 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Futures			
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 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Futures			
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.</p> <p>The project feasibility will take approximately 3 months to complete once funding has been made available.</p>	November 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>	July 2023

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Futures			
14.9.21 Oates	<p>NM 11.2 - Creative Arts Fund</p> <p>1. That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection.</p> <p>2. That the report also include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council including the cost associated with these initiatives.</p>	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.	July 2023

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Futures			
8.3.22 Lound	<p>NM 11.4 - Business Parking in the Campbelltown CBD</p> <ol style="list-style-type: none"> 1. That Council undertake further engagement with Campbelltown CBD Businesses to understand their concerns regarding parking. 2. That a report be presented to Council for discussion and consideration of appropriate potential solutions. 3. Develop an appropriate data strategy to ensure that recommendations regarding parking are based on evidence. 	<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>	July 2024

Reports requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Lifestyles			
14.6.22 Bricevic	ORD 8.5 - Campbelltown Billabong Parklands - Project Update 4. That Councillors be provided with a quarterly report on the progress of the Billabong project and the opportunity to inspect the site when feasible.	Quarterly report dates have been scheduled as follows: October 2022 - Aquatics - Completed December 2022 - Aquatics/Landscaping -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 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates
City Services		
8.11.22 Stellino	<p>NM - 11.2 - Roads</p> <p>1. That council write to the NSW Minister for transport David Elliot & Minister for Infrastructure Rob Stokes as well as Federal Minister for Transport & Infrastructure The Hon. Catherine King MP and 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 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates
City Services		
9.8.22 Stellino	<p>NM 11.1 - Koala Care</p> <ol style="list-style-type: none"> 1. That Council write to the Minister for Environment and Heritage James Griffin MP requesting them not to administer the Chlamydia vaccine to koalas within our region for so long as no signs of Chlamydia are detected in the colony. 2. That Council include in the letter that Koala experts hold the opinion that there was no merit in trialling the vaccine in Campbelltown, since the disease is not present, the vaccine is not inheritable and we are already at maximum reproductive rates leading to only possible negative outcomes. 3. That Council include in the letter support for the rest of the program announced, including the Chlamydia testing machine to assist in detection of the disease as well as the allocation of state funds for habitat restoration of koala corridors in the Campbelltown Local Government Area. 4. That Council ask if the minister has allocated or intends to allocate funding towards koala carers in the region under the NSW Koala strategy. 5. That Council utilises the letter tabled by Councillor Stellino from Doctor Steve Phillips with the letter to the Minister for Environment and Heritage James Griffin MP. 	Letters sent 15/11/22 to the Hon James Griffin MP- Minister for the Environment and Heritage

Letters requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates
City Planning and Environment		
9.8.22 Oates	<p>ORD 8.3 - Illegal Rubbish Dumping</p> <p>3. That Council write to the Minister for Environment and Heritage, the Honourable James Griffin MP, to convey Council's concerns as it relates to the illegal dumping of waste, and to request additional and restricted funding be provided to each Council for the purpose of employing a dedicated staff member, engaged to prevent and respond to illegally dumped waste.</p>	3. Letter sent 1/09/2022 to the Hon. James Griffin MP - Minister for the Environment and Heritage.
City Futures		
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"> - Member for Macquarie Fields, Anoulack Chanthivong MP - The Hon. David Elliott MP, Minister for Transport - Member for Campbelltown, Greg Warren MP - The Hon. Jo Haylen MP, Shadow Minister for Transport - The Hon. Prue Car, Shadow Minister for Education - The Hon. Sarah Mitchell, Minister for Education and Early Learning

Letters requested effective 2 May 2023

*Date of Decision *Mover	Action Item	Comments / updates
Office of General Manager		
14.2.23 Brticevic	<p>NM 11.1 - Community and Justice Precinct</p> <ol style="list-style-type: none"> 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. 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. 3. That Council write to the Member for Macarthur Dr Mike Freelander 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. 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 	<ol style="list-style-type: none"> 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. 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 3. Letters sent to the Member for Macarthur Dr Mike Freelander 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. 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.

8.12 Payment of Wages and Salaries Policy

Reporting Officer

Executive Manager People and Performance
City Governance

Community Strategic Plan

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

Delivery Program

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

Officer's Recommendation

That the Payment of Wages and Salaries Policy as attached to this report be rescinded.

History

This Policy was first adopted by Council on 5 July 1988 and was last reviewed on 26 June 2015.

Report

The above mentioned Policy has been reviewed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

It was determined that the Policy has limited utility as it only reflects some of the obligations prescribed via the industrial instruments. It is proposed that the payment of staff wages operates as prescribed through the relevant industrial instruments including the Local Government Award and the Local Government Act.

The Policy will be replaced with the more appropriate internal corporate document which will reflect Council's obligations and internal processes for the payment of wages and salaries.

Attachments

8.12.1 Current Payment of Wages and Salaries Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Payment of Wages and Salaries	
Related Documentation	Nil	
Relevant Legislation	<i>Local Government (State) Award 2014</i>	
Responsible Officer	Manager Financial Services	

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

Objectives

To provide the payment of Wages and Salaries in the most cost effective and efficient manner.

Policy Statement

1. That all employees' Wages and Salaries be paid by direct credit to the employee's nominated bank, building society or credit union account.
2. Council's payroll is processed on a weekly basis.
3. That this policy be conditional on this method of payment being allowed by the various local government awards.
4. Wages Advance will be drawn where an employee does not receive the equivalent of a normal weeks pay.

Scope

Applies to all Council staff.

Definitions

Direct Credit	Electronic transfer of funds between Council's and employees bank accounts
Wages Advance	Make up pay processed outside of the normal payroll timeframes
Normal Week's Pay	Base pay rate for employee, excluding overtime and other non-standard allowances.

DATA AND DOCUMENT CONTROL		
Division: Business Services Section: Financial Services DocSet: 1555272	Adopted Date: 05/07/1988	
	Revised Date: 09/06/2015	
	Minute Number: 107	
	Review Date: 30/06/2018	
		Page: 1 of 2

Campbelltown City Council

Legislative Context

Section 11 of the *Local Government (State) Award 2014* states:

11. PAYMENT OF EMPLOYEES

- (i) Employees shall be paid either weekly or fortnightly, or any other period by agreement, on a fixed regular pay day.
- (ii) The employer shall fix a regular payday, between Monday and Friday inclusive. The employer may alter the payday if there is prior agreement with the employees affected and the employees shall not unreasonably withhold their agreement.
- (iii) Payment shall be by cash, cheque or direct credit to the employee's nominated account.

Principles

Wages and salaries are processed according to Payroll procedures, the Local Government State Award and other related procedures and policies.

Responsibility

It is the responsibility of all the payroll services staff to ensure that the wages and salaries are processed according to this policy.

Effectiveness of this Policy

The effectiveness of this policy will be measured by the percentage of eligible employees processed by payroll within the given timeframes.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL		
DocSet: 1555272	Page: 2 of 2	

8.13 Asset Disposal Policy review

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

Officer's Recommendation

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

Purpose

To submit a revised policy to Council for adoption on the disposal of Council's assets to ensure they are undertaken in accordance with relevant legislation and Council procedures.

History

The above mentioned policy was adopted by Council on 18 April 2017 and is now due for review in accordance with the Information Management Authorised Statement.

Report

The Asset Disposal Policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.


The abovementioned policy has been updated to reference the legislated tender threshold, coupled with minor changes to the methods of disposal and authorisation. Where sale or donation to charities or other community agencies is a consideration, the provision that any disposal must be authorised by Council by way of resolution has been replaced with authority to dispose, delegated to the Director responsible for the asset.

The procedure will assign the Directors as delegated officers with the authority to approve quotations and/or offers and to set reserve values, where appropriate, for items to be auctioned, sold or traded in. This will be appropriately reflected in Council's electronic delegations register.

Attachments

8.13.1 Current Asset Disposal Policy (contained within this report) [↓](#)

8.13.2 Revised Asset Disposal Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Title	Disposal Policy	
Related Documentation	Code of Conduct Statement of Business Ethics Procurement Policy Payment of Expenses and Provisions of Facilities to the Mayor, Deputy Mayor and Councillors Policy	
Relevant Legislation	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 20052021</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 ensure that the disposal of Council's assets are undertaken in accordance with the relevant legislation and Council's procedures.

Policy Statement

To ensure decisions made in relation to the disposal of surplus assets are made to provide maximum return to the community either by realising the strongest financial return or by fulfilling a community service need, and are diverted from landfill.

Scope

Council staff involved in any aspect of disposal of Council's assets must adhere to this policy.

This policy applies to all types of Council assets including plant, equipment, inventory (stores items), electronic devices and hardware and portable and attractive items, but not apply to the disposal of land and/or buildings.

Principles

Council's disposal of assets shall be conducted in a manner that complies with these general policy statements:

1. Prior to disposal, an assessment must be made to determine whether the asset requires disposal, including confirmation that the asset is no longer required, is unserviceable or beyond economic repair, is obsolete or operationally inefficient, does not comply with Council's standards, or the costs of retaining the asset outweigh the benefits of retaining it.
2. The method of disposal should be appropriate to the nature, quantity and location of the asset, and promote fair and effective competition to the greatest extent possible. A competitive disposal

INFORMATION AND DOCUMENT CONTROL		
Division: City Governance Section: Procurement and Contracts DocSet: 5322174	Adopted Date: 18/04/2017 Revised Date: 18/04/2017 Minute Number: 77 Review Date: 30/06/2018	Page: 1 of 2

Campbelltown City Council

method is preferred, particularly for the disposal of high-value assets or large quantities of similar assets.

3. Disposal of assets to Councillors and employees of Council should not occur outside a public process unless identified as part of the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors Policy, or without written approval from the General Manager.
4. Buyers of Council's disposed assets are to rely on their own enquiries regarding the condition, workability and suitability of an asset. No warranty or after sales service is to be offered on any asset disposed of.

Council's authorised disposal methods are as follows:


1. **Public Tender:** where the estimated returns exceed the legislative tendering threshold of \$250,000 (including GST).
2. **Public Auction:** public auction (at a NSW Government contracted auction house or online through eBay, or equivalent) should be utilised when:
 - a. There is public demand for the items
 - b. Alternative disposal methods are unlikely to realise higher revenue; and
 - c. The costs associated with the auction can be justified in relation to the expected revenue from the sale.
3. **Quotations/Expressions of Interest:** should be utilised where:
 - a. The items are under the legislated tender threshold;
 - b. The costs of disposal are disproportionate to the expected returns; or
 - c. There is limited interest.
4. **Trade-in:** may be utilised as a convenient way to upgrade equipment such as plant, however, a decision to trade-in surplus goods must be based on a clear analysis of the benefits of the trade-in as opposed to separate sale.
5. **Sale/Donation to Charities or other Community Agencies:** when considering this method of disposal, Council must consider:
 - a. The items are under the legislated tender threshold of \$250,000
 - b. Whether the group is non-profit and that the intended use of the asset is non-commercial;
 - c. Ensure community agencies receive equitable treatment to avoid possible claims for bias; and
 - d. Such method of disposal must be authorised by the Director of the section responsible for the asset. Council by way of resolution.
6. **Writing off the value of the Asset** (recycling/destruction): this method of disposal should only be used in the following circumstances:
 - a. If the asset has no value; or
 - b. If the asset is unserviceable or beyond economical repair.

Responsibility

The Executive Manager/Manager responsible for the asset must undertake the assessment of whether the asset is suitable for disposal, and recommend the method of sale.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL		
DocSet: 5322174	Page: 2 of 2	

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Asset Disposal Policy	
Related Documentation	Code of Conduct Statement of Business Ethics Procurement Policy Payment of Expenses and Provisions of Facilities to the Mayor, Deputy Mayor and Councillors Policy	
Relevant Legislation	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2021</i>	
Responsible Officer	Executive Manager Corporate Services and Governance	

UNCONTROLLED WHEN PRINTED**Objective**

To ensure that the disposal of Council's assets are undertaken in accordance with the relevant legislation and Council's procedures.

Policy Statement

To ensure decisions made in relation to the disposal of surplus assets are made to provide maximum return to the community either by realising the strongest financial return or by fulfilling a community service need, and are diverted from landfill.

Scope

Council staff involved in any aspect of disposal of Council's assets must adhere to this policy.

This policy applies to all types of Council assets including plant, equipment, inventory (stores items), electronic devices and hardware and portable and attractive items, but not apply to the disposal of land and/or buildings.

Principles

Council's disposal of assets shall be conducted in a manner that complies with these general policy statements:

1. Prior to disposal, an assessment must be made to determine whether the asset requires disposal, including confirmation that the asset is no longer required, is unserviceable or beyond economic repair, is obsolete or operationally inefficient, does not comply with Council's standards, or the costs of retaining the asset outweigh the benefits of retaining it.
2. The method of disposal should be appropriate to the nature, quantity and location of the asset, and promote fair and effective competition to the greatest extent possible. A competitive disposal method is preferred, particularly for the disposal of high-value assets or large quantities of similar assets.

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
Directorate: City Governance Section: Procurement and Contracts Record No.:	Adopted Date: 00/00/00 Revised Date: 00/00/00 Minute Number: 000 Review Date: 00/00/00	Page: 1 of 2

Campbelltown City Council

3. Disposal of assets to Councillors and employees of Council should not occur outside a public process unless identified as part of the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors Policy, or without written approval from the General Manager.
4. Buyers of Council's disposed assets are to rely on their own enquiries regarding the condition, workability and suitability of an asset. No warranty or after sales service is to be offered on any asset disposed of.

Council's authorised disposal methods are as follows:

1. Public Tender

Where the estimated returns exceed the legislative tendering threshold of \$250,000 (including GST).

2. Public Auction

Public auction (at a NSW Government contracted auction house or online through eBay, or equivalent) should be utilised when:

- a) There is public demand for the items
- b) Alternative disposal methods are unlikely to realise higher revenue; and
- c) The costs associated with the auction can be justified in relation to the expected revenue from the sale.

3. Quotations/Expressions of Interest

Should be utilised where:

- a) The items are under the legislated tender threshold;
- b) The costs of disposal are disproportionate to the expected returns; or
- c) There is limited interest.

4. Trade-in

May be utilised as a convenient way to upgrade equipment such as plant, however, a decision to trade-in surplus goods must be based on a clear analysis of the benefits of the trade-in as opposed to separate sale.

5. Sale/Donation to Charities or other Community Agencies

When considering this method of disposal, Council must consider:

- a) The items are under the legislated tender threshold of \$250,000
- b) Whether the group is non-profit and that the intended use of the asset is non-commercial;
- c) Ensure community agencies receive equitable treatment to avoid possible claims for bias; and
- d) Such method of disposal must be authorised by the Director of the section responsible for the asset.

6. Writing off the value of the Asset (recycling/destruction):

This method of disposal should only be used in the following circumstances:

- a) If the asset has no value; or
- b) If the asset is unserviceable or beyond economical repair.

Effectiveness of this Policy

This policy will be reviewed annually in accordance with Regulations and related policies to ensure its continuing suitability and effectiveness. Records of reviews shall be maintained.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
"[Insert Record Number]"	Page: 2 of 2	

8.14 Quarterly Business Review Statement as at 31 March 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 adjustments recommended in the Quarterly Business Review be adopted.

Purpose

To advise Council that the quarterly financial review has been conducted on the original income and expenditure estimates presented in the 2022-23 budget. The adjustments relating to the review of the original budget allocations are presented for Council's consideration.

Introduction

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

Report

In accordance with Clause 203 of the Local Government (General) Regulations 2005, the Responsible Accounting Officer is required to prepare a quarterly budget review of income and expenditure estimates and submit a report to Council. The QBRS must also include an opinion of

the Responsible Accounting Officer concerning the financial position of Council. This report provides an overview of the results of the financial review for the quarter ended 31 March 2023.

The original budget allowed for the effects of the COVID-19 pandemic, and while its effects have lessened recently the lag in recovery will continue to affect Council's operations until the end of this financial year. There a number of adjustments to both income and expenditure items across many section budgets. While there will be loss of revenue in some operations and increased costs in others, the measures that Council has implemented forecasts a balanced budget at year end.

In June 2022, Council adopted a balanced budget for 2022-23. There is no proposed change to the budget result in this review.

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

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

Adjustments to salaries across the following functions:

Communications and Marketing - \$52,100 decrease in expenditure
City Standards and Compliance - \$76,000 decrease in expenditure
Planning and Development - \$471,200 decrease in expenditure
Learning and Library Services - \$10,000 decrease in expenditure
Work Health and Safety - \$18,000 decrease in expenditure
Procurement - \$60,000 decrease in expenditure
Financial Services - \$170,000 decrease in expenditure
People and Performance - \$28,000 decrease in expenditure
Corporate Systems Support - \$147,500 decrease in expenditure
Economic & Investment Growth - \$100,000 decrease in expenditure

The major adjustments are listed above, the total salary adjustment is approximately a \$1.1million reduction. As part of the budget preparation process, the organisational salary structure is fully funded with a small allowance for turnover. These salary savings have resulted from decreased casual usage, limiting overtime where possible and general staff vacancy and turnover. These savings have been utilised to fund expenditure in other programs and loss of revenue.

Adjustments to hired personnel and consultants across the following functions:

Planning and Development - \$20,000 decrease in expenditure
People and Performance - \$126,900 increase in expenditure

The above consulting and hired personnel costs have resulted from the use of agencies and temporary contracted staff to provide specialised advice. All costs have been off-set by salary savings, the use of hired personnel and consultants has been limited.

Internal Audit - \$25,000 increase in expenditure

In light of the recent attacks on various institutions, funding has been allocated to allow Council's internal auditor to conduct a cyber-security preparedness analysis on Council's systems. This has been funded from savings within other sections of Council's budget.

Citizenship/Civic Function Expenses - \$62,100 increase in expenditure

Due to the citizenship ceremonies again being held in person and the increased number of approvals, additional funding is required in this budget item to ensure backlog is maintained at a satisfactory level. In addition, with the relaxation of COVID restrictions there has also been an increase in the size and number of Civic Functions being held in the latter part of the year. These increased costs have been offset by salary savings and a reduction in Sister City activities.

Animal Care Facility - \$57,100 increase in expenditure

Operations at the Animal Care Facility require additional resources to service the growing needs of animals in care. This additional expenditure has been part offset by an anticipated increase in income from fines and registrations.

Planning and Development-Legal Expenses - \$150,000 increase in expenditure

There has been increased activity in appeals against planning decisions with a number of matters being taken to the Land and Environment court. This adjustment is required to fund legal expenses to represent Council in these matters.

Planning and Development-Development Fees - \$456,500 decrease in income

The anticipated income generated from Development Application activity and certificates issued is projecting to be less than anticipated in the original budget. This is due to the current downturn in building and development activity. This loss of income has been offset by salary savings in the various planning teams.

Community Response-Fines and Penalties - \$270,000 decrease in income

The Community Response officers have been active in an effort to ensure the safety of the city and its residents. A number of factors have contributed to the income generated from these activities not meeting the expected budget. These include delays in recovering the income from fines issued, improved community behaviour and reduced activity in some areas.

Planning and Development-LEP Review - \$1,000,000 increase in expenditure

The review of the LEP is being undertaken through a staged process. Savings from this quarterly review will be used to part fund this next stage, with any unspent funds to be included in the carry over process at year end to ensure this multi-year project can be undertaken in accordance with the project milestones.

Community Businesses-Leisure - \$286,300 decrease in net cost

The ongoing site improvements and increased membership activations together with an increase in the Learn to Swim program at leisure centres has resulted in a reduction in the net operating costs of the centres after allowing for additional staffing costs to accommodate the additional classes.

Community Businesses-Stadia - \$114,100 increase in net cost

In the original budget, allocations were made for income to be generated from various sponsorship opportunities. For various reasons, these opportunities were not realised. In addition there were a number of increases and decreases in other budgets due to changes in operations during the year. Overall these changes balanced themselves out.

Campbelltown Billabong Parklands Start Up Operations - \$555,100 increase in expenditure

In anticipation of launching the centre early in the new financial year, funds have been allocated for the start-up costs that will be incurred later in this financial year. These costs include IT related software and hardware, equipment, furniture and fittings etc. Savings from this review have been used to fund this adjustment.

Education and Care Services - \$242,400 decrease in net cost

The projected income received through user charges, Start Strong fee relief, Administration Levy and fee subsidy for various long day care centres is projected to be greater than the budgeted amount, resulting in this net decrease in costs after allowing for additional staffing costs. This is due to ongoing site improvements, increased attendance numbers and improved staff utilisation rates at the centres.

Community Events - \$97,800 increase in expenditure

The cost of holding the various community events has exceeded the original budget due an increase in market costs and contractor charges. The major costs being incurred in the Fishers Ghost Festival, City Challenge Walk and Australia Day.

Sporting Grounds - \$28,700 decrease in net cost

With sporting activity returning to normal, additional income has been generated through field hire usage. This has been slightly offset by additional waste removal costs and relief offered to hirers for electricity usage during Covid.

Operational Services - \$867,000 increase in expenditure

A number of factors have contributed to this increase in operating expenses for the Operations Section. Increases in waste collection charges, road patching, contractor and material costs have occurred as a result of efforts to maintain the community amenity after recent rain and flood events and growth in areas to be maintained.

Interest on Investments - \$2,650,000 increase in income

The projected income from interest earned on cash investments has been revised up, due to the unexpected rise in interest rates. Council was projecting a lower interest rate when the original budget was approved.

Rates Income - \$132,700 increase in income

This additional income is generated from growth in rateable properties due to various developer subdivisions within the city. It is proposed to transfer this increase to the repayment of the Billabong restriction as per the 2020-21 Council commitment.

Corporate Support and Systems - \$74,900 decrease in expenditure

There has been a saving on the Council Website upgrade of approximately \$35,000 and there are anticipated savings in landline charges of approximately \$40,000 resulting from a change in technology used to make phone calls.

Repayment to Reserves for Billabong Parklands - \$703,000 increase in expenditure

Council resolved in 2021 to increase the contribution to the construction of the Billabong Parklands project by \$13m from restrictions with a 6 year pay pack from savings and efficiencies to be generated annually. To date \$3.1m was repaid in 2021-22 financial year, \$1.9m in quarter one of 2022-23 financial year with an additional \$703k proposed in this review. This will take the total repayment to date of \$5.7m.

Project Management Office - \$55,000 increase in expenditure

An audit and review of the Billabong construction project has been undertaken at the request of Council. These funds allow for the cost of conducting this process.

Summary

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. The liquidity ratio has improved to a satisfactory level and as such, a balanced budget is projected for the 2022-23 financial year.

As per the Responsible Accounting Officer's statement, the 2022-23 results continue to support Council's sound financial position in the short to medium term. During 2023-24, Council will further refine its financial strategy in line with the development of the 10 year Long Term Financial Plan required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

Attachments

8.14.1 Quarterly Business Review Statement as at 31 March 2023 (contained within this report) [↓](#)

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/23 to 31/03/23**Report by Responsible Accounting Officer**

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

31 March 2023

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 31/03/23 indicates that Council's projected financial position at 30/6/23 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: signature removed

date: 21/04/2023

Corinne Mears
Responsible Accounting Officer

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2023

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2022/23	Approved Changes				Revised Budget 2022/23	Variations for this Mar Qtr		Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Sep QBRS	Dec QBRS						
Income											
Rates and Annual Charges	127,918	-	-	589	20	128,526	133	1		128,659	129,179
User Charges and Fees	10,394	-	250	342	480	11,467	78	2		11,545	9,861
Interest and Investment Revenues	1,904	-	-	500	250	2,654	2,750	3		5,404	3,353
Other Revenues	7,058	-	(194)	982	3,132	10,978	(189)	4		10,789	9,681
Grants & Contributions - Operating	31,869	1,309	11,036	(7,247)	(2,606)	34,360	170	5		34,531	29,590
Grants & Contributions - Capital	30,764	7,031	1,141	-	-	38,935	-			38,935	19,307
Total Income from Continuing Operations	209,906	8,339	12,234	(4,835)	1,276	226,920	2,942			229,862	200,970
Expenses											
Employee Costs	80,520	2,471	(27)	(36)	(1,329)	81,599	(629)	6		80,970	60,259
Borrowing Costs	172	-	-	-	-	172	-			172	99
Materials & Contracts	37,211	6,591	1,544	131	779	46,257	991	7		47,248	32,289
Depreciation	28,061	-	-	-	-	28,061	-			28,061	20,681
Legal Costs	1,087	-	16	75	(5)	1,173	79	8		1,252	766
Consultants	4,590	5,865	(392)	817	754	11,634	1,308	9		12,942	4,541
Other Expenses	33,768	496	716	550	628	36,158	265	10		36,423	25,033
Total Expenses from Continuing Operations	185,410	15,423	1,857	1,537	828	205,055	2,014			207,068	143,669
Net Operating Result from Continuing Operations	24,496	(7,084)	10,377	(6,372)	448	21,865	928			22,793	57,302
Net Operating Result from All Operations	24,496	(7,084)	10,377	(6,372)	448	21,865	928			22,793	57,302
Net Operating Result before Capital Items	(6,268)	(14,114)	9,236	(6,372)	448	(17,070)	928			(16,142)	37,995

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/03/23 and should be read in conjunction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/23 to 31/03/23

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Additional rate income generated from supplementary levies.
2	Additional fee income received including; child care fees, leisure centre programs, due to increases in utilisation, part offset by a decrease in planning development fees.
3	The amount of funds held on investment has remained higher than was anticipated when the budget was set, and interest rates have increased sooner than was expected.
4	Minor adjustments across a range of income types, the main change being a projected reduction in income from fines and penalty notices.
5	Increase in child care subsidy due to increased utilisation and new grant programs, reduction in building activity and sponsorship that not received.
6	Variations in employee costs due to new staff and staff vacancies which in some case have been transferred to fund contract staff, or used to offset costs incurred in other sections.
7	Funding of contracted positions due to staff vacancies, transfer of funds to/from the capital budget, increased cost of holding events, change in cleaning operations, recovery from storm events and redistribution of funds to accommodate programs.
8	Increase to legal advice budget due to increase in the number of actions.
9	Various consultancy services utilised including property related works, with the main amount being for the next stage of the LEP, as well as redistribution of funds to accommodate programs.
10	Various increases and decreases across a number of areas, including software purchases and funding for start up costs at the Billabong.

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

Capital Budget Review Statement

Budget review for the quarter ended 31 March 2023

Capital Budget - Council Consolidated

(\$000's)	Original Budget 2022/23	Approved Changes				Revised Budget 2022/23	Variations for this Mar Qtr		Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs						
Capital Expenditure											
New Assets											
- Land & Buildings	500	121	612	(510)	-	722	4,678	1		5,400	1,376
Renewal Assets (Replacement)											
- Plant & Equipment	3,463	70	250	362	464	4,609	806	2		5,415	4,872
- Office Equipment/Furniture & Fittings	23	221	-	21	199	464	-			464	278
- Land & Buildings	37,936	11,413	866	(11)	(500)	49,705	110	3		49,815	8,584
- Roads, Bridges, Footpaths	25,801	10,114	10,177	221	(46)	46,267	-			46,267	17,574
- Stormwater/Drainage	1,394	1,715	(568)	-	-	2,541	-			2,541	26
- Other Assets	349	-	-	-	29	378	-			378	234
Loan Repayments (Principal)	2,372	-	-	-	-	2,372	-			2,372	1,581
Total Capital Expenditure	71,838	23,653	11,336	83	147	107,058	5,594			112,652	34,527
Capital Funding											
Rates & Other Untied Funding	15,525	2,508	10,093	65	325	28,516	14,906	4		43,422	7,273
Capital Grants & Contributions	30,764	7,031	1,141	-	-	38,935	-			38,935	19,307
Reserves:											
- External Restrictions/Reserves	(6,314)	2,452	1,314	-	-	(2,548)	-			(2,548)	1,286
- Internal Restrictions/Reserves	20,625	11,663	(3,422)	25	(179)	28,712	88	5		28,800	2,676
New Loans						-	-			-	-
Receipts from Sale of Assets											
- Plant & Equipment	1,236	-	-	(7)	-	1,229	600	6		1,829	1,772
- Land & Buildings	10,000	-	2,210	-	-	12,210	(10,000)	7		2,210	2,210
- Other Assets	4	-	-	-	-	4	-			4	1
Total Capital Funding	71,838	23,653	11,336	83	147	107,058	5,594			112,652	34,527
Net Capital Funding - Surplus/(Deficit)	-	-	-	-	-	-	-			-	-

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/23 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

Capital Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

1	Acquisition of new investment property
2	Transfer of funds from savings in operational budgets to fund the purchase of new plant items in the compliance section, and increase in fleet acquisition costs (offset by increased sale income).
3	Renewal works required to investment property and Works Depot.
4	Reconciliation of untied funds as a result of capital movements utilised to fund capital works.
5	Funding from reserves held for replacement of plant and equipment.
6	Increased income recovered from sale of fleet assets.
7	Removal of income from proposed land sales in current year, awaiting the revitalisation policy to be adopted by Council.

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March 2023

Cash & Investments - Council Consolidated

(\$000's)	Original Budget 2022/23	Movement in Reserves			Current Balance 2022/23	Projected Movement 2022/23	Notes	Projected Year End Balance	Actual YTD figures
		Income/ Expenses	Transfers to/from	Works in Kind					
Externally Restricted ⁽¹⁾									
Stormwater Management	829	-	(566)	-	262	-		262	262
Specific Purpose Grants	26,872	-	(12,902)	-	13,970	5,000		18,970	13,970
Specific Purpose Contributions	5,542	-	(422)	-	5,120	-		5,120	5,120
Developer Contributions - S7.11	36,284	4,557	(1,273)	(150)	39,417	-		39,417	39,417
Developer Contributions - Other	1,561	-	-	-	1,561	-		1,561	1,561
Domestic Waste Management	17,250	-	-	-	17,250	-		17,250	17,250
Self Insurance Workers Compensation Claims	4,389	-	-	-	4,389	-		4,389	4,389
Total Externally Restricted	92,727	4,557	(15,164)	(150)	81,970	5,000		86,970	81,970
(1) Funds that must be spent for a specific purpose									
Internally Restricted ⁽²⁾									
Property Development	571	-	(2,000)	-	(1,429)	10,000		8,571	(1,429)
Committed Works	13,607	-	(2,774)	-	10,833	(5,000)		5,833	10,833
Self Insurance Workers Compensation Claims	2,215	-	-	-	2,215	-		2,215	2,215
Replacement of Plant and Vehicles	8,888	-	(662)	-	8,227	-		8,227	8,227
Committed Works funded by Loans	3,826	-	(491)	-	3,335	(1,000)		2,335	3,335
Employee Leave Entitlements	8,972	-	-	-	8,972	-		8,972	8,972
Environmental Sustainability	1,978	10	(48)	-	1,941	-		1,941	1,941
Asset Replacement	6,680	-	1,291	-	7,970	-		7,970	7,970
Infrastructure Replacement Fund	44,015	-	3,829	-	47,844	(10,000)		37,844	47,844
Olympic Ambassador	130	-	5	-	135	-		135	135
Event Attraction	1,874	-	(5)	-	1,869	-		1,869	1,869
Insurance Claims - Excess	7,330	-	547	-	7,877	-		7,877	7,877
Local Government Elections	470	-	214	-	684	-		684	684
Other	99	-	-	-	99	-		99	99
Total Internally Restricted	100,655	10	(94)	-	100,572	(6,000)		94,572	100,572
(2) Funds that Council has earmarked for a specific purpose									
Unrestricted (i.e. available after the above Restricti	2,884				44,979	-		44,979	44,979
Total Cash & Investments	196,266				227,521	(1,000)		226,521	227,521

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/03/23 and should be read in conjunction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/23 to 31/03/23

Cash & Investments Budget Review Statement**Comment on Cash & Investments Position**

Not Applicable

Investments

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

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$227,521,241.

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/03/23.

Reconciliation Status

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

\$ 000's

Cash at Bank (as per bank statements)		3,284,051
Investments on Hand		224,691,341
less: Unpresented Cheques	(Timing Difference)	(50)
add: Undeposited Funds	(Timing Difference)	119,319
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	(573,505)
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	85
less: Unidentified Deposits (not yet actioned)	(Require Investigation)	-
add: Unidentified Outflows (not yet actioned)	(Require Investigation)	-
Reconciled Cash at Bank & Investments		227,521,241
Balance as per Review Statement:		227,521,241
Difference:		-

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

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

Budget review for the quarter ended 31 March 2023

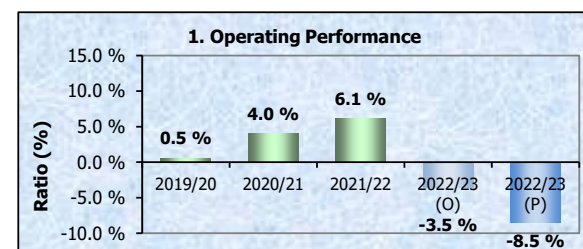
(\$000's)	Current Projection		Original Budget 22/23	Actuals Prior Periods	
	Amounts	Indicator		21/22	20/21
	22/23	22/23		21/22	20/21

NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-16,142	-8.5 %	-3.5 %	6.1 %	4.0 %
Operating Revenue (excl. Capital Grants & Contributions)	190,927				

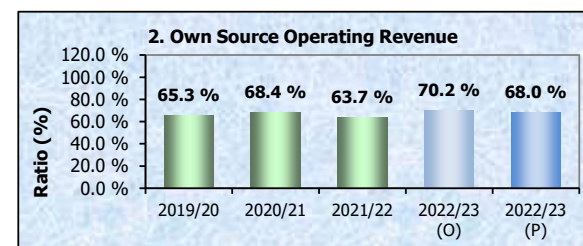
This ratio measures Council's achievement of containing operating expenditure within operating revenue.



2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	156,396	68.0 %	70.2 %	63.7 %	68.4 %
Total Operating Revenue (incl. Capital Grants & Cont)	229,862				

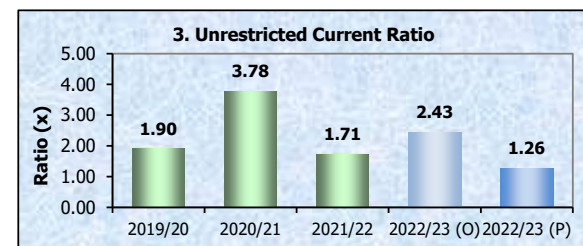
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.



3. Unrestricted Current Ratio

Current Assets less all External Restrictions	57,872	1.26	2.43	1.71	3.78
Current Liabilities less Specific Purpose Liabilities	45,774				

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



Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

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

Budget review for the quarter ended 31 March 2023

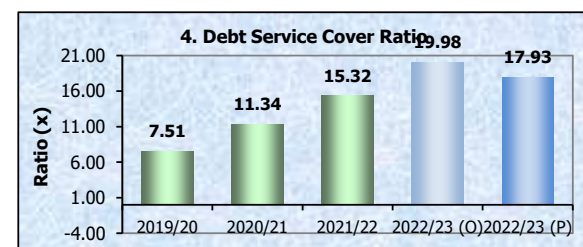
(\$000's)	Current Projection		Original Budget 22/23	Actuals Prior Periods	
	Amounts	Indicator		21/22	20/21
	22/23	22/23			

NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio

Operating Result before Interest & Dep. exp (EBITDA)	45,623	17.93	19.98	15.32	11.34
Principal Repayments + Borrowing Interest Costs	2,544				

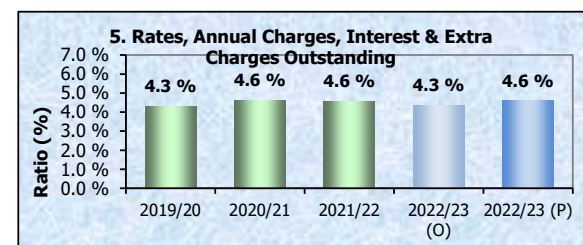
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.



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

Rates, Annual & Extra Charges Outstanding	5,910	4.6 %	4.3 %	4.6 %	4.6 %
Rates, Annual & Extra Charges Collectible	128,780				

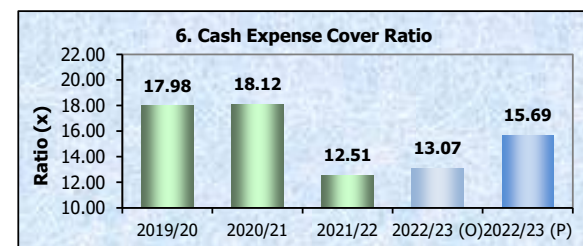
To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.



6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	227,521	15.69	13.07	12.51	18.12
Operating & financing activities Cash Flow payments	173,992				

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



Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/23 to 31/03/23

Contracts Budget Review Statement

Budget review for the quarter ended 31 March 2023
Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Procurement Process Undertaken	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
EXPENDITURE \$50,000 - \$150,000						
Secom Australia Pty Limited	Q22/10 Alarm Monitoring Services	Public Quotation	14/01/23	Two year with three options for extension of 12 months each	Y	
EXPENDITURE \$150,000 - \$300,000						
Nearmap Australia Pty Ltd	Q22/11 Aerial Photography	Select Quotation following Public Expression of Interest	20/03/22	Three years with two options for extension of 12 months each under delegation.	Y	
Central Industries Pty Ltd ATF Central Industries Trust	T22/23 Design, Construct and Install Shade Structures at Parks and Reserves	Public Tender	20/02/23	four months / until completion	Y	
EXPENDITURE > \$300,000						
Acacia Connection Pty Ltd	T22/14 Employee Assistance Program	Public Tender	16/01/23	Two years with two options for extension of 12 months each	Y	1
B & D Electrical Pty Ltd Hix Group Pty Ltd T/as Hix Electrical & Data Radi Pty Ltd	T22/21 Electrical and Data Cabling Services	Public Tender	22/02/23	Two years with two options for extension of 12 months each	Y	2
B & W Wrought Iron Pty Ltd TSS Engineering Pty Ltd Falcon Fabrication Pty Ltd	T22/22 Metal Fabrication and Structural Steel	Public Tender	27/02/23	Two years with two options for extension of 12 months each	Y	2

Notes:
** Contract Values are commercial in confidence
1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/23 to 31/03/23

Contracts Budget Review Statement**Comments & Explanations relating to Contractors Listing****Notes Details**

1	Price is per service, therefore contract value is estimation only
2	Price is per service, distributed amongst the panel, therefore contract value is estimation only

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/23 to 31/03/23

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	4,534,250	Y
Legal Fees	766,388	Y

Definition of a consultant:

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

Comments

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

Details

8.15 Campbelltown Local Environmental Plan 2015 (CLEP 2015) update

Reporting Officer

Executive Manager Economic Investment and Growth
City Futures

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
2.1.1.3 Deliver effective land use planning to ensure community needs are met

Officer's Recommendation

That Council note the current status and the next steps to review the Campbelltown Local Environmental Plan 2015 (CLEP2015) for the Campbelltown City Centre.

Purpose

To update Council on the current status and the next steps to review the Campbelltown Local Environmental Plan 2015 (CLEP2015) for the Campbelltown City Centre.

History

At its meeting of 13 December 2023, Council noted the previous work that had been undertaken in the review of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to align it with the Reimagining Campbelltown City Centre Master Plan, noting that in the last 2 years, Council has undertaken a number of significant reviews that have led to the development of strategies that provide certainty and understanding of key and emerging issues across the LGA. These strategies, listed below also provide clear directions to inform legal policy instruments such as the CLEP 2015 and include:

- a Place-Based Transport Strategy, developed in collaboration with Transport for NSW
- an Economic Development Strategy
- an Employment Lands Strategic Review.

In addition, the following work is at a stage in development which will now enable the completion of studies to support a Planning Proposal for the City Centre. All of these items provide critical inputs to the LEP review (NOTE – the timing of these items are not all within the control of Council):

- the City Centre Design Framework project anticipated for completion in mid 2023
- a Structure Plan for the City Centre anticipated for completion in mid 2023
- a revision of the Local Housing Strategy, endorsed by Council at the 11 April 2023 Council meeting
- an Investment Attraction Strategy anticipated for completion in mid 2023
- a Master Plan for the South West Sydney Community and Justice Precinct developed in partnership with the Western Parkland City Authority and the Department of Communities and Justice, with expected completion in mid 2023.

District/City Plans developed by the Greater Cities Commission, with draft outcomes anticipated in mid to late 2023.

Report

The timing of the work listed above presents Council with an opportunity to translate the critical elements of these work packages into a legal framework that provides development confidence and enables Council to revise development standards for land use, density and maximum building height in the City Centre. This will enable the support of the delivery of the 'Reimagining Vision' for Campbelltown and alignment with the Reimagining Campbelltown City Centre Master Plan. Importantly, this will require amendments to be made to the Council's planning legal instrument, the Campbelltown Local Environmental Plan 2015 (CLEP2015).

In order to amend CLEP2015, Council has submitted a scoping proposal to the Department of Planning and Environment (DPE) for feedback. After considering the feedback from DPE, Council will procure the technical studies, to support a planning proposal. A further update will be provided to Council on the progress of this matter as the studies are completed. At the appropriate time advice will also be obtained from Council's Local Planning Panel before a report is submitted recommending a Planning Proposal be forwarded for Gateway Determination.

A cross-functional Campbelltown City Centre Planning Proposal (CCCPP) Project Team with staff from across Council has been assembled. To date, this team has delivered a Gap Analysis and Planning Pathway Map, which will provide Council with an understanding of:

- the technical studies that are required by DPE in order for the Department to approve changes to the CLEP2015
- the scope, inputs and timing to deliver any additional technical studies that will be required by DPE to approve an amendment to the CLEP2015, with the intention that the first phase will focus on the Campbelltown CBD within the City Centre (see attachment 1)
- the staging and timing of key milestones in the planning proposal process, including completion of additional technical studies, other statutory requirements, and a period of exhibition to the public
- a Scoping Proposal which was submitted to DPE on 14 April 2023.

Council will receive feedback from DPE and significant State Government stakeholders on the scoping proposal. This feedback will be included in the Technical Studies Tender brief. The data from the technical studies (see attachment 2), will inform the development of Council's Planning Proposal.

The project team will lead the delivery of the technical studies including management of the lead consultant, internal and external consultation, community engagement and completion of the Planning Proposal.

It is proposed that Council will be updated on the progress of the project and the amending of CLEP2015 with briefings and formal reports late this year and early next year.

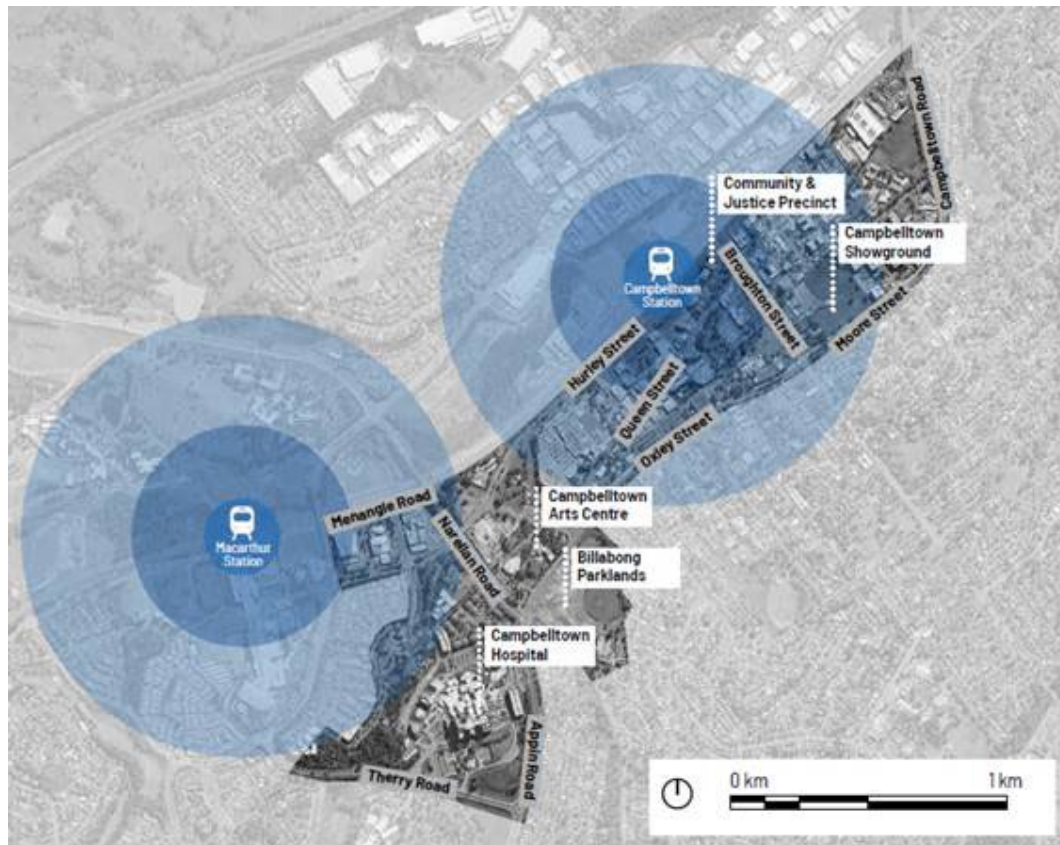
Attachments

8.15.1 Map of Campbelltown City Centre Planning Proposal area under review (contained within this report) [↓](#)

8.15.2 List of Technical Studies (contained within this report) [↓](#)

Site Area

The subject site of the Planning Proposal is shown below, with a total site area of 187 ha. Key features of the site and surrounds that could affect or be affected by the proposal are discussed below. **The site may be reviewed following analysis of the outcomes of the supporting studies.**



List of Technical Studies

The following technical studies are likely to be required to support the Planning Proposal. The number and scope of these technical studies may change based upon the feedback provided by the Department of Planning and Environment (DPE) through the Scoping Proposal process (see pages 19-24 of [DPE's LEP Making Guideline](#)).

1. [Economic analysis and development capacity](#)
2. [Urban design](#)
3. [Transport and access](#)
4. [Demographic analysis](#)
5. [Water and flooding](#)
6. [Economic productivity and job creation](#)
7. [Social sustainability and infrastructure](#)
8. [Heritage](#)
9. [Sustainability](#)
10. [Biodiversity](#)
11. [Utilities](#)
12. [Resilience, hazards and risks](#)
13. [Planning](#)
14. [Infrastructure provision and delivery](#)

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Waterway Health in the Georges and Nepean River Catchments**

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 09 May 2023.

1. That Council further investigate opportunities to monitor and improve water quality and waterway health in the Georges and Nepean River catchments.
 2. That the investigation includes funding opportunities to monitor and improve water quality and waterway health in the Georges and Nepean River catchments.
 3. That a future Council briefing is provided to councillors detailing the outcomes of the investigation detailing the causes and possible solutions to reduced water flow and quality.
-

11.2 Customer Experience

Notice of Motion

Councillor John Chew has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 09 May 2023.

1. That Council further investigate opportunities for enhancing measurement of customer experience metrics.
 2. That a report to Council detailing the outcomes and recommendation for customer experience metrics.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Surrender of Lease - Council Property

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

commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

14.2 Proposed Lease of Commercial Property

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

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

