



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

9 APRIL 2024

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 April 2024

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 9 April 2024 at 6:30pm.

Lindy Deitz
General Manager

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1. OPENING

Australian National Anthem

Australians all let us rejoice,
For we are one and free;
We've golden soil and wealth for toil;
Our home is girt by sea;
Our land abounds in nature's gifts
Of beauty rich and rare;
In history's page, let every stage
Advance Australia Fair.
In joyful strains then let us sing,
Advance Australia Fair.

Acknowledgement of Country

I would like to 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.

Council Prayer

Almighty God, we who are gathered in Council, pledge ourselves to work in harmony for the welfare and development of our City. Guide us we pray in our deliberations. Help us to be fair in our judgements and wise in our actions, so that prosperity and happiness shall be the lot of our people. Amen.

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2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 26 March 2024

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 26 March 2024, 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 26 March 2024 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 26 March 2024 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30pm on Tuesday, 26 March 2024.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 26 March 2024

Present

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

Note: Councillor Masood Chowdhury and Councillor Masud Khalil left the chambers at 7:13 pm for Iftar to break fast and returned to the chamber at 7:29 pm.

1. OPENING**Australian National Anthem**

The Australian National Anthem was sung in the Chamber.

Acknowledgement of Land

An Acknowledgement of Land was presented by the General Manager.

Council Prayer

The Council Prayer was presented by Chairperson Councillor Greiss.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apologies of Councillor M George and Councillor M Stellino be accepted.

033/2024 The Motion on being Put was **CARRIED**.

2.1 Request for Leave of Absence - Councillor Morrison

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

That Councillor Warren Morrison be granted a leave of absence from all Council business from 1 April 2024 – 7 June 2024 including the Ordinary Council meetings on Tuesday 9 April 2024 and Tuesday 14 May 2024.

034/2024 The Motion on being Put was **CARRIED**.

2.2 Request to attend the Council meeting by audio visual link- Councillor K Hunt

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

That Council approve the request from Councillor K Hunt to attend the Council meeting on 26 March 2023 by audio visual link.

035/2024 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 13 February 2024

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

That the Minutes of the Ordinary Council Meeting held 13 February 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

036/2024 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Councillor Margaret Chivers

Item 8.12 – Road Naming Menangle Park

Councillor Chivers advised that she is a property owner in the area and will leave the chamber.

Non Pecuniary – Significant Interests

Councillor Darcy Lound

Item 8.9 Update to the Environmental assessment and controls at Lynwood Park

Item 8.10 Macarthur Bulls Football Club Community Partnership Report 2022-2023.

Councillor Lound declared he is chair of the Macarthur Club Football Association and will leave the chamber.

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Religious Celebrations

It was **Moved** Councillor Greiss:

That the information be noted.

037/2024 The Motion on being Put was **CARRIED**.

5.2 Local Government -Transparency and Accountability

It was **Moved** Councillor Greiss:

That the information be noted.

038/2024 The Motion on being Put was **CARRIED**.

5.3 Charity Gala Dinner Success

It was **Moved** Councillor Greiss:

That the information be noted.

039/2024 The Motion on being Put was **CARRIED**.

Procedural Motion

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

That Item 8.7, 8.9 and 8.10 be brought forward to be considered after Item 5.3.

040/2024 The Motion on being Put was **CARRIED**.

6. PETITIONS

7. CORRESPONDENCE

Meeting Note: Councillor Lound left the chamber at 7:18 pm during the debate due to mention of Macarthur Bulls and his previously declared conflict of interest.

7.1 Federal Pre-Budget Submissions

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

That the letter be received and the information be noted.

041/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Lound returned to the chamber at 7.22pm.

Meeting Note: Councillor Chowdhury and Councillor Khalil did not take part in the consideration of item 7.2.

7.2 Glenfield Integrated Health Hub

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

That the letter be received and the information be noted.

042/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Chowdhury and Councillor Khalil did not take part in the consideration of item 7.3.

7.3 Rapid Bus Services

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

That the letter be received and the information be noted.

043/2024 The Motion on being Put was **CARRIED**.

7.4 Parking at Macarthur Railway Station and Campbelltown Hospital

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

That the letter be received and the information be noted.

044/2024 The Motion on being Put was **CARRIED**.

7.5 Ranger Patrols at Campbelltown Hospital

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

That the letter be received and the information be noted.

045/2024 The Motion on being Put was **CARRIED**.

7.6 Georges River Koala National Park

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

That the letter be received and the information be noted.

046/2024 The Motion on being Put was **CARRIED**.

7.7 Emergency Wait times at Campbelltown Hospital

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

That the letter be received and the information be noted.

047/2024 The Motion on being Put was **CARRIED**.

7.8 Ticketless Parking Fines

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

That the letter be received and the information be noted.

048/2024 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Flying the Japanese flag at Civic Centre

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

That Council endorse that the Japanese flag to be flown at the Civic Centre during the April delegation visit of dignitaries from Council's Sister City Koshigaya, Japan.

049/2024 The Motion on being Put was **CARRIED**.

8.2 Proposed Low and Mid-Rise Housing Changes

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

That Council consider and endorse the interim submission on the proposed low and mid-rise housing changes and advise the Department of Planning, Housing and Infrastructure accordingly.

050/2024 The Motion on being Put was **CARRIED**.

8.3 Draft Site Specific Development Control Plan - Glenlee Estate, Menangle Park

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

1. That Council endorse the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 – (Part 8B - Glenlee Estate); and
2. That Council exhibit the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 – (Part 8B - Glenlee Estate) for a period of 30 days; and
3. That the outcome of the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 – (Part 8B - Glenlee Estate) be reported to Council with the outcome of the public exhibition of the associated Glenlee Estate Planning Proposal.

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, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

Voting against the Resolution were Nil.

051/2024 The Motion on being Put was **CARRIED**.

8.4 Post Exhibition Report - Amendment to Clause 4.4 'Floor Space Ratio' - Campbelltown Local Environmental Plan 2015

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

1. That Council endorse the Planning Proposal to amend Clause 4.4 'Floor Space Ratio' of the Campbelltown Local Environmental Plan 2015.
2. That Council exercise its delegated functions of the local plan-making authority under section 3.36(2) of the Environmental Planning and Assessment Act (1979) and proceed to finalise the legal drafting and mapping of this amendment to the Campbelltown Local Environmental Plan 2015.

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

Voting against the Resolution were Nil.

052/2024 The Motion on being Put was **CARRIED**.

8.5 Significant Development Applications

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

That the information be noted.

053/2024 The Motion on being Put was **CARRIED**.

8.6 Campbelltown Local Planning Panel Membership

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

1. That Council note that the chair/alternate chair pool and the expert member pool both dated 28 February 2021 are now approved until 30 June 2024.
2. That Council reappoint The Hon. Terry Sheahan AO as Interim Chair and Elizabeth Kinkade as alternate interim Chair of the Campbelltown Local Planning Panel until 30 June 2024.
3. That Council note the re-appointment Lindsay Fletcher and Glennys James as expert members and the appointment of Vince Hardy, Anthony Hudson, Larissa Ozog and Tom Mithen as additional expert members of the Campbelltown Local Planning until 30 June 2024.
4. That the Mayor write to Stuart McDonald, Scott Lee, Helena Miller, Mary-Lynn Taylor, Phillip Hayward and Cecilia Cox and thank them for their service to Council and the community over the last 6 years.

054/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Ricardo Lonza addressed the Council in relation to Item 8.7.

8.7 Grey-Headed Flying-Fox Sprinkler System

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

1. That Council endorse the approach regarding the proposed installation of a Buffer Sprinkler System, Weed Management and Buffer Planting on private property at 56-58 Myee Rd, Macquarie Fields and the commencement of consultation with residents of impacted properties.
2. That subject to the outcome of the community consultation, Council considers funding in the next quarterly financial review to support the implementation of the initiative.

055/2024 The Motion on being Put was **CARRIED**.

8.8 Western Sydney Infrastructure Grants Program (ex WestInvest) Update

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

That Council notes the current status of the Western Sydney Infrastructure Grants Program (ex WestInvest) post re-stated approach to the works in October 2023.

056/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Having declared an interest in Item 8.9 and Item 8.10 Councillor D Lound left the Chamber at 7:01pm.

Meeting Note: Paul Bertolissio addressed the Council in relation to Item 8.9.

8.9 Update to the Environmental assessment and controls at Lynwood Park

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

That Council:

1. Endorse proceeding with the procurement process for the replacement of the existing synthetic playing field surface at Lynwood Park, subject to the environmental considerations discussed in this report.
2. Endorse the continuation and finalisation of licence negotiations with the MFA for a suitable agreement for Lynwood Park, will be completed and reported to the Council before the new surface is occupied, as required for licences under *the Local Government Act*.
3. Notes the environmental considerations and controls including specification of synthetic grass, wood based infill and water monitoring will be implemented as part of the project to replace the Synthetic Playing Surface at Lynwood Park, Field 1;
4. Notes the additional tree planting in lower left corner to provide an improved refuge for Koalas when Lynwood Park is in use for football activities.

057/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Chowdhury and Councillor Khalil did not take part in the consideration of item 8.10.

8.10 Macarthur Bulls Football Club Community Partnership Report 2022-2023

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

That the Council note the 2022-23 Financial Year outcomes of Council's Community Partnership Agreement with Macarthur Football Club.

058/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Lound returned to the Chamber at 7:14pm.

8.11 Campbelltown City Youth Plan 2024 - 2030: Our Journey, Our Future

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

1. That the Council endorse the Campbelltown City Council Youth Plan 2024 - 2030: Our Journey, Our Future.
2. That Council forward a copy of the Youth Plan to Mr Greg Warren, MP, Member for Campbelltown, The Hon Anoulack Chanthivong MP, Member for Macquarie Field and Mr Nathan Hagarty MP, Member for Leppington to inform them of Youth Plan and seek their support for the youth of Campbelltown

059/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Having declared an interest in Item 8.12, Councillor Margaret Chivers, left the Chamber at 7:56pm.

8.12 Road Naming - Menangle Park

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

1. That Council approve the four proposed road names in this report for use in Menangle Park.
2. That Council advertise its proposal to use these road names on the Have Your Say online platform via Council's website.
3. That should no reasonable objections to the proposal to use these road names be received during the exhibition period, Council forward these new road names to the NSW Geographic Names Board for approval and publishing in the NSW Government Gazette. Any reasonable objections will be reported back to Council.

060/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Chivers returned to the Chamber at 7:58pm.

Note: Councillor Lound left chamber 7:59 pm during the debate due to mention of Macarthur Bulls and his previously declared conflict of interest

8.13 Reports and Letters Requested

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

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

061/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Lound returned to the Chamber at 8:02pm.

8.14 Minutes of the Audit Risk and Improvement Committee Report

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

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

062/2024 The Motion on being Put was **CARRIED**.

8.15 Australian Local Government Association - National General Assembly 2024 - Call for Motions

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

1. That Council endorse the attendance of the Mayor and the General Manager and/or delegate/s and staff to the 2024 National General Assembly of Local Government in Canberra from 2-4 July 2024.
2. That interested Councillors contact and advise the Director City Governance in regard to attendance at the 2024 National General Assembly of Local Government in Canberra from 2-4 July 2024.

063/2024 The Motion on being Put was **CARRIED**.

8.16 Investments and Revenue Report - January 2024

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

That the information be noted.

064/2024 The Motion on being Put was **CARRIED**.

8.17 Quarterly Business Review Statement as at 31 December 2023

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

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

065/2024 The Motion on being Put was **CARRIED**.

8.18 Delivery Program 2022-26 and Operational Plan 2023-24: Six month progress report

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

That Council note the 6 month report outlining progress against the Delivery Program 2022-2026 and Operational Plan 2023-2024, for the period 1 July 2023 to 31 December 2023.

066/2024 The Motion on being Put was **CARRIED**.

8.19 2024-2030 Cultural Strategy

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

That Council endorse the Cultural Strategy, 'Creative Campbelltown 2024-2030'.

067/2024 The Motion on being Put was **CARRIED**.

8.20 Campbelltown Local Environmental Plan 2015 (CLEP 2015) update

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

That Council note the current status and the next steps to review the Campbelltown Local Environmental Plan 2015 (CLEP2015) for the Campbelltown City Centre.

068/2024 The Motion on being Put was **CARRIED**.

8.21 Submission to NSW Parliament Inquiry into critical transport infrastructure supporting the Western Sydney International Airport and Western Sydney Aerotropolis

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

That Council endorse the draft submission to the NSW Parliament Inquiry into critical transport infrastructure supporting the Western Sydney International Airport and Western Sydney Aerotropolis as attached to this report.

069/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Brticevic left the Chamber at 8:07pm.

8.22 Submission for the Working Better for Medicare Review

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

That Council note the submission to the Working Better for Medicare Review as attached to this report.

070/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Councillor Brticevic returned to the Chamber at 8:09pm.

8.23 Street lighting and Council's electricity consumption

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

That Council continue to work with the network provider and retailer to implement energy efficiency initiatives in the street lighting network.

071/2024 The Motion on being Put was **CARRIED**.

8.24 Minutes of the Campbelltown Arts Centre Strategic Committee Report

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

That the minutes of the Campbelltown Arts Centre Strategic Committee held 7 December 2023 be noted.

072/2024 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Campbelltown Theatre

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

That Council endorse:

1. That a report be presented to Council on the occupation of Campbelltown Theatre by Campbelltown Theatre Group Inc. The report should include a summary of the existing occupation of the site and whether it is consistent with the community's needs, consideration of the general benefit in reverting back to a council – managed community facility and consideration for the provision of alternative function that may provide opportunity for greater utilisation by the Campbelltown community.

A Division was recorded in regard to the Resolution for Item Item 11.1 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

Voting against the Resolution were Nil.

073/2024 The Motion on being Put was **CARRIED** unanimously.

11.2 Pickleball Courts

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

That Council endorse:

1. That Council undertake a feasibility study for establishing Pickleball Courts in the Campbelltown Local Government Area (LGA), including community interest, suitable sites, associated costs, and the possibility of establishing a trial site to introduce the sport to community members.
2. That Council, in conjunction with the feasibility study, seeks grant opportunities to help establish the trial site and develop the sport across the Campbelltown LGA
3. That Council write to our regions State and Federal MP's seeking their endorsement and support and financial contribution of the State and Federal Government's for the establishment of Pickleball Courts in the Campbelltown LGA.

A Division was recorded in regard to the Resolution for Item 11.2 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

Voting against the Resolution were Nil.

074/2024 The Motion on being Put was **CARRIED**.

An amendment was **Moved** Councillor Oates, **Seconded** Councillor Lound:

1. That Council undertake a feasibility study for establishing Pickleball Courts in the Campbelltown Local Government Area (LGA), including community interest, suitable sites, associated costs, and the possibility of establishing a trial site to introduce the sport to community members.
2. That a report be presented to Council with the outcome of the feasibility study.

A Division was recorded in regard to the Amendment for Item 11.2 with those voting for the Motion being Councillors D Lound, K Hunt, R Manoto and M Oates.

Voting against the Amendment were Councillors G Greiss, M Chowdhury, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

The Amendment on being Put was **LOST**.

11.3 Minto Railway Station Improvements

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

That Council endorse:

1. That Council write to the Hon Jo Haylen, Minister for Transport, raising concerns about the lack of sufficient cover at Minto Station, including a roof covering the overbridge and ramps situated between the platforms, and advocating for improvements.

075/2024 The Motion on being Put was **CARRIED**.

11.4 Spring Farm Parkway - South Bound Ramps

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

That Council endorse:

That Council writes to the Hon Jo Haylen MP, Minister for Transport and the Hon John Graham MLC, Minister for Roads, Shadow Minister for Transport and Roads Natalie Ward and Mr Greg Warren, MP, Member for Campbelltown, The Hon Anoulack Chanthivong MP, Member for Macquarie Fields and Mr Nathan Hagarty MP, Member for Leppington, advocating for the delivery of South Bound Ramps at the M31 connection with Spring Farm Parkway, Menangle to enable traffic movement north and south on the M31 from the Menangle interchange, and minimise future disruption.

A Division was recorded in regard to the Resolution for Item 11.4 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, R Manoto, M Oates, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

Voting against the Resolution were Nil.

076/2024 The Motion on being Put was **CARRIED**.

11.5 Transparency Over Council Briefings

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

That Council endorse:

1. That Council update the Code of Meeting Practice to enable all Briefings to be webcast and recorded for publishing on Council's website, except for matters determined to be confidential as guided by the principles described in the *Local Government Act 1993* or otherwise determined.
2. That Briefings should occur on the first Tuesday of each month in line with the publication of Council's business paper and should run in accordance with Council's Code of Meeting Practice.

A Division was recorded in regard to the Resolution for Item 11.5 with those voting for the Motion being Councillors G Greiss, D Lound, M Chowdhury, R Manoto, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

Voting against the Resolution were Councillors K Hunt and M Oates.

077/2024 The Motion on being Put was **CARRIED**.

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

1. That Council defer item 11.5 – Transparency over council briefings to enable the Mayor and Councillors to be briefed on the advantages and disadvantages of webcasting briefings.
2. That the briefing include where the future briefings if webcast would be held and any monetary costs involved in setting it up and any ongoing costs for Council. Also an assessment of any increased liability risks to the Mayor and General Manager, Councillors and Council Staff with briefings being webcast.

A Division was recorded in regard to the Amendment for Item 11.5 with those voting for the Motion being Councillors D Lound, K Hunt, M Chowdhury, R Manoto and M Oates.

Voting against the Amendment were Councillors G Greiss, W Morrison, M Khalil, J Cotter, G Brticevic, M Chivers, J Chew and R Munro.

The Amendment on being Put was **LOST**.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Darcy Lound thanked the Council event and outdoor staff for their work and success on the Ingleburn Alive Festival and the Ramadan on Q events.
2. Councillor Darcy Lound commended the Mayor, Councillor Dr Greiss, the General Manager and Council staff on the upgrade of the Council chambers.
3. Councillor Karen Hunt on Wednesday 13 March had the pleasure and honour of attending the Macarthur Women's Coffee Club to celebrate International Women's Day. This wonderful group of women meets every Wednesday at Campbelltown's iconic Oz Funland to offer assistance and support to each other, to chat, craft, sing, laugh and listen. Councillor Hunt was joined by Campbelltown's 2024 Woman of the Year, Sue McGarrity; 2023 Woman of the Year, Mary-Ellen Bland; Shenali Dona from Dona Faith Alliance; Chinelo Anyimba, author of Finding Purpose in Migration; and Sonali Luthra, Principal of Al-Faisal College Minto, who was accompanied by the school's talented choir. Heartfelt thanks go to Christerine Laul, who was the wonderful organiser and host. Thank you also to Brian Laul, who operates Oz Funland and Rainbow Crossing at Leumeah, for generously providing the space for this important group of women to meet regularly. The Macarthur Women's Coffee Club is an ideal gathering for women, young and not so young, to meet and just enjoy themselves. Thank you to all the ladies who attend regularly to share their feelings and spend time just enjoying themselves.
4. Councillor Masood Chowdhury thanked the event staff for their work on the Ramadan on Q event it was a great turnout, and the food was delicious.
5. Councillor Masood Chowdhury wished everyone a Happy Holi! The Holi Festival is a colour festival marking the arrival of spring in India, Nepal and other South Asian countries as well as the victory of good over evil.
6. Councillor Rey Manoto attended the Ingleburn Alive Festival. He commended the staff on a successful event that was well attended.
7. Councillor Meg Oates attended the LGNSW International Women's Day Lunch and expressed what an inspiration guest speaker Dr Jana Pittman is. It was a great event and a pleasure to attend.
8. Councillor Meg Oates represented the Mayor at The Assembly dance performance at the Campbelltown Art Centre. It was a confronting performance which showcased the artistic and creative endeavours that Campbelltown Art Centre is able to display.
9. Councillor Meg Oates attended a local Community Transport Forum held through Greg Warren MP and Penny Sharpe MP. Councillor Oates took the opportunity to listen to local bus drivers, taxi drivers, train drivers, residents and Union representatives concerns for the transport connectivity in the Campbelltown LGA. Council staff were also in attendance listening to concerns and passing these on to relevant organisations.
10. Councillor Warren Morrison attended the Mayoral Charity Gala Dinner at Ottimo House. Councillor Morrison congratulated the Mayor on the unique event and for his fund-raising efforts for the local charity Humanity Matters.

11. Councillor Warren Morrison on 9 March 2024 represented the Mayor at the Miracle Mile at Menangle Park. It was a great event for Campbelltown and Councillor Morrison commented on the amazing drone show.
12. Councillor Warren Morrison attended Ingleburn Alive and congratulated the Mayor and all the Council event staff on a successful event. Councillor Morrison commended Ally Redondo from C91.3 who has been a resident of Campbelltown for 40 years and part of C91.3 for 20 years who always attends these types of events and brings the community together.
13. Councillor Masud Khalil attended the vibrant and well organised event, Ingleburn Alive. Councillor Khalil commended the staff on the event and how accessible it was.
14. Councillor Masud Khalil represented the Mayor at the Iftar dinner at the Civic Hall. It was well attended by various stakeholders in the community from many different faiths.
15. Councillor Masud Khalil attended the Ramadan on Q which is a successful program run by Council. Councillor Khalil commended the fantastic turnout from our event staff.
16. Councillor Masud Khalil attended the Macarthur African Communities Network International Womens Day event at Campbelltown Catholic Club with Councillor Chivers. Councillor Khalil expressed it was a wonderful event with some very inspirational African women in attendance.
17. Councillor Margaret Chivers represented the Mayor at the Macarthur African Communities Network International Womens Day event at Campbelltown Catholic Club with Councillor Khalil. Mal Fruen, chairperson of the NSW Council of Pacific Communities was a guest speaker along with Councillor Chivers. Councillor Chivers expressed what a humbling event it was hearing and seeing all the stories from the African Community, and it will stick with her for the rest of her days. One of the guest performers, Teddy, who danced with her 6 children showed such strength and resilience and symbolised what International Women's Day is about.
18. Councillor John Chew represented the Mayor at the NSW RFS Macarthur Service awards alongside Camden Mayor Ashleigh Cagney. Councillor Chew congratulated the award winners and thanked them for their service which totalled 150 years plus service which is a great achievement.
19. The Mayor, Councillor George Greiss thanked all the Councillors for representing him when he has been unable to attend events. The Mayor commented on his number one objective to attend as many events as possible that have the most impact on the Campbelltown community. The Mayor is committed to making representations with as many Ministers and stakeholders as possible before the end of term.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

There being no further business the meeting closed at 10:07.

Confirmed by Council on

..... 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 Local Government - Reform Agenda

Recommendation

That the information be noted.

In my previous discussion on Local Government Reform, I focused on the intricate challenges local governments face, especially the tension arising from their dual responsibilities. I explained how this tension drives the push for reforms in New South Wales, Australia. I charted the typical course of Local Government Reform: it starts with State Government dissatisfaction, attracts media attention, and leads to an "independent" inquiry. The outcome is often a set of recommendations, usually calling for the merging of councils. This pattern has consistently led to fewer councils in NSW, with notable reductions in 2004 and 2013, despite resistance from local government circles.

I pointed out Local Governments' difficulties in balancing their roles as service providers and democratic bodies. This balance between achieving efficiency and upholding democratic values has always been a critical issue in the evolution of Local Government in NSW and continues to influence ongoing reforms.

While I tackle each problem as it arises, I aim to combine all these insights into one precise, all-encompassing Mayoral Minute in the future. In this Mayoral Minute, I want to deepen the discussion on this tension and add another piece to the puzzle of the expected reform agenda.

Administrative Reforms

Since addressing the impending Local Government Reforms, the Minister for Local Government, The Hon. Ron Hoenig, has indicated a commitment to substantial reform within the sector. In his responses to Portfolio Committee No. 8 - Customer Service, he articulated:

"I've got a unique time frame to do this whereby, consulting with my predecessor, there's a window of opportunity, whilst I'm in this portfolio and whilst I can get some bipartisan support, for me to achieve a significant reform in this sector that's probably a generation overdue."

The Minister identified several administrative challenges that require urgent redress, including:

"a way in which to try to get this sector to move forward so it operates in a better, more lawful way so that people who are accused and engage in corrupt conduct, extreme behaviour or behaviour not becoming [of] elected representatives need to be dealt with reasonably quickly with clear laws—in the form of an Act or regulation—and procedures".

Furthermore, he underscored the necessity to safeguard council staff from undue influence and misconduct beyond standard occupational health and safety measures, suggesting that:

“the staff of the council need to be protected beyond the occupational health and safety provisions. They need to be protected against coercion, pressure, corrupt conduct. So they need to be placed in a separate category to preserve their professionalism and not be wrapped up in a convoluted councillor behavioural framework.”

Most importantly, he has emphasised webcasting council briefings as a crucial reform, which I agreed with. As the Minister stated:

“Low fruit off the [reform] trees? Stop councils having private briefing sessions behind closed doors, which is contrary to some of the very recommendations of IPART. In other words, make sure that the material they get is transparent. Try and force sunlight into the operations of the council, which is not just a deterrent against corruption, but it also makes for good democratic decision-making”.

I want to thank all of my fellow Councillors who endorsed my motion in the recent Council Meeting to webcast Council briefings, propelling Campbelltown City Council to the forefront of transparency and accountability.

The Minister also indicated the deficiencies within the current code of conduct framework is only leading to an untenable complexity. He criticised the tendency “to fix it all by sticking it in the Model Code of Conduct... [resulting in] an encyclopaedia that nobody themselves knows or understands.” The convoluted nature of the code of conduct, extending to 61 pages, with an additional 51 pages dedicated to its procedures, starkly contrasts with the Legislative Council's succinct code of only 4.5 pages.

Resolving these issues and the additional concerns raised by the Minister in his testimony underscores the comprehensive reforms intended for the Local Government Act 1993. In agreement with the Minister, I maintain that a reform of this magnitude is not merely necessary but has been significantly delayed by a decade or more.

The Minister's commentary extends into democratic reforms, particularly those about elected representatives and the regulatory constraints that may hinder their capacities to undertake their democratic role. This is a welcomed conversation. I delved into this multifaceted issue several times, from the practical realities of the council to the abstract principles of political theory.

I will expand on this discussion of political representation, especially in the context of local Government Reform, as elected councillors' democratic responsibilities and obligations warrant further consideration. However, I will first deal with the Councils' structure, which goes beyond the wards system and impacts democratic governance at multiple levels.

I will use the ward system investigated in this Business Paper to illustrate the issues.

Structure Democratic Reforms

One critical issue for consideration in a ward system, as dictated under the Act, is equitable representation. A core principle behind the portioning of political representation is to ensure that all community members have equitable access to their elected councillors and that these councillors can effectively represent their constituents' interests.

Determining ward boundaries and allocating councillors to each ward are critical components in manifesting democratic representation at the Local Government level. The analysis of the different options for ward structures must be predicated on the principle of "one vote, one value" and the imperative to reflect community interests and identities within the electoral framework.

The options presented – three wards with five councillors each, five wards with three councillors each, and three wards with three councillors each – represent distinct approaches to representation. The report utilised the NSW Electoral Commission's data and assumed full election participation.

However, in this argument, I am deploying the 2021 election results data to provide a pragmatic lens to evaluate the system's potential efficacy and representativeness. This approach allows for a robust analysis grounded in empirical evidence that is easily extended to all councils in NSW as their election result data is accessible on the NSW Electoral Commission website.

The 2021 Campbelltown City Council election results showed a voter turnout of 95,348 from a total of 112,968 registered voters within a single ward. The valid vote count stood at 89,337, resulting in a council election quota of 5,584 voters per councillor for each of the 15 councillors or, to use the report terminology, a Cr: Elector Ratio of 1:5,584.

The report's examination of the proposed ward structure scenarios reveals a critical a measurement of electoral design – the interplay between the quota per councillor and the geographic breadth from which this quota is derived. Two scenarios maintain proportionality regarding votes per councillor- three wards with five councillors each and five wards with three councillors each -while limiting the geographical area from which the quota is obtained to a third or fifth of the current area.

In these two scenarios, the quota per councillor remains the same. Among other arguments detailed in the reports, decreasing the geographical area simplifies the election process for candidates who do not have access to resources; however, it could also reduce the diversity of elected representatives as it forces the concentration of individual votes in these geographic areas.

A decrease in geographical area decreases the logistical and financial barriers confronting candidates, particularly those with limited resources. By delineating smaller wards, the electoral process could become more accessible, potentially increasing the breadth of candidates willing and able to participate. This may lead to a more vigorous contest of ideas and policies, fostering greater community engagement and political accountability.

Conversely, the argument that smaller geographic areas could decrease the diversity of elected representatives cannot be underestimated, especially as the council population is experiencing a significant increase in multiculturalism and resident diversity. The concentration of votes within these smaller wards might amplify the electoral influence of dominant demographic or socio-economic groups, thereby marginalising minority voices, which might have been more effectively aggregated in a one-ward system.

In the most recent electoral contest, Campbelltown City Council distinguished itself with an exceptionally high number of candidates, a testament to its dynamic political environment. Notably, a substantial proportion of these were independents, which is also indicative of a robust democratic engagement unfettered by party affiliations.

Implementing a ward system within the Campbelltown context must be considered cautiously. The risk of disenfranchising minority voices and amplifying the electoral influence of the dominant demographic cannot be understated. Such risks are magnified by the increased number of wards and minimised by maintaining a one-ward council. Therefore, contemplating a ward system for Campbelltown should be suspended until other more pressing democratic reforms are implemented.

The first option, three wards of three councillors, is the most interesting in the context of State Local Government Reforms. In this option, the quota of voters per councillor increases to 8,934, a 60% increase.

While that seems like a significant increase, it is on par with current voter per councillor rates in Fairfield (8,785) and Canterbury-Bankstown (8,825), slightly higher than Hornsby (7,090) but significantly lower than the City of Sydney (11,736), Blacktown City Council (9,208) and Liverpool City Council (9,135).

Considering the data for these six councils, it's clear that Campbelltown residents enjoy more representation, with six additional by comparison. Looking at State-wide efforts to reform Local Government democracy, it seems quite sensible for Campbelltown to consider reducing its number of councillors to nine.

This would bring Campbelltown's voter-per-councillor ratio in line with those of these other councils, striking a balance between effective governance and equitable representation without diminishing the democratic value provided to its residents.

However, when we compare our voter-per-councillor ratio to other councils in Sydney, the diversity is striking, and it becomes quite clear that Campbelltown residents are significantly underrepresented.

For example, Blue Mountain (3,053), Hawkesbury (3,038), Hunters Hill (1,030), Lane Cove (1,800), Mosman (2,314), and Willoughby (2,310). Considering the average voter-per-councillor ratio for these six councils, Campbelltown is entitled to 50 councillors. This is an impossible number of councillors under the Act and an impractical and arguably unworkable number of councillors for any council.

The figures used for the 12 councils in question are based on each councillor's average number of voters from the 2021 election. These figures don't consider the different numbers of voters in each ward, as the Act requires wards to be changed so that the number of voters isn't more than 10% different in any ward.

It doesn't matter if a council uses wards or not; any Local Government Reform should ensure that the number of voters for each councillor is about the same everywhere—from Campbelltown to Willoughby and from Fairfield to Hunters Hill.

It's challenging to discuss equitable representation and adhere to the rule that wards should only have a 10% difference in voter numbers when some places, like Blacktown, have nine times more voters for each councillor than Hunters Hill.

At the State level, the electoral rules require the number of voters for each Member of Parliament to stay approximately equal over time and not vary by more than 10%. The Constitution Act 1902 ensures that each electoral district has roughly the same number of votes by redrawing electoral boundaries after every two State elections to ensure that every vote has the same value and that equitable representation, "one vote, one value," is upheld.

The trend in Local Government Reforms is to decrease the number of councils. While council mergers have been controversial, every council referendum that has asked to reduce the number of councillors has been successful in recent years.

Surely, the "cultural, structural change that is needed to effectively make [local government] the genuine third tier of government that they are—the most important tier" must include equitable representation, the "one vote, one value" argument, and address the current disparities.

It is not an easy task, but it is undoubtedly a consideration worth pursuing.

Democratic Representatives

The Minister's commentary on democratic representation, particularly about elected representatives and the regulatory constraints that may hinder their capacities to undertake their democratic role, is also a welcome conversation.

The Minister pointed out that:

"there are provisions in this model code that are inconsistent with the implied freedoms of political communication that have been determined by the High Court. There are attempts in the code to silence democratically elected councillors by telling them that they can't say something that might bring the council into disrepute, which is effectively trying to muzzle democratically elected people, who can't say what the general public can say".

Even though the idea of political representation is commonly recognised, and much has been written about it with various definitions, it's still a complex topic that we won't fully explore here. However, I would like to discuss an essential argument within the broader topic: whether representatives should serve as delegates or trustees.

Understanding this argument will help us explore the Minister's argument for political communication in the context of the council's decision-making process.

Delegates are representatives who strictly follow what their voters want, whereas trustees use their judgment to decide the best course of action.

The report points out that in the context of the ward system, "councillors have an obligation to make decisions that are in the best interests of the community as a whole, not just the ward that elected them". Councillors need to look out for their local constituents, but there's a danger they might concentrate too much on their ward. This could result in decisions that are not in the best interest of the entire LGA.

This potential drawback of the electoral system may cause councillors to pay too much attention to local matters and not enough to the broader issues that affect the whole LGA. By not following their voters' preferences, they risk losing power at the next election, as has previously happened in many elections, mostly due to anti-development community sentiment.

Such a risk could sometimes lead councillors to go with the general will to please their voters and secure their re-election at the cost of the common good.

Indeed, this concern extends to all levels of political representation, from Local Councils up to State and Federal Governments. Members of Parliament (MPs) might prioritise the needs of their electorates over more extensive reforms that could be advantageous for the entire State or Nation. Typically, the more power an MP has, the greater the chance that their electorate may gain benefits, potentially at the expense of broader interests.

James Madison (1787-1788) provided a seminal discourse on representative government as a delegation of citizens elected by the broader population. He acknowledged that "enlightened statesmen will not always be at the helm," thereby anticipating potential shortcomings in the trustee system. Madison suggested having a diverse and large population to decrease the problems of bad representation caused by factions and interest groups.

Based on Madison's argument and the risk of councillors to go with the general will against the greater good, increasing the voter-per-councillor ratio is beneficial to combat the undue impact of factions, interest groups and NIMBYism on council decision-making and enable a better social outcome.

Admittedly, the view of increasing the voter-per-councillor ratio is a view I explored as a solution to dealing with NIMBYism and interest groups in the context of the NSW Planning System.

In contrast, Edmund Burke (1790) famously argued the representative government is:

"not a congress of ambassadors from different and hostile interests, which interest each must maintain, as an agent and advocate, against other agents and advocates; but...is a deliberative assembly..., with one interest, that of the whole."

This view somewhat goes against modern political discourse. Very few politicians are willing to go with the common good to the detriment of their own elector interests. Some political party mechanisms force the issue and guarantee cooperation with party positions, including preselection and position on the ticket.

As a result, some members of a major political party tend to follow the party line, even if that contradicts the general will or is worth the common good. I intend to discuss the impact of political parties on the decision-making process in future Mayoral Minutes.

Based on this argument, decreasing the voter-per-councillor ratio is the better option. It enables a more diverse group of representatives to deliberate issues with one common goal: the interest of the whole. Such diversity would enable better outcomes and greater good for the city as a whole.

Meadowcroft (2001) asserted that if the common good contradicts the general will, then representatives must act as the trustees of their constituents. Such action is a legal requirement for company directors.

The Corporations Act 2001 (Cth) and common law require directors to always act in the company's best interests, the best interests of shareholders as a whole, in the interests of any individual shareholder or group of shareholders. Sometimes, directors acting in the company's best interests may be acting contrary to the interests of some shareholders.

This is an acceptable and never contested concept. However, the current debate is about how the interests of other stakeholders (employees, customers, suppliers, Traditional Owners, and the environment) should also be considered.

Another guiding principle for directors is to consider the long-term view of the company's interests. Moving the consideration beyond the current term and election cycle, which is something that is also implied for councillors under the Integrated Planning and Reporting Framework.

I assume that the code of conduct provisions attempt to silence democratically elected councillors by telling them they can't say something that might bring the council into disrepute. I speculate that it is also a tradition based on the role of company directors.

Board directors must never discuss the board's business outside of the boardroom or after the meeting and should support the board's decision despite personal objections. Of course, there are ways to voice concerns.

Board decisions are made in confidence without public records and public divisions, in contrast to the council, which should webcast all its dealings, as I discussed last month.

Also, as I discussed last month, the point of bringing the council into disrepute, especially for political gain risks undermining public trust in the Local Government institutional framework, and unless the new system has mechanisms to deal with misinformation and disinformation effectively, the provisions while inefficient, are still important.

However, I firmly believe that councillors should and must speak about issues in public and justify their position on every decision. This would make it clear to the electorate whether they are acting as delegates or trustees and whether party politics influence them.

It is improbable that the current discussions or proposed changes will be resolved or implemented before the council elections.

As such, I will echo Mr Kontos' recent sentiments where he wrote; if we want to make the vote on September 14 count, the voters will need to be on the lookout for candidates who have a passion for their area and want to play a role in making it even better. This means not voting for the first name you recognise on the ballot paper but the one you know will improve your area.

Attachments

Nil

5.2 Religious Celebrations Continue

Recommendation

That the information be noted.

Last month, I spoke about the profound importance of the significant religious observances in the rich tapestry of traditions that exist in the Campbelltown community.

This month's continuation of the religious celebrations is also a time of deep reflection, spirited celebration, and collective contemplation for others. Each celebration honours different beliefs in a chorus of cultural harmony.

This includes the Jewish Passover, also known as Pesach, which is paramount in the Jewish liturgical calendar. Passover is the inaugural and most consequential Jewish pilgrimage festival. The Passover recognises and remembers the Hebrews' Exodus from Egypt and their transition from bondage to freedom, a pivotal saga in the Jewish historical narrative.

Through this annual event, the Jewish people reaffirm their connection to ancestral heritage, unifying community members to celebrate their story of deliverance. The significance of Passover extends beyond its historical roots; it is a time for reflection on themes of liberty, justice, and human dignity, values that resonate universally and hold enduring relevance.

This month also includes the Orthodox Christian community's Easter celebration.

The primary disparity in the celebration dates is the method of calculation which uses two differing ecclesiastical calendars. The Catholic Church adheres to the Gregorian calendar, introduced by Pope Gregory XIII in 1582, while the Orthodox Church, in line with their deep commitment to traditions, continues to abide by the older Julian calendar for its liturgical observances.

Orthodox Christians also observe fasting for 40 days before Easter. It commences on Clean Monday and concludes on the Friday before Palm Sunday. The Orthodox tradition of fasting embodies a discipline that extends beyond mere abstinence from certain foods to encompass an act of faith and humility before God. It is not merely a physical exercise but a spiritual endeavour that involves the entire human person—body, soul, and spirit.

It is followed by Holy Week, which also entails fasting and represents a cornerstone of the spiritual practices within the tradition. The resurrection of Jesus Christ is still central to the Orthodox religion's beliefs about salvation and eternal life. It follows the Holy Week, which includes Good Friday (commemorating Jesus' crucifixion) and culminates in the joyous resurrection of Easter Sunday.

This month also sees the end of Ramadan. Which is marked by Eid al-Fitr, which translates as the "Festival of Breaking the Fast", the precise timing of Eid al-Fitr is determined by the sighting of the new moon, which indicates the end of Ramadan and the beginning of the month of Shawwal.

Due to the Islamic calendar's lunar nature, the date of Eid al-Fitr varies each year when observed on the Gregorian calendar and can also vary geographically, depending on local moon sightings. Eid al-Fitr is an occasion characterised by communal prayers, festive meals, almsgiving (known as Zakat al-Fitr), and the exchange of social visits and gifts, particularly among families and friends.

To all who are in the season of celebration, I again extend heartfelt wishes on behalf of Campbelltown City Council. May this time be filled with peace, fellowship, and a profound sense of community. Whether with family or cherished friends, may your observances be filled with the spirit of harmony and the warmth of togetherness.

Attachments

Nil

6. PETITIONS

7. CORRESPONDENCE

7.1 Appin Road

Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from the Mayor to the Hon Jo Haylen MP, Minister for Transport dated 11 September 2023
2. Letter from the Hon John Graham MLC, Minister for Roads dated 20 March 2024, responding to the letter above.

Attachments

- 7.1.1 Letter from the Mayor to the Hon Jo Haylen MP, Minister for Transport dated 11 September 2023 (contained within this report) [↓](#)
- 7.1.2 Letter from the Hon John Graham MLC, Minister for Roads dated 20 March 2024, responding to the letter above. (contained within this report) [↓](#)

Office of the Mayor



11 September 2023

The Hon. Jo Haylen MP
Minister for Transport
GPO Box 5341
SYDNEY NSW 2001

Dear Minister,

Re: Appin Road

I am writing in respect to the Federal Member for Macarthur's recent attack on the NSW Government and Council in the House of Representatives regarding the inaction on critical upgrades to Appin Road.

In 2019, Lendlease executed a Voluntary Planning Agreement (VPA) with the Minister for Planning that included the delivery of the critical road upgrades to Appin Road. Alongside that, Council considered and endorsed plans that would see both the much needed release of housing lands at Figtree Hill, and the improvement of biodiversity corridors across the wider Gilead area. All of which is hinged on the upgrade of Appin Road.

The upgrade of Appin Road would not only improve driver safety but would see the delivery of koala underpasses and fauna fencing in accordance with the NSW Chief Scientist's requirements. The underpasses would support protected and sustainable biodiversity linkages between the Nepean and George's Rivers. Currently there is no safe or protected biodiversity corridor across the Gilead lands.

The upgrade of Appin Road is, and continues to be, an important issue for Council and our community, and one that we have made representations to both levels of Government for more than ten years. This need existed prior to any consideration of the development of lands along Appin Road, and the need for the upgrade is only amplified due to the future development in the area.

We understand that Lendlease has committed to the full funding of the upgrade works, yet even so, Transport for NSW will not make a decision on the final design, therefore preventing the immediate commencement of the building of some 350 dwellings in proximity to Appin Road at Figtree Hill.

Campbelltown City Council
91 Queen Street, Campbelltown
PO Box 57, Campbelltown NSW 2560 DX5114

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T 02 4645 4000
E council@campbelltown.nsw.gov.au

ABN: 31 459 914 087

Office of the Mayor



Council continues to receive complaints and pressure from our community about this issue. Regardless of our ongoing commitment to resolve the issue, and Lendlease's irrevocable commitments to the government to forward fund and deliver the critically needed upgrade, our calls to the Department remain unanswered.

I trust that you will give this your utmost attention.

Yours sincerely,

Signature has been removed

Dr George Greiss
Mayor of Campbelltown

DOC-23-404747

Campbelltown City Council
91 Queen Street, Campbelltown
PO Box 57, Campbelltown NSW 2560 DX5114

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ABN: 31 459 914 087

The Hon John Graham MLC

Special Minister of State, Minister for Roads, Minister for the Arts,
Minister for Music and the Night-time Economy, Minister for Jobs and Tourism,
Deputy Leader of the Government in the Legislative Council



Ref: 01903893
Your Ref: DOC-23-404747

Dr George Greiss
Mayor
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Dear George,

Thank you for your letter about upgrades to Appin Road. I apologise for the delay in responding.

I note your concerns and appreciate your reasons for writing. The NSW Government is committed to improving safety for all road users and wildlife and supporting growth in the Greater Macarthur Growth Area.

I am pleased to confirm that in January 2024, Transport for NSW approved for Lendlease to fund and deliver the Appin Road Upgrade - Mount Gilead to Ambarvale project, as part of a Voluntary Planning Agreement. Lendlease can now begin construction. The project includes road safety improvements, upgrades to meet population growth as well as wildlife protection measures, particularly for koalas.

I trust this information is of assistance.

Sincerely,

Signature has been removed

20/03/2024

John Graham MLC

Special Minister of State, Minister for Roads, Minister for the Arts,
Minister for Music and the Night-time Economy, Minister for Jobs and Tourism,
Deputy Leader of the Government in the Legislative Council

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8. REPORTS FROM OFFICERS

8.1 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
NIL	NIL	NIL	NIL	NIL	NIL

DAs where the authority is the Department of Planning					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
SSD - 52066209	1 Hurley Street, Campbelltown	Macarthur Health Precinct – Stage 2	\$68 million	Hospital >\$30 million	Assessment in progress

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
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%	Approved with conditions
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%	Deferred at meeting by Panel for additional information to be provided.
2687/2018/DA-SW/A	Lots 10 & 11 DP 1261146 Appin Road, Gilead	Modification of consent	\$0	Modification of Panel approved consent	Approved with conditions
2839/2023/DA-O	22 Hume Street, Campbelltown	New mobile phone network monopole (24m) and associated equipment and landscaping	\$700,000	Council owned property	Approved with conditions

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

8.2 Draft Amendments to Menangle Park Development Control Plan

Reporting Officer

Executive Manager Urban Centres
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
2.1.1.3 Deliver effective land use planning to ensure community needs are met

Officer's Recommendation

1. That Council endorse the draft amendment to Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (Part 8A – Menangle Park) for the purposes of public exhibition; and
2. That further report be submitted to Council on the outcome of public exhibition.

Purpose

To seek Council endorsement to place the draft amendment to Menangle Park Site Specific Development Control Plan (attachment 7) on public exhibition.

History

The rezoning of Menangle Park took place in November 2017 after a planning process of approximately 10 years. With a rapidly evolving marketplace, changes to planning practice, resolution of some outstanding matters and a critique of the initial vision, the principal urban release area developer, Dahua (Australia) Pty Ltd, provided a revised planning package in the form of a Planning Proposal Request (PPR) in 2018.

Central to the PPR was a template to amend the prevailing planning provisions to reflect more diverse housing types, including smaller allotment products, a repositioned Town Centre which leveraged off the proposed Spring Farm Link Road access and was sleeved in part with low and medium rise residential apartments. Additionally, a green spine urban form/community shaper

and enhanced integration of endangered ecological communities and natural areas generally were proposed.

The new provisions would result in an increased dwelling yield of 1000 dwellings within Dahua land holdings and included a commensurate increase in infrastructure and an amended Indicative Layout Plan (ILP).

The principal amended planning provisions, as refined by Council, were finalised as an amendment to Campbelltown Local Environmental Plan 2015 (CLEP 2015) in April 2022. An amendment to the Menangle Park Development Control Plan (DCP) was not prepared and finalised as part of the planning proposal. The amendment to the Menangle Park DCP is required to guide the development on the Dahua site and to ensure the DCP is consistent with the amendments made.

Report

This Report seeks to summarise the current planning position and seek the advancement of the amendment to the current Menangle Park DCP to public exhibition.

Current Position

The amendments to the current Menangle DCP, including the Indicative Layout Plan, are required to facilitate delivery of important elements of the revised vision, infrastructure delivery and integration with interfacing precincts such as the Glenlee Estate proposal. It is also important to realign the current Menangle Park DCP with the revised provisions and development standards within the CLEP 2015 that commenced in April 2022.

The public exhibition of the proposed amendment is an important step. There is a need for further work relating to the existing village. Advancing the draft Menangle Park DCP as recommended does not compromise the work required for the existing village.

Overview

The Draft Amendment to Menangle Park DCP applies to the entire Menangle Park Urban Release Area, except for the Glenlee Estate Precinct (GEP). The GEP is currently the subject of an independent site-specific draft DCP known as Part 8B. It is intended ultimately to consolidate Part 8B as a precinct within the Part 8A plan.

The application of the draft Menangle Park DCP to the existing village is an interim measure until such time as the vision for the existing village is further reviewed and potential amendments to the CLEP 2015 as it applies to the existing village are enacted.

This further review of the existing village will include the Menangle Park East Village PPR compiled by Michael Brown Planning Strategies and applying to the area bounded by Taber Street, Cummins Road, Fitzpatrick Road, and Racecourse Avenue Precinct, as depicted in a revised Master plan forming attachment 6.

It is noted that where there is an inconsistency between Menangle Park DCP and any part of the Campbelltown (Sustainable City) DCP 2015 (SCDCP), the provisions of Menangle Park DCP will prevail.

Both the current and proposed Menangle Park DCP address the requirements of Clause 6.3 of CLEP 2015 and seeks to ensure “development occurs in a logical and cost-effective manner, in accordance with a Staging Plan and only after a development control plan that includes specific controls has been prepared for the land”.

Relationship/Consistency with CLEP 2015 Amendment

The amendment to CLEP 2015 (published in April 2022) in respect of the Menangle Park Urban Release Area only applied to the Dahua (Australia) Pty Ltd holding. It excluded the existing village and the Glenlee Estate precincts. The draft Menangle Park DCP is a revision of the current DCP to ensure consistency with the CLEP 2015 in respect of definitions applying to residential development.

The area covered by the Menangle Park DCP is shown in Figure 1.



Figure 1 – Area of application – MP DCP

The subject CLEP 2015 amendment applied to land use zoning provisions, principal development standards pertaining to minimum lot size, maximum building height, floor space ratio (FSR), land acquisition and subdivision requirements for certain forms of development. The specific amendments are detailed in attachment 1.

To give complete effect to the CLEP 2015 amendment (and revised vision) requires an amendment to the current Menangle Park DCP which can no longer enable the full suite of planning outcomes desired.

It should be noted that some of the blanket residential controls in the draft Menangle Park DCP only have application where they are consistent with the CLEP 2015 provisions.

Proposed Indicative Layout Plan (ILP)

An amended Indicative Layout Plan (ILP) has been prepared to guide future development. Both the existing and proposed ILPs are in attachment 2.

The main changes include:

- Relocation of the town centre to a location proximate to the Spring Farm Link Road, accompanied by a framework of development principles.
- Introduction of low rise apartments and medium density development leveraging off the repositioned town centre
- Reinforcement of the final setting of the proposed public school and neighbourhood centre.
- Creation of an expanded green corridor, to form a green spine linking Menangle Road to the town centre, with revised housing densities.
- Formalisation of a green corridor from the Spring Farm Link Road to the GEP.
- Provision of a landscaped perimeter road as the interface with the GEP (thereby avoiding back fences forming the interface).

Desired Future Character Statement and Vision

The subject Statement seeks to describe the character of the future urban community and its environmental and community context. It has been amended to reflect the evolution of the vision and is supported by revised planning principles/objectives.

Staging Plan

The proposed Staging Plan remains unchanged and is produced as attachment 3.

Development to date has focused on the area of Stage 1 and Stage 2 in the ownership of Dahua (Australia) Pty Ltd. It is noted that the existing village is included in Stage 1 and has been the subject of little development to date, largely given its fragmented ownership pattern.

Types of Residential Development

The amendments to CLEP 2015 introduced an R4 high density residential zone (providing for apartment development with maximum building heights to 12 m, 18 m and 24 m), substantially increased the R3 medium density residential zone and introduced minimum lot sizes for different dwelling forms and provided for the "salt and peppering" of a limited number of lots no less than 375 m² in size in the R2 low density residential zone. These amendments to the CLEP 2015 applied only to Dahua land.

The residential development controls at Section 6 of the draft Menangle Park DCP seek to ensure appropriate residential amenity and urban form outcomes at the increased residential densities enabled by the amendments to the CLEP 2015.

The planning provisions in facilitating development of residential apartments and shop top housing, introduce a requirement to carefully manage the development outcomes. Section 6.13.4 of the draft Menangle Park DCP introduce a series of relevant outcomes and controls. The minimum standards contained in the Apartment Design Guide (NSW Planning and Environment 2015)(ADG) form the base level control.

In accordance with Clause 15 of the Environmental Planning and Assessment Regulation, 2021 Council must not approve a DCP containing provisions which apply to residential apartment buildings unless it has taken into consideration any comments of the Council's Design Excellence Panel (DEP), concerning those provisions in addition to Parts 1 and 2 of the ADG.

The draft Menangle Park DCP will be referred to Council's DEP as part of the public exhibition process and, where required, will be amended accordingly and reported back to Council.

Town Centre Vision and Controls

The draft Menangle Park DCP has been revised to reflect the new mixed-use vision and relocation of the town centre to interface with Howes Creek in a setting proximate to the Spring Farm Link Road and the accessibility it provides to the broader urban release area.

The vision and underpinning objectives are detailed at Section 7.1 and highlight the centrality of a main street concept and integration with and termination of the green spine concept, prioritising shopping/pedestrian amenity.

The draft Menangle Park DCP seeks to minimise at-grade expanses of carparking and pavement and comprehensively address potential adverse urban heat island impacts, minimise vehicle/pedestrian conflicts, ensure waste servicing integration and appropriate residential amenity outcomes.

Elderslie Banksia Scrub Conservation

The Elderslie Banksia Scrub critically endangered ecological community is largely the subject of protective measures through appropriate zoning and interface controls. Some isolated remnants are known to potentially exist elsewhere in the Menangle Park Urban Release Area.

Additional controls are detailed in the draft Menangle Park DCP to facilitate conservation and appropriate interface treatment and nearby earthworks and water table impacts.

Urban Greening

With the general increase in density and the relative lack of opportunity to engage in meaningful tree planting on private land it is critical that the public domain and in particular the opportunity for street tree planting is optimised.

Road verges and footpath reservations have accordingly been reviewed and the public domain in other contexts addressed with an urban greening focus.

The Green Spine

The green spine has been a key structural component of the Menangle Park vision. The green spine comprises the linear open space that runs along the main north/south collector road, with signature tree planting. It is an active travel corridor, a north/south neighbourhood connector with supplemental open space and an important suburb/community shaper.

The basic corridor was zoned RE1 in the 2022 amendment to CLEP 2015 (refer to attachment 4).

The proposed changes shown in the draft Menangle Park DCP would see the reduction in the number of intersections between minor local roads and the main north south collector road to facilitate the extension and reduced interruption of the green spine.

The Existing Village

The existing village comprises an area of approximately 507 ha and includes 42 allotments of varying sizes. A plan depicting the highly fragmented nature of the area is at attachment 5.

As referenced previously, little development has occurred in the existing village. Fragmented land ownership, existing vegetation constraints, flooding and stormwater management issues, trunk infrastructure design, traffic/accessibility issues and a dated vision have influenced development to date.

Council has undertaken some preliminary “gap analysis” work and needs to expand upon this work, particularly traffic modelling, and reassess the existing vision. This body of work is important, however is not a constraint to progressing with the public exhibition of the draft Menangle Park DCP.

Public Exhibition/Engagement

Community Participation will be undertaken in accordance with Sections 2.1 and 2.2 of Council’s Community Participation Plan. The draft DCP will be placed on exhibition for a minimum of 28 days. Additionally, letters will be sent to all property owners in the Menangle Park Urban Release Area.

Conclusion

A draft amendment to Part 8A: Menangle Park Precinct of Volume 2 of the Campbelltown (Sustainable City) Development Control Plan, 2015 has been prepared to facilitate the on-going development of the Menangle Park Urban Release Area in accordance with a revised vision and new planning controls associated with the Campbelltown Local Environmental Plan 2015 amendment of April 2022.

The draft Menangle Park DCP includes a revised Indicative Layout Plan and revised planning principles, objectives and controls.

It is recommended that Council endorse the draft Menangle Park DCP for public exhibition and submit the draft DCP to the Campbelltown Design Excellence Panel for their review and input. It is further recommended that a report be provided to Council with the outcome of the public exhibition process and the comments of the Design Excellence Panel.

Attachments

- 8.2.1 Explanation of Planning Proposal Provisions (contained within this report) [↓](#)
- 8.2.2 Indicative Layout Plan (contained within this report) [↓](#)
- 8.2.3 Staging Plan (contained within this report) [↓](#)
- 8.2.4 Green Spine (contained within this report) [↓](#)
- 8.2.5 Existing Village Layout (contained within this report) [↓](#)
- 8.2.6 East Village Master Plan (contained within this report) [↓](#)
- 8.2.7 Draft Menangle Park Development Control Plan (due to size) (distributed under separate cover)

Explanation of Planning Provisions

2. PROPOSAL

2.1 Objectives or intended outcomes

The objectives of the proposal are to:

- provide an additional 1,000 dwellings, through a mix of residential densities, lot sizes and dwelling types;
- relocate the town centre and the introduction of two new neighbourhood centres (one in the north of the town centre and one in the south) and a two-hectare primary school;
- revise the road and street network to improve permeability throughout the site, including a new north-south green active transport link;
- increase protection and conservation of environmentally sensitive areas; and
- increase open space.

2.2 Explanation of provisions

The proposal seeks to amend the land zoning, and principle development standards relating to minimum lot size, maximum building height, floor space ratio (FSR), land acquisition and subdivision requirements for certain forms of development.

The proposal seeks to amend the Campbelltown LEP 2015 as follows:

- Introduce the following zones (Figure 4):
 - R4 High Density Residential (7ha);
 - E4 Environmental Living (21ha);
 - E2 Environmental Conservation (3ha); and
 - B1 Neighbourhood Centre (3ha).
- Reduce the amount of (Figure 4):
 - RU2 Rural Landscape from 132ha to 108ha (reduction of 24ha);
 - R2 Low Density Residential from 162ha to 119ha (reduction of 43ha);
 - R5 Large Lot Residential from 52ha to 30ha (reduction of 22ha); and
 - B2 Local Centre from 6ha to 4ha (reduction of 2ha).
- Increase the amount of (Figure 4):
 - RE1 Public Recreation from 99ha to 107ha (increase of 8ha);
 - R3 Medium Density from 15ha to 61ha (increase of 46ha); and
 - SP2 Infrastructure from 11ha to 14ha (increase of 3ha).
- Remove the 300m² minimum lot size control for the R3 zone.
- Amend the existing minimum lot size control for the R5 from 2,000m² and 950m² (depending on location) to 750m².
- Introducing a minimum lot size for the E4 zone of 4,000m²
- Increase the maximum height of building applying to:
 - R2 from 8.5m to 9m;
 - R3 from 8.5m to 12m; and
 - B2 from 15m to 24m.

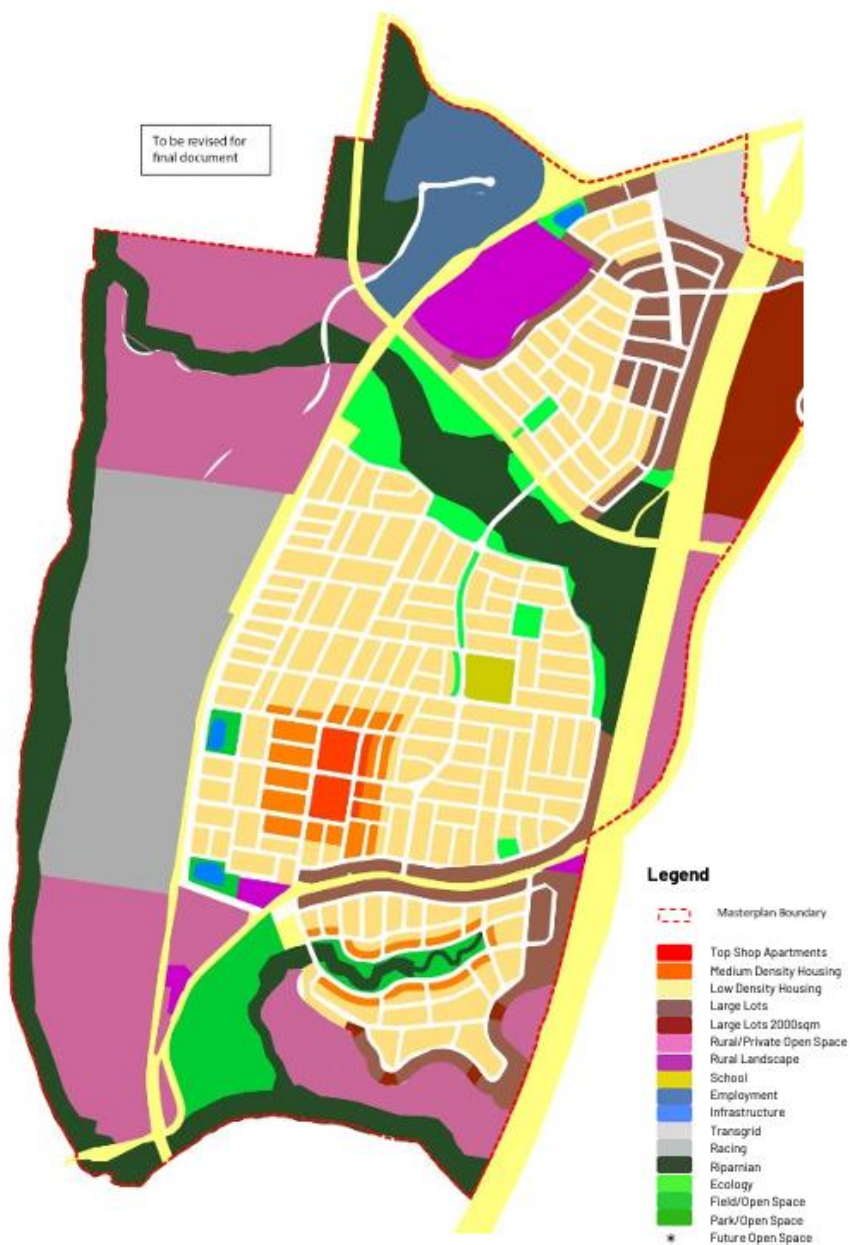
- Introducing maximum height of building controls for:
 - R4 to 12m, 18m and 24m;
 - B1 to 15m; and
 - B4 to 8.5m.
- Remove the FSR controls of 0.55:1 and 0.75:1 applying to R2 and R3.
- Further to the above, the proposal is seeking the following minimum lot size controls to apply to:
 - The R2 zone to permit 150 lots no less than 375m², subject to the following criteria:
 - each lot has a minimum lot size of not less than 375m²;
 - each lot has a minimum primary road frontage of 11.5m;
 - each lot is not a corner allotment;
 - no more than 150 lots have a lot size of less than 420m² within a defined area of R2 zoned land;
 - no more than 3 contiguous lots sharing a street frontage having a lot size of less than 420m²; and
 - each lot is not located more than 200m from a bus stop or open space area.
 - The R3 zone to permit a variety of low-rise dwelling types with the following minimum lot sizes:
 - dwelling house: 250m²;
 - semi-detached dwellings: 250m²;
 - dual occupancy: 500m²;
 - secondary dwellings: 450m²;
 - attached dwellings: 200m²; and
 - multi dwelling housing: 1500m².

Department comment

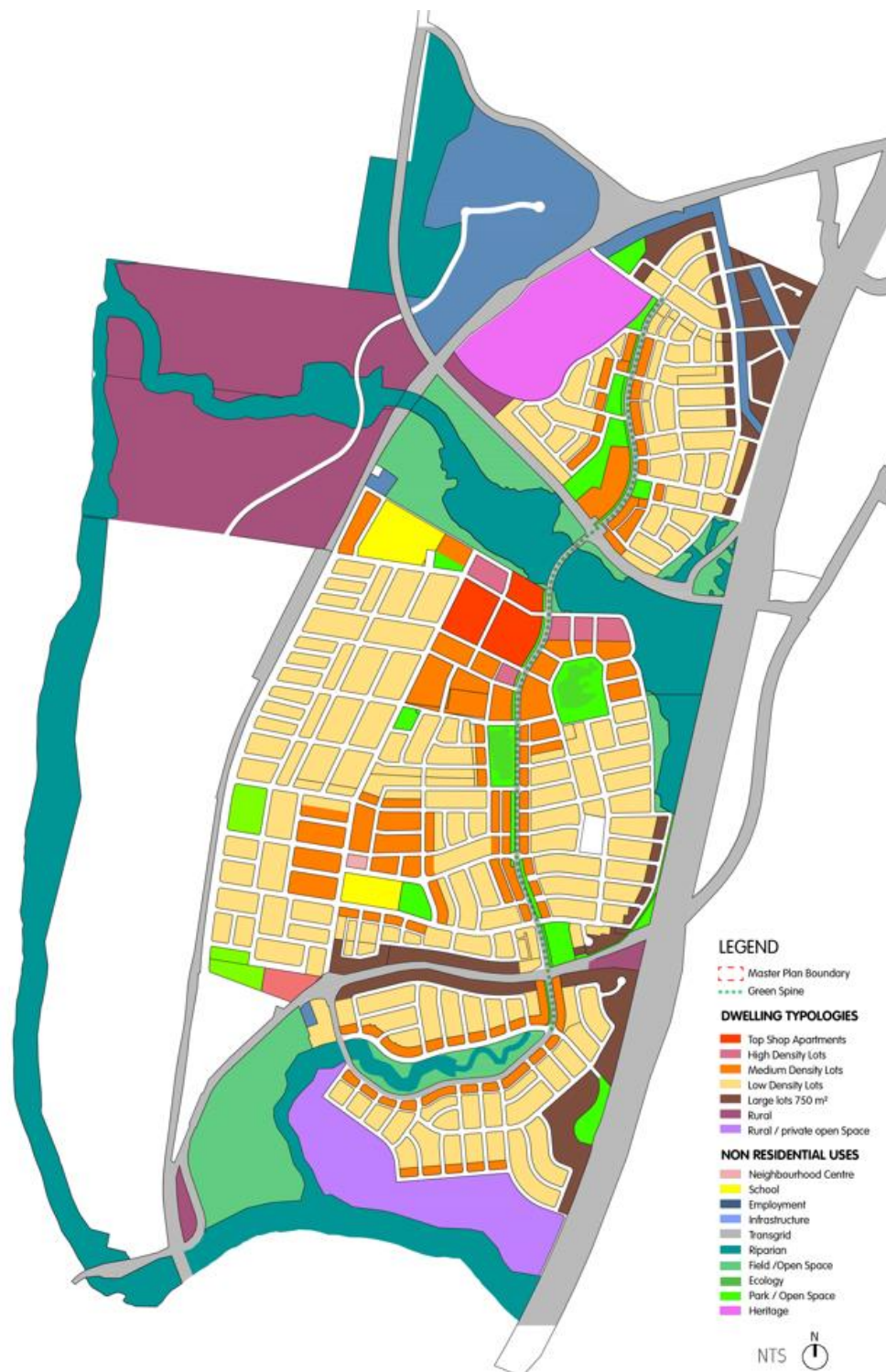
The proposal will result in approximately 1000 additional dwellings on land under the control of Dahua, lifting the density to approximately 18 dwellings per hectare. Council advised that this density would be less than many nearby growth area precincts that have a gross residential density above 20 dwellings per hectare.

Campbelltown City Council (Council) has requested the Department determine an appropriate FSR for land proposed to be zoned B1 Neighbourhood Centre and B2 Local Centre. However, it is considered appropriate that Council propose an FSR controls, in consideration of the economic study prepared in May 2018 (**Attachment I**) to support the rezoning of the site. The Gateway determination has been conditioned to address this.

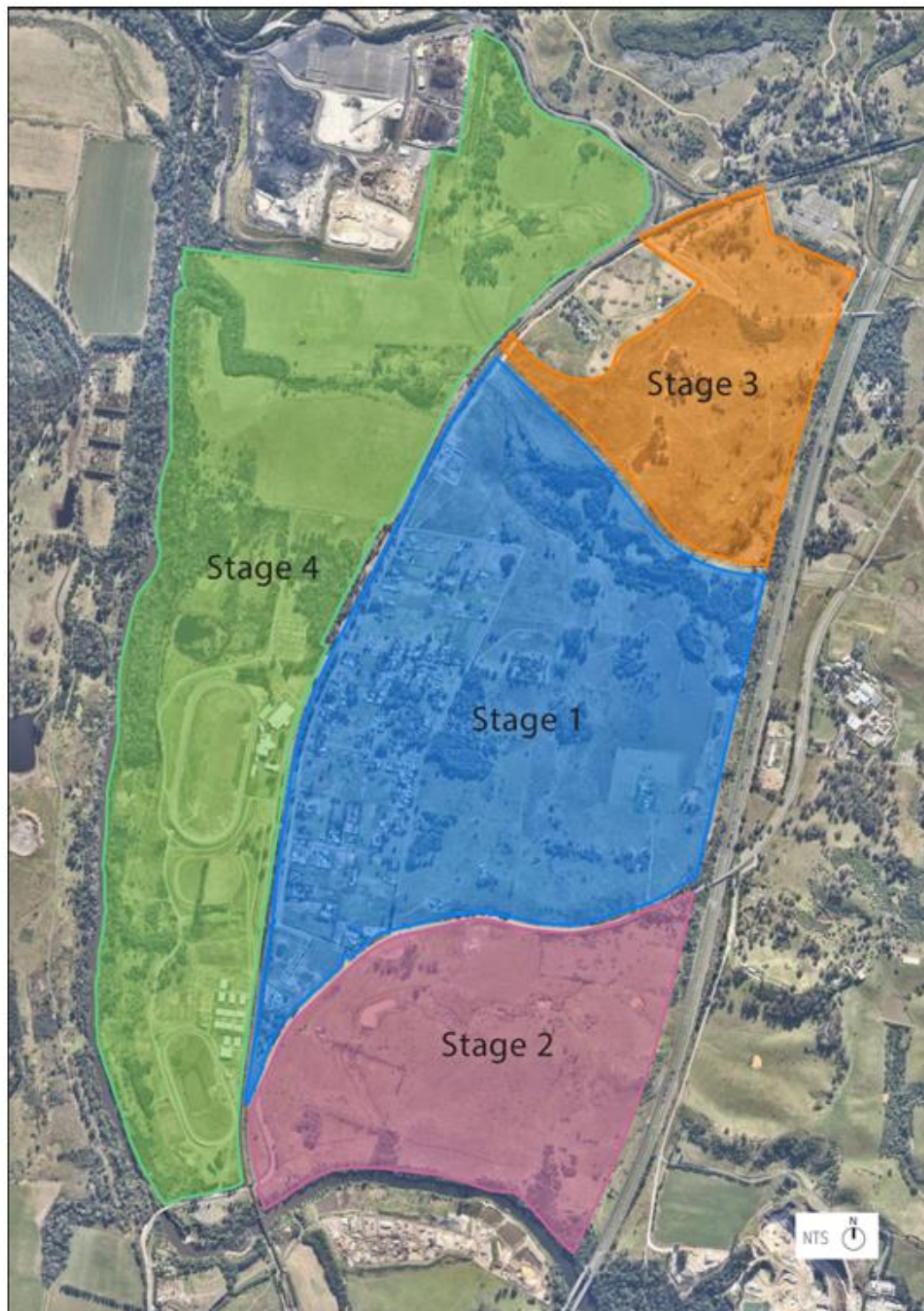
The planning proposal should also compare the existing and proposed total areas for each zone in a table and illustrate this on a map.



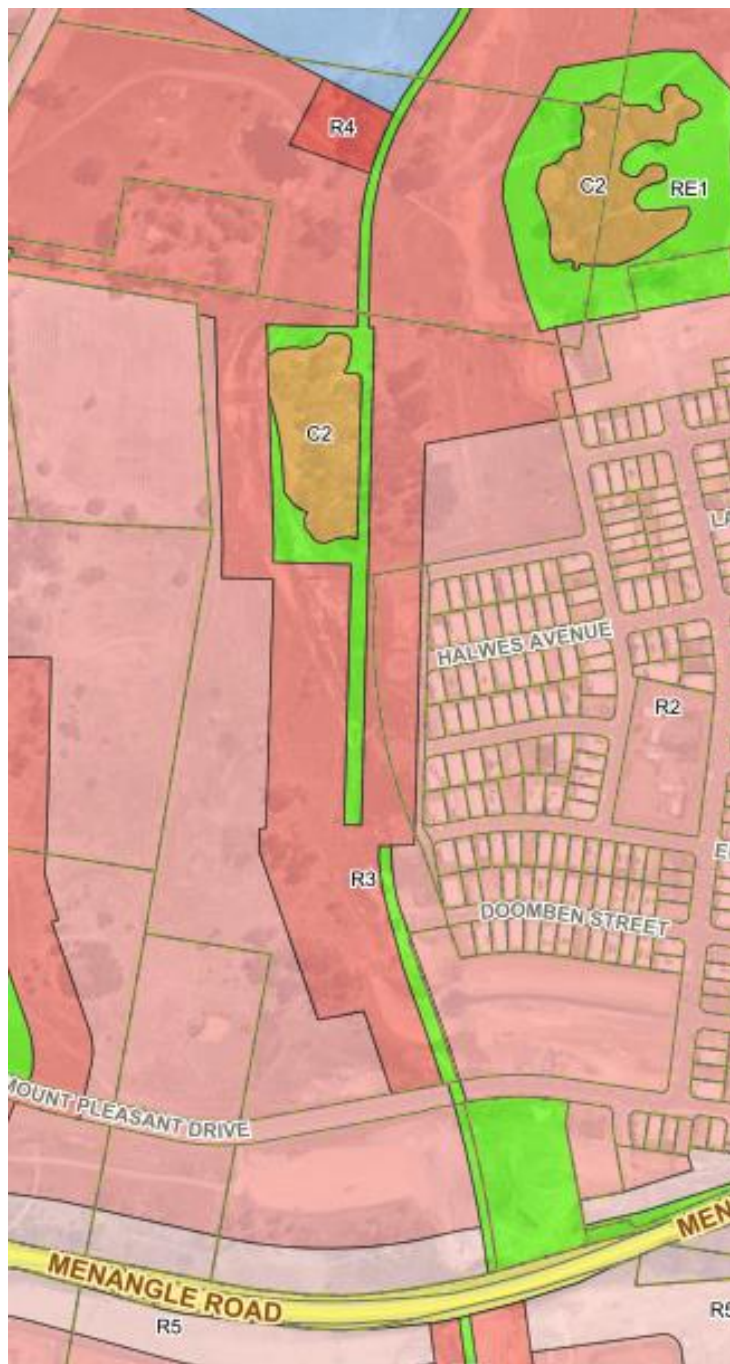
Existing Indicative Layout Plan



Attachment 3 - Revised Indicative Layout Plan



Staging Plan



Green Spine Zoning Layout



Existing Village Layout



Attachment 1 - East Village Master Plan

8.3 Post Exhibition Report - Planning Proposal for 80 O'Sullivan Road, Leumeah

Reporting Officer

Executive Manager Urban Centres
City Planning and Environment

Community Strategic Plan

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

Delivery Program

Principal Activity
4.2.2.1 Promote the City as a prime investment opportunity

Officer's Recommendation

1. That Council endorse the Planning Proposal to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to facilitate increased building height and introduce an FSR for the site known as 80 O'Sullivan Road, Leumeah.
2. That Council exercise its delegated functions of the local plan-making authority under section 3.36(2) of the *Environmental Planning and Assessment Act, 1979* and proceed to finalise the legal drafting and mapping of this amendment to the CLEP 2015.
3. That Council write to those who made a submission and advise them of Council's decision.

Purpose

The purpose of this report is:

- To advise Council of the outcome of the public exhibition of the Planning Proposal (PP) for 80 O'Sullivan Road, Leumeah in accordance with the Council resolution of 8 November 2022 and the Gateway Determination.
- To recommend that Council endorse the PP and proceed to make the plan under its delegated authority.

Executive Summary

- At its meeting of 8 November 2022, Council endorsed a PP seeking to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) for the purpose of increasing the current maximum height of building development standard from 12 m to maximum heights of 33 m and 38.5 m and to establish a Floor Space Ratio of 2:1 for the site known as 80 O'Sullivan Road, Leumeah.
- The PP relates to land legally described as Lot 201 in Deposited Plan 1052199, known as 80 O'Sullivan Road, Leumeah and also known as Club Hotel, 543 Pembroke Road, Leumeah (the Site).
- The Site is currently zoned MU1 Mixed Use zone under CLEP 2015.
- The Site is irregular in shape with an area of 8,117 m² and is located on the eastern side of Leumeah Railway Station. The Site is currently occupied by 2 commercial uses being the Club Hotel and Liquor Stax.
- The proposal received a Gateway Determination on 10 October 2023.
- The PP was placed on public exhibition between 8 January 2024 and 16 February 2024 in accordance with the requirements of the Gateway Determination.
- There were 10 submissions received from the public as well as submissions from Transport for NSW, Endeavour Energy, NSW Rural Fire Service and Sydney Water.

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

History

- A PPR was lodged by the proponent on 26 July 2021.
- The PPR was presented to the Local Planning Panel for comment on Wednesday 22 September 2021.
- The PPR was presented to the Campbelltown Design Excellence Panel (DEP) on 29 October 2021. Two further sessions were held with the DEP on 17 December 2021 and 10 February 2022.

- Councillors received a further briefing by the proponent of a refined proposal, on 17 May 2022
- A PP was prepared by Council staff and was endorsed by Council on 8 November 2022 with a Gateway Determination subsequently issued on 10 October 2023.
- The PP was publicly exhibited and sent to relevant State Government agencies for comment during the period 8 January 2024 to 16 February 2024. Ten submissions were received from the public as well as submissions from Transport for NSW, Endeavour Energy, NSW Rural Fire Service and Sydney Water.
- Council has been granted delegated authority to make the plan under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Report

The Planning Proposal

The PP as publicly exhibited seeks to amend the maps of CLEP 2015. The map changes proposed include:

- Increasing maximum building heights for the site from 12 m to 33 m and 38.5 m.
- Applying a floor space ratio across the site of 2:1.

As a result of the public exhibition, the PP has been revised to include details of the public exhibition. The revised PP is attachment 1 of this report.

Site specific Development Control Plan

The PP is supported by a draft site specific DCP entitled Draft Part 17 80 O'Sullivan Road Leumeah (draft DCP). The draft DCP was endorsed by Council for public exhibition on 8 November, 2022 and will be included under Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP). Subject to Council endorsement of the PP, the draft DCP will be publicly exhibited in accordance with Council's Community Participation Plan.

Public Consultation

The PP and associated studies were publicly exhibited from Monday 8 January 2024 until Friday 16 February 2024.

Landowners in the vicinity of the site were notified of the public exhibition in accordance with Council's Community Participation Plan.

Exhibition materials were made available on Council's website and the NSW Planning Portal website. Hard copies were made available at Council's administration Centre and HJ Daley Library.

Seven public authorities were notified in writing of the public exhibition in accordance with the conditions of the Gateway Determination.

Residents/Landowner Submissions

Ten submissions from residents/adjoining landowners were received through the NSW Planning Portal and Council's website. Of these submissions, 4 were supportive, 3 were neutral and 3 objected to the proposal.

Submissions in support favoured the proposal based on the proximity to public transport and the creation of additional homes in a good location. Mixed use development was also seen favourably, creating amenity for the community including more dining options.

The issues raised by objectors in the submissions are summarised and addressed in Table 1:

Table 1 - Issues Raised by Submissions Received from Residents

Issue	Officer Comments
Insufficient provision of on grade parking which may generate demand for existing on grade parking	It's essential to clarify that the planning proposal aims to raise the building height and establish a floor space ratio for this site, by way of an amendment to the CLEP 2015. However, this does not automatically grant permission for the redevelopment of the site. The subsequent phase requires the applicant to prepare a comprehensive Development Application (DA), which must then undergo Council assessment. During this DA stage, aspects such as parking rates, noise considerations, architectural form, and design will undergo further and detailed assessment. Notification of future DAs will be undertaken in accordance with Council's Community Participation Plan.
Proposed height limit is excessive	The applicant sought a much higher building height as part of their original PPR. The applicant's height limits were revised down to the heights of 33 m and 38.5 m. The proposed height limits will facilitate a considerable change to the local area that will facilitate the economic viability of the proposal, while supporting the principals of mixed-use development to create a vibrant, transit oriented, liveable precinct. The proposed height limits have been examined to ensure that neighbouring sites will retain sufficient solar access at acceptable levels.
Flood risk with the site already impacted by inundation	Flood impacts have been considered as part of the PP with minor impacts on a portion of the site that can be mitigated to facilitate the proposed future development.
Noise generation from the stadium impacting future residents	An acoustic report will be required as part of any future DA for the future development of the site. This report will advise if acoustic measures are required (eg double glazing) to minimise the impact on future residents.

Development goes against the 'spirit' of the suburb and is unsustainable. The development will make Leumeah unliveable.	The PP is consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy and the Reimagining Campbelltown City Centre Master Plan. Council will undertake an analysis of the impacts of the proposed development during the DA stage and the full details of the proposal will be put on public exhibition for further comment.
Open space	The site is in proximity to open space. Council has recently opened a new park (Scriven Park) in the area that includes a children's playground, located at the corner of Tallawarra Road and Kingsclare Street and that will improve the amenity of the area. Individual apartments will include balconies and private open space.
Access to O'Sullivan Road with access denied to Pembroke Street	It is a requirement of Transport for NSW that the new development be only accessed from O'Sullivan Road and this is reflected in the draft DCP.
Inadequate roundabout on O'Sullivan's Road	The roundabout at O'Sullivan Road is included as a Priority A for upgrades to traffic lights under the Campbelltown Local Infrastructure Plan, 2018.
Traffic congestion is an issue in the area. The traffic report should consider impacts of development on adjoining land so that any infrastructure upgrades are a shared cost across all benefiting developers.	Agreed that further traffic analysis is required prior to development and that a traffic assessment will be required to be undertaken as part of any future DA for the site.
Bus connectivity could be improved in this area	Noted. This is a matter for the State Government/ local bus company with provision of bus services often based on demand. Increasing development in the area may improve bus services due to a higher demand for services in the area.
Parking at Leumeah Station is already at capacity	Any future redevelopment of the site will be required to provide parking on site for occupants and visitors to the site. The site is within walking distance from the railway station and therefore residents of the site are unlikely to drive to the station.
The amount of on-site parking will be inadequate for the future residents	Car parking will be provided in accordance with the SCDCP.
Buildings may be of poor construction quality	The quality of construction will need to meet compliance with the National Construction Code and relevant Australian Standards.
The precinct should be redeveloped in its entirety – including adjoining land holdings	The landowners have undertaken to redevelop the site on a site-specific basis and other major landowners in the area are invited to meet with Council with their representatives to do the same. The Council has outlined a vision for this precinct within the Reimagining Campbelltown City Centre Master Plan. The planning proposal aligns with this vision by proposing higher densities in proximity to Leumeah railway station. Increased densities could contribute to a more vibrant centre and potentially attract other major retailers to the area.
Impact on adjoining lands and existing easements	The proposed impact on adjoining developments will be assessed in detail at the development application stage and this includes any existing easements.

Lack of consultation with adjoining owners	The PP was exhibited in accordance with the Gateway Determination and wrote to all adjoining owners.
Diagrams and representations have been used to justify the proposal that may include other land holdings.	Diagrams and visualisations are indicative only to assist in the assessment of potential impacts. They are concept in nature.
The view corridors and green links are shown over land the applicant doesn't own, nor have they consulted with the owners.	Noted. These are visual representations only of what the land could look like and not what is proposed. Adjoining owners are able to approach Council at any time to discuss their proposal. Future DAs for the subject site will provide more detail of what is being proposed to be built and adjoining owners will be notified where required under Council's Community Participation Plan
Existing easements providing access to the adjoining land need to be upheld	The PP relates to a change to the maximum permissible height for 80 O'Sullivan Road, Leumeah and establishment of a floor space ratio requirement. The PP of itself does not alter any current easement benefitting adjoining land. The proponent will be required to consider existing easements in detail as part of any DA to Council.
Flooding is shown on adjoining land which is contested and adjoining owners request a copy of the flood modelling.	The proponent submitted a 'Flood Risk Assessment', prepared by Consulting Engineers - Taylor Thomas Whiting (TTW), dated December 2023, which specifically addressed the required flood analysis and all the recommended measures which need to be implemented on site to ameliorate any potential impacts in the affected area, located on the northern boundary. The Flood Risk Assessment was included in the public exhibition material and remains accessible on the Council's website. This advice has been provided to the relevant adjacent land owners.

Agency Submissions

Transport for NSW

Transport for NSW (TfNSW) raised no objection to the PP however they advised that all access to the proposed development's site is to be made exclusively from O'Sullivan Road and that the existing driveway crossover with the associated deceleration lane on Pembroke Road is to be removed and the road reserve reinstated to TfNSW satisfaction. This can be achieved via of a condition of development consent to any future development application with the rectification works required to be undertaken prior to the release of any construction certificate.

In addition, all construction access is to be from the O'Sullivan Road and not Pembroke Road.

TfNSW also requested amendments to the draft DCP and as a result, an additional Clause has been added.

Council was requested to forward a copy of the updated draft DCP with the above alterations prior to finalisation of the Plan to TfNSW for its records. This request was met with a copy forwarded to TfNSW in March 2024. Public exhibition of the draft DCP will occur pending Council’s decision to finalise the PP.

TfNSW provided a number of other comments in relation to potential traffic implications of the proposed development including waste collection, traffic counts, site access arrangements and the cumulative traffic impact of developments in the area, which will be considered at the DA stage.

NSW Rural Fire Service (NSW RFS)

The NSW RFS provided a submission and raised no objection to the PP, subject to a report being prepared by a suitably qualified bush fire consultant which demonstrates the finalised plans following the requirements of Planning for Bush Fire Protection 2019 (PBP 2019). The requested bush fire consultant’s report should consider the technical considerations identified in Section 8.2.2 – Multi-storey residential development where applicable. This report is a normal requirement at development application stage for development on bushfire prone land and will support any future development application. The NSW RFS have not requested a strategic bushfire study under section 4.2 of Planning for Bushfire Protection which is sometimes requested at the Planning Proposal stage.

Endeavour Energy

Endeavour Energy provided generic commentary to support the proposal including information that will assist the developer to meet their requirements should the development proceed. There were no issues raised by Endeavour Energy in relation to the PP or proposed development.

Sydney Water

Sydney Water reviewed the proposal and provided the following feedback:

- Water and wastewater servicing should be available to service future development on the site.
- Amplifications, adjustments, and/or minor extensions may be required.

Sydney Water advised that the proponent should engage directly with Sydney Water as soon as possible to facilitate discussion of their needs and to understand staging of the development.

Gateway Determination

The following table outlines how Council has addressed the Gateway Determination conditions.

Prior to exhibition, the planning proposal is to be amended as follows and forwarded to the Minister under s 3.34(6) of the Act:	
(a) Updated to remove all references to the previous B2 Local Centre zone and refer to the current MU1 Mixed Use zone	PP has been updated.

(b) Include further flood analysis in relation to the Probable Maximum Flood showing pre and post development scenario to determine risk and potential impact (this is to enable consideration of issues such as flood duration, velocity and safe evacuation and how these can be mitigated, prior to any final decision being made post exhibition).	In response, further analysis was undertaken and the proponent submitted a 'Flood Risk Assessment', prepared by Consulting Engineers - Taylor Thomas Whiting (TTW), dated December 2023, which specifically addressed the required flood analysis and all the recommended measures which need to be implemented on site to ameliorate any potential impacts in the affected area, located on the northern boundary. As a result of the flood study, no amendment to the draft DCP is required. Given the minor nature of the flood impact, these can be addressed at the Development Application stage.
Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:	
(a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and	<p>The notification period complied with this requirement and was from Monday 8 January 2024 until Friday 16 February 2024.</p> <p>The following documents were placed on exhibition:</p> <ul style="list-style-type: none"> • Planning Proposal and associated studies • Council Report - Agenda 8 November 2022 • Council Minutes - 8 November 2022 • Local Planning Panel Minutes - 22 September 2021 • Gateway Determination and Letter - October 2023.
(b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023).	The Guidelines were followed in the public exhibition of the PP
The planning proposal is to be exhibited 3 months from the date of the Gateway determination.	Condition met. Gateway Determination was issued on 10 October 2023 and the public exhibition commenced on 8 January which is 3 months from the Gateway Determination.
<p>Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:</p> <ul style="list-style-type: none"> • NSW Rural Fire Service • Transport for NSW • Sydney Water • Endeavour Energy • School Infrastructure NSW • NSW Ministry of Health (South Western Sydney Local Health District) • NSW Police. 	<p>Consultation was undertaken through the NSW Planning Portal to the following agencies with at least 20 days to comment:</p> <ul style="list-style-type: none"> • NSW Rural Fire Service • Transport for NSW • Sydney Water • Endeavour Energy • School Infrastructure NSW • NSW Ministry of Health (South-Western Sydney Local Health District) • NSW Police.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 20 working days to comment on the proposal.	
A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	Noted, no public hearing has been held.
The planning proposal must be reported to Council for a final recommendation 6 months from the date of the Gateway determination.	Condition met. The Gateway Determination was issued on 10 October 2023, and this report for final recommendation is presented to Council on 10 April 2024, which is within 6 months of the Gateway Determination.
The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:	
(a) the planning proposal authority has satisfied all the conditions of the gateway determination;	All of the conditions of the Gateway Determination have been satisfied.
(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act, or the Secretary has agreed that any inconsistencies are justified; and	Yes, the Planning Proposal is consistent with the Section 9.1 directions which have been addressed in the Planning Proposal at attachment 1. There are no outstanding Ministerial Directions that need to be addressed. For more information refer to Section 6 of attachment 1.
(c) there are no outstanding written objections from public authorities.	There are no outstanding objections from government agencies. The requirements of Transport for NSW have been incorporated into the Draft DCP.
The LEP should be completed on or before 12 July 2024.	Subject to Council endorsement of the PP, the achievement of this date is considered feasible.

Next step

The Council is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act in accordance with the conditions of the Gateway Determination. As such, the General Manager has delegation to make the plan noting that all the conditions of the Gateway Determination have been met.

Conclusion

The subject Planning Proposal to amend the Campbelltown Local Environmental Plan 2015 at 80 O'Sullivan Road, Leumeah by increasing building heights from 12 m to 33 m and 38.5 m and introducing an FSR of 2:1 has been assessed and is considered consistent with the Greater Sydney Region Plan, Western Sydney District Plan, Glenfield to Macarthur Urban Renewal Corridor Strategy, Campbelltown Community Strategic Plan and the Campbelltown Local Strategic Planning Statement.

The Planning Proposal has been exhibited in accordance with the Council resolution of 8 November 2022 and the Gateway Determination issued 10 October 2023.

There are no outstanding matters with regards to State Agency submissions and the conditions of the Gateway Determination have been satisfied. It is recommended that the Planning Proposal be endorsed by Council and that Council exercise its plan making delegation to finalise the Campbelltown Local Environmental Plan 2015 amendment.

Attachments

- 8.3.1 Planning Proposal (contained within this report) [↓](#)
- 8.3.2 Aerial Photo of the Subject Site (contained within this report) [↓](#)
- 8.3.3 Proposed Height of Building and FSR (contained within this report) [↓](#)
- 8.3.4 Draft Development Control Plan (contained within this report) [↓](#)
- 8.3.5 Gateway Determination (contained within this report) [↓](#)



Planning Proposal

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

March 2024

Executive Summary

- Council has received an owner-initiated Planning Proposal Request (PPR) seeking an amendment to Campbelltown Local Environmental Plan 2015 (CLEP 2015) for 80 O'Sullivan Road, Leumeah (also known as 543 Pembroke Road) to increase the maximum permissible height of building under the CLEP 2015 from 12 m to 38.5 m and 33 m and establish a floor space ratio of 2:1 for the site.
- The subject land is an irregular lot that has a site area of 8117 m² and is located on the southern side of Leumeah Railway Station. The property is zoned MU1 Mixed use. The site is currently occupied by 2 commercial uses being the Club Hotel and Liquor Stax.
- The PPR is accompanied by an urban design report providing a conceptual site layout and a building design for the site. The report also includes a concept masterplan for the wider area which shows building envelopes and pedestrian linkages through the site.
- The PPR has been assessed in accordance with the state and local strategic planning framework, including the Reimagining Campbelltown City Centre Master Plan.

Introduction

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

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

The Site

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

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



Figure 1: Aerial Photo of the Subject Site

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

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

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

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



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

Background

- The subject site was zoned 10(c) - Local Comprehensive Centre Zone under the Campbelltown (Urban Area) Local Environmental Plan 2002. The site is currently zoned MU1 Mixed use under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- A meeting was held between the applicant and Council prior to the lodgement of the PPR on 27 May 2021.
- The Councillors were briefed on the PPR on 20 July 2021 and 17 May 2022.
- The PPR was lodged with Council on 26 July 2021.
- Council endorsed the site specific DCP on 6 June 2023.
- The PP was referred to the DPE for a Gateway Determination on 7 July 2023.
- Gateway Determination issued by the DPE on 10 October 2023.
- The PP was placed on public exhibition between 8 January 2024 and 16 February 2024 in accordance with the requirements of the Gateway Determination.

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

Zoning: MU1 Mixed Use

Building Height: 12 m

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

A "Pub" is permitted with development consent in the MU1 zone as it is defined as a "food and drink premises" and, therefore, also considered to be a retail "commercial premises" which the CLEP 2015 nominates as being a permissible land use in this zone. With this being the case, any reference to the separate clause (2.5) in schedule 1, which permitted this land use with consent in the former B2 zone, has now be removed.

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

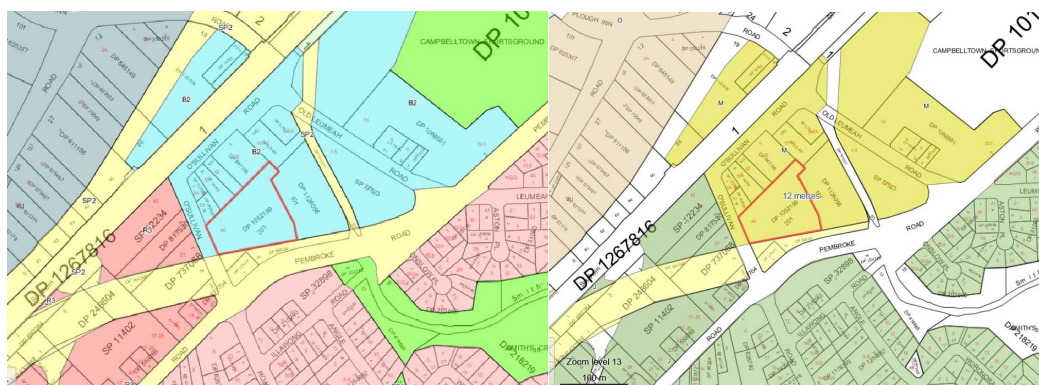


Figure 3: Extract of zoning and Maximum Height of Buildings Maps from CLEP 2015

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

Part 1 – Objectives or Intended Outcomes

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

Part 2 – Explanation of provisions

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

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

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

The proposed Height of Building and a proposed Floor Space ratio map are shown below.

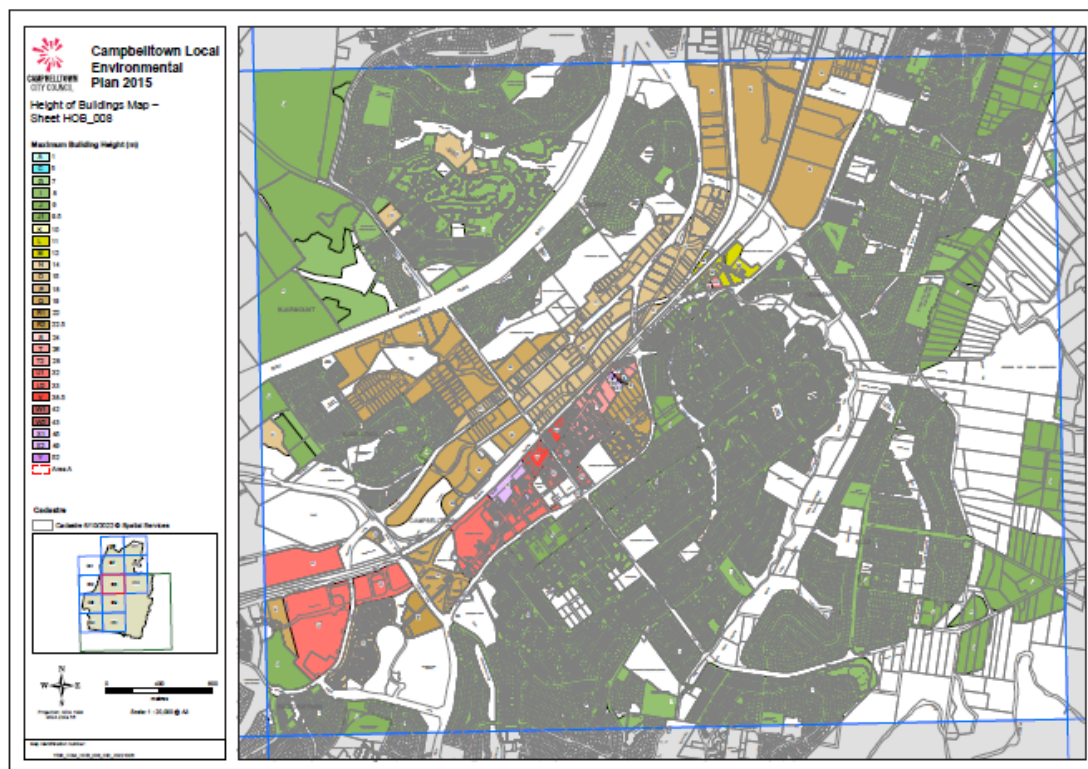


Figure 4: Proposed Height of buildings map

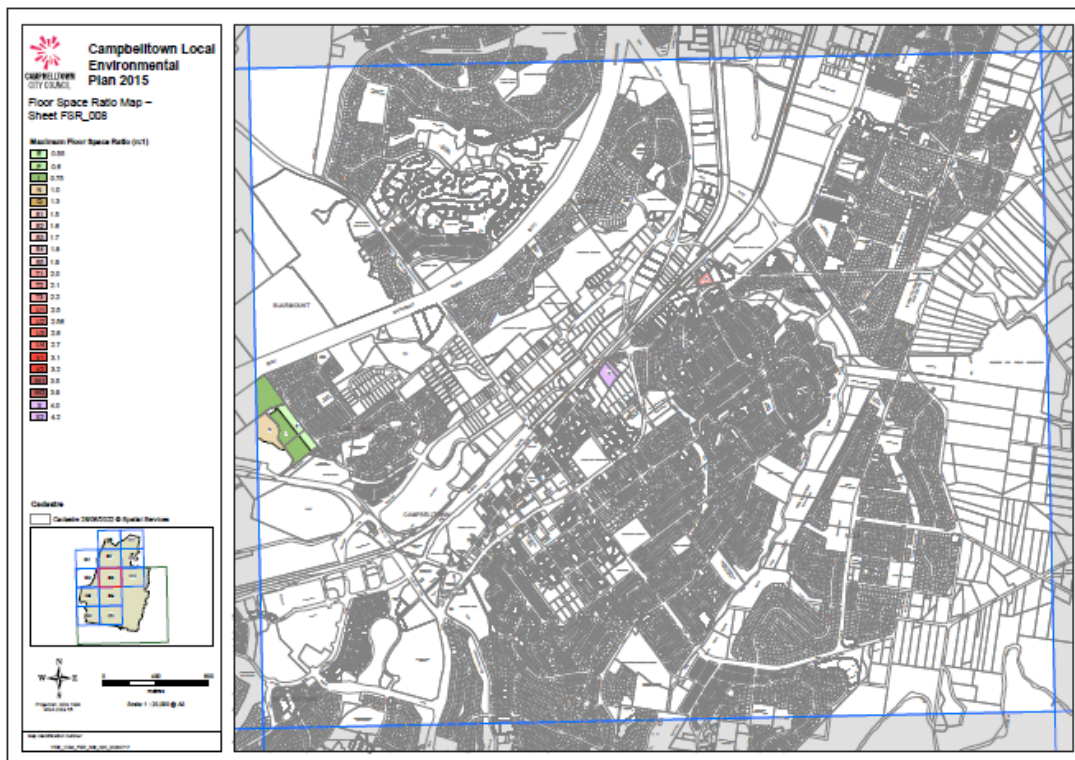


Figure 5: Floor space ratio map

Part 3 – Justification

Section A – Need for the planning proposal.

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

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

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

Yes.

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

Section B – Relationship to strategic planning framework**3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes.

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

Greater Sydney Region Plan

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

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

Western City District Plan

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

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

Glenfield to Macarthur Urban Renewal Corridor Strategy

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

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

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

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

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

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

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

Campbelltown Community Strategic Plan 2032

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

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

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

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

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

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

Campbelltown Local Strategic Planning Statement (LSPS)

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

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

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

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

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

Reimagining Campbelltown City Centre Master Plan

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

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

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

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

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

5. City and Bush
6. The Good Life

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

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

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

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

While the PP is not proposing to alter the existing zone of MU1 zone, it is aiming to increase the residential yield of the site by increasing the current building height from 12 m to 33 m and 38.5 m.

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

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

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

State Environmental Planning Policies	Comment
SEPP 65 – Design Quality of Residential Apartment Development	The planning proposal is not inconsistent with the SEPP. Residential apartment development is proposed as part of this Planning Proposal with a detailed assessment against the SEPP undertaken at the development application stage. The site is zoned MU 1 where shop top housing is permissible with development consent.
SEPP (Biodiversity and Conservation) 2021	The planning proposal is not inconsistent with the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the proposal
SEPP (Housing) 2021	The proposal is consistent with the SEPP. Any future development on the site may incorporate housing types identified in the SEPP which would be considered in conjunction with the SEPP.
SEPP (Industry and Employment) 2021	Any future development for signage for the retail component of the proposal would be considered in future development applications.
SEPP (Planning Systems) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not propose any state significant infrastructure or development on Aboriginal land.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	The planning proposal is consistent with the SEPP.
SEPP (Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Regional SEPP)	Not relevant to the Proposal.
SEPP (Primary Production) 2021)	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	There is no history of contamination of the subject site. Notwithstanding, future development of the site would address the requirements of the SEPP.
SEPP (Resources and Energy) 2021	The planning proposal is not inconsistent with the SEPP. The proposal does not seek to undertake any extractive industries or mining.

SEPP (Transport and Infrastructure) 2021	The Planning Proposal was referred to TfNSW due to proposed access via Pembroke Road. TfNSW raised no objection to the proposal but have requested that future development would have no access via Pembroke Road and all access to the site would be via O'Sullivan Road.
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6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table provides a brief assessment of consistency against each section 9.1 direction.

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

	this proposed zone. It also proposes active street frontages along O'Sullivan Road which will be accommodated for within the planning proposal as well as future development applications.
1.10 Implementation of Western Sydney Aerotropolis Plan	The proposal is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the Proposal
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	The planning proposal is consistent with the Plan as it provides mixed use retail and residential in close proximity to the train station and does not impact on any future redevelopment of Campbelltown Sport Stadium as a sports and entertainment precinct.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the Proposal.
Focus Area 2	
Design and Place	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the Proposal.
3.2 Heritage Conservation	Not relevant to the Proposal.
3.3 Sydney Drinking Water Catchments	Not relevant to the Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	<p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. While the PPR is not proposing to alter the existing zone of MU1 Mixed Use, it is aiming to increase the residential yield of the site by increasing the current building height from 12 m to 33 m and 38.5 m.</p> <p>Even though the subject site is only partially flood affected on the eastern boundary, the PPR was not supported by sufficient information and justification in relation to this flood issue with</p>

	<p>has now been subsequently addressed by the applicant.</p> <p>Given that the inconsistency with this direction was only of a minor nature and the following condition was imposed in the issued Gateway Determination, which stated: -</p> <p><i>"1(b) Include further flood analysis in relation to the Probable Maximum Flood showing pre and post development scenario to determine risk and potential impact (this is to enable consideration of issues such as flood duration, velocity and safe evacuation and how these can be mitigated, prior to any final decision being made post exhibition the inconsistency with this direction is of minor nature."</i></p> <p>In response, the proponent submitted a 'Flood Risk Assessment', prepared by Consulting Engineers - Taylor Thomas Whiting (TTW), dated December 2023, which specifically addressed the required flood analysis and all the recommended measures which needed to be implemented on site to ameliorate any potential impacts in the affected area, located on the northern boundary.</p>
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4.2 Coastal Management	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	Not relevant to the Proposal.
4.4 Remediation of Contaminated Land	This has been addressed in the report.
4.5 Acid Sulfate Soils	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the Proposal.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent. The subject site is within 400 m of Leumeah Train Station and other forms of services such as buses which can provide access to jobs and amenities.
5.2 Reserving Land for Public Purposes	Not relevant to the Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the Proposal.
5.4 Shooting Ranges	Not relevant to the Proposal.
Focus Area 6: Housing	
6.1 Residential Zones	Consistent. The subject site is not located within a residential zone, although shop-top housing is a form of housing which is permissible within the Local Centre zone. The proposal is consistent with this Direction as additional dwellings would be in close proximity to existing infrastructure and services and would provide for existing and future housing needs of the local area.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the Proposal.
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	The proposal is consistent with this Direction as the proposal will incorporate the existing hotel and provide additional commercial/retail floor space. The proposed amendment would increase the potential uses for the site in accordance with the MU1 Mixed Use zoning.

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

Section C – Environmental, social and economic impact

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

No.

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

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

No.

It is anticipated that there will be no environmental effect as a result of the planning proposal. The proposal does not seek to amend the zoning of the site. The planning proposal seeks to increase the maximum permissible height of buildings for the site and limit development by including a maximum floor space ratio.

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

Yes.

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

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

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

Section D – State and Commonwealth Interests

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

No.

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

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

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

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

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

Consultation occurred with public authorities identified in the Gateway Determination.

Seven public authorities were notified in writing of the public exhibition in accordance with the conditions of the Gateway Determination.

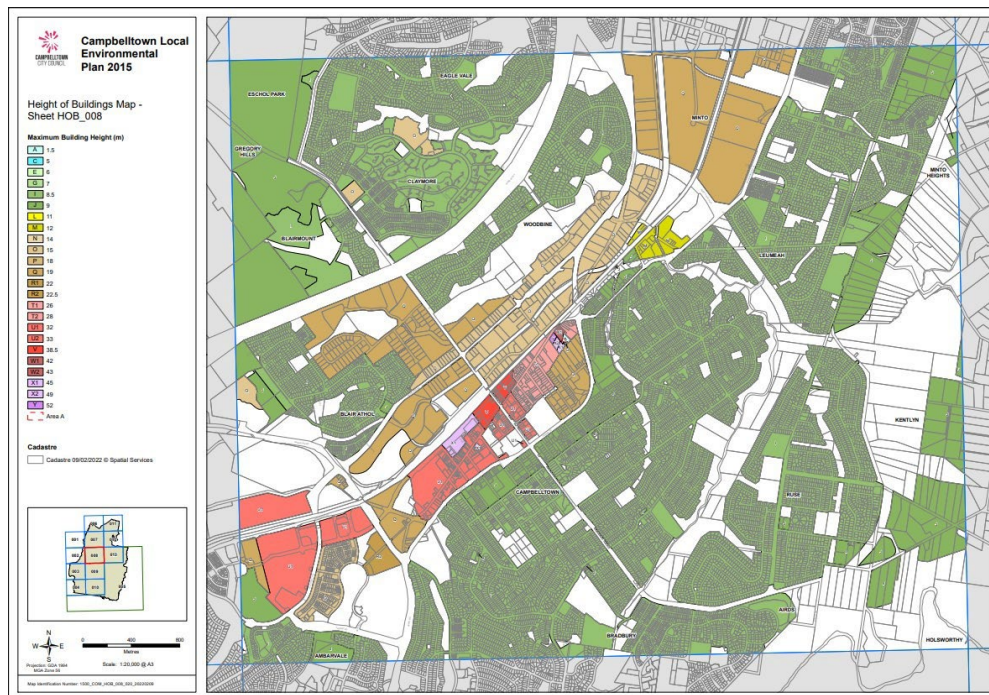
Agency Submissions are discussed in Part 7 of this PP.

Part 4 – Mapping

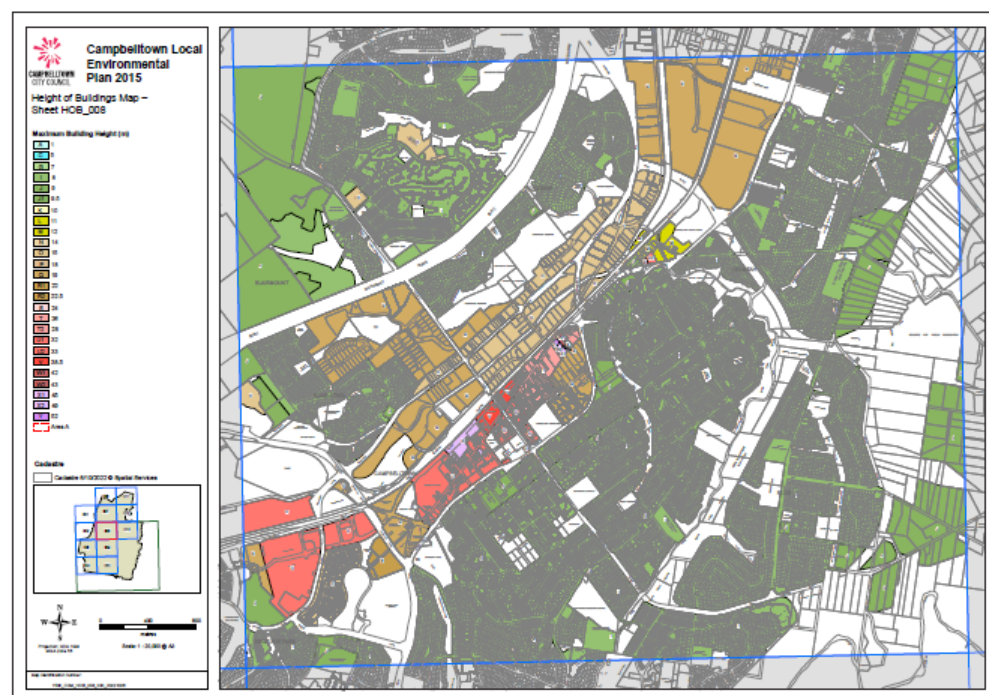
The Planning Proposal seeks to amend the Floor Space Ratio map and the Maximum Height of Buildings map in CLEP 2015 insofar as the apply to 80 O'Sullivan Road, Leumeah as proposed below.

Map	No	Requested Amendment
Height of Buildings	HOB_008_002 Date: 10 June 2022	Amend by providing a height limit of 33m and 38.5 m.
Floor Space Ratio	FSR_008_002 Date: 17 July 2023	Amend by providing a floor space ratio of 2:1

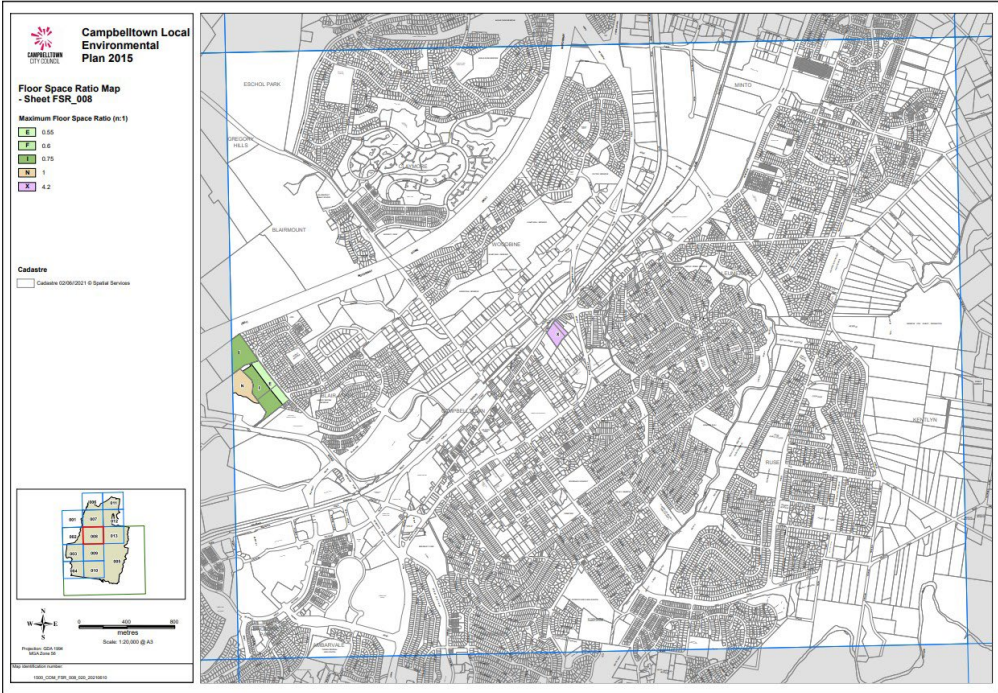
Current Map Height of Building Map



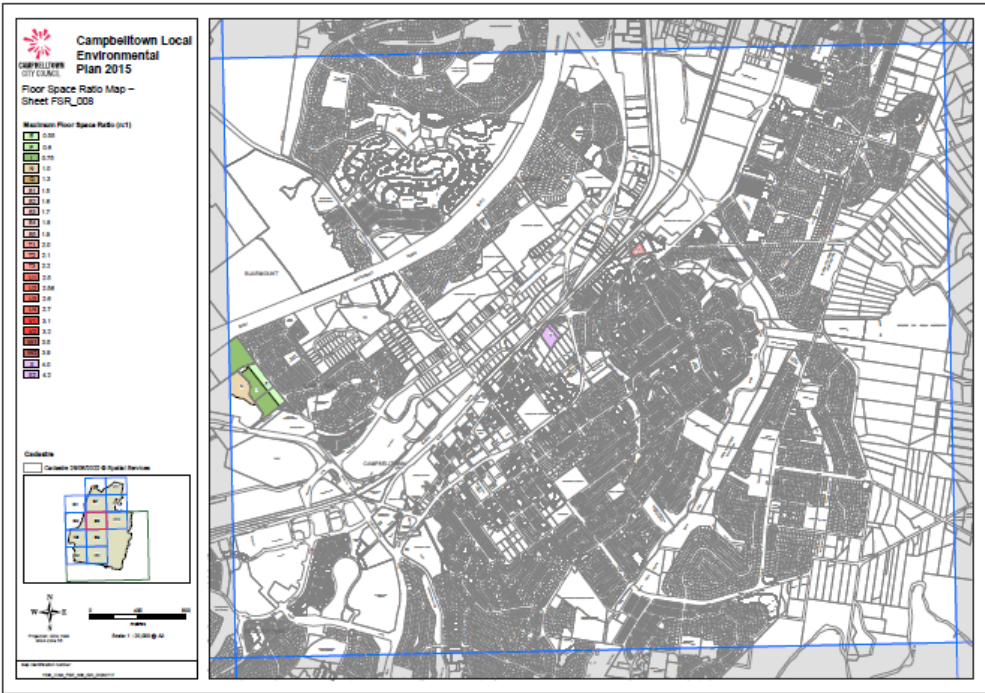
Proposed Height of Building Map



Current Floor Space Ratio Map



Proposed Floor Space Ratio Map



The current and proposed maps are attached to this proposal.

Part 5 – Community consultation

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

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

Criteria	Comments
To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone	The PP does not include an amendment to the current MU1 Mixed Use zone under the CLEP 2015
That relates to altering the principal development standards of the LEP	The PP includes an amendment to building height and introduces an FSR of 2:1
That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP	N/A
That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS	The planning proposal is considered consistent with the LSPS and the regional and district plans – refer to the relevant section under this PP for more information
Relating to classification or reclassification of public land through the LEP	NA

In accordance with ‘the local environmental plan making guideline’ prepared by the Department of Planning and Environment (2021), and the Gateway Determination as the proposal is a standard local environmental plan the proposal was be publicly exhibited for a minimum of 20 working days:

The Planning Proposal (PP) was publicly exhibited from Monday 8 January 2024 until Friday 16 February 2024 on Council’s website and the Planning Portal. Hard copies were made available at Council’s administration Centre and HJ Daley Library.

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

Resident and Landowner submissions are summarised below.

Residents/Landowner Submissions

A total of 10 submissions from residents/adjoining landowners were received through the NSW Planning Portal and Council’s website. Of these submissions, 4 were supportive, 3 were neutral and 3 objected to the proposal.

Submissions in support favoured the proposal based on the proximity to public transport and the creation of additional homes in a good location. Mixed use development was also seen favourably, creating amenity for the community including more dining options.

The issues raised by objectors in the submissions as summarised and addressed below:

Table 1 - Issues Raised by Submissions Received from Residents

Issue	Officer Comments
Insufficient provision of on grade parking which may generate demand for existing on grade parking	It's essential to clarify that the planning proposal aims to raise the building height and establish a floor space ratio for this site, by way of an amendment to the CLEP 2015. However, this does not automatically grant permission for the redevelopment of the site. The subsequent phase requires the applicant to prepare a comprehensive Development Application (DA), which must then undergo Council assessment. During this DA stage, aspects such as parking rates, noise considerations, architectural form, and design will undergo further and detailed assessment. Notification of future DAs will be undertaken in accordance with Council's Community Participation Plan.
Proposed height limit is excessive	The applicant sought a much higher building height as part of their original PPR. The applicant's height limits were revised down to the heights of 33 m and 38.5 m. The proposed height limits will facilitate a considerable change to the local area that will facilitate the economic viability of the proposal, while supporting the principals of mixed-use development to create a vibrant, transit oriented, liveable precinct. The proposed height limits have been examined to ensure that neighbouring sites will retain sufficient solar access at acceptable levels.
Flood risk with the site already impacted by inundation	Flood impacts have been considered as part of the Planning Proposal with minor impacts on a portion of the site that can be mitigated to facilitate the proposed future development.
Noise generation from the stadium impacting future residents	An acoustic report will be required as part of any future DA for the future development of the site. This report will advise if acoustic measures are required (eg double glazing) to minimise the impact on future residents.
Development goes against the 'spirit' of the suburb and is unsustainable. The development will make Leumeah unliveable.	The PP is consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy and the Reimagining Campbelltown City Centre Master Plan. Council will undertake an analysis of the impacts of the proposed development during the DA stage and the full details of the proposal will be put on public exhibition for further comment.
Open space	The site is in proximity to open space. Council has recently opened a new park (Scriven Park) in the area that includes a children's playground, located at the corner of Tallawarra Road and Kingsclare Street and that will improve the amenity of the area. Individual apartments will include balconies and private open space.

Access to O'Sullivan Road with access denied to Pembroke Street	It is a requirement of Transport for NSW that the new development be only accessed from O'Sullivan Road and this is reflected in the draft DCP.
Inadequate roundabout on O'Sullivan's Road	The roundabout at O'Sullivan Road is included as a Priority A for upgrades to traffic lights under the Campbelltown Local Infrastructure Plan, 2018.
Traffic congestion is an issue in the area. The traffic report should consider impacts of development on adjoining land so that any infrastructure upgrades are a shared cost across all benefiting developers.	Agreed that further traffic analysis is required prior to development and that a traffic assessment will be required to be undertaken as part of any future DA for the site.
Bus connectivity could be improved in this area	Noted, this is a matter for the State Government/ local bus company with provision of bus services often based on demand. Increasing development in the area may improve bus services due to a higher demand for services in the area.
Parking at Leumeah Station is already at capacity	Any future redevelopment of the site will be required to provide parking on site for occupants and visitors to the site. The site is within walking distance from the railway station and therefore residents of the site are unlikely to drive to the station.
The amount of on-site parking will be inadequate for the future residents	Car parking will be provided in accordance with the SCDCP.
Buildings may be of poor construction quality	The quality of construction will need to meet compliance with the National Construction Code and relevant Australian Standards.
The precinct should be redeveloped in its entirety – including adjoining land holdings	The landowners have undertaken to redevelop the site on a site-specific basis and other major landowners in the area are invited to meet with Council with their representatives to do the same. The Council has outlined a vision for this precinct within the Reimagining Campbelltown City Centre Master Plan. The planning proposal aligns with this vision by proposing higher densities in proximity to Leumeah railway station. Increased densities could contribute to a more vibrant centre and potentially attract other major retailers to the area.
Impact on adjoining lands and existing easements	The proposed impact on adjoining developments will be assessed in detail at the development application stage and this includes any existing easements.
Lack of consultation with adjoining owners	The PP was exhibited in accordance with the Gateway Determination and wrote to all adjoining owners.
Diagrams and representations have been used to justify the proposal that may include other land holdings.	Diagrams and visualisations are indicative only to assist in the assessment of potential impacts. They are concept in nature.
The view corridors and green links are shown over land the applicant doesn't own, nor have they consulted with the owners.	Noted. These are visual representations only of what the land could look like and not what is proposed. Adjoining owners are able to approach Council at any time to discuss their proposal. Future DAs for the subject site will provide more detail of what is being proposed to be built and

	adjoining owners will be notified where required under Council's Community Participation Plan
Existing easements providing access to the adjoining land need to be upheld	<p>The PP relates to a change to the maximum permissible height for 80 O'Sullivan Road, Leumeah and establishment of a floor space ratio requirement. The PP of itself does not alter any current easement benefitting adjoining land.</p> <p>The proponent will be required to consider existing easements in detail as part of any development application to Council.</p>
Flooding is shown on adjoining land which is contested and adjoining owners request a copy of the flood modelling.	The proponent submitted a 'Flood Risk Assessment', prepared by Consulting Engineers - Taylor Thomas Whiting (TTW), dated December 2023, which specifically addressed the required flood analysis and all the recommended measures which needed to be implemented on site to ameliorate any potential impacts in the affected area, located on the northern boundary.

Part 6 – Key Issues

6.1 Building Height

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Overshadowing on adjoining low density residential properties

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

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

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

6.2 Traffic and Access

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

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

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

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

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

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

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

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

- The Traffic Impact Assessment report does not confirm the assessment year of the Existing and Future (with development) intersection performance results provided. Given that the traffic surveys have been undertaken in 2021, it is likely that the assessment year would be 2021. TfNSW however requests clarification in this regard.
- TfNSW highlights that it is not appropriate to undertake intersection assessment assuming 100 per cent development will be implemented in 2021 given that the development is still at the planning proposal stage. TfNSW advises that a reasonable delivery timeframe for the 100 per cent development should be adopted and modelled. A +10-year horizon assessment/modelling should then be conducted based on the 100 per cent development delivery timeframe to demonstrate that the development will not utilise spare capacity at the intersections and therefore will not bring forward future upgrades.
- The TIA report, including SIDRA intersection modelling files (.sip), should be updated to address above comments and submitted to TfNSW for further review and comment prior to the finalisation of the plan.
- The indicative reference scheme proposes provision of 320 car parking spaces for the proposal. Given the site's good accessibility to public and active transport, TfNSW is supportive of measures to reduce private vehicle use including reduced maximum parking provision rates for the site within the LEP.
- At the time of submitting this PP, the (former) DPIE was currently undertaking an employment zone reform, which eventually combined the B1 Neighbourhood Centre and B2 Local Centre zones to create an MU1 Mixed Use zone, with a broader array of mandated permissible uses than currently occurs in the existing 'B' zones. This process has been completed and all references to the previous B1 and B2 zones have not been replaced with MU1 – Mixed Use. It was also recommended that the impact of this reform is considered in terms of potential uses and transport impacts.
- The proposal should include a transport infrastructure schedule and implementation plan identifying infrastructure improvements including land components, cost, timing and delivery responsibilities, funding mechanisms (to ensure equitable developer contributions towards infrastructure are obtained) and travel demand management and monitoring measures.

The Proponent provided additional information to Council and the Draft Site Specific DCP was amended to allow for the existing use to continue on site with current access arrangements that will then be decommissioned, with no access to Pembroke Road for any new development.

6.3 Flooding

The subject site is partially flood affected on the eastern boundary and the submitted planning proposal justification report failed to adequately address this issue. The depth of flood waters on the affected area in the 1:100 event is at a maximum depth of approximately 500 mm.

Council's Engineers reviewed the original proposal and the following is a summary of their comments:

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

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

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

Given that the inconsistency with this direction was only minor, the DPE imposed the following condition in the issued Gateway Determination, which stated: -

1. "Prior to exhibition, the planning proposal is to be amended as follows and forwarded to the Minister under s 3.34(6) of the Act:
 - (b) Include further flood analysis in relation to the Probable Maximum Flood showing pre and post development scenario to determine risk and potential impact (this is to enable consideration of issues such as flood duration, velocity and safe evacuation and how these can be mitigated, prior to any final decision being made post exhibition the inconsistency with this direction is of minor nature."

In response, the proponent lodged a "Flood Risk Assessment", prepared by Consulting Engineers - Taylor Thomas Whiting (TTW), dated December 2023, which addressed these issues and concluded with the following recommendations on page 14.

4.0 Flood Planning Requirements

In accordance with the Campbelltown City Council LGA, Flood Planning Levels to be adopted during the development of site are to be at the 100-year flood level, or the 1% AEP plus freeboard as outlined under Section 4.5- Fill and Flood Levels of the Campbelltown Engineering Design for Development 2009.

The Flood Planning Controls associated with the 1% AEP flood event are as follows: -

- *To avoid the increase of flood hazard or risk from the new development. The proposed concept is unlikely to have any significant impact on flood risk or hazard in the 1% AEP. However, this will also*

be managed through site grading and design with a detailed Flood Impact and Risk Assessment completed during the DA process.

- *For Commercial and Industrial developments, the Finished Floor Level is required to be at the 1% AEP flood level plus 500mm freeboard. The 1% AEP flood level is 54.70m and requires a flood planning level of 55.20m. The proposed concept plan has an indicative ground floor of commercial level of 58.30m which is significantly above the freeboard requirement. A detailed review of building thresholds and compliance with freeboard requirements will be completed during the DA process.*
- *A minimum 150mm is required above the finished surrounding ground levels. Council recommends adoption of up to 300mm where overland flow exceeds 150mm. This can be achieved through the site grading, levels and threshold design during the DA process.*
- *For underground car parks, the lip of the driveway entry and exit are to exceed the 1% AEP flood level and demonstration that access points are not affected during the 1% AEP should be provided. The Basement car park entrance of O'Sullivan Road will be located above the PMF."*

This matter has now been resolved with flood analysis undertaken and provisions in place in the draft DCP for further assessment at development application stage.

6.4 Contamination

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

6.5 Noise

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

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

6.6 Bushfire

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

6.7 Environment

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

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

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

6.8 Open space

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

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

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

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

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

Part 7 -Consultation with public authorities

Council undertook consultation with the following public authorities/agencies with four of the seven responding during the consultation period. The matters raised are discussed below.

- 1- Transport for NSW
- 2- Sydney Water
- 3- School Infrastructure NSW
- 4- Endeavor Energy
- 5- NSW Ministry of Health (South Western Sydney Local Health District)
- 6- Police
- 7- NSW Rural Fire Service

Agency Submissions

Transport for NSW

Transport for NSW (TfNSW) raised no objection to the PP however they advised that all access to the proposed development's 'site' is to be made exclusively through O'Sullivan Road and that the existing driveway crossover with the associated deceleration lane on Pembroke Road is to be removed and the road reserve reinstated to TfNSW satisfaction. This can be achieved via of a condition of development consent to any future development with the rectification works required to be undertaken prior to the release of any construction certificate.

In addition to this, all construction access is to be from the O'Sullivan Road and not Pembroke Road. TfNSW also requested amendments to the draft DCP and as a result, an additional Clause has been added.

Council was requested to forward a copy of the updated draft DCP with the above alterations prior to finalisation of the Plan and finalised site specific DCP to TfNSW for its records. This request was met with a copy forwarded to TfNSW in March 2024.

TfNSW provided a number of other comments in relation to potential traffic implications of the proposed development including waste collection, traffic counts, site access arrangements and the cumulative traffic impact of developments in the area, and it would be suitable to consider these implications at the development application stage.

NSW Rural Fire Service (NSW RFS)

The NSW RFS provided a submission and raised no objection to the PP, subject to a report being prepared by a suitably qualified bush fire consultant which demonstrates the finalised plans following the requirements of Planning for Bush Fire Protection 2019 (PBP 2019). The bush fire consultant's report should consider the technical considerations identified in Section 8.2.2 - Multi-storey residential development where applicable. This report would be required to support any future development application to develop the site.

Endeavour Energy

Endeavour Energy provided generic commentary to support the proposal including information that will assist the developer to meet their requirements should the development proceed. There were no issues raised by Endeavour Energy in relation to the proposed development.

Sydney Water

Sydney Water reviewed the proposal and providing the following feedback:

- Water and wastewater servicing should be available to service future development on the site.
- Amplifications, adjustments, and/or minor extensions may be required.

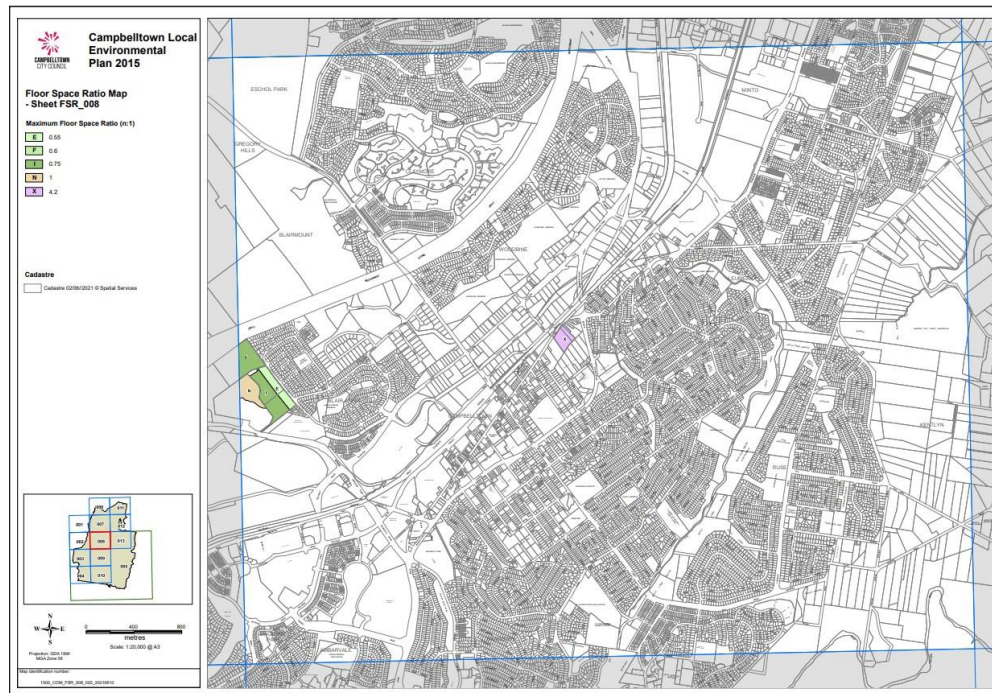
Sydney Water advised that the proponent should engage directly with Sydney Water as soon as possible to facilitate discussion of their needs and to understand staging of the development.

Part 8 – Project Timeline

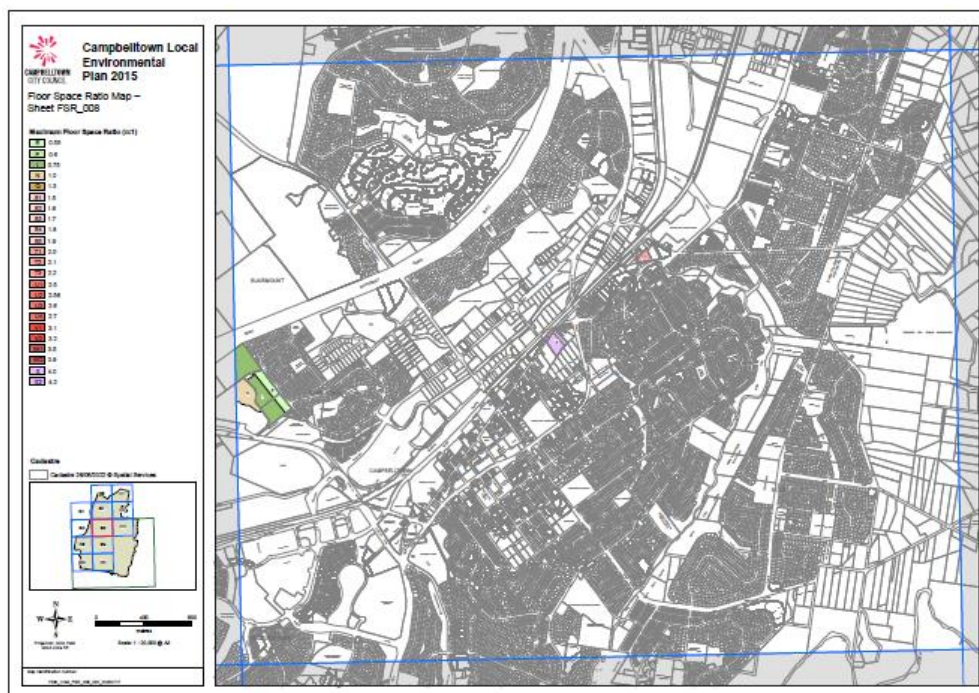
Dates	Item
22 September 2021	Local Planning Panel advice
8 November 2022	Council endorsement to request Gateway Determination subject to the preparation of a site specific DCP
November 2022– February 2023	Preparation of a site specific DCP
6 June 2023	Council endorsement of the site specific DCP for public exhibition
7 July 2023	Referral to DPE for Gateway Determination
10 October 2023	Gateway Determination issued
December 2023 / January 2024	Prepare for Public exhibition
8 January 2024 until 16 February 2024	Public exhibition of planning proposal and referral to required public authorities
April 2024	Report to Council on Submissions received
June 2024	LEP amendment finalised

[illegible]

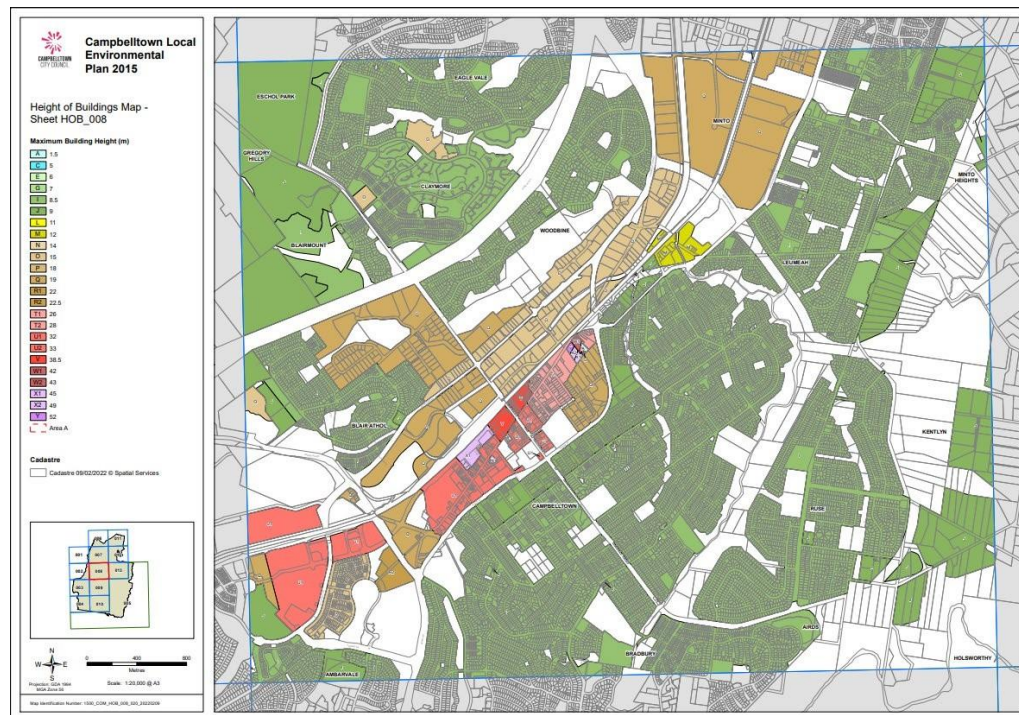
Current Floor Space Ratio Map



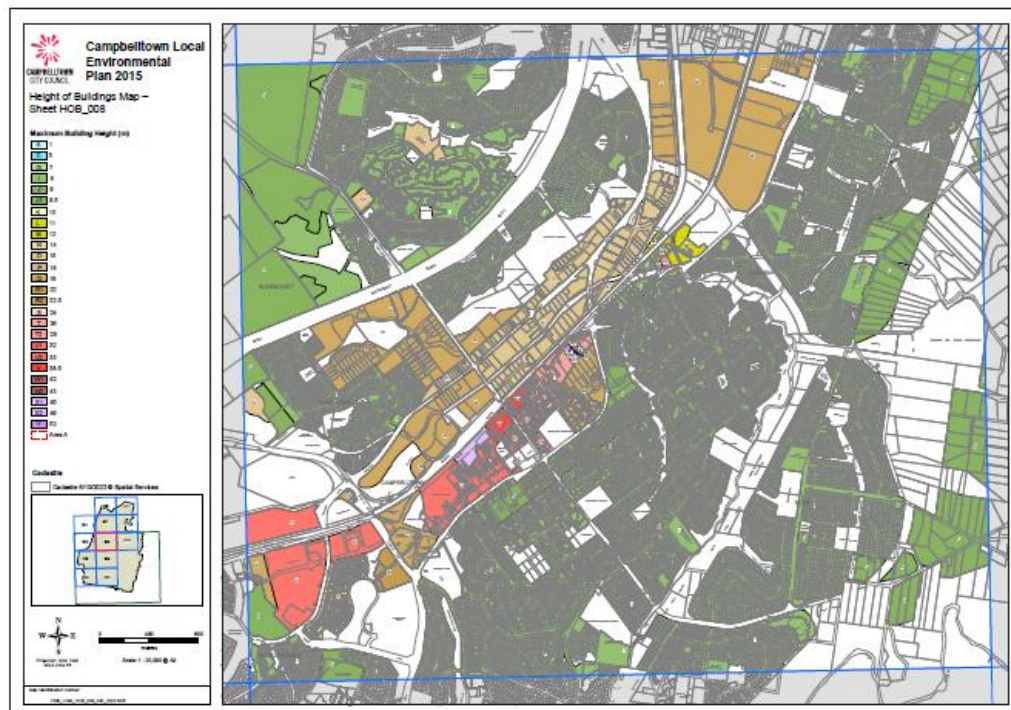
Proposed Floor Space Ratio Map



Current Map Height of Building Map



Proposed Height of Building Map



DRAFT

Campbelltown (Sustainable City) Development Control Plan2015



VOLUME 2

Site Specific DCPs

DRAFT Part 17: 80 O'Sullivan Road

Creating Campbelltown's Future 2025



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17.1

Application

17.1 Application

17.1.1 Land to which this Part applies

This Development Control Plan (DCP) applies to land at 80 O'Sullivan Road, Leumeah being identified in **Figure 1**. The subject site comprises a single lot known legally as Lot 201 in DP 1052199. The land is situated in the Leumeah town centre. The site forms part of the mixed-use core of the Leumeah town centre which is largely made up of other small retail and commercial premises, as well as more recently established higher density residential development.

The site is located in close proximity to Leumeah train station and currently accommodates the Leumeah Hotel and a bottle shop. The site is 8,117sqm, is generally flat and has a frontage to O'Sullivan Road.



Figure 1 - Land Application Map

17.1.2 Purpose of this Part

The purpose of this Part is to establish a supplementary planning framework (beyond the general provisions of the Campbelltown Sustainable City DCP) for achieving the Council endorsed proposal for the subject land (Leumeah Hotel) at 80 O’Sullivan Road, through the establishment of site-specific objectives, development controls and indicative layout for the future development of the site

In doing so it provides a platform against which Council will assess future development applications for a mixed-use development at the subject site.

17.1

Application

17.1.3 Relationship with Campbelltown (Sustainable City) DCP

This DCP forms part of the Campbelltown (Sustainable City) DCP (‘CSCDCP’) and provides additional controls and guidelines that apply specifically to development at 80 O’Sullivan Road, Leumeah. Where a development control is not specified in this Part, development is subject to all other relevant controls of Volume 1 of the CSCDCP. Where there is an inconsistency between this Part and any other provision of the CSCDCP, this Part applies to the extent of the inconsistency.

17.2

Vision and Development Objectives

17.2 Vision and Development Objectives

17.2.1 Vision

The key vision is to deliver a high-quality mixed-use precinct which provides opportunities for delivering additional housing supply in a highly accessible location to support the increased residential density, and the provision of highly activated streetscapes and practical public and private open spaces.

The site forms part of the Leumeah town centre which is identified for significant urban renewal which aims to support a mixed-use precinct with an increased residential population in the future. The site is located less than 200 metres to Leumeah train station and is in close proximity to the Campbelltown Sports Stadium and West Leagues Club which together form part of a major sports and entertainment precinct.

With a major train station, easy access to the M5 Hume Motorway, and a direct link to the Campbelltown CBD, future development should explore opportunities for redevelopment of the Leumeah town centre that is generally consistent with the vision of the 'Reimagining Campbelltown' framework.

The envisaged future redevelopment of the site will supply residential and retail floor space in a highly accessible location, benefiting from existing public transport connections and nearby growing employment centres.. Development should seek to provide a mix of uses including a retail hub for the locality supported by significant increase in residential densities.

A key component of the vision includes the delivery of a highly activated pedestrianised through-site link which will provide direct connection from areas south east of the site to the Leumeah train station, the future Civic Square and the emerging sports and entertainment precinct. The Leumeah Hotel is to be retained and incorporated to ensure the site remains a local entertainment venue that is highly activated.

An Indicative 3D Building Envelope Plan is provided at **Figure 2** to demonstrate how future built form can be accommodated within the site.

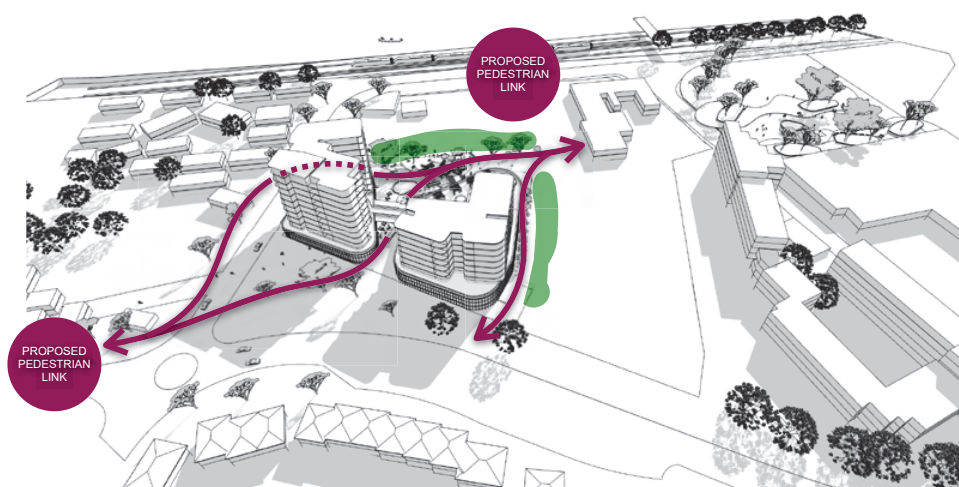


Figure 2 - Indicative 3D Building Envelope Plan

17.2.2 Development Objectives

17.2
Vision and
Development
Objectives

Objectives:

- To ensure new development responds to its context, including streetscape and adjoining properties, and provides appropriate levels of amenity for the private and public domain.
- To ensure the new development enhances the public domain through active street frontages, modulation, articulation and the use of high-quality materials and finishes.
- To provide a connection between the Leumeah train station and the rest of the suburb of Leumeah to the east, through the creation of a vibrant and active pedestrian through-site link.
- To encourage a building form that is conducive to the creation of a vibrant, mixed-use town centre that provides a range of retail, business and residential uses.
- To provide a high level of ground floor activation, through site connections to streets and important places, pedestrian amenity, and new public domain in the town centre.
- To ensure podium and tower relationships retain pedestrian scale in the articulation and detailing of the lower levels of the buildings.
- To create a fine-grained pattern of development which is generally oriented to maximise solar access.
- To ensure the development contributes to the realisation of the Re-imagining Campbelltown City Centre Master Plan.

17.3

Development Objectives and Controls

17.3 Development Objectives and Controls

17.3.1 Staging of Development

Controls

- 1 Development is to be staged in accordance with the Staging Plans provided in **Figure 3** and **Figure 4** below.



Figure 3 - Stage 1 Plan



Figure 4 - Stage 2 Plan

17.3.2 Building Design, Orientation and Layout

Objectives:

- To create a sense of visual separation between buildings, podiums, and tower levels.
- To provide appropriate building separation to ensure privacy, access to light and ventilation and a high- quality visual outlook from residential apartments.
- To establish a public realm and pedestrian network to enhance liveability and building siting and massing.
- To encourage an environment that is generally consistent with the Re-imagining Campbelltown City Centre Master Plan.
- To activate street frontages to create a vibrant mixed-use development.
- To ensure that the development enhances the public domain, defines the streetscape, and creates a physical and visible connection between the built form and the public space.
- To provide a high degree of articulation that establishes a fine grain frontage at ground/podium level.
- To reinforce pedestrian comfort at street level, including a sheltered/shaded and attractive pedestrian environment.

17.3

Development
Objectives and
Controls

17.3

Development Objectives and Controls

Controls

- 1 Development including building footprints, open space and pedestrian areas is to generally comply with the concept Masterplan for the site shown at **Figure 5**.
- 2 Landscape design is to be high quality and create interest and character through measures such as indigenous tree species, pavement design and other appropriate elements.
- 3 All development applications for new buildings shall be referred to the Campbelltown Design Excellence Panel prior to lodgement and before detailed design.
- 4 The architectural character of the development shall provide a fine grain appearance at the street wall level.
- 5 The architectural design shall incorporate the use of durable and high-quality materials and include a variety of colours together with visually integrated treatment of plant areas.
- 6 All development proposals shall include public domain spaces which add to the visual and environmental amenity of the site, and which are designed to maximise safety and security.
- 7 The maximum building width for each tower shall not exceed 40 metres.
- 8 The street wall height must relate to the human scale and be designed to provide a well-modulated pedestrian experience at street level.
- 9 Towers are to be located and designed to minimise overshadowing impact to the public open space (road reserve) along Pembroke Road and to the communal open space provided within the site.
- 10 Development shall comply with ADG building separations and setbacks.



Figure 5 - Masterplan

17.3.3 Building Separation and Setbacks

Objectives:

- To reinforce street edges and the public domain.
- To create a sense of visual distinction and separation between the podium and tower levels.
- To ensure compliance with the Apartment Design Guide.

17.3

Development Objectives and Controls

Controls

- 1 Building setbacks shall be provided in accordance with **Figure 6**.
- 2 A zero setback for podium is to be provided along O'Sullivan Road and Pembroke Road to provide a strong built form and activation.
- 3 Tower setbacks of 3 metres are required for O'Sullivan Road and Pembroke Road. Tower design elsewhere is to provide for distinction between the tower and podium within the design detailing.
- 4 Setbacks are to enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and weather protection.
- 5 A wind impact assessment report is to be provided with a development application for buildings.
- 6 Building separations are to be in accordance with the Apartment Design Guide.



Figure 6 - Building Separation and Setbacks Plan

17.3

Development Objectives and Controls

17.3.4 Building Heights

Objectives:

- To require a range of building heights that will provide a variety in built form and land use intensity across the development site.
- To maximise solar access to the public domain, open space and pedestrian areas.
- To minimise undesirable visual impact, disruption of views, loss of privacy and solar access to adjoining land.
- To ensure the maximum height reflects the intended future scale of development within the Leumeah town centre.

Controls

- 1 The skyline is to be sympathetic to the topography of the land.
- 2 The building massing and arrangement must carefully consider how the development makes a positive contribution to the skyline.
- 3 Development must be consistent with the maximum number of storeys identified in **Figure 7**.
- 4 A 1-storey podium must be provided as shown in **Figure 7**.



Figure 7 - Building Heights Plan

17.3.5 Landscaping, Open Space and Public Amenity

17.3
Development
Objectives and
Controls

Objectives:

- To establish a useable area of public open space to cater for the amenity of future residents, workers, and visitors.
- To allow for passive recreation opportunities, catering for a range of activities and intergenerational needs.
- To facilitate community interaction and gathering for residents, workers and visitors.
- To provide public open space with good solar access and high standards of amenity.
- To activate the edge of the public open space to encourage safe and legitimate use of the open space and foster passive surveillance.
- To ensure sufficient deep soil to enable the growth of large trees within open space and buffer areas.
- To ensure open space is appropriately landscaped with hard and soft materials, street furniture, trees, plantings, and walking paths.

Controls

- 1 Public open space is to be provided in accordance with **Figure 8**.
- 2 A minimum of 2,600sqm sqm of public open space is to be provided at ground level.
- 3 The development shall include the provision of utility services and street furniture to facilitate the functioning of the pedestrian through-site link. Details shall be provided at the development application stage.
- 4 The provisions of the Campbelltown (Sustainable City) Development Control Plan included in Part 2, 2.13 must be addressed in a future development application. These controls relate to the requirements of Crime Prevention Through Environmental Design.
- 5 Development applications shall include details of lighting to spaces to provide safety to pedestrians and embrace the principles of crime safety through environmental design.
- 6 A public domain plan is to be prepared and submitted to Council with a development application for the construction of public through-site link that illustrates the context, role and purpose of open space elements.

17.3

Development Objectives and Controls



Figure 8 - Landscape and Public Open Space Plan

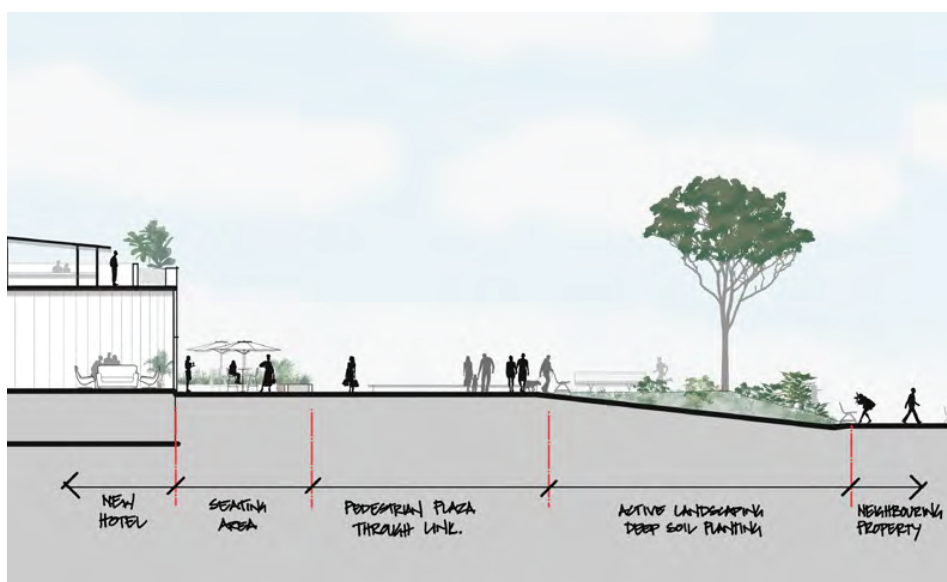


Figure 9 - Public Open Space Section



Figure 10 - Precedent Imagery — Public Amenity

17.3
Development
Objectives and
Controls

17.3

Development Objectives and Controls

17.3.6 Streetscape, Activation and Connectivity

Objectives:

- To provide public connectivity through the site to adjoining land.
- To activate street frontages to create a vibrant mixed-use development.
- To ensure that the development enhances the public domain, defines the streetscape and creates a physical and visible connection between built form and the public space.
- To provide a high degree of articulation that establishes a fine grain frontage at ground level.
- To reinforce pedestrian comfort at street level, including a sheltered/shaded and attractive pedestrian environment.

Controls

- 1 Provide a central activated pedestrian through-site link connecting the Leumeah train station to the broader suburb of Leumeah to the east in accordance with **Figure 11**.
- 2 Buildings constructed to the boundary must provide active operable/transparent façades at ground level fronting the street to promote visual surveillance, access and active street frontages.
- 3 Pedestrian connections are to be activated where possible through design and active uses.
- 4 Public awnings for weather protection and public amenity are to be included along Pembroke Road and O'Sullivan Road, and between the buildings along the pedestrian through site link.
- 5 Blank walls to the public domain are to be minimised and where incorporated should be treated with appropriate levels of design detail and visual articulation to create visual interest.
- 6 Buildings must include active uses along O'Sullivan Road.
- 7 Pedestrian movement is to be prioritised by appropriate crossings, footpath designs, street furniture, parking layouts etc.



Figure 11 - Pedestrian Connectivity Plan

17.3

Development Objectives and Controls

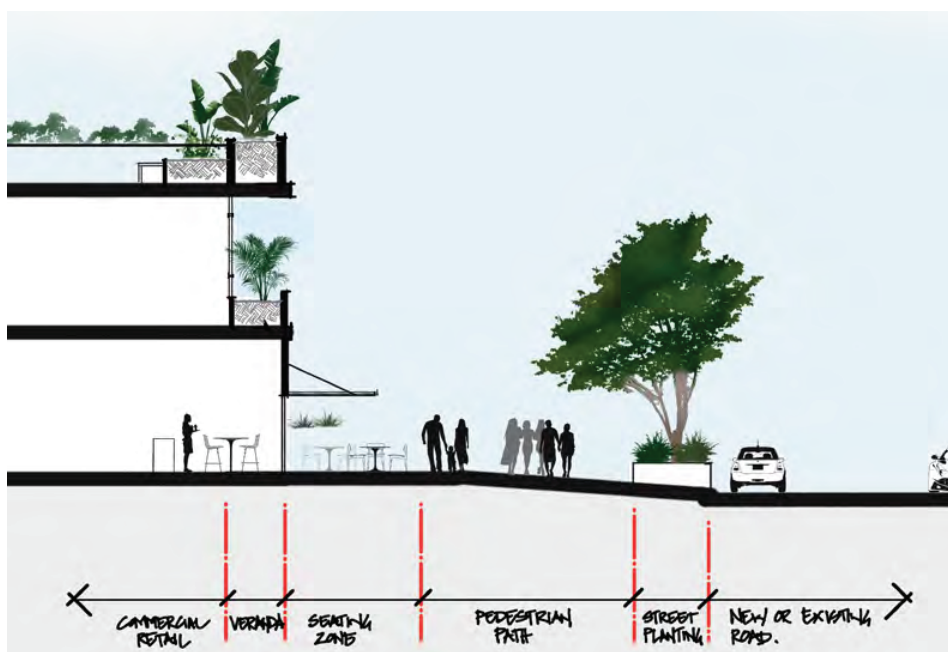


Figure 12 - Streetscape Section

17.3

Development Objectives and Controls



Figure 13 - Precent Imagery — Streetscape Activation

15.3.7 Parking and Access

- Objectives:
- To prioritise pedestrian and public amenity throughout the development.
 - To establish a safe balance between pedestrian, cycling and vehicle movement.
 - To minimise the impact of vehicle accessways from the public domain.
 - To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to schools, shops and local community and recreation facilities.

17.3

Development Objectives and Controls

Controls

- 1 Provide a high-quality public domain with awnings along all street frontages and the pedestrian through site link to create a pedestrian friendly and weather protected environment.
- 2 Vehicle access is to be provided in accordance with the Staging Plans provided at **Figure 3** and **Figure 4** as follows:
 - During Stage 1 vehicle access to the existing Leumeah Hotel shall continue to be provided via Pembroke Road. This access shall be used to service Stage 1 of the development.
 - Upon completion of Stage 2, vehicle access to the basement car park shall be provided via O’Sullivan Road.
- 3 A basement setback is not required from the boundary along O’Sullivan Road.
- 4 Car parking spaces for the residential component of the development are to be provided in accordance with the Apartment Design Guidelines.
- 5 Car parking rates for the retail component of the development are to be provided in accordance with the relevant rates set out in the Campbelltown (Sustainable City) Development Control Plan.
- 6 Car parking rates for the existing Leumeah Hotel are to be provided in accordance with the existing approved number of spaces currently provided (98 spaces).
- 7 Bicycle spaces are to be provided in accordance with the relevant rates set out in the Campbelltown (Sustainable City) Development Control Plan.
- 8 There is to be no provision made for loading bays on O’Sullivan Road.
- 9 No vehicle access shall be provided from Pembroke Road at the completion of the development. The current access shall be closed off as part of Stage 2 of the development of the site.

17.3

Development
Objectives and
Controls

15.3.8 Flooding and Stormwater Management

- Objectives:
- To ensure development is designed in consideration of potential flood hazards.
 - To ensure effective and adequate drainage is provided for new development sites.

- Controls
- 1 The proposed development should not result in any increased risk to human life.
 - 2 The proposed development should not result in any additional flood impacts to any other properties.
 - 3 Stormwater runoff generated by new development should be managed to protect against any potential damage to persons or property.
 - 4 Compliance with Council’s Flood Policy and the provisions of the State Government ‘s “Floodplain Development Manual” available from the NSW Department of Land and Water Conservation.

17.3.9 Security, Privacy and Acoustic Amenity

Objectives:

- To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.
- To provide personal and property security for residents and visitors and enhance perceptions of community safety.
- To ensure that all future occupants are provided with appropriate acoustic amenity.

17.3
Development
Objectives and
Controls

Controls

1

Private external living spaces and internal living areas of adjacent dwellings should be protected from overlooking.

2

Site layout and building design ensures that windows do not provide direct and close views into windows, or private external living spaces of adjoining dwellings.

3

Any future development application for built form must be accompanied by an acoustic assessment which demonstrates that the development will comply with the Development Near Rail Corridors and Busy Roads - Interim Guideline 2008.

4

Shared pedestrian entries to multiple dwelling complexes should be lockable.

5

Buildings adjacent to streets or public spaces are designed to allow casual surveillance and should have at least one habitable room window facing that area.



CAMPBELLTOWN

Campbelltown City Council, PO Box 57, Campbelltown, NSW 2560



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2023-1943): to amend the Maximum Height of Buildings and Floor Space Ratio for 80 O'Sullivan Road – Campbelltown Local Environmental Plan 2015

I, the Director, Western at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Campbelltown Local Environmental Plan 2015 should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be amended as follows and forwarded to the Minister under s 3.34(6) of the Act:
 - (a) Updated to remove all references to the previous B2 Local Centre zone and refer to the current MU1 Mixed Use zone; and
 - (b) Include further flood analysis in relation to the Probable Maximum Flood showing pre and post development scenario to determine risk and potential impact (this is to enable consideration of issues such as flood duration, velocity and safe evacuation and how these can be mitigated, prior to any final decision being made post exhibition).
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

The planning proposal is to be exhibited 3 months from the date of the Gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - NSW Rural Fire Service;
 - Transport for NSW;
 - Sydney Water;
 - Endeavour Energy;

- School Infrastructure NSW;
- NSW Ministry of Health (South Western Sydney Local Health District);
and
- NSW Police.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 20 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal must be reported to Council for a final recommendation 6 months from the date of the Gateway determination.
6. The Council as planning proposal authority planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The LEP should be completed on or before 12 July 2024.

10 October 2023

Adrian Hohenzollern
Director Western
Metro West
Department of Planning and
Environment

Delegate of the Minister for Planning
and Public Spaces

PP-2023-1943 (IRF23/2554)

8.4 Midlothian Reserve St Andrews

Reporting Officer

Executive Manager Open Space
City Services

Community Strategic Plan

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

Delivery Program

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

Officer's Recommendation

1. That the Council supports Midlothian Reserve, St Andrews to be upgraded and remain a neighbourhood level playspace, within 2024-2025 budget.
2. That St Andrews playspace technical study has been completed in October 2023, which supports further investigations for a district level playspace at St Andrews Park, St Andrews.
3. That Council Officers undertake a review of the 'State of Play Playspace Strategy' recommendations and implementation plan.

Purpose

To seek endorsement to upgrade Midlothian Reserve as a neighbourhood playspace and undertake further investigations to provide a new district playspace in St Andrews Reserve which is centrally located in the suburb of St Andrews.

A notice of motion was raised on 9 August 2022 that a report be prepared in relation to a district playspace in St Andrews. The original notice of motion noted that Council:

1. Notes that the 2016 State of Play Strategy recommended enhancing Midlothian Reserve in St Andrews to a district Park within 3-5 years.
2. Further notes that a district park in Midlothian Reserve is yet to be delivered.

3. Investigates and reports to Council as soon as possible when the delivery of Midlothian Reserve as a district Park can be expected before the end of 2023.

The above was amended to include the below:

1. Seeks a report in relation to a district Park in 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.

It is proposed to upgrade Midlothian Reserve to a neighbourhood playspace in 2024/2025 and commence investigations to install a district playspace in St Andrews Park.

Report

Council acknowledges the importance of parks and recreational activities for local families. We are proud that Campbelltown has over 125 playspaces that it maintains and upgrades for the community's benefit and enjoyment.

The Council has developed plans for the upgrade of our playspaces in accordance with the adopted playspace strategy recommendations, asset management plans and demand for playspaces identified through a gap analysis and community feedback.

Campbelltown's Playspace Strategy 'The State of Play' was a guide adopted by Council in 2017. Table 7 of the Playspace Strategy recommended 36 existing playspace upgrades with an allocated budget that were categorised either as low (5 to 10 years), medium (3 to 5 years) and high (1 to 3 years). Midlothian Reserve was recommended as a medium priority. The recommended budget allocation in the strategy for the upgrade was \$50,000.

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

The allocated \$50,000 is inadequate based on the cost escalation and a need for playspaces to be accessible for the community to use and community expectation.

Project Planning:

The Open Space team completed a 'St Andrews playspace planning study' to determine:

- The most suitable location for a district level playspace in St Andrews
- The appropriate playspace classification for Midlothian Reserve, St Andrews

The following findings from the technical study were identified:

- St Andrews Park, St Andrews is the most appropriate location for a district level playspace due to having a good playspace catchment capturing 100% of the suburb of St Andrews, good lot size and site conditions with opportunities for additional supporting works and proximity to supporting infrastructure.

Refer to Figure 1 – Playspace Gap Analysis – St Andrews Park

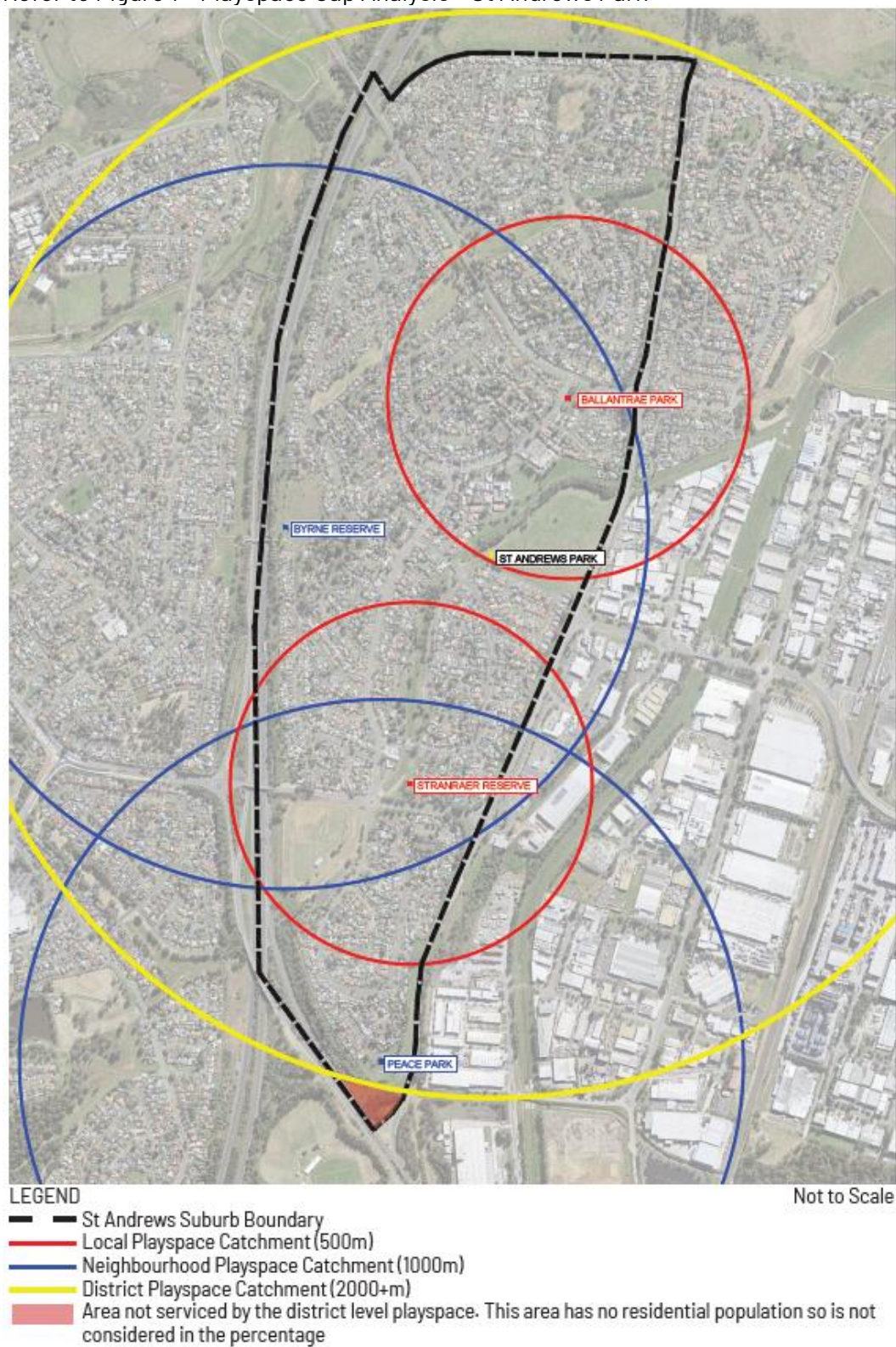


Figure 1- 2.3 Playspace Gap Analysis – St Andrews Park

- Midlothian Reserve is not considered a suitable location for a district level playspace due to having a poor playspace catchment only capturing 50% of the suburb of St Andrews, insufficient lot size and site constraints.

Refer to Figure 2 – Playspace Gap Analysis – Midlothian Reserve

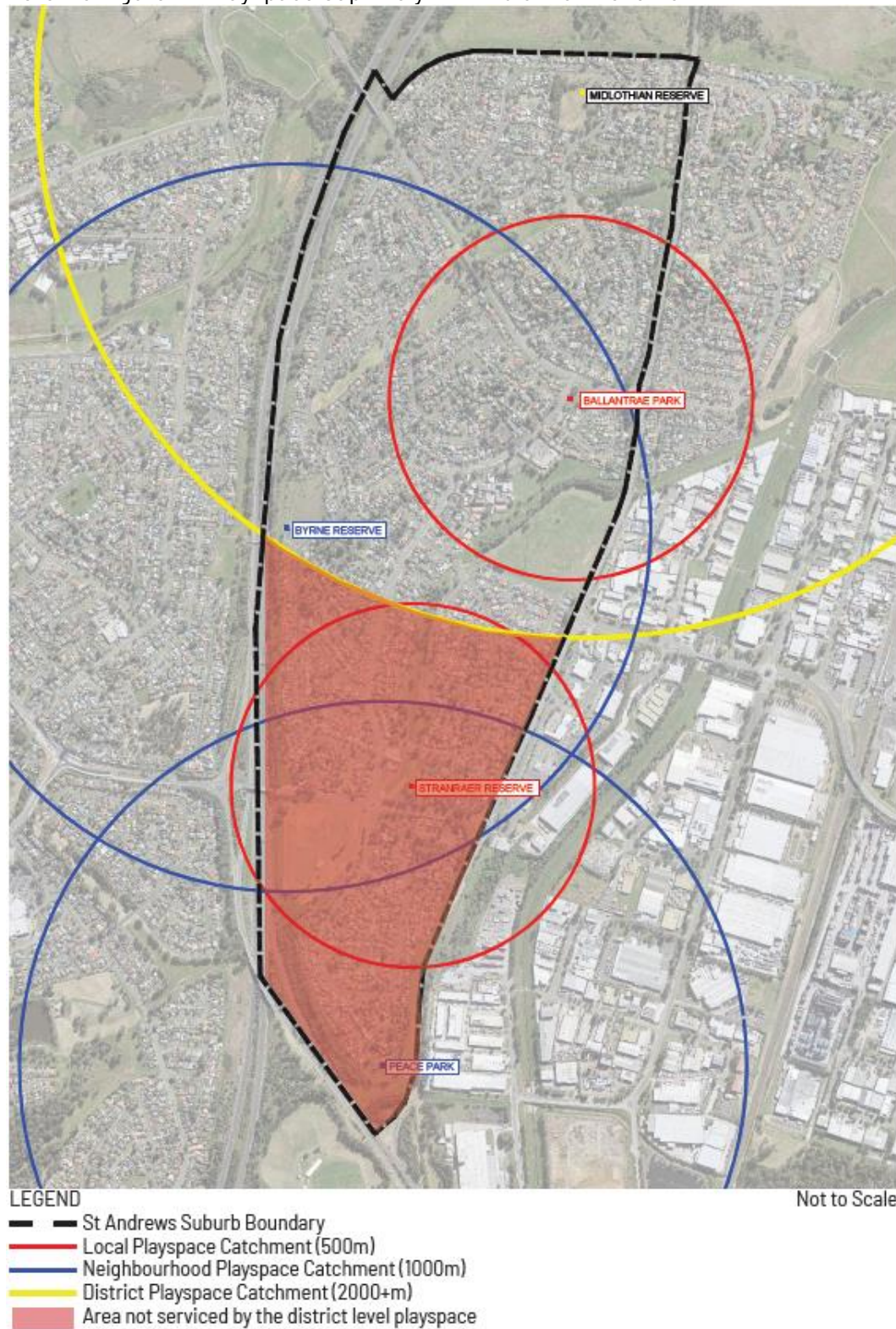


Figure 2 – 2.2 Playspace Gap Analysis – Midlothian Reserve

- Midlothian Reserve is located on the northern edge of the suburb of St Andrews with a proposed State Government Road Corridor located immediately to the north. This northern location means that a district playspace in this area would have a limited ability to service the whole of the suburb or adjoining suburbs.
- It is important to note that the neighbourhood level playspace community expectation has evolved to a higher and better standard. Therefore, whilst Midlothian Reserve will remain as neighbourhood level playspace, the upgraded Midlothian Reserve playspace will respond to design standards and community consultation feedback. In accordance with our playspace strategy, neighbourhood level playspaces do not have toilet facilities.

Timeline:

- a. Midlothian Reserve: To be delivered in the 2024-2025 financial year.
- b. St Andrews Park: If supported by Council, St Andrews Park will be planned in the 2024-2025 financial year. Final design and delivery will be subject to future funding and prioritisation of playspace upgrades in the remaining suburbs of the LGA.

Consultation with community:

Consultation with the community will be undertaken once Council has decided on the recommendations of this report.

It is anticipated that this consultation will occur in the first and second quarter of 24/25.

For open space related projects council staff have been using a simple yet effective three step engagement process to engage with the community through the design process. This process has been used successfully for the community co-design of playspaces where the location and other planning aspects have already been confirmed through thorough planning processes and assessment. The process is refined for each project depending on scale and complexity but typically includes the below;

1. 'Information gathering' - this information is used to inform the concept.
2. 'Concept review' - feedback on the proposed concept is then taken into detailed design phase of the project.
3. 'Notification of the final design' - this step closes the loop and lets the public know what to expect in terms of the design and timeline.

The community consultation process includes an on-site meeting with community members, consultation with internal staff and a 'Have Your Say' webpage. This is to ensure there is a shared decision-making process and allow accessibility to as many community members as possible.

It should be noted that the Open Space team typically hold a "Have Your Say" page on the website for a 2-week duration as part of the community consultation period. This allows those community members that cannot attend the on-site consultation meeting an opportunity to provide input.

During this period, the Open Space team will collate the information received online and in person for the project site and create a consultation findings report. This report is used during the design development process to ensure feedback is incorporated into the project.

Funding with consideration to the State of Play:

The recommended budget allocation in the State of Play for the Midlothian neighbourhood playspace recommends upgrading to a district level playspace with an allocation of \$50,000. It is to be noted that this recommended budget allowance in the state of play document is not feasible to meet current playground standards and community expectation. The Open Space team has allowed budget in 2024-2025 financial year for a neighbourhood scale upgrade to Midlothian Reserve.

Neighbourhood playspace budgets in Campbelltown typically range from \$150,000 - \$220,000. District level playspace budgets have a larger range from \$350,000 to \$1,000,000 plus. This is dependent on the existing infrastructure within the park/reserve.

Funding opportunities:

- The 'Places to Play' Grant Scheme (formally known as 'Everyone Can Play') currently does not have any opportunities for funding. Council staff will continue to seek applicable grant streams when and if they become available.
- The Stronger Communities Programme funds small capital projects (\$2,500 to \$20,000) to improve local community participation and contribute to vibrant and viable communities. There is the opportunity for council to apply for Round 9 when it opens.
- The Variety We Play Grant will benefit children in the community. There is the opportunity for Open Space to apply for the 2024 round. Maximum grant funding of \$10,000.
- [Campbelltown Local Infrastructure Contributions Plan 2018](#) has provisions to aid the construction of both neighbourhood and district level playspaces.

Attachments

Nil

8.5 Youth Festival

Reporting Officer

Acting Manager Community Life
City Lifestyles

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

Delivery Program

Principal Activity
1.1.2.1 Deliver a wide range of events and opportunities for people to come together

Officer's Recommendation

1. That the information be noted

Purpose

The purpose of this report is to update Council on the feasibility of establishing a Youth Festival.

History

At the ordinary Council meeting held 8 August 2023, Council resolved to support a Notice of Motion by Councillor Cotter, Seconded Councillor Munro:

That a report is presented to the council detailing the feasibility, costing, and funding options for the creation of a youth festival.

202/2023 The Motion on being Put was CARRIED.

Report

Youth Festivals are usually focused on arts, culture, or social topics, bringing young people together to connect, collaborate and celebrate. There are a variety of formats for youth festivals. The largest youth festival is World Youth Day, another large event is the World Youth

Festival, which is focused on accelerating global youth potential, collaboration on global challenges and nation building for the next generation.

Successful Youth Festivals are authentic in as much as they require strong consultation with and direction from young people.

Campbelltown Council participates in the annual Youth Week celebrations, led by the NSW Government. Youth week is targeted to 12-24-year-olds and is an opportunity for young people to share ideas, participate in activities and workshops, showcase talents and connect with others at live events.

Youth Week takes place in April each year and Council also supports Youth Week by offering small community grants to local community organisations wanting to run youth focused events. Youth activities are considered on a limited basis during the planning process for all Council led Community Events. The launch of the Youth Plan and the resultant key actions for Councils events team will place more emphasis on appropriate youth content and engagement for all future events.

The Youth Plan and recently established Youth Action Team will provide guidance and direction on identifying engaging activities to incorporate into future events including the Youth Week Program.

There are current youth-led festival style events that have the potential to grow such as 'Scream It Out' youth music festival. This event has been developed with young people. Council has supported this event in 2024 as part of Youth Week with the provision of advertising and marketing support and the delivery of the event.

Specific Youth Festival Investment

Based on the cost of other festival style programs it is estimated that a dedicated Youth Festival program would cost between \$50,000 - \$100,000 depending on the type of events and content included in the program. A program budget at this level would also enable some larger Youth Week community grants to strengthen the program offering.

Funding

Council has historically been successful in obtaining a NSW Government Youth Week Grant which requires a matching contribution from Council.

Note: The amount can vary each year and Council is not guaranteed to receive funding.

The current budget does not allow for the expansion of the Youth Week program, the creation of a new dedicated Youth Festival or the addition of new events within existing programs.

There are no additional funding sources available for a Youth Festival style program within the Draft 2024/25 budget nor identified in the current Delivery Program.

Recommendation

As a dedicated Youth Festival is not financially viable for Council, a pragmatic approach to embracing the inclusion and expansion of youth focused content would be to consider youth led activations into existing community events and continue to seek additional external funding where possible.

This approach ensures Councils existing community events program remains contemporary and consistent with community expectations and evolving demographics.

Recent Youth surveys indicate that young people want to enjoy live music, markets with a youth focus (featuring youth entrepreneurs), foodie events and events with a purpose (e.g. Highlighting mental health). Council can influence the delivery of existing community events to ensure dedicated youth elements are included and redirect existing budget accordingly.

It is recommended that Council expand the Youth Week program where funding allows.

Risk Overview

There are minor risks identified in presenting a program style Youth Festival, mainly reputational in nature. The Youth Plan, Youth Action Team and Youth Interagency will provide strong guidance on youth events and activities. This mitigates the risk of presenting youth targeted programs and events that do not reflect the aspirations and requirements of young people in Campbelltown.

Larger Youth Festivals (Music Festival style events) can present major risks around crowd management leading to anti-social behavior, as well as presenting risks of alcohol and drug use, security, and reputational damage. The recommended approach to expanding existing programs, rather than creating one large event, largely mitigates these risks whilst providing a diverse range of activities that celebrates young people.

Resource Requirements or Implications

Council will seek to utilise local youth agencies to present parts of the program, with Councils support. Further, the tactical use of community grants will enable community led ideas and programs.

Communication Strategy

Council will continue to collaborate with Youth Interagency and the Youth Action group to find out how young people in Campbelltown want to be celebrated and how they want to celebrate each other, through activities, events, and programs. This will ensure that an expanded Youth Week Program and incorporating Youth content and activation into existing community events is reflective of them.

Attachments

Nil

8.6 Minutes of the Youth Advisory Committee meeting held 20 February 2024

Reporting Officer

Director City Lifestyles
City Lifestyles

Officer's Recommendation

That the minutes of the Youth Advisory Committee held 20 February 2024 be noted.

Purpose

To seek Council's endorsement of the minutes of the Youth Advisory Committee meeting held 20 February 2024.

Report

Detailed below are the recommendations of the Youth Advisory Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

Reports listed for consideration

4.1 Minutes of the previous Youth Advisory Committee Meeting held 18 July 2023

That the minutes of the Youth Advisory Committee held 18 July be noted as they have formally been submitted to the Council at its meeting held on 14 November 2023.

5.1 Review and Update on Previous Action Items

That the Youth Advisory Committee review and note updates from the previous committee meeting action items.

That the Youth Advisory Committee review and note updates on open action items.

S Grant – Requested acceptance from the Youth Advisory Committee to remove closed action items from the list and report on open items moving forward.

Councillor J Cotter agreed.

Councillor R Munro agreed.

Councillor W Morrison agreed.

5.2 Youth Plan Development

That the Youth Advisory Committee **NOTE** the progress of the Youth Plan 2024-2030 development.

T Soulos advised that the Youth Plan 2024-2030 would be finalised by the end of the week with formal reporting to the Council at its meeting scheduled for 12 March 2024. Launch of the Youth Plan is planned for Youth Week 2024.

Cr W Morrison – How have we collected the data and were any Councillors invited to participate in the workshops?

Answer – Two digital surveys as well as a further extensive survey via the “Over To You” platform were conducted. Workshops at a local School was also held, the Mayor and Chairperson were invited to attend events.

Cr W Morrison noted that he will be on leave during Youth Week 2024.

Cr R Munro – In regards to the presentation provided, specifically “What Services are Expected of Council?”, were these items ranked in order of importance?

Answer – None specifically identified, however a broad range was noted.

Cr J Cotter recognised the teams work and the authentic youth consultation that has taken place.

5.3 Current Notice of Motions Related to Young People

That the Youth Advisory Committee **NOTE** current Notice of Motions related to young people.

5.4 Youth Crime Data

That the Youth Advisory Group **NOTE** information provided on youth crime data.

5.5 Multicultural Youth Linker Program

That the Youth Advisory Committee **NOTE** information provided on the Multicultural Youth Linker Program.

5.6 Terms of Reference Youth Action Team

That the Youth Advisory Group **NOTE** the establishment of a Youth Action Group proposed to engage and empower young people through action, advocacy, and advice.

Attachments

1. Minutes of the Youth Advisory Committee held 20 February 2024 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Youth Advisory Committee Meeting held at 4.30pm on Tuesday, 20 February 2024.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	2
2.	APOLOGIES	2
3.	DECLARATIONS OF INTEREST	2
4.	MINUTES OF THE PREVIOUS YOUTH ADVISORY COMMITTEE MEETING HELD 18 JULY 2023	2
5.	REPORTS	3
5.1	Review and Update on Previous Action Items	3
5.2	Youth Plan Development	3
5.3	Current Notice of Motions Related to Young People	5
5.4	Youth Crime Data	7
5.5	Multicultural Youth Linker Program	7
5.6	Terms of Reference Youth Action Team	8
6.	GENERAL BUSINESS	11

Minutes of the Youth Advisory Committee Meeting held on 20 February 2024

Present

Chairperson – J Cotter – Councillor
Member – W Morrison – Councillor
Member – R Munro – Councillor
Member – S Grant – Director City Lifestyles
Member – T Soulos – Executive Manager Community Life
Member – S Peebles – A/PA to Director City Lifestyles
Guest – Haley Vallone – Strategic Social Planner

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson .

2. APOLOGIES

Member – M Khalil – Councillor
Member – M Stellio – Councillor

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

4. MINUTES OF THE PREVIOUS YOUTH ADVISORY COMMITTEE MEETING HELD 18 JULY 2023

Reporting Officer

Councillor – Chairperson J Cotter

Officer's Recommendation

That the minutes of the Youth Advisory Committee held 18 July 2023 be noted.

Committee's Recommendation:

That the minutes of the Youth Advisory Committee held 18 July be noted as they have formally been submitted to the Council at its meeting held on 14 November 2023.

Report

The minutes of the Youth Advisory Committee Meeting held 18 July 2023, copies of which have been circulated to each Sub Committee member, were adopted by Council at its meeting held 14 November 2023.

Attachments

Nil

5. REPORTS

5.1 Review and Update on Previous Action Items

Reporting Officer

Director City Lifestyles
City Lifestyles

Officer's Recommendation

That the Youth Advisory Committee review and note updates from the previous committee meeting action items.

Committee's Recommendation:

That the Youth Advisory Committee review and note updates from the previous committee meeting action items.

That the Youth Advisory Committee review and note updates on open action items.

S Grant – Requested acceptance from the Youth Advisory Committee to remove closed action items from the list and report on open items moving forward.

Councillor J Cotter agreed.
Councillor R Munro agreed.
Councillor W Morrison agreed.

Purpose

The purpose of this report is to review and note updates from the previous committee meeting action items noted within the report.

Report

The attached Actions Register has been created to oversee how each previous action item have been formally addressed.

Attachments

5.1.1 Youth Advisory Committee - Action Items 20 February 2024 (contained within this report)

5.2 Youth Plan Development

Reporting Officer

Executive Manager Community Life
City Lifestyles

Officer's Recommendation

That the Youth Advisory Committee **NOTE** the progress of the Youth Plan 2024-2030 development.

Committee's Recommendation:

That the Youth Advisory Committee **NOTE** the progress of the Youth Plan 2024-2030 development.

T Soulos advised that the Youth Plan 2024-2030 would be finalised by the end of the week with formal reporting to the Council at its meeting scheduled for 14 March 2024. Launch of plan is confirmed for Youth Week 2024.

Cr W Morrison – How have we collected the data and were any Councillors invited to participate in the workshops?

Answer – Two digital surveys as well as a further extensive survey via the Over To You platform were conducted. Workshops at local School were also held, the Mayor and Chairperson were invited to attend events.

Cr W Morrison noted that he will be on leave during Youth Week 2024.

Cr R Munro – In regards to the presentation provided, specifically What Services Expect of Council, were these items ranked in order of importance?

Answer – No

Cr J Cotter recognised the teams work and the authentic youth consultation that has taken place.

T Soulos advised that Councils Executive team have endorsed the creation of a Permanent Youth Officer Role.

Purpose

This report provides a progress update on the development of the future Youth Plan 2024-2030.

As previously presented, there are four key phases for developing the Youth Plan:

1. Data Discovery: January 2023 to April 2023
2. Exploration: April 2023 to May 2023
3. Confirmation: May 2023 to December 2023
4. Report Writing: October 2023 to December 2023

Council Officers are progressing activity in the Confirmation Phase and Report Writing Phase.

Confirmation Phase: May 2023 to December 2023

This phase explores more deeply information obtained to-date to clarify and confirm key pillars of the Youth strategy whilst piloting early learnings. Key activities include:

- Youth Services Workshop – held on 10 May 2023, attended by 60 representatives of local youth service providers.
- Youth Forum – held on 27 June and 28 June 2023, attended by 80 young people who live, work or study in the LGA.
- Internal consultation with Council's Senior Leadership Team on 18 May 2023.
- Secondary surveys – among service providers and young people (currently open: [Developing our Youth Strategy 2024-2030 | OverToYou\(nsw.gov.au\)](https://www.nsw.gov.au/developing-our-youth-strategy-2024-2030-over-to-you)).
- Youth Consultations – continued in the public domain, in Schools and during Council Activations with a further 200 young people consulted.
- Trial news ways of working – mobilise the youth services sector to collaborate and deliver a monthly youth outreach program:
 - Claymore Outreach, 26 July: Held outside Claymore Youth Centre in collaboration with 5 services, 50 young people attended.
 - Airds Outreach, 31 August: Held at ABCentral in collaboration 6 services, 45 young people attended.
 - Macquarie Fields Outreach, 20 September: Held at the Koch Centre for Youth in collaboration with 5 services, 50 young people attended.
 - Leumeah Outreach, scheduled for 5 November: To be held at the Leumeah Skate Park in collaboration with Totem Sports and local youth services.
 - Ambarvale Outreach, December (TBC): To be held at Ambarvale High School in collaboration with Ambarvale HS and Mental Health services (TBC).
- Pilot the Campbelltown Youth Services Network – among local youth service providers:
 - 12 July: Inception meeting to establish the purpose and design with 23 service representatives.
 - 6 September: 55 service representatives.
 - 1 November: 48 service representatives have confirmed via RSVP, to date.
- Establish a Youth Action Team – delayed to 2024.
- Internal consultations – 53 Council Officers representing 13 Council teams are engaged to develop activities that will be included in the Youth Plan.
- To date, we have heard from 935 people in the development of the Youth Plan.

Report Writing Phase October 2023 – December 2023

These activities are designed to confirm that the draft Youth Strategy is reflective of data and stakeholder input and provides a clear and achievable direction. Activities identified for this final phase are:

- Draft report – identifying actions, stakeholders, assets and resources.
- Assess – review actions piloted and trialled as part of the *Confirmation* phase.
- Seek feedback – from community and stakeholders on the draft Youth Plan.
- ‘Close the loop’ – with young people and key stakeholders engaged in the consultation process and report- back what we heard.

Attachments

5.2.1 Youth Plan Development – Councillor Briefing (contained within this report)

5.3 Current Notice of Motions Related to Young People

Reporting Officer

Executive Manager Community Life
City Lifestyles

Officer's Recommendation

That the Youth Advisory Committee **NOTE** current Notice of Motions related to young people.

Committee's Recommendation:

That the Youth Advisory Committee **NOTE** current Notice of Motions related to young people.

Purpose

This report provides a summary of the current Notice of Motions related to youth that are currently being investigated by Council Officers of the City Lifestyles division.

Notice of Motions

Youth Centres

13 September 2022

Moved by Councillor Cotter, Seconded by Councillor Chivers

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.

Initial Report to Council – 12 March 2024

Final Report to Council – 14 May 2024

Youth Festival

8 August 2023

Moved by Councillor Cotter, Seconded by Councillor Munro

1. That a report is presented to the Council detailing the feasibility, costing and funding options for the creation of a youth festival.

Report to Council – 9 April 2024

Library Design

13 September 2023

Moved by Councillor Cotter, seconded by Councillor Chivers

1. That Council initiate a feasibility study to assess the inclusion of specific features and spaces in the new Library design that cater to the needs of the diverse and growing youth population in our community.
2. That Council actively engage with youth in our community, seeking their meaningful participation in the 'co-design' process of the new Library spaces, features and programs.
3. That a report is presented to the Council detailing the result of the consultation process, including costing and funding options.

Report to Council – 12 March 2024

Attachments

Nil

5.4 Youth Crime Data

Reporting Officer

Executive Manager Community Life
City Lifestyles

Officer's Recommendation

That the Youth Advisory Group **NOTE** information provided on youth crime data.

Committee's Recommendation:

That the Youth Advisory Group **NOTE** information provided on youth crime data.

Purpose

The Officer's presentation summarises third-party data sources related to youth crime in the Campbelltown LGA.

Attachments

Nil

5.5 Multicultural Youth Linker Program**Reporting Officer**

Executive Manager Community Life
City Lifestyles

Officer's Recommendation

That the Youth Advisory Committee **NOTE** information provided on the Multicultural Youth Linker Program.

Committee's Recommendation:

That the Youth Advisory Committee **NOTE** information provided on the Multicultural Youth Linker Program.

Background

On 20 September, the Hon Jihad Dib MP (Minister for Customer Service and Digital Government, Minister for Emergency Services and Minister for Youth Justice) announced the Multicultural Youth Linker Program. This initiative is part of the NSW Settlement Strategy 2023-2025, released by Multicultural NSW in February 2023, that aims to better coordinate NSW Government initiatives to improve settlement outcomes for people from refugee and refugee-like backgrounds living in NSW.

Overview

The Multicultural Youth Linker Program offers free 45-minute appointments with dedicated frontline Service NSW staff. The service is designed to empower migrants and refugees aged 16-25 years in accessing NSW government services.

Multicultural Youth Linkers are young people from refugee or migrant backgrounds so share an understanding of the settlement experience of young people. Youth Linkers can provide information and advice on a range of state government services, including help in applying for a driver licence, enrolling in study or vocational training.

Appointments are available on the phone or face-to-face at Service NSW Centres in Bankstown, Auburn, Liverpool, Wetherill Park, Newcastle, and Wallsend.

More information is available on the Service NSW website:

<https://www.service.nsw.gov.au/transaction/book-a-multicultural-youth-linker-appointment>

Attachments

Nil

5.6 Terms of Reference Youth Action Team

Reporting Officer

Executive Manager Community Life
City Lifestyles

Officer's Recommendation

That the Youth Advisory Group **NOTE** the establishment of a Youth Action Group proposed to engage and empower young people through action, advocacy, and advice.

Committee's Recommendation:

That the Youth Advisory Group **NOTE** the establishment of a Youth Action Group proposed to engage and empower young people through action, advocacy, and advice.

Purpose

The purpose of this report is to share the Terms of Reference proposed for the Youth Action Team.

Terms of Reference

1. Objectives

- 1.1 Implement a minimum of two (2) initiatives proposed by young people for young people per calendar year
- 1.2 Represent the voice of youth on topics that matter to local young people
- 1.3 Create a direct link between Campbelltown City Council and local young people by providing a youth perspective on Council policies, planning, programs and projects

2. Membership

- 2.1 The term of membership will be (12) months of service
- 2.2 A maximum of two (2) consecutive terms may be served by an individual
- 2.3 The Action Team is comprised up to twelve (12) youth representatives of the LGA
- 2.4 To be eligible for membership, youth must:
 - Live, work or study in the LGA
 - Be aged between 14 and 24 years old as of 16 July on the year of application; if under 18 years, parent/guardian permission is required
 - Be willing to be active in the Youth Action Team and take a role the planning, promotion and delivery of youth initiatives
 - Have demonstrated links to other young people
- 2.5 Members will be appointed by the General Manager or their delegate on a merit basis, as a result of an Expression of Interest process
- 2.6 Member selection will be informed by Council's Equal Employment Opportunity policy and informing legislation
- 2.7 Membership is voluntary, however a token sitting fee will be awarded.

3. Meetings

- 3.1 Youth Action Team members are expected to attend all meetings where possible and apologies for non-attendance must be submitted prior to the meeting
- 3.2 Campbelltown City Council's Youth Action Team will meet formally in person quarterly (February 2024, May 2024, August 2024, and November 2024) at the Civic Centre from 4.00pm-6.00pm
- 3.3 Campbelltown City Council's Youth Action Team will meet informally online via Teams at any other time necessary to discuss actions (as determined by the team)
- 3.4 Formal meetings will be Chaired and minuted by a Council Officer
- 3.5 Regular and ongoing communication will be primarily via electronic means which may include social media, blogs, websites, SMS; media channels will be monitored by a Council Officer.

4. Action Plans

- 4.1 Action Plans will be developed annually and progress against them will be reported at quarterly meetings.

5. Agenda

- 5.1 The Agenda shall be determined by the Youth Action Team prior to each formal meeting
- 5.2 The Agenda shall be distributed at least 5 working days prior to the meeting.

6. Minutes

- 6.1 Minutes will be taken for all formal meetings
- 6.2 Minutes will be circulated within 2 weeks of the meeting date.

7. Code of Conduct

- 7.1 All Youth Action Team members are required to comply with Campbelltown City Council Code of Conduct and policies
- 7.2 Youth Action Team members are not permitted to speak to the media as representatives of the Action Team unless approved by Council.

8. Cessation of the Youth Action Team

- 8.1 Council may at its discretion by resolution of Council cease operation of the Youth Action Team.

9. Amendments to Terms of Reference

- 9.1 Council may amend the Terms of Reference at the end of the 12-month review Period.

Appointment Process

Council Officers will promote an Expression of Interest process through the network of local service providers, local schools and youth centres, advocacy groups and on Council's media channels. A merit-based selection process will be informed by the membership criteria outlined in **Section 2. Membership**, above. Members will be appointed by the General Manager or their delegate.

Attachments

Nil

6. GENERAL BUSINESS

Cr W Morrison – Regarding the Youth Calendar, can events from external providers be included?
Answer – Youth Calendar will already have external events listed, any additional inclusions would need to be submitted.

Cr J Cotter – Feedback received on Humanity Matters being the recipient at the Mayors Gala dinner has been received and there are perceptions within the community as this organisation is not based out of the Campbelltown LGA.

S Grant advised the Youth Advisory Committee that T Soulos had resigned and would finish with Council on Thursday 22 February 24.

Cr J Cotter thanked T Soulos for her efforts and contributions.

The next meeting of the Youth Advisory Committee will be held on 21 May 2024 at the STC.

Chairperson Councillor J Cotter

Meeting Concluded: 5.52pm

8.7 Colonial History

Reporting Officer

Acting Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.3.1 Acknowledge and protect our local cultural heritage

Delivery Program

Principal Activity
1.3.1.1 Promote and respect our City's history and rich cultural heritage (including Aboriginal and Torres Strait Islander culture and history)

Officer's Recommendation

1. That Council approve the application for funding via a Heritage NSW grant program in 2025 for the 2026-2028 program period.
2. That Council supports adding the Heritage Week Program to Council's Annual Events Calendar if a suitable grant is successfully obtained.

Purpose

The purpose of this report is to update Council on the feasibility of celebrating Campbelltown's nationally significant history.

History

At the ordinary Council meeting held 11 July 2023, Council resolved to support a Notice of Motion moved by Councillor Oates and seconded by Councillor Morrison.

To recognise and celebrate Campbelltown's nationally significant colonial history, a report be presented to Council:

1. Outlining the plans for a Colonial Market Fair and Bush Dance to be held in Hurley Park near the site of the historic cattle tanks;
2. Advising how funds will be sought to implement such an event; and

3. Confirming the inaugural event be held during Heritage Week 2024.

17/1/2023 The Motion on being Put was CARRIED.

This report addresses the three parts of the Colonial History Notice of Motion.

Report

Colonial Fairs usually focus on stepping back in time to showcase and celebrate activities and traditions from the colonial period in Australia's history. They are typically centred around historical buildings, precincts, or towns. A Fair may also have a market component, highlighting local produce and arts and crafts. Storytelling is also a large part of a Fair, sharing stories about people who helped to build the town or city and how hardships or challenges were overcome throughout history.

Bush Dance has developed into Australia's Traditional Dance over time, with connections to English, Scottish and Irish ancestry. Throughout history and particularly during the pastoral period from 1860-1950 people would hold Bush Dances in woolsheds and local halls. The music is usually played by a Bush Band.

Both Colonial Fairs and Bush Dances seem to be more common in country towns where there are strong ties to their past.

Hurley Park Cattle Tanks are situated in Hurley Park. This site is currently subject to an Aboriginal Land Title Claim. The local Aboriginal Community have expressed strong ties to this location.

Style of event

Neighbouring Councils have successfully presented Heritage Week programs that encompass the history of their Local Government Area (LGA). This includes both First Nations storytelling and the full breadth of history from Settlement through to modern times.

Successful programs have incorporated markets, museum displays, art exhibitions and workshops, walking tours, music, car shows and cultural and art workshops. Opening up of historical precincts and celebrating local architecture and history with music and food has also added impact and delivered successful events.

Location

Utilising several different local sites that can showcase our shared history, including historical buildings and properties is recommended. By way of example, Koshigaya Park Yarning Circle, Glenalvon House and Grounds, Queen Street/Lithgow Street Market Fair and historical walking tours presents a unique way to demonstrate the breadth of history in our local area.

Identification of other possible sites would be done in consultation with Council's Heritage Planner, the Campbelltown and Airds Historical Society and the Aboriginal Reference Group.

Note: Use of the Hurley Park cattle tanks site is not recommended at this stage due to uncertainty surrounding the current land title claim.

Advising how funds will be sought to implement such an event

A Colonial Fair and/or Bush Dance is not currently funded in the Draft 2024/25 budget or identified in the current Delivery Program.

The NSW Heritage Grants Program helps Owners, Custodians, Managers and Communities to recognise, value and care for heritage assets. The program is managed by Heritage NSW and supported by the Heritage Council of NSW. There are a several grants within the program that could fund a Heritage week program of events as outlined above, however the 2023-2025 funding round has closed.

It is recommended that Council apply for the 2026-2028 round of funding which is expected to open for applications in 2025. This would facilitate a 2026 Heritage Week Events Program.

Recommendation

Event format and location

- Develop an inclusive program of events for Heritage Week.
- Consultation with Councils Heritage Planner, the Campbelltown and Airs Historical Society and Aboriginal Reference Group would be required prior to a grant application.
- Utilise several significant local sites offering a range of activations, information and entertainment.

Funding

- This activity is not funded within the 2024/25 budget.
- Grant funding should be sought via a Heritage NSW grant program, applications open again in 2025 for the 2026-2028 program.

Event timing

- The event will not be included in the 2024 calendar as it is not funded for 2024/25.
- If a suitable grant was successfully obtained, the Heritage Week Program could be added to Council's 2026 Annual Events Calendar.

Risk Overview

Colonial history is a sensitive topic for the Campbelltown Community. Deep consultation and involvement from all local stakeholders would be critical to deliver a successful program to mitigate risk of relationship damage and negative community sentiment.

Timeframe and Key Dates

Date/timing	Action
2025	Apply for Heritage NSW Grant Round 2026-2028

Success Measures

Successful grant application in the 2026-2028 round is required to proceed with event program planning.

Resourcing Requirements and Implications

There are no current resources to deliver this event. Any additional event resources would need to be funded via a grant.

Funding and Finance

It is estimated based on the experiences of other similar events that a budget in the order of \$100,000 - \$150,000 would be required to plan and execute a Heritage Week Event Program, noting that further work would need to be done on the scope and event program to finalise the budget.

Communication Strategy

Given strong cultural sensitivities it is recommended that consultation take place with all local key stakeholders before submitting a grant application.

Next Steps

Await Grant Program opening for 2026-2028 from the NSW Government. Consult with local stakeholders well in advance of the grant application period to ensure event program design and identified locations have support.

Attachments

Nil

8.8 Investments and Revenue Report - February 2024

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

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

Delivery Program

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

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining the activity in Council's financial services portfolio for the month of February 2024.

Report

Investments

Council's investment portfolio as of 29 February 2024 stood at approximately \$224 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 for the month of February is consistent with the benchmark and provided an actual positive return of 0.40 per cent or 5.17 per cent annualised. This return includes the 31-day notice saver account but excludes Council's at call cash and TCorp managed fund accounts.

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, Arlo Advisory, have confirmed that Council's investment portfolio is compliant with current policy settings, with clear buffers between exposures to individual entities and is well diversified from a credit rating spread perspective.

Council's total liquidity to meet short to medium term cash flow needs remains strong with \$3.6 million held in an at call account and an amount of \$10.7 million in a 31-day notice account. This notice account offers an attractive rate for short term deposits of 5.20 per cent which also increases in line with movements in the official cash rate.

The Reserve Bank recently announced that meetings where monetary policy was considered would be reduced from 11 to 8 times per year namely:

- 5-6 February
- 18-19 March
- 6-7 May
- 17-18 June
- 5-6 August
- 23-24 September
- 4-5 November
- 9-10 December.

The official cash rate is 4.35 per cent following a continued pause by the Reserve Bank (RBA) Board at the February monetary policy decision meeting.

The market value of the TCorp 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 TCorp 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 strictly 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 29 February 2024 totalled \$143,956,203 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of February totalled \$101,606,069. In percentage terms 71.8 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. 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 on-line application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 34 Statements of Claim to ratepayers with two or more instalments outstanding and a combined balance exceeding \$1000. Further recovery on accounts with previous action resulted in 40 Judgments being served on defaulters that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule.

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, 173 notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges. In addition, a separate letter is sent containing a request for additional contact points such as mobile number and/or email address.

Sundry Debtors

Debts outstanding to Council as at 29 February 2024 are \$4,144,544 reflecting an increase of \$2,186,500 since January 2024. During the month, 732 invoices were raised totalling \$3,305,993. 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 \$565,904 as at 29 February 2024. The majority of this debt relates to City Standards with \$194,389 outstanding for health licence inspection fees. These fees are generated for various shop premises, household pool inspections, fire safety services and wastewater management systems. Council staff continue to work with our recovery agents to assist in recovery efforts. Part of this debt is due to shops that have closed and the shop owners are no longer contactable. If the cost of recovery is uneconomical to recover, the debt is then recommended for write-off.

Hire fees to the value of \$136,000 are broken up into 3 categories: general hall hire, sports fields hire and art centre room hire. Hall hire fees of \$15,364 are a result of debts raised in advance and in accordance with council policy, do not need to be finalised until 2 weeks prior to the function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event. In this category however there are a few accounts with the combined outstanding balance of \$17,971 where Council continues to work with the regular hirers on payment arrangements. In some cases, hirers are restricted from using facilities until their account has been brought up to date. Sports ground and field hire debts of \$98,412 are also a result of debts raised in advance for the season ahead. Council staff are however continuing to work with sporting groups having difficulties to finalise their payments from previous seasons. Arts Centre Hire outstanding balance is \$4,132.

Corporate Governance debts totalling \$101,936 with the most significant amount of \$26,936, for bond, access and occupation fees of Council's land at lot 4 Narellan Road, Campbelltown. Council has now handed this account over to recovery agents. Also incorporated in this debt is the amount of \$24,500 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. Debts are encumbered to the land and are often finalised with the sale of the property. Another amount of \$9,824 relates to electricity and recharges for various sporting groups.

Government Grant debt of \$78,402 is for a Memorandum of Understanding (MOU) grant between Council and New South Wales Land and Housing. Payment has now been received.

City Services debt of \$21,270 is represented by costs associated with road restoration works. Council staff have reached out to the debtor to discuss payment arrangements.

Debts categorised within Community Businesses total \$18,441. From this category the amount of \$14,967 relates to various clubs and schools hire of the stadium and sports grounds. Council continues to work with debtors to finalise suitable payment arrangements to clear the debt.

Community Life debt of \$5,875 relates to mostly to the Bicycle Education Centre which are fees that are a result of debts raised in advance.

Property Services debt of \$9,591 is mainly contributed to the lease agreement for the Campbelltown Australian Football Club of \$5,300 who have amalgamated with another club resulting in a new agreement under the new entity. Also categorised in this debt is the amount of \$4,289 for a deed of airspace licence fee and application.

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, 176 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. Debtors are encouraged to clear their outstanding debts through regular payments where possible to avoid any further recovery action.

Attachments

8.8.1 Summary of Council's Investment Portfolio - February 2024 (contained within this report)



8.8.2 Rates and Charges Summary and Statistics - February 2024 (contained within this report)



8.8.3 Debtors Summary and Ageing Report - February 2024 (contained within this report) [!\[\]\(aa53ad6fea213b8b2226d3077e30533a_img.jpg\)](#)

Summary of Council's Investment Portfolio

Portfolio as at 29 February 2024



Investments Summary*

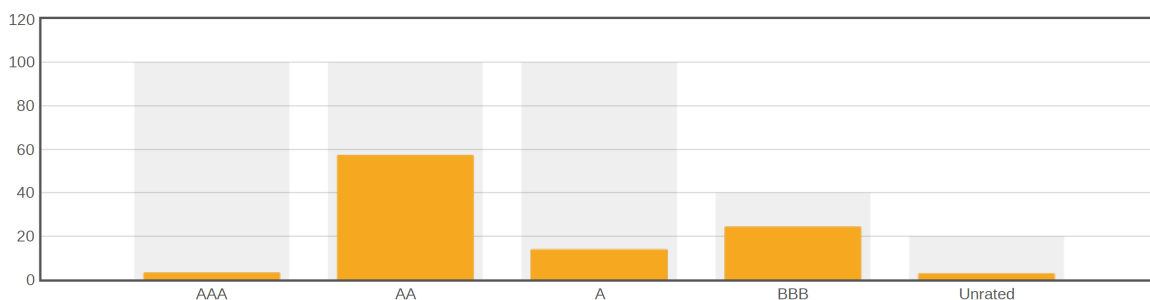
Asset Class as at 29/02/2024

Code	Number of Trades	Invested	Invested (%)
TD	45	132,151,084.93	58.96
FRN	22	44,241,971.60	19.74
FRTD	5	16,000,000.00	7.14
CASH	4	14,351,645.00	6.40
BOND	5	11,799,353.65	5.26
MGFUND	1	5,600,975.45	2.50
TOTALS	81	224,145,030.63	100.0

*Note valuations of Council's Senior FRNs on the Imperium Markets platform are marked-to-market and priced on a daily basis from an independent third party provider. Council has recorded its FRNs internally at the purchase price or face value. As such, the total portfolio's balance is likely to differ as at the reporting date).

Credit Quality

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available
✓	AAA	6,405,110.90	2.86	100.00	217,739,919.73
✓	AA	127,669,030.15	56.96	100.00	96,476,000.48
✓	A	30,511,895.20	13.61	100.00	193,633,135.43
✓	BBB	53,958,018.93	24.07	40.00	35,699,993.32
✓	Unrated	5,600,975.45	2.50	20.00	39,228,030.67
TOTALS		224,145,030.63	100.00		



Maturity Compliance

Maturity Compliance as at 29/02/2024

Compliant	Term	Invested	Invested (%)	Min Limit (%)	Max Limit (%)	Available
✓	0 - 90 days	29,471,316.23	13.15	0.00	100.00	194,673,714.40
✓	91 - 365 days	123,316,385.70	55.02	0.00	100.00	100,828,644.93
✓	1 - 2 years	28,274,073.00	12.61	0.00	100.00	195,870,957.63
✓	2 - 5 years	37,482,280.25	16.72	0.00	100.00	186,662,750.38
✓	5 - 10 years	5,600,975.45	2.50	0.00	20.00	39,228,030.67
TOTALS		224,145,030.63	100.00			

Portfolio Return

Council's performance for the month ending February 2024 (excluding cash accounts and TCorp LTGF) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.34%	1.07%	2.11%	2.80%	4.09%
AusBond Bank Bill Index	0.34%	1.09%	2.12%	2.88%	4.10%
T/D Portfolio	0.41%	1.26%	2.46%	3.22%	-
FRT/D Portfolio	0.43%	1.33%	2.67%	3.58%	-
FRN Portfolio	0.43%	1.32%	2.64%	3.55%	-
Bond Portfolio	0.12%	0.36%	0.68%	0.90%	-
Council's Total Portfolio[^]	0.40%	1.23%	2.40%	3.16%	-
Relative (to Bank Bills)	0.06%	0.14%	0.27%	0.29%	-

[^]Council's total portfolio returns excludes Council's cash account holdings and TCorp LTGF.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	4.35%	4.35%	4.27%	4.22%	4.09%
AusBond Bank Bill Index	4.42%	4.43%	4.31%	4.34%	4.10%
T/D Portfolio	5.31%	5.17%	4.99%	4.85%	-
FRT/D Portfolio	5.58%	5.46%	5.43%	5.40%	-
FRN Portfolio	5.53%	5.40%	5.37%	5.36%	-
Bond Portfolio	1.54%	1.47%	1.37%	1.35%	-
Council's Total Portfolio[^]	5.17%	5.02%	4.86%	4.77%	-
Relative (to Bank Bills)	0.74%	0.59%	0.56%	0.43%	-

[^]Council's total portfolio returns excludes Council's cash account holdings and TCorp LTGF.



Rates Summary

Statement of all Outstanding Rates and Extra Charges

Rate - Charge	30/06/2023	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,982,851.76	76,644,213.67	1,400,131.33	711,265.90	79,938,200.00	55,734,132.74	24,204,067.26	281,954.67	24,486,021.93
Business	539,881.93	22,253,938.68		80,590.42	22,874,411.03	16,988,726.41	5,885,684.62		5,885,684.62
Farmland	35,098.13	485,070.24	205.23	2,340.18	522,303.32	373,513.76	148,789.56	241,219.43	390,008.99
Mining	0.00	30,760.56		13.23	30,773.79	30,760.58	13.21		13.21
SR - Loan	845.32	-8.00		55.63	892.95	0.00	892.95	0.00	892.95
SR - Infrastructure	422,244.28	7,523,740.87		16,963.44	7,962,948.59	5,569,538.04	2,393,410.55	52,008.82	2,445,419.37
Total	\$4,980,921.42	\$106,937,716.02	\$1,400,336.56	\$811,228.80	\$111,329,529.68	\$78,696,671.53	\$32,632,858.15	\$575,182.92	\$33,208,041.07
Garbage	1,302,053.44	30,603,759.83		69,462.58	31,047,369.51	21,797,431.99	9,249,937.52		9,249,937.52
Stormwater	81,986.14	1,495,634.69	927,906.34	1,883.01	1,579,303.84	1,111,965.46	467,338.38		467,338.38
Grand Total	\$6,364,961.00	\$139,037,110.54	\$2,328,242.90	\$882,374.39	\$143,956,203.03	\$101,606,068.98	\$42,350,134.05	\$575,182.92	\$42,925,316.97

Total from Rates Financial Transaction Summary	41,141,703.73
Overpayments	-1,783,613.24
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	431,276
Rate accounts greater than 12 months less than 18 months in arrears	64,457
Rate accounts greater than 18 months in arrears	53,172
TOTAL rates and charges under instruction with Council's agents	548,904



Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Feb-23
Rate Notices	58,791			146			43						
Electronic - DoH	4,629												
Instalment Notices				46,395			49,061						
Electronic - DoH				4,635			4,686						
Missed Instalment Notices						10,838							
- Pensioners > \$15.00						1,205							
Notice to new owner	185	163	159	161	165	198	181	173					90
7-day Letters - Council issued			936			1,502							
- Pensioners > \$1000			122			207							
7-day Letters - Agent issued			433				819						
Statement of Claim	144	12	23	170	25	10	232	34					14
Judgments	6	41	24	10	60	7	20	40					15
Writs				1	5	1	1	1					0
Electronic - eRates & BPAYView	16,302	16,557	16,882	16,963	17,038	17,175	17,365	17,458					16,083
Pensioner applications	77	48	54	60	47	33	47	69					65
Arrangements	86	81	78	67	73	70	76	71					61

DEBTORS SUMMARY 1 February 2024 to 29 February 2024

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/01/2024	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 29/02/2024	% DEBT RATIO
Corporate Governance	673,682	267,710	241,697	699,696	16.88%
City Services	31,467	119,993	57,114	94,346	2.28%
City Standards	289,874	76,221	66,982	299,113	7.22%
Community Businesses	90,170	42,107	74,660	57,617	1.39%
Community Life	54,329	57,193	51,109	60,414	1.46%
Grants	567,661	1,464,165	118,721	1,913,106	46.16%
Hall Hire	180,840	143,130	117,041	206,929	4.99%
Property Services	272,029	1,135,473	594,178	813,324	19.62%
	2,160,052	3,305,993	1,321,501	4,144,544	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 29 February 2024

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Governance	127,114	398,996	71,651	101,936	699,696	131,230
City Services	69,571	3,504	0	21,270	94,346	2,585
City Standards	60,944	28,268	15,513	194,389	299,113	270,409
Community Businesses	33,983	5,193	0	18,441	57,617	9,411
Community Life	45,032	8,088	1,419	5,875	60,414	40,575
Grants	1,512,675	322,029	0	78,402	1,913,106	51,813
Hall Hire	50,832	19,201	895	136,000	206,929	107,636
Property Services	795,206	6,124	2,404	9,591	813,325	4,242
	2,695,357	791,403	91,880	565,904	4,144,544	617,902

8.9 Reports and Letters Requested

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
5.1.2.1 Communicate in a diverse, open and inclusive way that informs and engages our communities to build confidence and trust

Officer's Recommendation

That the 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 April 2024.

Attachments

8.9.1 Reports Requested Register (contained within this report) [↓](#)

8.9.2 Letters Requested Register (contained within this report) [↓](#)

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Services			
11.07.23 Munro	NM 11.1 - Intersection of Collins Promenade and Eagleview Rd 1. That Council undertake a review of recent changes to the intersection of Collins Promenade and Eagleview Rd and present the findings to Transport NSW for their review and consideration in the interest of motorist safety.	Currently under investigation. This item has been added to the recommenced Traffic Committee agenda and will be reported to Council thereafter.	June 2024
13.12.22 Stellino	ORD 8.3 - Bin Locks - 12 Month Trial 3. A report on the findings be presented to Council after 3 months of the trial and before 12 months, whichever comes first.	12 month trial began in May 2023. The report on findings will be presented at the November Council meeting. Following Cr Stellino's statement at the September Council meeting a report will be provided 12 months from date of the first bin latch being issued to the public, or 3 months after all of the bin latches being distributed whichever comes first.	June 2024
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.	The feasibility report is currently being prepared.	May 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Services			
12.9.23 Hunt	<p>NM 11.2 Bus Stop Shelters</p> <p>2. That Council, subject to confirmation of bus routes and service standards, review the current installation program of bus stop shelters and explore options to expand to meet community growth and expectations; and</p> <p>3. That a report is presented on the information received and options to be considered.</p>	Currently under review.	June 2024
20.9.22 Brticevic	<p>NM 11.3 - International Mother Language Day Monument</p> <p>1. That Council rescind the current Memorials and Monuments in Public Open Space Policy-(Attachment 1).</p> <p>2. That Council endorse the revised draft Memorials and Monuments in Public Open Space Policy for the purposes of a 28-day public exhibition (Attachment 2).</p> <p>3. That a further report be presented to Council on the Memorials and Monuments in Public Open Space Policy following the <u>public exhibition period</u>.</p>	The Council endorsed the revised policy in principle for the purposes of public exhibition at the Council meeting on 12 December 2023. The public exhibition of the revised policy will conclude on 1 March 2024 and a report on the outcome of the exhibition provided to Council at the May 2024 meeting.	May 2024
9.8.22 Chowdhury	<p>NM 11.4 - Grass Cutting</p> <p>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</p> <p>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.</p>	<p>Currently under investigation and report being prepared.</p> <p>Briefing provided to Councillors on 28 November 2023.</p>	May 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Services			
9.8.22 Brticevic	<p>That a further report be provided to Council detailing the requirements of the original notice of motion. 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>	a report to be presented to Council at the April 2024 meeting as Item 8.4 on the agenda.	April 2024
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> <p>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 report is being prepared for May 2024 meeting.	May 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Planning and Environment			
26.03.24 Morrison	<p>ORD 8.3 - Draft Site Specific Development Control Plan - Glenlee Estate, Menangle Park</p> <p>3. That the outcome of the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 - (Part 8B - Glenlee Estate) be reported to Council with the outcome of the public exhibition of the associated Glenlee Estate Planning Proposal.</p>	Currently on Public Exhibition	July 2024
13.02.24 Oates	<p>ORD 8.2 - Planning Proposal Request - Hollylea Road, Leumeah</p> <p>5. That following the completion of public exhibition either: a. where submissions are received by Council in response to public exhibition, a submissions report be presented to Council, or b. where no submissions are received by Council in response to public exhibition, the Planning Proposal be finalised.</p>	Waiting on Gateway Determination which will detail public exhibition requirements. Post exhibition report, if required expected early 2025	March 2025
13.02.24 Greiss	<p>ORD 8.3 Public Exhibition - Draft Regional Affordable Housing Contribution Scheme</p> <p>That item 8.3 Public Exhibition – Draft Regional Affordable Housing Contribution Scheme be deferred subject to further discussion with the NSW State Government.</p>	Matter deferred	June 2024
8.11.22 Oates	<p>ORD 8.6 - Planning Proposal - 80 O'Sullivan Road, Leumeah</p> <p>5. That at the conclusion of the public exhibition, a report be presented to Council on the outcome of the public exhibition.</p>	a report to be presented to Council at the April 2024 meeting as Item 8.3 on the agenda.	April 2024

Reports requested effective 2 April 2024

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.	May 2024
13.10.20 Lake	<p>NM 11.1 - Charging for parking within the Campbelltown Local Government Area</p> <p>That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.</p>	Further studies are required for paid parking to form a part of a parking strategy.	October 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Lifestyles			
10.10.23 Brticevic	4. That Council is presented with a quarterly report detailing the operational costs and utilisation of the facility.	The quarterly report will be provided to Council after the opening of the Billabong facility.	Quarter 4
12.09.2023 Oates	NM 11.1 Vernacular Housing 1. Investigate different ways to involve our local community in recognising and researching examples of disappearing vernacular styles of housing in Campbelltown suburbs; 2. Use the information gathered to create a page on the Library's local studies website to contain photos and a brief description of the styles.	Local Studies team will work on this as a project for History Week in September 2024.	June/July 2024
8.8.2023 Cotter	NM 11.4 - Youth Festival That a report is presented to the council detailing the feasibility, costing and funding options for the creation of a youth festival	a report to be presented to Council at the April 2024 meeting as Item 8.5 on the agenda.	April 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Lifestyles			
8.8.2023 Cotter	NM 11.5 -Library Design 3. That a report is presented to the council detailing the result of the consultation process, including costing and funding options.	Further Investigation will commence detailing the result of the consultation process, including costing and funding options on the library design.	May 2024
11.07.2023 Oates	NM 11.3 - Colonial History That, in order to recognise and celebrate Campbelltown's nationally significant colonial history, a report be presented to Council: 1. outlining the plans for a Colonial Market Fair and Bush Dance to be held in Hurley Park near the site of the historic cattle tanks; 2. advising how funds will be sought to implement such an event; and 3. confirming the inaugural event be held during Heritage Week 2024.	a report to be presented to Council at the April 2024 meeting as Item 8.7 on the agenda.	April 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Governance			
26.03.24 Chivers	<p>NM 11.1 - Campbelltown Theatre</p> <p>1. That a report be presented to Council on the occupation of Campbelltown Theatre by Campbelltown Theatre Group Inc. The report should include a summary of the existing occupation of the site and whether it is consistent with the community's needs, consideration of the general benefit in reverting back to a council – managed community facility and consideration for the provision of alternative function that may provide opportunity for greater utilisation by the Campbelltown community.</p>	Currently under investigation	July 2024
12.12.2023 Brticevic	<p>NM - Ward System</p> <p>1. That a detailed report be presented to the Council regarding the feasibility of implementing a ward system within the Campbelltown Council Local Government Area. The report should address:</p> <p>a. The potential effects of the ward system on community involvement, equitable representation, and influence on the Council's decision-making framework.</p> <p>b. Recommendations for the optimal number of wards, and Councillors per ward, considering our population in relation to other councils in Sydney.</p> <p>c. An analysis of the financial implications for Council over both the immediate and future budgets, including referendum costs, should a ward system be proposed for community consideration.</p> <p>d. A step-by-step outline of the procedure required to propose this change to the community through constitutional referendum.</p>	a report to be presented to Council at the April 2024 meeting as Item 8.10 on the agenda.	April 2024

Reports requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Governance			
9.5.23 Chew	<p>NM 11.2 - Customer Experience</p> <p>1. That Council further investigate opportunities for enhancing measurement of customer experience.</p> <p>2. That a report to Council detailing the outcomes and recommendation for customer experience metrics.</p>	<p>A new indicator for customer service has been added to the Operational Plan - "First call resolution rate by customer service - 75%".</p> <p>Customer experience strategy developed, phase two active in finalisation of customer service charter and a number of customer experience projects inflight including journey mapping of major services.</p> <p>Customer experience metrics will be further refined following outcomes of phase two</p>	May 2024
Office of the General Manager			
10.10.23 Morrison	<p>NM 11.1Campbelltown Ambassadorship Program</p> <p>That a report be presented to Council investigating the opportunity for development of a Campbelltown Ambassadorship Program that acknowledges significant contributions of individuals to our city and leverages their profile to promote Campbelltown.</p>	<p>A model is currently being explored and consultation and benchmarking being undertaken. A report will be presented to the March meeting.</p>	June 2024

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
City Planning and Environment		
26.3.24 Chowdhry	ORD 8.6 - Campbelltown Local Planning Panel Membership 4.That the Mayor write to Stuart McDonald, Scott Lee, Helena Miller, Mary-Lynn Taylor, Phillip Hayward and Cecilia Cox and thank them for their service to Council and the community over the last 6 years.	Letters currently being drafted
City Lifestyles		
26.3.24 Khalil	NM - 11.2 - Pickleball Courts 3.That Council write to our regions State and Federal MP's seeking their endorsement and support and financial contribution of the State and Federal Government's for the establishment of Pickleball Courts in the Campbelltown LGA.	Letters currently being drafted
City Services		
26.03.24 Khalil	NM 11.3 - Minto Railway Station Improvements 1.That Council write to the Hon Jo Haylen, Minister for Transport, raising concerns about the lack of sufficient cover at Minto Station, including a roof covering the overbridge and ramps situated between the platforms, and advocating for improvements.	Letters currently being drafted
26.03.24 Morrison	NM 11.4 - Spring Farm Parkway - South Bound Ramps That Council writes to the Hon Jo Haylen MP, Minister for Transport and the Hon John Graham MLC, Minister for Roads, Shadow Minister for Transport and Roads Natalie Ward and Mr Greg Warren, MP, Member for Campbelltown, The Hon Anoulack Chanthivong MP, Member for Macquarie Fields and Mr Nathan Hagarty MP, Member for Leppington, advocating for the delivery of South Bound Ramps at the M31 connection with Spring Farm Parkway, Menangle to enable traffic movement north and south on the M31 from the Menangle interchange, and minimise future disruption.	Letters currently being drafted

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
City Services		
14.6.22 Hunt	ORD 7.1 - Koala Care and Treatment Facilities 2. That Council write to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP, seeking funding for koala protection.	2. Letter sent 4 July 2022 to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP.
9.8.22 Stellino	NM 11.1 - Koala Care 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 November 2022 to the Hon James Griffin MP- Minister for the Environment and Heritage Letter sent 4 July 2023 to Minister for Environment, the Hon. Penny Sharpe MLC. Letter sent to the Hon. Penny Sharpe MLC on 25 August 2023.

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
City Services		
10.10.23 Stellino	<p>NM 11.2 New National Park</p> <p>1. That Council write to the Minister for Environment and Heritage, the Hon. Penny Sharpe MLC, thanking the NSW Government for the commitment of \$48 million in the 2023-24 NSW Budget to help establish a new National Park along the Georges River between Long Point and Appin, eventually covering up to 1830 hectares, with an aim to delivering long-lasting conservation benefits for Sydney's largest and healthiest koala populations.</p> <p>2. That Council write to the NSW Department of Environment and Heritage requesting details of the program for delivery of the new National Park and invite the department to present a briefing for councillors and any appropriate staff which includes the Department's position as to their plans to lock-out land previously accessible by the public.</p>	<p>Letter sent to Minister for Environment, the Hon Penny Sharpe MLC on 26 October 2023.</p> <p>Response received from Minister for Environment, the Hon Penny Sharpe MLC dated 9 February 2024.</p>
12.09.2023 Hunt	<p>NM 11.2 - Bus Stop Shelters</p> <p>1. That Council write to Hon. Jo Haylen MP, Minister for Transport seeking a review of current bus routes and service standards in Campbelltown Local Government Area, with particular focus on vulnerable community groups such as schools, aged care;</p>	<p>Letter sent to Minister for Transport, the Hon Jo Haylen on 9 October 2023.</p>

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
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 - Minister for Transport, the Hon. David Elliott MP - Member for Campbelltown, Greg Warren MP - Shadow Minister for Transport, the Hon. Jo Haylen MP - Shadow Minister for Education, the Hon. Prue Car - Minister for Education and Early Learning, the Hon. Sarah Mitchell <p>Response received from Transport for NSW dated 4 December 2023.</p> <p>Response received on 3 March 2023, from Shadow Minister for Education, the Hon. Prue Car MP, referring the matter onto Shadow Minister for Transport, the Hon. Jo Haylen MP</p> <p>Response received dated 6 March 2023, from Member for Campbelltown, Greg Warren MP</p>
12.09.2023 Khalil	<p>8.8 Public Exhibition of Draft Lynwood Park Masterplan</p> <p>1. That Council write to our region's State and Federal Members of Parliament seeking their input and/or support of the Masterplan prior to its exhibition, noting the funding for delivery for such a plan will come from NSW and/or Commonwealth government(s).</p>	<p>Letters sent on 10 October 2023 to:</p> <ul style="list-style-type: none"> - Member for Werriwa, Anne Stanley MP - Member for Camden, Sally Anne Quinnell MP - Member for Campbelltown, Greg Warren MP - Member for Leppington, Nathan Hagarty MP - Member for Macquarie Fields, Anoulack Chanthivong MP - Member for Macarthur, Dr Mike Freeland MP

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
Office of General Manager		
14.2.23 Bricevic	<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 Freeland MP, Attorney General the Honourable Mark Dreyfus MP and the Prime Minister the Honourable Anthony Albanese MP seeking a commitment for a Federal Circuit and Family Court of Australia for the Community and Justice Precinct in Campbelltown. 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 	<p>11 December 2023 Letter sent to the Attorney General the Hon. Michael Daly MP via portal requesting a meeting to discuss the Campbelltown Community and Justice Precinct.</p> <p>4 April 2023 A further letter was sent to the new Attorney General the Hon. Michael Daley MP requesting a meeting to discuss the Community and Justice Precinct.</p> <p>28 March 2023 A response received from the office of the Hon. Peter Dutton MP, Leader of the Opposition and from the Hon. Mark Dreyfus KC MP, Attorney General and also on behalf of the Prime Minister, the Hon. Anthony Albanese MP.</p> <p>1 March 2023 A response received from the Hon Melinda Pavey MP on behalf of the Attorney-General, the Hon Mark Speakman MP.</p> <p>16 Feb 2023 Letters sent to Member/Candidate for the electorate of Campbelltown Greg Warren MP, Shadow Attorney General Michael Daley, Opposition Leader Chris Minns.</p> <p>15 Feb 2023 Letters sent to the Member for Macarthur Dr Mike Freeland MP, Attorney General the Honourable Mark Dreyfus MP, the Prime Minister the Honourable Anthony Albanese MP, the NSW Attorney-General, the Hon Mark Speakman MP, and the NSW Premier, the Hon Dominic Perrottet MP, the Shadow Attorney-General, Mr Julian Leaser MP, and the Leader of the Opposition, the Hon Peter Dutton MP.</p>

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
Office of General Manager		
6.6.23 Bricevic	<p>NM- 11.2 Campbelltown Hospital Staff Parking</p> <p>1. That Council writes to the federal Member for Macarthur, Dr Freeland, seeking his support to reallocate the \$15 million that was promised to Macarthur as part of the last government 2019 election to expand free parking in Campbelltown hospital and provide a cost of living relief to our residents attending the Campbelltown hospital in these hard times.</p> <p>2. That council acknowledges and thanks Dr Mike Freeland and Mr Greg Warren MP for their past and ongoing advocacy for staff and community parking assistance at Campbelltown hospital.</p>	<p>Secondary letter received from Dr Mike Freeland dated 11 January 2024, received on 1 March 2024.</p> <p>Secondary correspondence sent to Member for Macarthur, Dr Mike Freeland on 13 December 2023.</p> <p>A response received from Member for Macarthur, Dr Mike Freeland on 7 July 2023.</p> <p>Letters to Dr Freeland MP and Mr Greg Warren MP were sent 23 June 2023.</p>
Office of General Manager		
14.02.2023 Bricevic	<p>1. That Council write to the Member for Macarthur Dr Mike Freeland MP, the Honourable Catherine King MP the Minister for Infrastructure, Transport, Regional Development and Local Government and the Prime Minister the Honourable Anthony Albanese MP seeking a financial commitment to the upgrade/expansion of Appin Road including underpasses and fauna protection measures similar to Labor's election promise to allocate \$50 million for the upgrade of Appin Road, being the most notorious road in the Macarthur region, if it won that election.</p> <p>2. That Council write to the Shadow Minister for Infrastructure, Transport, Regional Development, Senator the Hon Bridget McKenzie, and the Leader of the Opposition, the Hon Peter Dutton MP, seeking a financial commitment to the upgrade/expansion of Appin Road, including underpasses and fauna protection measures.</p> <p>3. That Council write to the Member/Candidate for Campbelltown Greg Warren MP, Shadow Minister for Transport Jo Haylen MP, Opposition Leader Chris Minns seeking an election commitment to the upgrade/expansion of Appin Road including underpasses and fauna protection measures similar to the Wollongong by-election promise of fifty million dollars in 2016.</p> <p>4. That Council write to the Minister for Transport David Elliott MP, the NSW Premier, the Hon Dominic Perrottet MP seeking an election commitment to the upgrade/expansion of Appin Road including underpasses and fauna protection.</p>	<p>All letters sent 16 February 2023.</p> <p>Response received from Member for Campbelltown, Greg Warren MP on 1 March 2023. Acknowledgement received from Opposition Leader, Chris Minns MP on 6 March 2023. Response received from the Hon Catherine King MP 28 June 2023 and letter dated 6 June 2023.</p> <p>Letter raising concerns regarding delays in approving koala protection efforts and upgrade to Appin Road Appin from Dr Mike Freeland MP to the Hon John Graham MLC, Minister for Roads dated 15 November 2023.</p>

Letters requested effective 2 April 2024

Date of Decision Mover	Action Item	Comments / updates
Office of General Manager		
7.11.2023 Greiss Mayoral Minute	That the Mayor write to the Hon. Chris Minns with my proposal and offer him unconditional support in undertaking the state-led rezoning. It is my aspiration that we can secure the Council's endorsement of a preliminary Local Environmental Plan for public exhibition prior to the conclusion of this Council term.	Letter sent to the Hon Chris Minns MP dated 9 November 2023.
12.12.2023 Cotter	NM - 11.1 Emergency Room Wait Times 1.That Council write to the relevant Ministers and Deputy Secretary seeking action to improve Emergency Room wait times and patient comfort at Campbelltown Hospital. 2.That Council advocate to the State and Federal Governments and their respective opposition to focus on addressing the GP shortage in Campbelltown and Western Sydney. 3.That Council write to the relevant Ministers and Shadow Ministers as well as Deputy Secretary seeking funding for the development of Community Health Hub at Glenfield.	Responses received from the Hon Ryan Park MP GP shortage referring letter to the Federal Minister for Health and Aged Care, the Hon. Mark Butler MP on 1 February 2024. Glenfield Integrated Health Hub dated 30 January 2024 and Emergency Wait Times received on 6 March 2024. Response recieved from South West Sydney Local Health District, Chief Executive, Sonia Marshall on behalf of Dr Kerry Chant dated 13 February 2024. Letters sent 30 January 2024 to the Hon Ryan Park MP Minister for Health, Dr Kerry Chant Deputy Secretary, Population and Public Health NSW Health, the Hon Matt Kean, Shadow Minister for Health, the Hon Anoulack Chanthivong MP, the Hon Anne Ruston and the Hon Mark Bulter MP
13.02.2024 Bricevic	Item 7.6 - Western Sydney Bus Services - Stage 1 2.That the Council make representations to the relevant Ministers and Transport for NSW Secretary acknowledging the letter from Transport for NSW regarding the failure to deliver a rapid bus service between Campbelltown and Western Sydney Airport prior to its opening and imploring the government to re-prioritise funding to deliver on the commitment.	Response received via email on 4 March 2024 from the Hon Prue Car MP, refering onto the Minister for Transport the Hon Jo Haylen MP. 28 February 2024 Letter sent to the Hon Prue Car MP, Minister for Western Sydney and the Hon Jo Haylen MP. A copy of these letters were provided to the Member for Campbelltown, Mr Greg Warren MP and Member for Macquarie Fields, the Hon Anoulack Chanthivong MP. Letter was sent to Secretary of Transport for NSW, Josh Murray.

8.10 Ward System Investigation

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

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

Delivery Program

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

Officer's Recommendation

That the information be noted.

Purpose

To present a report to Council on the feasibility of implementing a ward system within the Campbelltown Council Local Government Area as resolved by Council at the meeting on 12 December 2023.

History

The original inhabitants of what is now the Campbelltown Local Government Area were the Dharawal Aboriginal people. Today Campbelltown has one of the largest populations of people identifying as Aboriginal and Torres Strait Islanders in NSW.

Campbelltown was founded in 1820 by Governor Lachlan Macquarie and named after his wife Elizabeth, whose maiden name was Campbell.

In 1882, the area was officially proclaimed as the Municipal District of Campbelltown by the Governor of NSW. Nine Aldermen were elected, with John Ahearn elected the first Mayor of Campbelltown. The Municipal District of Ingleburn was proclaimed in 1896. In 1948 Campbelltown and Ingleburn were joined into one common council and became known as the Amalgamated Municipality of Campbelltown. In 1950 the newly amalgamated Municipality was divided into three wards, North, Central and South with four Aldermen each. By 1958 the growth of the area led to the unequal distribution of the ward divisions and the Department of Local

Government (as it was known at the time) requested that Council consider abolishing ward divisions. From 1960, the municipality was undivided and in 1968, the City of Campbelltown was declared.

The current Campbelltown Local Government Area (LGA) is located 53 kilometres southwest of Sydney, Campbelltown City covers an area of 312 square kilometres extending from Glenfield in the north, Menangle Park in the south, the Scenic Hills in the west and the Georges Rivers in the east and had an estimated resident population of 180,365 as at the 30 June 2022. The current local government area remains undivided, with all residents of the LGA represented by all 15 councillors. The Mayor is elected by the Council from within their number.

At the Council meeting on 12 December 2023, the Council resolved:

That a detailed report be presented to the Council regarding the feasibility of implementing a ward system within the Campbelltown Council Local Government Area. The report should address:

- a) The potential effects of the ward system on community involvement, equitable representation, and influence on the Council's decision-making framework.
- b) Recommendations for the optimal number of wards, and Councillors per ward, considering our population in relation to other councils in Sydney.
- c) An analysis of the financial implications for Council over both the immediate and future budgets, including referendum costs, should a ward system be proposed for community consideration.
- d) A step-by-step outline of the procedure required to propose this change to the community through constitutional referendum.

Report

Local government electoral representation systems generally seek to uphold the democratic principle of "one person, one vote, one value".

The concept of representation, at its core, means to have views presented by some on behalf of many (Bryer and Sahin 2012). Local government in Australia is based on the concept of eligible residents electing councillors to make decisions on their behalf. In addition to councillors, the electoral system is also important, as the instrument through which representation is realised.

In New South Wales, local government areas can be either divided (with wards) or undivided (without wards). The decision to change the status quo, to create or abolish wards must be determined through a constitutional referendum process, that is, put to a general vote of the electorate. Each ward must have an equal number of councillors and the representation ratios between wards cannot vary by more than ten percent.

Ward boundaries must also, as far as practicable, correspond to the boundaries of the appropriate districts and census districts (Section 210A).

LEGISLATIVE CONTEXT

The provisions of the Local Government Act 1993 NSW (the LG Act) relevant to the investigation and implementation of a ward system are as follows:

Section 16 What matters must be dealt with at a constitutional referendum?

- 1) A council may not do any of the following unless approval to do so has been given at a constitutional referendum—
 - a) divide its area into wards or abolish all wards in its area,
 - b) change the basis on which the mayor attains office (that is, by election by the councillors or by election by the electors),
 - c) increase or decrease the number of councillors in accordance with the limits under section 224,
 - d) change the method of ordinary election of councillors for an area divided into wards.

Section 210 Division of areas into wards

- 1) The council may divide its area into divisions, called “wards”.
- 2) The council may abolish all wards.
- 3) The council may alter ward boundaries.
- 4) The council may name or rename a ward.
- 5) A council must not divide an area into wards or abolish all wards unless it has obtained approval to do so at a constitutional referendum.
- 6) A by-election held after an alteration of ward boundaries and before the next ordinary election is to be held as if the boundaries had not been altered.
- 7) The division of a council’s area into wards, or a change to the boundaries of a ward, must not result in a variation of more than 10 per cent between the number of electors in each ward in the area.

210A Consultation, public notice and exhibition of proposals regarding ward boundaries

- 1) Before dividing a council’s area into wards or altering a council’s ward boundaries, the council must—
 - a) consult the Electoral Commissioner and the Australian Statistician to ensure that, as far as practicable, the proposed boundaries of its wards correspond to the boundaries of appropriate districts (within the meaning of the Electoral Act 2017) and census districts, and to ensure that the proposed boundaries comply with section 210(7), and
 - b) prepare and publicly exhibit a plan detailing the proposed division or alteration (the ward boundary plan).
- 2) The council must give public notice of the following—
 - a) the place at which the ward boundary plan may be inspected,
 - b) the period for which the plan will be exhibited (being a period of not less than 28 days),
 - c) the period during which submissions regarding the ward boundary plan may be made to the council (being a period of not less than 42 days after the date on which the ward boundary plan is placed on public exhibition).
- 3) The council must, in accordance with its notice, publicly exhibit the ward boundary plan together with any other matter that it considers appropriate or necessary to better enable the plan and its implications to be understood.
- 4) Any person may make a submission to the council regarding the ward boundary plan within the period referred to in subsection (2)(c).
- 5) The council must consider submissions made in accordance with this section.

Section 224 How many councillors does a council have?

- 1) A council must have at least 5 and not more than 15 councillors (one of whom is the mayor).
- 2) Not less than 12 months before the next ordinary election, the council must determine the number, in accordance with subsection (1), of its councillors for the following term of office.
- 3) If the council proposes to change the number of councillors, it must, before determining the number, obtain approval for the change at a constitutional referendum.

UNDIVIDED AND DIVIDED STRUCTURES

In NSW local government areas, metropolitan Councils tend to be divided into wards and rural councils undivided.

As part of the 2016-17 council amalgamation process the NSW Government imposed a structure of five wards of three councillors each on most amalgamated councils, including all of those in urban NSW.

At the 2021 Local Government Election, of the 128 NSW Councils that held elections, 49 NSW councils used a ward system of representation. Two of the 49 councils using wards, Dubbo and Walcha, voted to abolish their wards at constitutional referendums in 2021.

In the Greater Sydney region there are only three councils without wards: the City of Sydney, Hawkesbury Council and the City of Campbelltown. The City of Sydney was excluded from further analysis due to its unique arrangements.

The following table compares the advantages and disadvantages of undivided and divided local government structures.

	Advantages	Disadvantages
Undivided/ No Wards	Allows voters to select candidates based on their capabilities as community leaders and decision makers across the whole local government area rather than on their geographic associations.	There are risks that councillors will be elected from a single part of the local government area and that some 'communities of interest' could be unrepresented.
	An undivided Council is the ultimate democratic structure as each voter has the opportunity to express a preference and vote for all vacant councillor positions.	The more popular or known councillors may receive more enquiries from the public (i.e. inequitable workloads).
	Promotes the concept of LGA-wide focus, with councillors being elected by and concerned for the whole LGA, rather than parochial or ward-centric interests.	May lead to significant communities of interest and points of view being unrepresented. May lead to councillors being relatively inaccessible for residents of parts of the LGA.

	Communication enhanced as all community members are given the choice to consult with all Councillors instead of being obliged to consult specific ward Councillors with their concerns.	May lead to confusion of responsibilities and duplication of effort on the part of councillors. May be difficult for voters to assess the performances of individual councillors.
	Results in simple, less expensive voters' roll for elections as compared with separate voters' rolls for each ward.	Large numbers of candidates might be confusing for voters.
	Automatically absorbs population fluctuations and removes the need to maintain continuous ward boundary review.	Council elections and supplementary elections are conducted across the whole of the council area (at a significant expense), although this is lessened by the countback provisions.
	Councillors elected in undivided LGAs may have the political support to make locally unpopular decisions, while those representing a ward may feel increased pressure to vote with local sentiment on matters that may be in the best interest of the entire LGA and vice versa.	
Divided	Councillors are more likely to be truly local representatives and aware of local issues.	Wards may create conflict between the role of the Councillor to represent ward constituents and the requirement to represent the collective interests of residents, ratepayers and the local community (232(d))
	Geographical communities of interest are likely to be represented.	Ward boundaries may divide communities of interest and may be difficult to define.
	Electors have a choice of councillors to approach, albeit a smaller choice. Councillors may share workloads more effectively.	Duplication or gaps may occur if councillors do not communicate or share their workloads effectively.
		Ward boundaries must remain under continuous review and are susceptible to change as a result of population growth and greenfield development.
		Cost to keep ward boundaries under constant review

NUMBER OF COUNCILLORS

The Council resolution sought recommendations for the optimal number of wards and Councillors per ward, considering the Campbelltown LGA population in relation to other councils in Sydney.

In NSW the Act provides that the number of Councillors be not less than 5 and not more than 15 (including the Mayor). No other guidance is provided on how to determine the appropriate number of councillors, however, the Office of Local Government is generally reluctant to recommend an even total number of councillors in order to prevent tied votes.

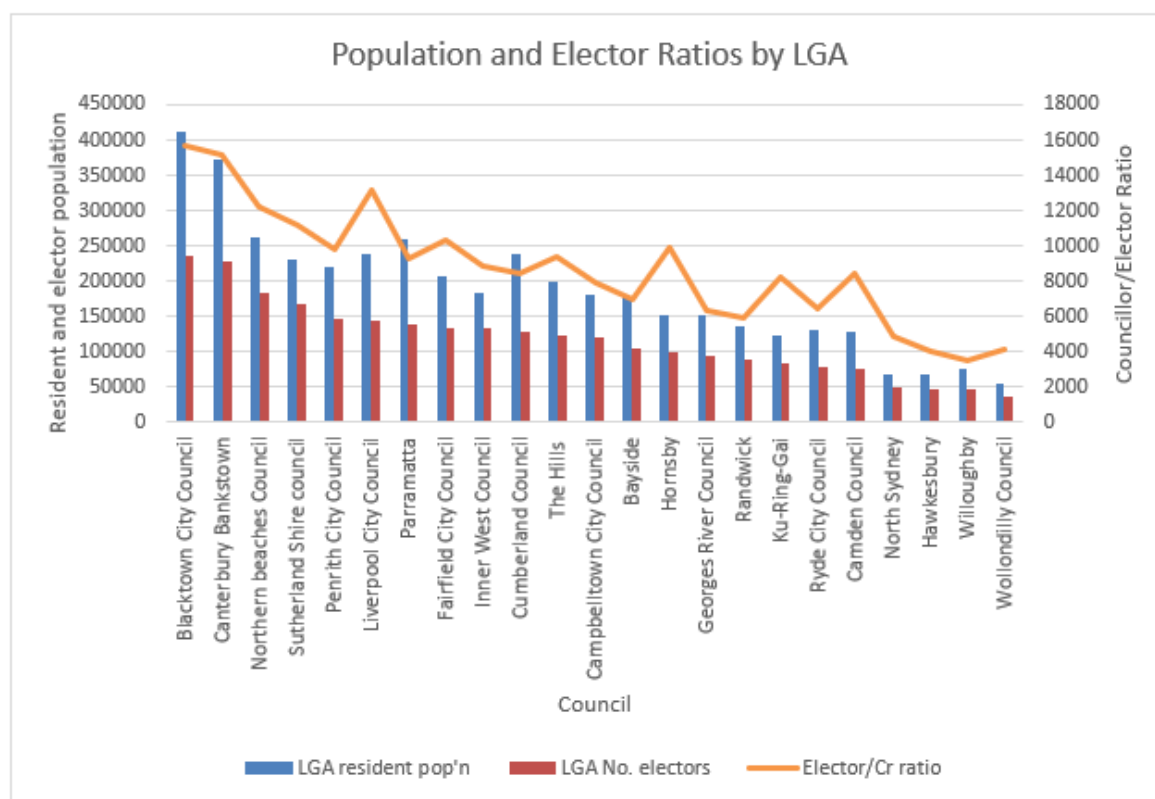
Whilst the NSW Act does not require consideration of other councils of similar populations to inform the number of Councillors, analysis of the residential and elector population of Metropolitan Major, Large and Medium categories of councils against the number of Councillors and wards and various representation ratios is provided in the table below.

Note, the NSW Electoral Commission enrolment data for the Campbelltown Local Government Area published as at 20 February 2024, records the number of enrolled electors as 119,034. It should also be noted that there may be slight variation in the electoral enrolment data due to the census data areas not aligning exactly with suburb and LGA boundaries. The comparison data for all other Council areas reviewed is based on the 2021 election and/or census data.

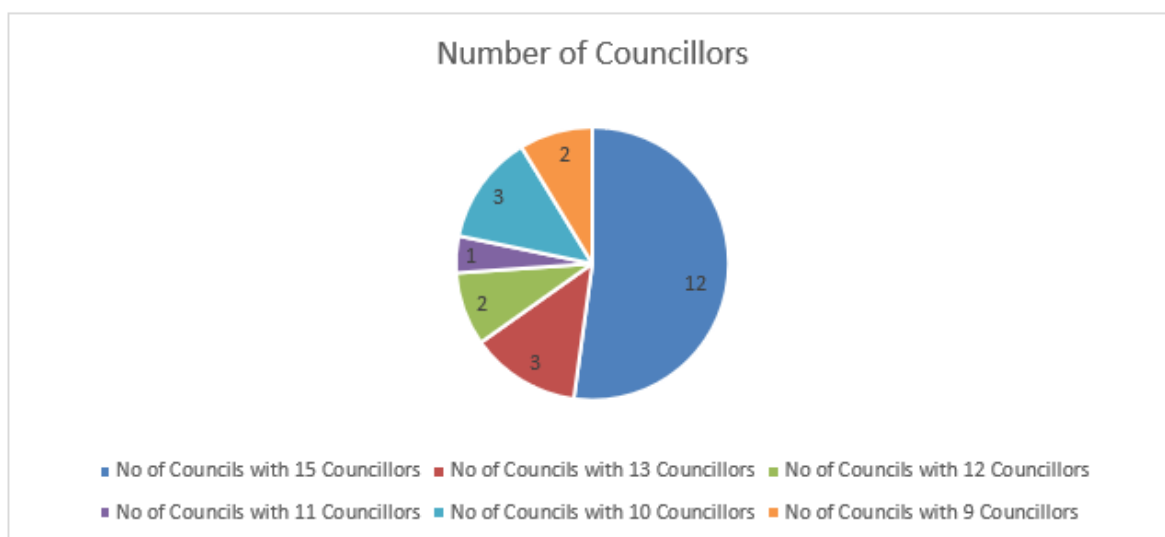
Council name	Category	Divided/ Undivided	LGA resident pop'n	LGA No. electors	Councill ors	Wards	Crs per ward	Cr:Elector Ratio	Cr:Resident Ratio
Blacktown City Council	Metropolitan Major	Divided	410897	235403	15	5	3	1:15694	1:27393
Canterbury Bankstown	Metropolitan Major	Divided	372066	227966	15	5	3	1:15198	1:24804
Northern beaches Council	Metropolitan Large	Divided	263298	183478	15	5	3	1:12232	1:17553
Sutherland Shire council	Metropolitan Large	Divided	231839	167,401	15	5	3	1:11160	1:15456
Penrith City Council	Metropolitan Large	Divided	220908	147669	15	3	5	1:9845	1:14727
Liverpool City Council	Metropolitan Large	Divided	239,755	144,699	11	2	5	1:13154	1:21796
Parramatta	Major CBD	Divided	260379	139099	15	5	3	1:9273	1:17359
Fairfield City Council	Metropolitan Large	Divided	206807	133860	13	2	6	1:10297	1:15908
Inner West Council	Metropolitan Large	Divided	183105	132362	15	5	3	1:8824	1:12207
Cumberland Council	Metropolitan Large	Divided	237420	127131	15	5	3	1:8475	1:15828
The Hills	Metropolitan Large	Divided	199244	122696	13	4	3	1:9438	1:15326
Campbelltown City Council	Metropolitan Medium	Undivided	180365	119,034	15	1	15	1:7936	1:12024
Bayside	Metropolitan Large	Divided	177945	104830	15	5	3	1:6989	1:11863
Hornsby	Metropolitan Medium	Divided	151747	99449	10	3	3	1:9945	1:15175
Georges River Council	Metropolitan Medium	Divided	153232	94901	15	5	3	1:6327	1:10215
Randwick	Metropolitan Medium	Divided	135686	88101	15	5	3	1:5873	1:9046
Ku-Ring-Gai	Metropolitan Medium	Divided	124172	82769	10	5	2	1:8277	1:12417
Ryde City Council	Metropolitan Large	Divided	131122	77572	12	3	4	1:6464	1:10927
Camden Council	Metropolitan Medium	Divided	127,806	75890	9	3	3	1:8432	1:14201
North Sydney	Metropolitan Medium	Divided	69341	48552	10	2	5	1:4855	1:6934
Hawkesbury	Regional Centre	Undivided	67862	48349	12	1	12	1:4029	1:5655
Willoughby	Metropolitan Medium	Divided	75493	46186	13	4	3	1:3553	1:5807
Wollondilly Council	Regional Centre	Divided	55801	36,810	9	2	4	1:4090	1:6200

The number of electors of the councils analysed range from 36,810 (Wollondilly) – 235,403 (Blacktown). In terms of the number of residents and number of electors Campbelltown is right in the middle ranked 12 of 23 with 180365 residents in 2022 and 119034 electors in February 2024.

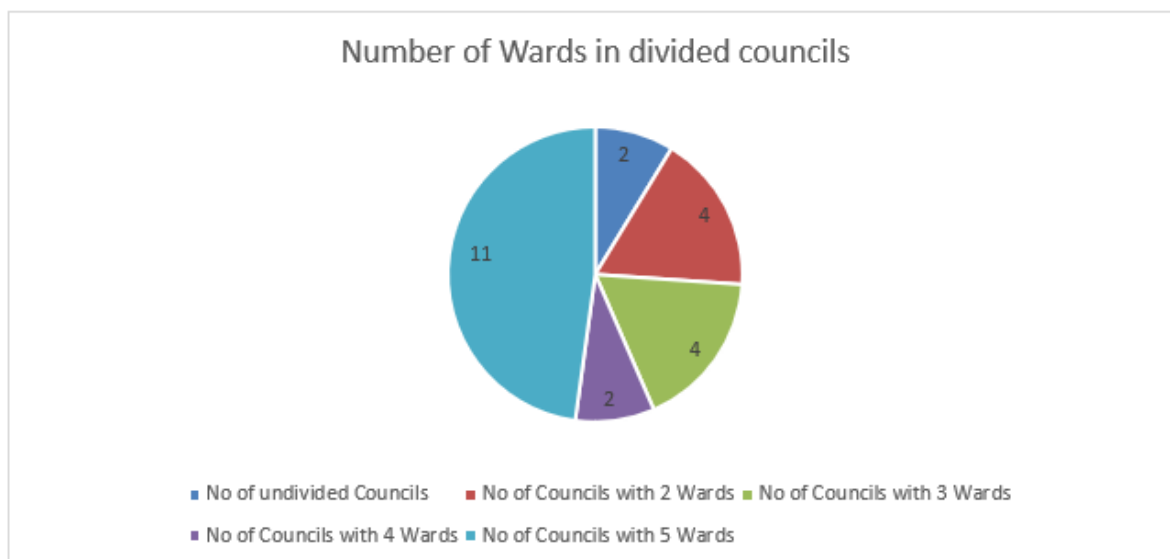
The elector ratio reflects the number of electors represented by each Councillor in a Local Government Area. The elector ratio in the Metropolitan Major, Large and Medium councils range from the lowest ratio of 1:3553 at Willoughby to the highest ratio of 1:15694 at Blacktown, which also has the largest residential population of all NSW Councils. With 15 Councillors and 119034 enrolled electors, Campbelltown is placed mid-range with an elector representation ratio of 1 councillor for every 7936 electors which is the 15th highest in the group of 23 councils reviewed.



Of the 23 councils analysed, the number of councillors ranged from 9 to 15. 12 councils have the maximum number of 15 Councillors, with the remaining 11 councils' number of Councillors varying between 9 and 13.



The most common number of wards in the 23 councils analysed was the 5 ward system with 11 of 23 Councils adopting the 5 ward arrangement, followed by 4 councils with 3 and 2 wards respectively and 2 councils with 4 wards and 2 councils including Campbelltown undivided.



Community involvement and population diversity factors

There should be the opportunity for voters to elect councillors representing the diversity of the LGA. The factors affecting the diversity of an LGA is population size and the type of LGA, and the number of communities of interest, both geographic and non-geographic. When considering diversity in Campbelltown the geographically dispersed precincts and centres have different characteristics and a diversity of needs. Other factors such as age, background and economic status and disadvantage also increase the diversity of the LGA.

Age

Campbelltown LGA has a younger population than Greater Sydney, with a median age of 35 compared to 37 in Greater Sydney. This higher proportion of school age children and younger people indicates a higher proportion of younger families in the area. Conversely, Campbelltown LGA also has a lower proportion of residents aged 70 and above relative to Greater Sydney.

Background

The Campbelltown LGA represents strong linguistic diversity, where 40.2 per cent of households used a language other than English in 2021. Diverse neighbourhoods represent a range of social, cultural, ethnic, linguistic and economic backgrounds.

Economic Status and Disadvantage

The Campbelltown Local Government Area was ranked within the lower half of all LGAs both in NSW and nationally on SEIFA indicators of advantage and disadvantage. This indicates that the LGA is likely to have more households with lower incomes, or more people in unskilled occupations; and fewer households with high incomes, or fewer people in skilled occupations.

It is generally recommended that the more diverse the LGA is, the larger the number of councillors should be.

Equitable representation

There must be an equal number of Councillors per ward and no more than 10% variation in the number of electors between the largest and smallest wards to ensure equitable representation.

Influence on decision making

The LG Act makes it clear that the role of Councillors is, amongst other things, to represent the collective interests of residents, ratepayers and the local community. Where a Council is divided by wards, councillors have an obligation to make decisions that are in the best interests of the community as a whole, not just the ward that elected them and which they represent.

When considering the implementation of a ward system and the influence on decision making, the risk of deadlocks when the council has to make decisions must be considered. Although the NSW LG Act permits any number of councillors between 5 and 15 inclusive, the Office of Local Government is generally reluctant to recommend an even total number of councillors in order to prevent tied votes, particularly in relation to the election of the Mayor by Councillors.

Given the requirement for an even number of Councillors per ward combined with an odd number of Councillors, and in the absence of a popularly elected Mayor, the only options available for Campbelltown to consider under a ward system are:

- 3 wards with 3 Councillors per ward;
- 3 wards with 5 Councillors per ward; and
- 5 wards with 3 Councillors per ward.

FUTURE POPULATION GROWTH

The Local Housing Strategy adopted by Council in April 2023, provides extensive research and analysis of housing and the population growth of the Campbelltown LGA, projecting a population of approximately 229,301 by 2041 which represents a 31 per cent increase in the LGA population from 2021.

The table below, from the Local Housing Strategy, projects population and dwelling numbers in five-year intervals from 2021 to 2041 and shows significant increases in population in the Campbelltown LGA, which combined with planning proposals already in the pipeline for a potentially additional 24,000 dwellings significantly affect both the number of elector enrolments and the spatial distribution of electors in the LGA over the forecast period.

Campbelltown LGA Projections	2021	2026	2031	2036	2041	Change 2036	2016-
DPE projected population	174,662	182,892	197,476	214,263	229,301	+54,639 (+31%)	
DPE implied dwellings	62,605	66,720	72,839	79,901	86,424	+23,819 (+38%)	

PRINCIPLES INFORMING WARD BOUNDARY OPTIONS

The proposed Ward Boundary Plans were developed with consideration of the below principles:

- accommodate future growth in ward boundaries – ward boundaries can be used for more than one election cycle where possible.
- natural boundaries – wherever possible, use natural boundaries such as main roads, rail lines, etc to amend a ward boundary
- Statistical Area Boundaries – wherever possible, retain whole Statistical Area Level 1 Boundaries (as used by the Australian Statistician) within a ward
- suburb boundaries – wherever possible, suburbs to remain wholly within a ward
- reduce cost and confusion for ratepayers – minimise boundary changes to those necessary to meet requirements for growth

OPTIONS FOR WARDS AND BOUNDARIES

OPTION 1 (Retain current structure – UNDIVIDED, 15 councillors)

Description

The council area remains undivided, with the entire LGA being represented by fifteen ward councillors.

All suburbs in the LGA are represented by all Councillors.

Electors: 119034

Elector Ratio: 1:7936

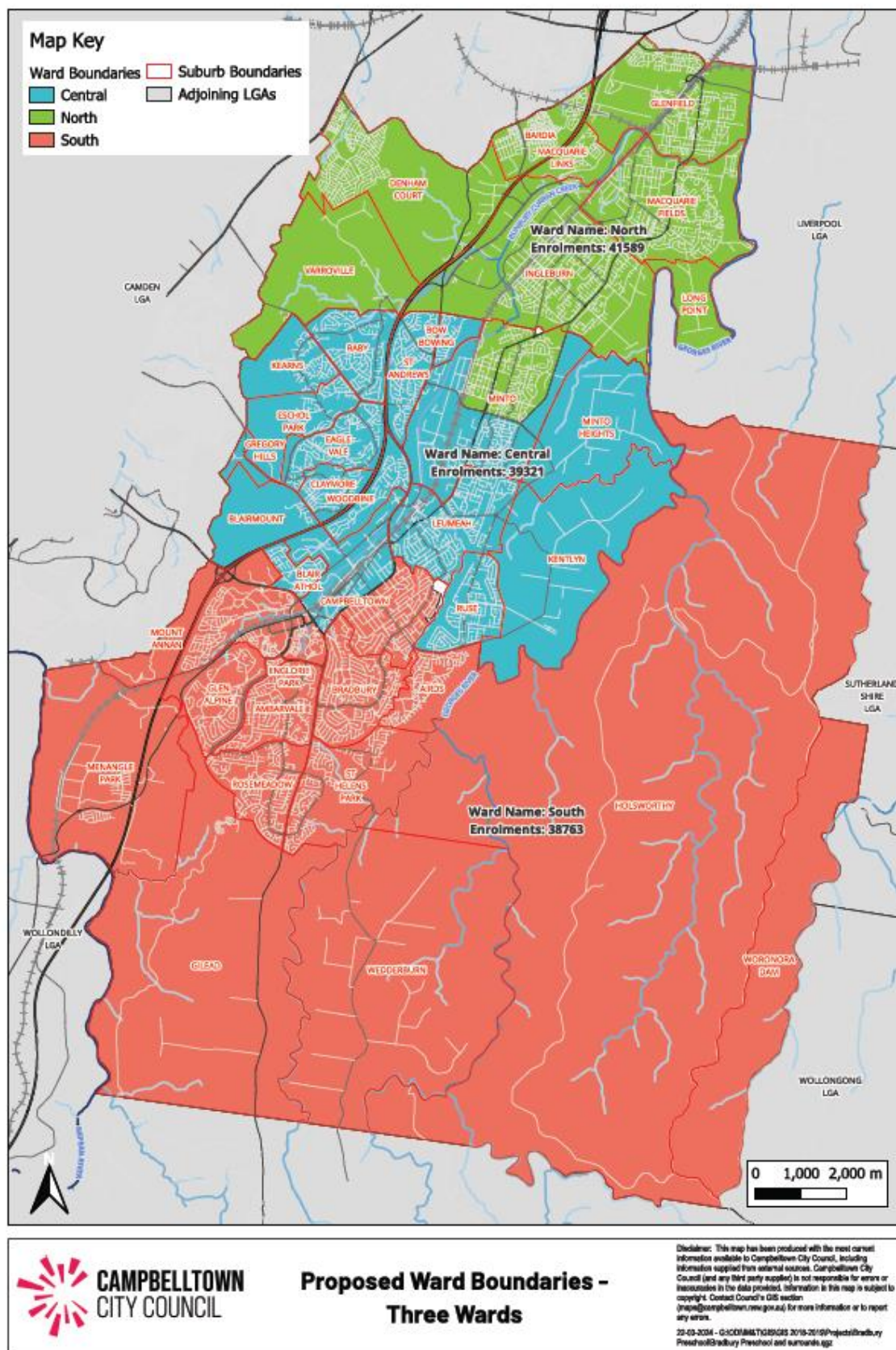
Variance: Nil

Comments

The Campbelltown LGA area has long been undivided with no wards. The current structure has been in place Council since 1960. This being the case, the existing undivided structure is known to the local community and provides a level of representation which has been acceptable to the local community.

The undivided LGA representation structure most capable of sustaining significant future fluctuations in elector numbers due to greenfield development and the changing government policy relating to housing, development and migration which affects spatial density across the council area.

OPTION 2 (THREE WARDS, THREE COUNCILLORS PER WARD - TOTAL OF NINE councillors)



OPTION 2 (THREE WARDS, THREE COUNCILLORS PER WARD - TOTAL OF NINE councillors)**Description**

The division of the council area into 3 wards, each being represented by 3 ward councillors with a total of 9 councillors.

Ward 1 NORTH	Suburbs	Glenfield, Bardia, Macquarie Links, Macquarie Fields, Ingleburn, Long Point, Denham Court, Varroville, Minto North.
	Elector Enrolments	41589
	Elector ratio	1:13863
Ward 2 CENTRAL	Suburbs	Raby, Kearns, Bow Bowing, St Andrews, Minto, Minto Heights, Leumeah, Ruse, Kentlyn, Eschol Park, Eagle Vale, Gregory Hills, Claymore, Woodbine, Blairmount, Blair Athol.
	Elector Enrolments	39321
	Elector ratio	1:13107
Ward 3 SOUTH	Suburbs	Campbelltown, Airds, Holsworthy, St Helens Park, Bradbury, Englorie Park, Ambarvale, Glen Alpine, Mount Annan, Menangle Park, Rosemeadow, Gilead, Wedderburn.
	Elector Enrolments	38763
	Elector ratio	1:12921

Comments

The Option 2 proposed ward structure is based on three wards, each represented by three councillors, with nine Councillors in total.

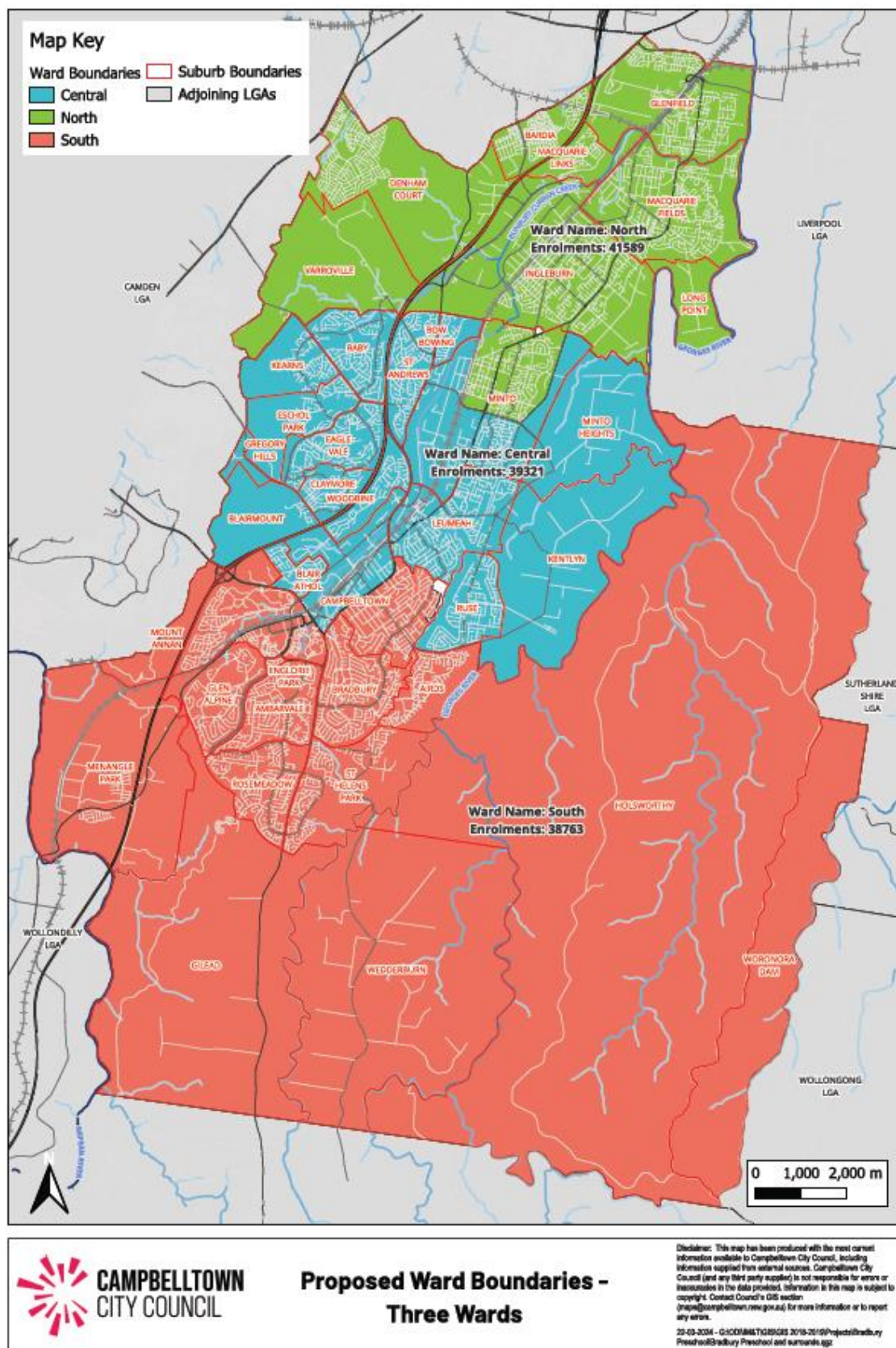
The structure exhibits proposed ward boundaries which align with statistical district boundaries and mostly align with existing suburb boundaries. Elector ratios within each of the proposed wards currently lay within the specified tolerance limits of 10% variation with the percentage variance between the largest and smallest wards being 7.19%.

It is likely that the proposed three ward structure will not withstand future fluctuations in elector numbers resulting from increased residential development in the LGA, particularly in South Ward, and exceed the ten percent variation tolerance and therefore require further review and potential boundary adjustment prior to the 2028 electoral cycle.

A reduction in the number of elected members to nine will serve to increase the Councillor/Elector ratio from the current 1:7936 (fifteen councillors) to 1:13253 (nine councillors). That means, each of the nine Councillors would represent 13253 electors which would be the highest Councillor elector ratio of all the Large and Medium Metropolitan Councils, only exceeded by the Metropolitan Major Councils of Blacktown City and Canterbury Bankstown.

Given the projected future growth in the LGA, a reduction in Councillors to nine is not considered to provide adequate elector representation into the future and therefore not recommended.

OPTION 3 (THREE WARDS, FIVE COUNCILLORS PER WARD - TOTAL OF FIFTEEN councillors)



OPTION 3 (THREE WARDS, FIVE COUNCILLORS PER WARD - TOTAL OF FIFTEEN councillors)**Description**

The division of the council area into 3 wards, each being represented by 5 ward councillors with a total of 15 councillors.

Ward 1 NORTH	Suburbs	Glenfield, Bardia, Macquarie Links, Macquarie Fields, Ingleburn, Long Point, Denham Court, Varroville, Minto North.
	Elector Enrolments	41589
	Elector ratio	1:8318
Ward 2 CENTRAL	Suburbs	Raby, Kearns, Bow Bowing, St Andrews, Minto, Minto Heights, Leumeah, Ruse, Kentlyn, Eschol Park, Eagle Vale, Gregory Hills, Claymore, Woodbine, Blairmount, Blair Athol.
	Elector Enrolments	39321
	Elector ratio	1:7864
Ward 3 SOUTH	Suburbs	Campbelltown, Airds, Holsworthy, St Helens Park, Bradbury, Englorie Park, Ambarvale, Glen Alpine, Mount Annan, Menangle Park, Rosemeadow, Gilead, Wedderburn.
	Elector Enrolments	38763
	Elector ratio	1:7753

Comments

This proposed ward structure is based on three wards, each represented by five councillors, with 15 Councillors in total.

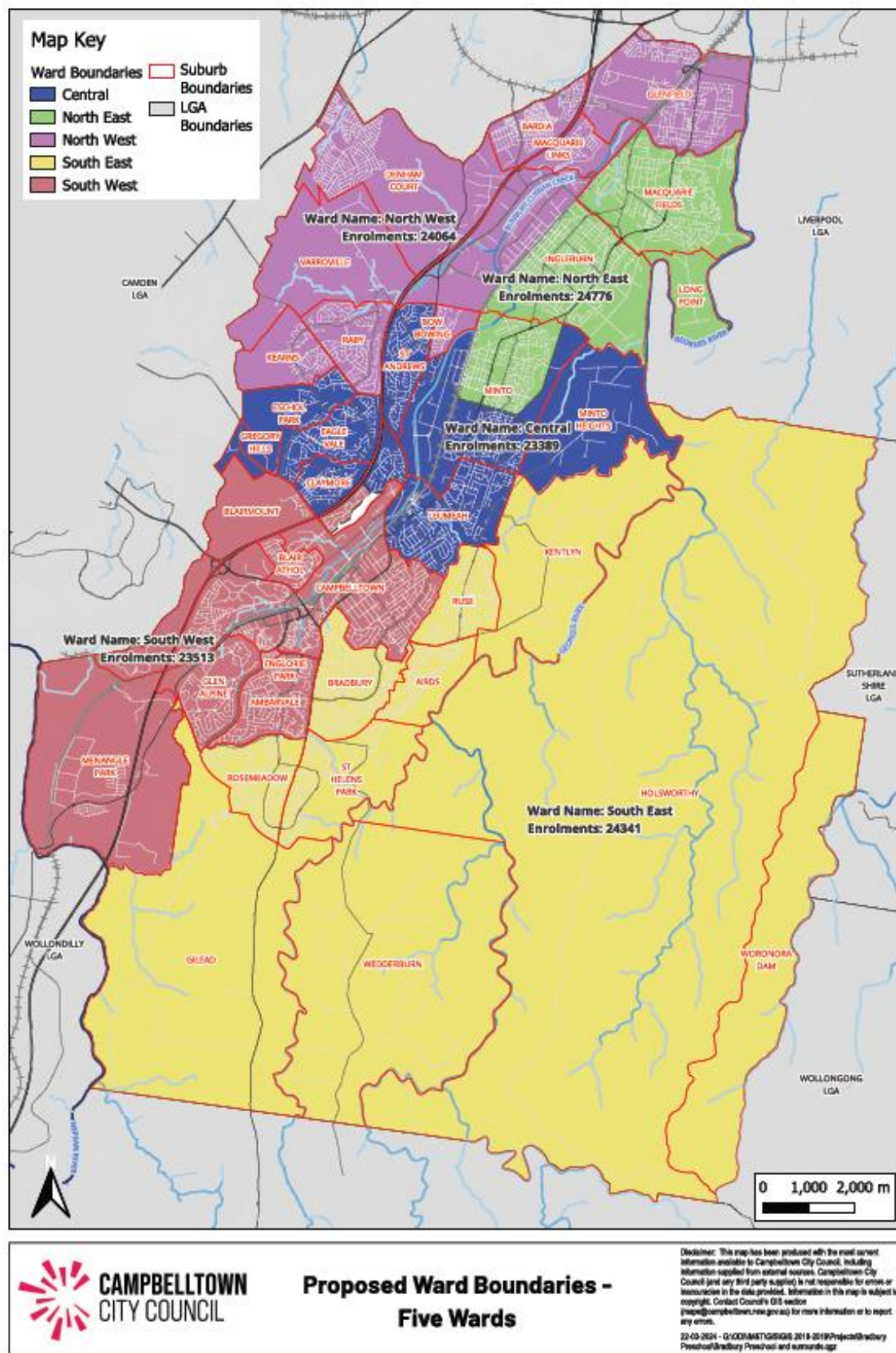
The structure exhibits proposed ward boundaries which align with statistical district boundaries and mostly align with existing suburb boundaries. Elector ratios within each of the proposed wards currently lay within the specified tolerance limits of 10% variation with the percentage variance between the largest and smallest wards being 7.19%.

The maintenance of the number of elected members at 15, preserves the current Councillor:elector ratio of 1:7936. That means, each of the 15 Councillors would represent 7936 electors which places Campbelltown 15th in the group of 23 councils reviewed.

Given the projected future population and dwelling growth over the next 15 years to 2041, retention of 15 Councillors is recommended to ensure adequate elector representation into the future.

The proposed three ward structure will likely not withstand future fluctuations in elector numbers which are projected in the Local Housing Strategy from significant residential development in the LGA, particularly in the Southern suburbs of Menangle Park and Gilead. The pipeline of development will particularly impact the proposed South Ward and therefore require further review and potential ward-boundary adjustment prior to the 2028 electoral cycle to maintain less than 10 percent variation between wards and continue on an ongoing basis as the housing targets are achieved and the population continues to increase.

OPTION 4 (FIVE WARDS, THREE COUNCILLORS PER WARD - TOTAL OF FIFTEEN councillors)



OPTION 4 (FIVE WARDS, THREE COUNCILLORS PER WARD - TOTAL OF FIFTEEN councillors)**Description**

The division of the council area into 5 wards, each being represented by 3 ward councillors with a total of 15 councillors.

Ward 1 NORTH EAST	Suburbs	Macquarie Fields, Long Point, Ingleburn Minto
	Elector Enrolments	24776
	Elector ratio	1:8259
Ward 2 NORTH WEST	Suburbs	Glenfield, Macquarie Links, Bardia, Varroville, Raby, Kearns, Bow Bowling.
	Elector Enrolments	24064
	Elector ratio	1:8021
Ward 3 CENTRAL	Suburbs	St Andrews, Eschol Park, Eagle Vale, Gregory Hills, Claymore, Woodbine, Minto, Minto Heights, Leumeah
	Elector Enrolments	23389
	Elector ratio	1:7796
Ward 4 SOUTH EAST	Suburbs	Kentlyn, Ruse, Airds, Bradbury, St Helens Park, Rosemeadow, Gilead, Wedderburn
	Elector Enrolments	24341
	Elector ratio	1:8114
Ward 5 SOUTH WEST	Suburbs	Campbelltown, Blair Athol, Blairmount, Englorie Park, Ambarvale, Glen Alpine, Menangle Park
	Elector Enrolments	23513
	Elector ratio	1:7838

Comments

This proposed ward structure is based on 5 wards, each represented by 3 councillors, with 15 Councillors in total. The proposed wards are the smaller than Option 2 and Option 3 in terms of area and elector numbers and retains the current number of 15 councillors. This ward structure is consistent with the approach taken by the NSW Government in 2016-2017 council amalgamations whereby a structure of five wards of three councillors each was imposed on all urban amalgamated councils.

The maintenance of the number of elected members at 15, preserves the current Councillor:elector ratio of 1:7936. That means, each of the 15 Councillors would represent 7936 electors which places Campbelltown 15th in the group of 23 councils reviewed.

The five ward structure exhibits proposed ward boundaries which aligns with statistical district boundaries and mostly align with existing suburb boundaries. Elector ratios within each of the proposed wards currently lay within the specified tolerance limits of 10% variation with the variance between the largest and smallest wards being 5.76%.

Due to the geographically smaller wards and fewer enrolments per ward, the five ward structure is the most impacted by future fluctuations in elector numbers which are projected in the Local Housing Strategy from significant residential development in the LGA, particularly in the Southern suburbs of Menangle Park and Gilead. The pipeline of development will particularly

impact the spatial distribution in the proposed South-East and South-West wards and therefore require further review and potential ward-boundary adjustment prior to the 2028 electoral cycle to maintain less than 10 percent variation between the smallest and largest wards.

REQUIREMENT FOR ONGOING REVIEW

Section 210 of the LG Act requires continuous review of ward boundaries to ensure an even number (not greater than 10% variation) of electors in each ward.

To achieve less than 10% variation between wards, 16 NSW councils have undertaken boundary adjustments to wards prior to the 2024 election. Five other councils have considered the issue and made no change.

If a ward system is supported at a constitutional referendum, it is likely a boundary review would be required because of forecast increases in enrolments prior to implementation of the system in 2028 to ensure less than 10 percent variation between wards. Boundary adjustments of wards do not require a further referendum but do require public exhibition and submission evaluation and endorsement by the NSW Electoral Commissioner and Australian Statistician.

FINANCIAL IMPLICATIONS

The NSWEC advises that the cost of a constitutional referendum held in conjunction with the LGE24 is in the order of 10% of the cost of the election, that is, an additional \$95,000-\$100,000.

A constitutional referendum as a stand alone ballot would cost in the order of an ordinary election, that is \$950,000 and therefore not recommended.

Community consultation campaign and resourcing to inform residents of the constitutional referendum to implement a ward system proposal prior to the election is anticipated to cost in the order of \$120,000.

If the ward proposal is passed at the constitutional referendum, Council would be required to inform electors of their ward at a cost of approximately \$150,000.

Continuous review of ward boundaries to ensure no more than 10% variation between wards can be undertaken with reprioritisation of internal resources.

The additional costs of the constitutional referendum process have not been included in the funding strategy for the 2024 LG election.

PROCESS

9 April 2024	Report to Council presenting ward options	Decision making Gateway – Council may decline to proceed or continue to next steps
12 April 2024	Consult the NSWEC and Australian Statistician on the option to be exhibited and potential referendum question	

12 April – 24 May 2024	Public exhibition/ consultation of preferred option	
28 May 2024	Councillor briefing on outcome of public exhibition	
11 June 2024	Council report on outcome of public exhibition and recommended ward boundary proposal Resolve preferred option and determine question	Decision making Gateway
30 June 2024	Notify the NSWEC of resolution and question for constitutional referendum	
1 July 2024 – 14 Sept 2024	Community information on constitutional referendum	
14 September 2024	LG Election and Constitutional referendum If passed, ward system comes into effect for LG election on 9 September 2028	Decision making Gateway – Community to determine by passing or rejecting proposal at constitutional referendum
2027	Ward boundary review to ensure that the ward boundaries are consistent with s210, must be completed Under the Act, any alterations to ward boundaries must be finalised 10 months before the closing date for the next ordinary election (September 2028).	
2028	Community information campaign to advise residents of ward allocation in preparation of Sept 2028 election	
9 Sept 2028	2028 LG Election – ward system implemented	

CONCLUSION

It is recommended that the Council note the ward system investigation and the current undivided electoral system be retained as it is the only electoral system able to withstand the significant projected population and elector enrolment increases for the Campbelltown LGA over the next two decades to 2041.

The projected increase in population in the Campbelltown LGA to approximately 229,301 by 2041 will significantly affect the spatial density and distribution of electors and presents significant challenges to ensure compliance with the requirement of the *Local Government Act 1993* that the difference in elector enrolments between wards be less than 10 percent. Such imbalances would trigger a ward boundary review process in the lead up to each electoral cycle in order to redistribute electors uniformly.

Campbelltown's long established undivided Local Government Area is familiar to the community and its electors and promotes the concept of LGA-wide strategic focus, rather than parochial or ward-centric advocacy and is considered the most appropriate system of electoral representation for the Campbelltown LGA over future electoral cycles.

Attachments

Nil

8.11 Community Highlights Update

Reporting Officer

Director City Futures
City Futures

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

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

Officer's Recommendation

That Council note the Community Highlights Update

Purpose

To present the Community Highlights Update Document to Council.

Report

Through Councils Integrated Planning and Reporting process, formal reports are regularly presented that provide details of Councils progress and achievements against its commitments in the Delivery Program and Operational Plan, and in response to the community outcomes in Campbelltown 2032 – the Community Strategic Plan.

This Community Highlights Update Document complements the formal reporting and provides a snapshot of highlights of interest to the community.

Attachments

8.11.1 Community Highlights Update Document (contained within this report) [↓](#)

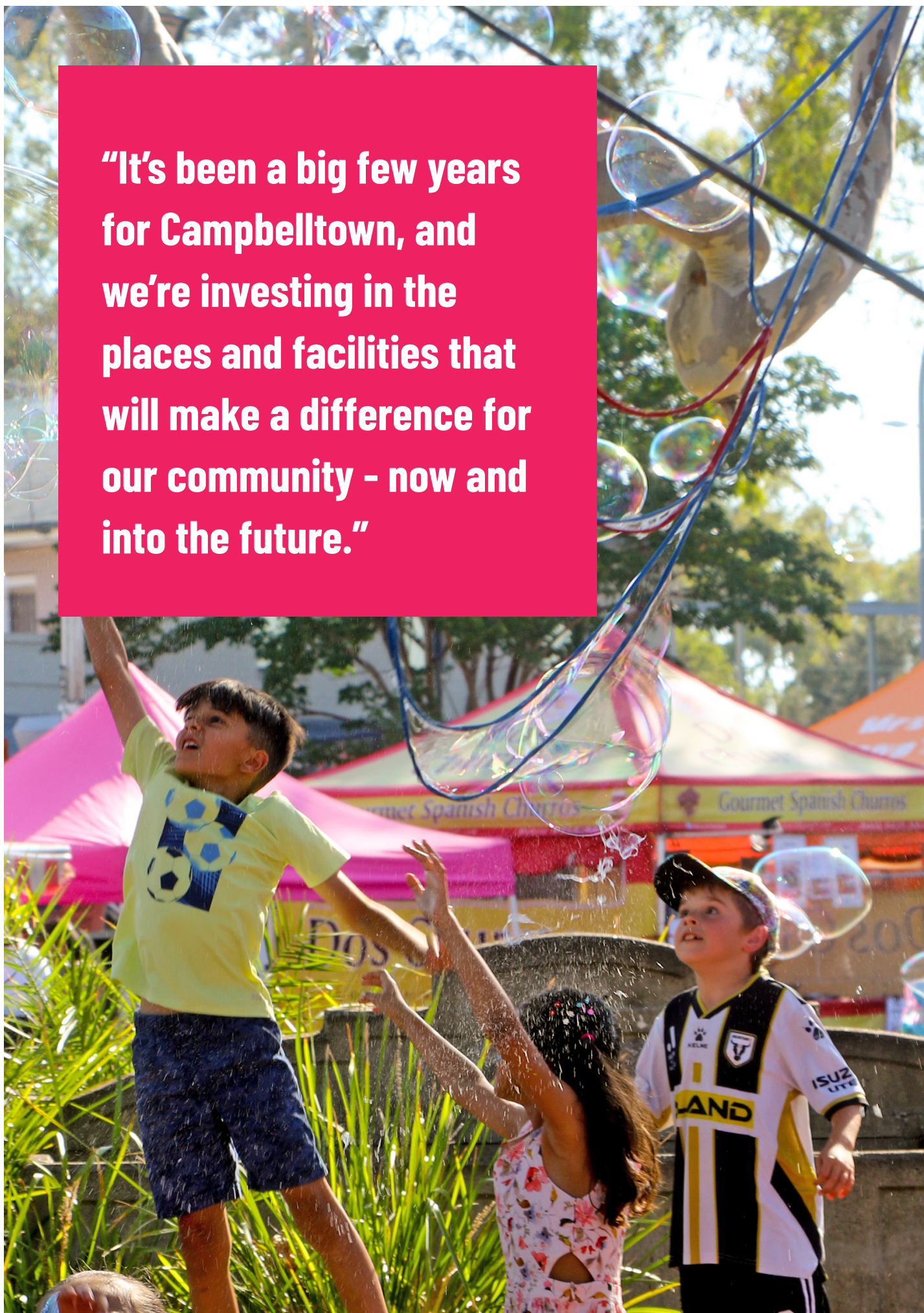


OUR CITY, OUR HIGHLIGHTS

A snapshot of achievements from
2022 and 2023



“It’s been a big few years for Campbelltown, and we’re investing in the places and facilities that will make a difference for our community - now and into the future.”



A SNAPSHOT OF CAMPBELLTOWN



11,896

local businesses



180,000

Community members



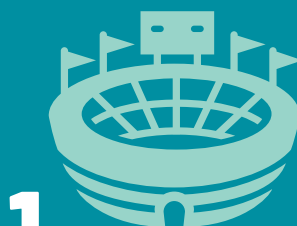
64,700

local jobs



1

arts centre



1

stadium



36

vibrant suburbs



46

sportsgrounds



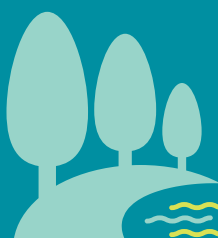
1

community
recycling centre



8

long day
childcare centres



267

parks and
reserves



4

district libraries



125

playspaces

REVITALISING PLACES AND SPACES



Public art murals across the the city

As part of the 2023 Festival of Fisher's Ghost, we held the Art After Dark Trail - an Augmented Reality Public Art program.



EVENTS AND FESTIVALS

250,000

people attend our
events annually

AUSTRALIA DAY
FEAST
CHALLENGE WALK
INGLEBURN ALIVE
RAMADAN ON Q
CHILL FEST
SUNSET SOUNDS
FESTIVAL OF FISHER'S GHOST
CHRISTMAS IN CAMPBELLTOWN
NEW YEAR'S EVE
.....AND MORE



Activations in our city centre

- Valentines on Q
- Seniors Festival on Q
- Handmade and Homegrown Markets
- Thank Q its Friday
- Wander on Q
- Gather, Train, Create at Forum Q
- Arts on Q
- Kids on Q
- SPICE It Up
- Fisher's Ghost Twilight Fair
- Rocking on Q
- Christmas in the CBD

= 43,395 visitors



37 Businesses were supported through our Street Appeal Shopfront Program



Investing in our facilities.

We have invested in places and spaces that our residents and visitors enjoy and use every day.



Leisure and Aquatic Centres

- Change room upgrades
- Renewal of all signage
- Additional seating and shade
- Landscaping and irrigation improvements
- Accessibility improvements
- New fitness equipment
- Energy efficient LED lighting

Stadium improvements

- Upgrades to corporate boxes, change rooms and seating areas
- New LED box office screens
- Upgrade to all pathway lighting
- New LED screen
- Complete repaint
- Signage improvements

Chidcare Centres

- New furniture and resources
- Improvements to play areas
- Energy efficient LED lighting
- Additional seating and shade
- Painting and new flooring



Major Sporting Events



**Wests Tigers,
Macarthur FC,
Pacific Test,
Korea Republic
Womens Football
Team.**

Supporting places to play and explore

We upgraded play spaces and exercise equipment across the city, including:

- Passfield Park, Minto
- Milton Park Playground, Ingleburn
- Cook Reserve, Ruse
- Cronulla Reserve, Woodbine
- Harvey Brown Reserve, Blair Athol
- Fieldhouse Park, Ambarvale
- Colorado Reserve, Kearns
- James Ruse, Reserve, Ruse

We installed shade sails at 10 existing play spaces



And we completed enhancements at a number of sporting facilities, including:

- Memorial Park
- Bradbury Oval
- Seddon/Kennett Oval
- Ruse Tennis Court
- Macquarie Fields Park
- Monarch Oval
- Glen Alpine Tennis Centre
- Campbelltown Showground
- Milton Park
- Kooringa Reserve
- Kayess Park
- Worrell Park
- Lynwood Park
- Eschol Park Sports Complex

We opened the Ingleburn Reserve Mountain Bike Track and upgraded the picnic and barbeque facilities.





CARING FOR OUR ENVIRONMENT

We completed the installation of dog and koala safety signage and tangler bins signage across the following locations:

- Simmos Beach Reserve
- Ingleburn Reserve
- Smiths Creek Reserve
- Freres Crossing, Kentlyn
- Keith Longhurst Reserve, Kentlyn
- Scattergood Reserve, St Helens Park
- The Woolwash, Airds
- Noorumba Reserve, Rosemeadow

“We opened our first Community Recycling Centre.”



We planted more than 20,000 trees to green our city.



**We have adopted
our Transitioning
to Net Zero
Strategy**



**"70% of our
electricity
requirements are
from renewable
energy sources"**



\$1.3 billion

private investment in future major developments in Campbelltown.

This includes the recently opened \$54million GenesisCare cancer therapy centre.

Investing in our future



We attracted more than \$200 million in grant funding for a range of projects across our city.



Some of these include:

- Campbelltown Arts Centre Expansion
- Gordon Fetterplace Aquatic Centre Upgrades
- Dharawal Nature Playspace
- Multipurpose Community Facilities Hub
- Minto Multicultural Community Centre Enhancement
- Railway Parade Bridge Upgrade
- Ingleburn and Campbelltown Town Centre Transformation Projects
- Kanbyugal Parklands Mountain Bike Park
- Leumeah Youth Space
- Hurley Park – Early Stories of Campbelltown's Resilience project.

Major projects under construction

- Billabong Parklands
- Farrow Road carpark
- Raby Indoor Cricket Centre



Campbelltown Arts Centre

- delivered 878 education activities and workshops
- held 57 performances and exhibitions
- reached 4,183 students through the education program
- 767,469 people reached through creative learning programs including public art projects



Our Libraries

- Ran 1,415 programs for our community with 34,338
- Loaned 382,867 physical and 77,574 digital items
- Connected customers to the internet 128,288 times
- welcomed 516,619 people
- Launched the Curious Campbelltown podcast with 3,910 listens
- Launched the Library Unplugged Electric Van



Keeping our city moving

We purchased a range of new equipment to make our operations more efficient and effective. We also replaced aged equipment including trucks for tree, draining, concreting and mowing crews.

"Our fleet now includes a mini street sweeper, high pressure hot water washing truck, wing mower, 5.5 tonne excavator and a beaver tail truck."

Our teams:



mowed more than
120million m2
of turf



repaired
10,000+
potholes



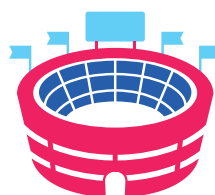
upgraded
584,000m2
of road surfaces



constructed
28,600m2
of footpath



Welcomed through our doors



153,216

Visitors to the
Campbelltown Sports
Stadium and Athletics
Centre annually



9,032

Learn to Swim
enrolments in the
last two years



1.4million +

Visitors to our
leisure centres in the
last two years





8.12 Submission to the Inquiry into Development of the Transport Oriented Development Program

Reporting Officer

Executive Manager City Strategy and Outcomes
City Futures

Community Strategic Plan

Objective	Strategy
2 Places For People	2.2.1 Ensure transport networks are integrated, safe, and meet the needs of all people. 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

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

Officer's Recommendation

That Council consider and retrospectively endorse the submission to the Inquiry into the Development of the Transport Oriented Development Program.

Purpose

To inform Council of the draft submission made to the Inquiry into the Development of the Transport Oriented Development Program, noting that endorsement was not sought prior to the submission due to time constraints, seeking Council's retrospective approval.

History

On 6 March 2024 Council was advised that the NSW Legislative Council's Portfolio Committee No. 7 Planning and Environment is conducting an inquiry into Development of the Transport Oriented Development Program.

The Terms of Reference for the Inquiry are as follows:

1. That Portfolio Committee No. 7 – Planning and Environment inquire into and report on the development of the Transport Oriented Development Program (TOD), and in particular:
 - (a) the analysis, identification or selection undertaken by the Government, the Premier's Department, The Cabinet Office or the Department of Planning, Housing and Infrastructure (Department) into:
 - (i) the 8 Transport Oriented Development Program accelerated precincts.
 - (ii) the 31 Transport Oriented Development Program precincts where the Transport Oriented Development Program State Environmental Planning Policy (SEPP) applies.
 - (iii) any of the 305 Sydney Trains, Sydney Metro and Intercity stations within the Six Cities Region which were considered as part of any of the Transport Oriented Development Program locations.
 - (b) the probity measures put in place by the Government, the Premier's Department, The Cabinet Office and the Department.
 - (c) the development of the Transport Oriented Development Program policy approach by the Government.
 - (d) consultations undertaken with councils, joint regional organisations and communities during the preparation of the Transport Oriented Development Program State Environmental Planning Policy.
 - (e) ongoing opportunities for review and input by councils, joint regional organisations and communities, including consultations with renters, key workers and young people needing affordable housing in relation to the Transport Oriented Development Program State Environmental Planning Policy.
 - (f) information control protocols relating to the Transport Oriented Development Program policy.
 - (g) property disclosure requirements and management.
 - (h) the release of information prior to the official publication of the Transport Oriented Development Program policy.
 - (i) the heritage concerns with the Transport Oriented Development Program including but not limited to the concerns of the Heritage Council.
 - (j) the enabling infrastructure capacity for every station selected or considered as part of the Transport Oriented Development Program.
 - (k) the impact on localised environment and amenity values caused by the Transport Oriented Development Program.
 - (l) the existing or potential measures and programs analysed, considered or

implemented by all NSW Government agencies to support additional housing density, including the housing series reports published by the NSW Productivity Commissioner.

- (m) the 10 measures outlined in the National Cabinet's National Planning Reform Blueprint.
- (n) the development of Transport Oriented Development Program planning policies in other Australian state and territory and international jurisdictions.
- (o) the impacts of the proposed Diverse and Well-Located Homes process and program.
- (p) the capability of Greater Sydney to provide for increased residential dwelling where the existing capacity has been diminished due to the effects of climate change.
- (q) the adequacy of measures to deter and punish the misuse of confidential market sensitive government information and the future processes that should be put in place.
- (r) any other related matters.

2. That the committee report by 27 September 2024.

Report

The NSW Government has recently released a raft of reforms aimed at accelerating the delivery of housing in New South Wales. One of these reforms was the Transport Oriented Development (TOD) Program.

The TOD Program aims to deliver accelerated housing around 39 transport hubs through:

- State-led rezonings within 1,200 metres of 8 priority transport hubs
- A new State Environmental Planning Policy to increase the capacity for more mid-rise housing and mixed-use development within 400 metres of 31 other "well-located transport hubs and town centres".

In the materials published by NSW Government in December 2023, the Department claims to have undertaken analysis of 305 Sydney Train, Sydney Metro, and Intercity stations within the Six Cities Region to identify locations that have enabling infrastructure capacity near the transport station to support additional housing growth.

None of the precincts identified are within the Campbelltown Local Government Area. Notably, only one location is within the Western Parkland City; at the new Sydney Metro station under development at St Marys.

Officers do not have visibility over the selection process and do not understand why Campbelltown City Centre, and a number of precincts around the railway stations in

Campbelltown Local Government Area were discounted as viable options for government consideration for this program.

On 6 March 2024, Council was advised that the Portfolio Committee No. 7 Planning and Environment had launched an Inquiry into the TOD Program.

Despite the TOD Program not impacting Campbelltown directly, it was considered prudent to make representations to the Inquiry, for the reasons noted in the submission.

As the submissions close on 28 March 2024, there was insufficient time to seek Council's endorsement prior to the submission being made.

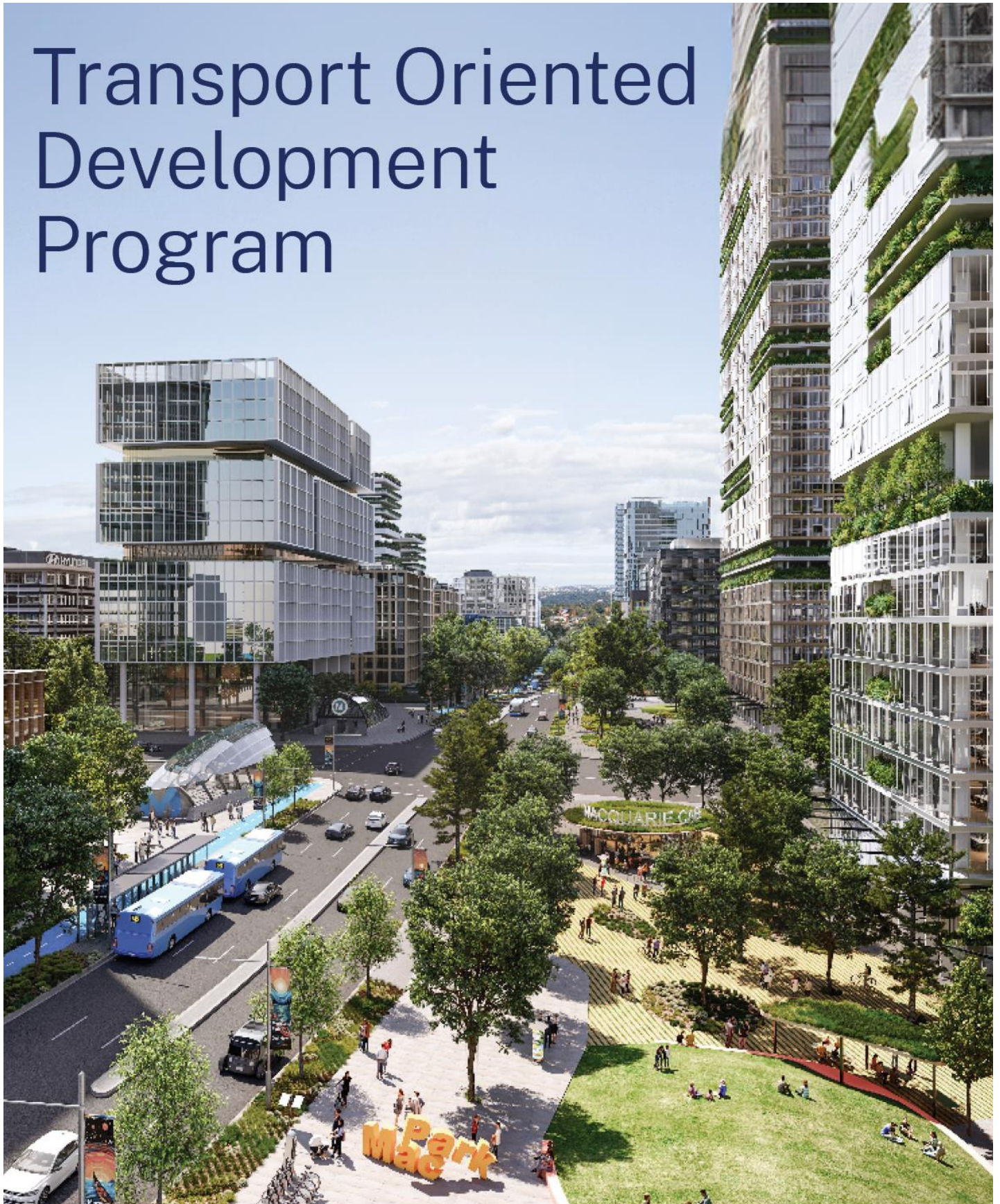
The submission is attached for Council's consideration.

Attachments

8.12.1 Transport Oriented Development Program 2024 (contained within this report) [↓](#)

8.12.2 Submission to the Inquiry into the Development of the Transport Oriented Development Program (contained within this report) [↓](#)

Transport Oriented Development Program



Transport Oriented Development (TOD) Program

The Transport Oriented Development (TOD) program will deliver much needed housing around 39 transport hubs. Housing at these locations will benefit from an assessment pathway to create faster approvals. The program will deliver state-led rezonings within 1,200 metres of 8 priority transport hubs and we are also introducing a new SEPP to increase the capacity for more mid-rise housing and mixed-use development within 400 metres of 31 other well-located transport hubs and town centres.

Housing is the NSW Government's top priority. We need to work together to address the housing crisis. The Transport Oriented Development (TOD) Program is part of the NSW Government's plan to create more well-located homes close to transport, jobs and services.

There are two parts to the TOD program:

Part 1 of the program will focus on 8 accelerated precincts to create infrastructure and capacity for 47,800 new homes over 15 years.

Land within 1,200 metres of 8 rail and metro stations will be rezoned by the NSW Government to allow for more new and affordable homes. These 8 stations are:

Bankstown, Bays West, Bella Vista, Crows Nest, Homebush Hornsby, Kellyville and Macquarie Park.

Part 2 of the program will focus on precincts that have existing infrastructure and are located within 400 metres of 31 stations to create capacity for 138,000 new homes over 15 years.

New planning controls, delivered through a new State Environment Planning Policy (SEPP) will enable faster delivery of more housing close to jobs and amenity. These 31 locations are:

Adamstown station, Ashfield station, Banksia station, Berala station, Booragul station, Canterbury metro station, Corrimal station, Croydon station, Dapto station, Dulwich Hill station, Gordon station, Gosford station, Hamilton station, Killara station, Kogarah station, Kotara station, Lidcombe station, Lindfield station, Marrickville station, Morisset station, Newcastle Interchange, North Strathfield metro station, North Wollongong station, Rockdale station, Roseville station, St Marys metro station, Teralba station, Tuggerah station, Turrella station, Wiley Park metro station and Wyong station.

Why are we proposing these changes?

Housing our State is the NSW Government's top priority.

The NSW Government is committed to delivering more high quality, well-located homes near transport, community services and open spaces.

Putting homes near planned and existing public transport will help to improve the development pattern of our cities by reducing urban sprawl. This means that more people will be able to live within walking distance of supermarkets, restaurants and open space and be near good public transport to get them where they need to go.

This is a well-understood model of urban growth that is commonly referred to as 'transport-oriented development', and it has been a key feature of strategic planning in NSW and around the world for many years.

What does this mean for local communities?

The changes will increase the capacity for more well-located homes, close to jobs and in places where people want to live.

Existing community members will benefit from improved access to transport options such as new metro stations, walkable neighbourhoods, a great mix of housing choices, public open space, a vibrant nightlife, and other new amenities and services.

By taking this approach, we can address the housing challenges in a way that makes the most sense. Transport-oriented development represents density done well. It reduces the need for lengthy and expensive daily commutes, alleviates the financial burden on households and curbs traffic congestion. This leads to an improved quality of life for residents.

This kind of development can also help reduce the impacts of climate change, promote active transport like cycling and walking and lead to healthier lifestyles.

When will the TOD program start?

Development Applications are expected to start being lodged from mid-2024. State-led rezonings in the 8 precincts will be completed by November 2024, though some rezonings will be completed earlier. This will allow for housing completions during the Accord period.

Part 1 of the TOD Program:

TOD Accelerated Precincts (the 8 sites) - Objectives of the program

The TOD Accelerated Precincts program will deliver high and mid-rise housing within 1,200 metres of 8 priority transport hubs. The objectives of the program are to:

- increase housing supply in well-located areas
- enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations
- deliver housing that is supported by attractive public spaces, vibrancy, and community amenity
- increase the amount of affordable housing in these locations

The 8 state-led rezonings will create capacity for up to 47,800 new well-located homes over the next 15 years.

Where will the accelerated rezonings be?

The accelerated precincts will be within 1,200 metres around stations at Bankstown, Bays West, Bella Vista, Crows Nest, Homebush, Hornsby, Kellyville and Macquarie Park.

How were these locations selected?

The department undertook analysis of 305 Sydney Train, Sydney Metro, and Intercity stations within the Six Cities Region to identify locations that have enabling infrastructure capacity near the transport station to support additional housing growth.

This was informed by an evidence-based approach that used planning, infrastructure like roads, water and sewage capacity, and spatial data, along with expert advice and feasibility analysis. The analysis identified that these 8 stations have significant capacity to support additional growth.

How will the program work?

Master planning and rezoning

Master planning will ensure additional dwellings are supported by good amenity

The department will undertake master planning for each precinct, supported by technical studies, to determine boundaries, and opportunities for new housing within 1,200m from these stations.

The department will lead rezonings within the precincts, informed by the master plans.

Faster assessment pathways

A new State Significant Development (SSD) assessment pathway for residential development

The new SSD assessment pathway will be triggered by a development Capital Investment Value (CIV) threshold of \$60M for residential development in the 8 precincts. The pathway will remain in place until November 2027 to encourage early lodgement of development applications.

SSD applications will be coordinated through a dedicated assessment team within the department to ensure a quicker and more streamlined assessment process.

Development approvals will be time-limited for 2 years to support construction to occur more quickly to deliver housing within the Accord period.

Applications for residential development with a CIV of less than \$60M will be assessed by Council.

90 days in government hands commitment for SSD assessment timeframes

The department is committed to a shorter SSD process, with a target of applications being in government hands for no more than 90 days.

Where master planning has significantly progressed, SSD applications can occur in parallel with the state-led rezoning process to reduce the time needed to achieve dwelling completions.

Affordable Housing

The NSW Government will establish inclusionary zoning within the 8 precincts to ensure the delivery of affordable housing close to jobs, recreation, amenities, and services.

Affordable housing held in perpetuity will make up to 15 per cent of homes in the 8 precincts. The exact proportion of affordable homes in these precincts will be based on feasibility testing, undertaken as part of the master planning process.

Opportunities for affordable housing in these locations will look to achieve the maximum benefit from the sites including through planning controls for increased height and floor space ratio.

High quality amenity and vibrant communities

The NSW Government has committed \$520M to provide community infrastructure in these precincts

This is intended to cover costs of critical road upgrades, active transport links and good quality public open spaces like parks and walkways, to make sure that homes are built close to jobs and in places that people want to live.

Further details about how the funding will be allocated will be provided in early 2024.

Councils will also be encouraged to invest the money it collects from local contributions to make further improvements to existing parks and open spaces.

Good design

Good design will remain a key focus with the Apartment Design Guide remaining the principal guiding document for housing in these locations.

The NSW Government will offer developers of high and mid-rise developments in these 8 accelerated precincts the opportunity to select an architect from a list pre-approved by the NSW Government Architect. This new process may allow developers to bypass the requirement to run a design competition, shortening the assessment time by many months.

What housing types will be included in the 8 precincts?

The government wants people to have more choice in housing diversity and be able to live in high-quality, well-designed homes, located close to jobs, transport and amenity.

Master planning undertaken in the 8 accelerated precincts will determine the mix of housing types to be delivered in these locations. This will range from low rise housing types such as terraces and duplexes within the 1200 metre radius, through to high rise developments very close to the 8 identified stations.

The approach

The department will work closely with relevant councils and government agencies as decisions about planning controls are made and implemented to make sure good place-based outcomes are achieved.

Through this process, community and stakeholders will be invited to have their say on the master plans and rezoning being proposed for each precinct and can make a submission through the NSW Planning Portal.

Part 2 of the TOD Program:

A New SEPP for a further 31 TOD Precincts: Where will the SEPP apply?

The SEPP will apply in the following locations - Adamstown station, Ashfield station, Banksia station, Berala station, Booragul station, Canterbury metro station, Corrimal station, Croydon station, Dapto station, Dulwich Hill station, Gordon station, Gosford station, Hamilton station, Killara station, Kogarah station, Kotara station, Lidcombe station, Lindfield station, Marrickville station, Morisset station, Newcastle Interchange, North Wollongong station, North Strathfield metro station, Rockdale station, Roseville station, St Marys metro station, Teralba station, Tuggerah station, Turrella station, Wiley Park metro station, Wyong station.

How were these locations selected?

The department undertook analysis of 305 Sydney Train, Sydney Metro, and Intercity stations within the Six Cities Region to identify locations that have enabling infrastructure capacity close to a transport station to support additional housing growth. This was informed by an evidence-based approach that used planning, infrastructure, and spatial data, along with expert advice and feasibility analysis. The analysis also considered the current zoning of land around stations, with a focus on residential and avoiding industrial zones where possible. The analysis identified that these 31 locations have the capacity to support additional growth.

What will the SEPP include?

From April 2024, new planning controls will apply within 400 metres of 31 well located and well-connected stations and town centres.

The changes will allow:

- Residential apartment buildings in all residential zones (R1, R2, R3, and R4) within 400m of identified stations
- Residential apartment buildings and shop-top housing in local and commercial centres (E1 and E2) within 400m of identified stations

Proposed changes to planning controls:

- Maximum building height 21m (approx. 6 storeys)
- Floor space ratio 3:1
- No minimum lot size or lot width

- Minimum active street frontage controls in E1 and E2 zones
- Maximum parking rates

It also proposes to introduce new design criteria for mid-rise residential apartment buildings:

- Building separations
- Setbacks
- Vehicle access
- Visual privacy
- Communal open space

How will the program work?

When the SEPP is made from April 2024, new planning controls in these locations will come into effect and development applications will be able to be lodged with councils. These applications will then be assessed and determined by the relevant council.

Good design

Good design and well-built homes will remain a critical focus, with the Apartment Design Guide being the principle guiding document for residential apartment buildings and shop-top housing in these locations.

Amended design criteria are proposed that reflect the unique design challenges of mid-rise buildings and may vary some existing Apartment Design Guide provisions. The design provisions will ensure apartment buildings and shop-top housing around these stations are well-designed and have excellent amenity and liveability for residents and contribute to the amenity of the neighbourhood.

Additionally, the NSW Government is developing a pattern book of endorsed housing designs for both low-rise and mid-rise (up to six storeys) buildings. Developers who choose to adopt the endorsed pattern book designs will have access to an accelerated approval pathway – meaning builders can get on site faster, and people can move into new homes sooner.

While this pathway will be attractive for some developers for its speed and certainty, it will not be compulsory. Builders and their architects can still design bespoke developments that will go through the regular approval pathway.

What housing types will be included in the delivery of this program?

The government wants people to have more choice in housing diversity and be able to live in high-quality, well-designed homes, located close to jobs, transport and amenity.

The SEPP will increase the supply of mid-rise flat buildings (up to 6 storeys) within 400 metres of stations. This will also include apartment buildings that contain shops on the ground floor.

Affordable housing

The NSW Government will establish inclusionary zoning around these locations to deliver affordable housing close to jobs, recreation, amenities, and services.

A mandatory minimum 2% affordable housing contribution will apply for all new developments.

The existing in-fill affordable housing provisions set out in the Housing SEPP 2021 will also continue to apply in the SEPP locations.

The approach

We need to confront the housing crisis together, so councils in the areas where the SEPP will apply will be able to have their say on the proposed changes to the planning controls during the targeted consultation period.

We support and encourage councils to develop strategic plans for well-located precincts to maintain continual growth. The SEPP will remain in place until councils have finalised their strategic planning in ways that align with the NSW Government policy objectives.

More Answers:

What are the likely environmental impacts and how will they be addressed?

Increasing density near planned and existing public transport will help improve the development pattern of our cities by reducing development sprawling out away from central parts of the city. This will mean more people will be able to live within walking distance of transport, jobs, services, and amenities. This kind of development is cheaper because it uses existing infrastructure, can help reduce impacts on climate change, and promote active transport like cycling and walking.

Technical studies will also be undertaken in each accelerated precinct – including relevant environmental studies, to make sure that the impacts are understood and addressed through the master planning process.

Additionally, a merit-based assessment will continue to apply to developments in the 31 TOD-SEPP locations. Relevant environmental controls will apply to the extent they are not inconsistent with the new standards.

Will the TOD program apply in heritage conservation areas? If so, how will it impact character?

The changes proposed will result in significant change in these locations as additional housing is delivered. But it is important to work together to embrace the transition that will occur as the character of these locations evolves.

The new planning controls will apply in heritage conservation areas. However, a merit-based assessment will continue to apply to developments in these locations and relevant heritage controls will apply to the extent they are not inconsistent with the new standards.

How will the Special Entertainment Precinct (SEP) framework apply?

The NSW Government is encouraging local entertainment zones that are vibrant and diverse, especially at night. The new Special Entertainment Precinct framework, which expands on the one that delivered the successful Enmore Road Special Entertainment Precinct, may apply to the 39 precincts, but only at the request of the councils. This can deliver vibrant, safe 'going-out' destinations supported by adequate and reliable transport. Details on Special Entertainment Precincts can be found [here](#).

What infrastructure contributions will apply?

The government introduced Housing and Productivity Contributions in October 2023, and phase-in discounts will apply up to June 2025. This was done in anticipation of the reforms outlined in the document and to supply much need infrastructure in general. The department is developing a digital tool to allow for contributions to be calculated online. This tool will be integrated into the NSW Planning Portal and automates the ongoing administration, tracking and reporting of contributions. The contribution must be paid before a construction certificate is issued.

Local infrastructure in NSW is generally funded through either s7.11 or s7.12 contributions, paid by developers to the local council. Details of local infrastructure contributions will be resolved as soon as practical and be published publicly to enable transparency and support developer investment decisions. This may include an interim fixed Section 7.12 contribution rate where a plan does not exist or a comprehensive review of existing contributions plan/s is required.

How will this interact with proposed council-led strategies around transit hubs?

For the 8 accelerated precincts, the department will undertake master planning for each of these areas supported by technical studies, and consider opportunities for additional housing within 1,200m from these stations. But the department will work closely with relevant councils as decisions

about planning controls are made and implemented to make sure place-based outcomes are achieved.

For the TOD SEPP locations, the amended planning controls will remain in place until councils have completed and delivered a new strategic vision and rezoning for these areas.

The strategic planning must consider:

- Uplift in these locations equal to or exceeding the SEPP controls.
- Use of planning controls and zones that reflect medium-high density potential in these areas.
- Residential supply pipeline into the future to make sure uplift in these areas is sustained.
- Long-term affordable housing provisions in perpetuity.
- Amenity outcomes, including open space provision.

Will the TOD program apply to land zoned for industrial uses?

The planning controls will not apply to land zoned for industrial uses, to make sure these critical land uses are retained and managed.



28 March 2024

The Hon. Sue Higginson MLC
Chairperson
Portfolio Committee No. 7:
Planning and Environment
Via portal

Dear Chairperson,

Campbelltown City Council submission: Inquiry into the development of the Transport Oriented Development Program

Campbelltown supports the principle of growing housing density within a convenient walking distance from transport hubs and town centres. The vision of our City Centre aligns with the concept of Transit Oriented Development: to create compact, walkable, mixed-use communities, with high-quality transport as their central focus.

Campbelltown Local Government Area is well-placed to accommodate high-quality density along its railway corridor, sustainably and affordably.

Council has already developed a comprehensive framework for the densification of our City Centre, including the Reimagining Campbelltown City Centre Master Plan and a draft City Centre Design Framework. We have identified a significant level of latent development capacity in our City Centre, and to help enable uplift we are currently preparing supporting studies for a Planning Proposal to amend the Campbelltown Local Environmental Plan. Our planning framework and policies are positively responding to the crises our communities are currently facing.

Further, across our Local Government Area, planning work has been undertaken since the release of the Glenfield to Macarthur Urban Renewal Corridor Strategy by the NSW Government in mid-2015. Rezoning has occurred in key centres such as Ingleburn and Glenfield that is largely consistent with this strategy.

The Mayor of Campbelltown has written to the Premier of NSW on 9 November 2023 inviting the NSW Government to undertake a state-led rezoning in Campbelltown City Centre. In this invitation, the Mayor expressed that the Campbelltown area is an opportunity that the government should not turn away from, but instead take full advantage of, in its attempt to deliver planning schemes and development outcomes that enable delivery rates to meet the ever-increasing housing demand. Since the letter to the Premier on 9 November 2023, Council has progressed the development of the Planning Proposal and supporting studies for the Campbelltown City Centre area and has committed significant funding for this project.

Campbelltown City Council
91 Queen Street, Campbelltown
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Despite the offer above and Campbelltown's strategic positioning, the Transit Oriented Development Program does not mention Campbelltown LGA. Campbelltown LGA's suburbs and station precincts are not included within the 8 priority transport hubs, nor the 31 other well-located transport hubs and town centres.

We have written numerous letters to NSW Ministers on the issue and published this correspondence in our publicly available business papers, including:

- Letter to the Hon Chris Minns MP, Premier of NSW dated 9 November 2023, published in Council's 12 December 2023 business papers at Item 7.1.
- Letter to the Hon Paul Scully MP, Minister for Planning and Public Spaces dated 28 November 2023, published in Council's 12 December 2023 business papers at Item 7.2.
- Letter to the Hon Paul Scully MP, Minister for Planning and Public Spaces dated 6 February 2024, published in Council's 13 February 2024 business papers at Item 7.9.

A copy of each of the above letters is attached for convenience.

Campbelltown City Council is grateful for the opportunity to respond to the key areas of the Terms of Reference of the Legislative Council's Inquiry.

(a) the analysis, identification or selection undertaken by the Government, the Premier's Department, The Cabinet Office or the Department of Planning, Housing and Infrastructure (Department) into:

- (i) the eight Transport Oriented Development Program accelerated precincts**
- (ii) the 31 Transport Oriented Development Program precincts where the Transport Oriented Development Program State Environmental Planning Policy (SEPP) applies**
- (iii) any of the 305 Sydney Trains, Sydney Metro and Intercity stations within the Six Cities Region which were considered as part of any of the Transport Oriented Development Program locations.**

We do not have any visibility over the methodology for selecting precincts but seek to understand the reasoning behind precincts that have or have not been identified.

In the materials published by NSW Government in December 2023, the Department purports to have undertaken analysis of 305 Sydney Train, Sydney Metro, and Intercity stations within the Six Cities Region to identify locations that have enabling infrastructure capacity near the transport station to support additional housing growth.

We would like to understand why Campbelltown City Centre, and a number of precincts around a number of railway stations in Campbelltown Local Government Area were discounted as viable options for government consideration to extend this program, noting that Campbelltown Council is making a significant investment in leading a Planning Proposal for the City Centre to enable high quality, walkable, mixed-use communities.

(b) the probity measures put in place by the Government, the Premier's Department, The Cabinet Office and the Department

Council is not best placed to comment on this item.



(c) the development of the Transport Oriented Development Program policy approach by the Government

We support the delivery of higher density housing around transport hubs and have identified a number of opportunities that could accommodate an uplift in dwelling numbers around transport facilities within the Campbelltown Local Government Area, that could increase our diversity of dwelling typology.

Beyond the 305 Sydney Trains, Sydney Metro and Intercity stations forming part of the program, allocating transit-oriented development around other modes including Light Rail and Bus Rapid Transit (such as the B-Line) should be considered. This would help unlock housing across parts of Greater Sydney that have efficient transport infrastructure and significant amenity but have not been expected to support a commensurate level of density.

The TOD Program's scope of 39 transport hubs has a focus on "land within 1,200 metres of 8 rail and metro stations" and "within 400 metres of 31 stations". Place-based planning should be used in place of this simplistic desktop approach with 'as the crow flies' boundaries. A 400-metre or 1,200-metre buffer cannot accurately measure or represent walkability to station hubs, especially in centres severed by major road, infrastructure, and water corridors. The Program should focus on time-based catchments defined by accurate 5, 10 and 15-minute walking distances.

(d) consultations undertaken with councils, joint regional organisations and communities during the preparation of the Transport Oriented Development Program State Environmental Planning Policy

Campbelltown City Council was not formally consulted during the preparation of the Transport Oriented Development Program State Environmental Planning Policy.

(e) ongoing opportunities for review and input by councils, joint regional organisations and communities, including consultations with renters, key workers and young people needing affordable housing in relation to the Transport Oriented Development Program State Environmental Planning Policy

We would appreciate any opportunity for engagement to contribute to government policy on Transport Oriented Development. We have written numerous letters to NSW Ministers on the issue and published this correspondence in our publicly available business papers as detailed above.

Campbelltown City Council is also a member of The Parks, Sydney's Parkland Councils' alliance, and would be pleased to contribute with any engagement through this forum also.

(f) information control protocols relating to the Transport Oriented Development Program policy

Council is not best placed to comment on this item.

(g) property disclosure requirements and management

Council is not best placed to comment on this item.

(h) the release of information prior to the official publication of the Transport Oriented Development Program policy

Council is not best placed to comment on this item.



(i) the heritage concerns with the Transport Oriented Development Program including but not limited to the concerns of the Heritage Council

Council is not best placed to comment on this item.

(j) the enabling infrastructure capacity for every station selected or considered as part of the Transport Oriented Development Program

Campbelltown's station precincts provide this opportunity, noting two of these stations (Campbelltown-Macarthur and Glenfield) are also identified for future Metro connections to Western Sydney International Airport and Rapid Bus connections.

Campbelltown City Centre, as the Metropolitan Centre for the Macarthur Region, should be prioritised for this type of growth, perhaps above more regional areas identified through the TOD SEPP precincts.

(k) the impact on localised environment and amenity values caused by the Transport Oriented Development Program

Campbelltown City Council would respectfully suggest that any re-zoning should be bespoke to the area, considering any localised studies and impacts and that Council is consulted prior to re-zoning. It is not yet known how the TOD Program will be sensitively applied to each of the locations identified.

(l) the existing or potential measures and programs analysed, considered or implemented by all NSW Government agencies to support additional housing density, including the housing series reports published by the NSW Productivity Commissioner

A key component of the reports published by the NSW productivity commissioner is building more homes where infrastructure costs less. Using this principle would promote locations where public transport infrastructure is already located, in line with the principles of TOD. Campbelltown LGA is served by 7 electrified train stations, and a range of other infrastructure relevant to TOD development in the Campbelltown LGA including:

- Lower open space acquisition costs as Campbelltown is well served with open space in public ownership compared to other Sydney LGA's
- There is a growing health and education cluster in Campbelltown City Centre with Campbelltown Hospital and private health institutions
- Campbelltown has existing connections to Port Kembla and direct rail connection to Sydney Kingsford Smith airport
- Campbelltown LGA hosts a large Western Sydney University campus, a number of TAFE facilities and retail centres.

Having regard to the Productivity Commissioners papers, it is unclear why there was not more widespread consultation with Local Government when identifying the TOD locations.

(m) the ten measures outlined in the National Cabinet's National Planning Reform Blueprint

The National Planning Reform Blueprint has three primary components.

The first component is the updating of state, regional and local strategic plans to reflect housing targets. This is considered to be an essential action if there is to be an alignment of



infrastructure with housing provision. We support the update to housing targets and note that Campbelltown has significant latent housing capacity to help achieve refined targets.

The second tenet of the blueprint is promoting medium and high-density housing in well-located areas close to existing public transport connections, amenities, and employment. We support these measures which mirror Campbelltown's strategic direction and the underlying principles of TOD.

The third main measure of the blueprint is streamlining approval pathways. While some work has been done in NSW, there is more that can be done to streamline the approval pathway for small to medium scale planning proposals, particularly where state agencies often require the level of detail in supporting studies that is ordinarily required at the DA stage. The NSW Government should undertake a pragmatic review of state agency expectations at the rezoning stage with a view to limiting study requirements, thereby also reducing cost, time, and risk to the developer, particularly where the relevant matters will be investigated at DA stage when there is more detail available on the proposed development.

(n) the development of Transport Oriented Development Program planning policies in other Australian state and territory and international jurisdictions

The Victorian State Government is reportedly investigating adjustments to car parking requirements on sites around public transport hubs. With an estimated cost of \$50,000 for each parking space in apartment developments, reducing or removing the number of parking spaces on well-located sites could ease the cost of new housing. This initiative could similarly be worthwhile for investigation in NSW's TOD program.

(o) the impacts of the proposed Diverse and Well-Located Homes process and program

Campbelltown City Council has made a submission to the Diverse and Well-Located Homes process and program. A copy of that submission is attached and was published in our March 2024 Business Papers at Item 8.2.

(p) the capability of Greater Sydney to provide for increased residential dwelling where the existing capacity has been diminished due to the effects of climate change

Council is not best placed to comment on this item; however it is observed that there is a much lower flood risk potential in Campbelltown City Centre than other locations across Sydney and that Campbelltown LGA has a much higher tree canopy coverage than other LGA's which builds its resilient to climate change. The Campbelltown City Centre Planning Proposal will consider the effects of dwelling increases on climate change, biodiversity, green space, and other environmental factors.

(q) the adequacy of measures to deter and punish the misuse of confidential market sensitive government information and the future processes that should be put in place

Council is not best placed to comment on this item.

(r) any other related matters.

N/A

**Conclusion**

We thank the Committee for the opportunity to inform their consideration of these issues. Due to timing constraints and Council's reporting requirements, this submission has not been endorsed by Council. We reserve the right to update the Committee, should Council determine any amendments following submission.

We look forward to working with the NSW Government and its agencies to contribute to housing supply in well-located areas and would be pleased to assist the Inquiry.

Should you wish to discuss the contents of this submission in more detail, please do not hesitate to contact Rebecca Grasso, Director City Futures at Rebecca.Grasso@campbelltown.nsw.gov.au.

Yours sincerely,

Lindy Deitz
General Manager

Office of the Mayor



9 November 2023

The Hon. Chris Minns MP
Premier of NSW
GPO Box 5341
SYDNEY NSW 2001

Dear Premier,

State-Led LEP Rezoning

Campbelltown Local Government Area is perfectly positioned to accommodate high-quality density along its railway corridor, sustainably and affordably. Council has already developed a comprehensive framework for the densification of our city centre, including the Reimagining Campbelltown City Centre Master Plan and City Centre Design Framework. We have identified our significant latent capacity and have undertaken the preparatory work for our Campbelltown Local Environmental Plan amendment to enable the uplift, which would positively respond to the crises our communities are currently facing, with the lack of affordable housing being delivered across the whole of Sydney.

Our unwavering commitment is to collaborate early with the NSW Government to achieve their stated objectives of enabling the immediate delivery of the higher densities and diversity of dwelling choices our community desires. Unfortunately, this has been hindered, by the complexity and delays in dealing with government agencies (particularly Transport for NSW, Department of Planning and Sydney Water).

For this reason, as I recently published in my November Mayoral Minute, I am inviting the NSW Government to undertake a state-led rezoning in Campbelltown, similar to the approach in the Church Street Precinct in Parramatta. To ensure we are all working together, with a focus on attending to the various gaps and enabling the infrastructure and policy positions, to prioritise the delivery of sustainable high-density dwellings. You have our unconditional support to enable this to occur, including the commitment of funding and resources we have already allocated in our operational plan.

I'd appreciate meeting with you to discuss how we can work together to accelerate the delivery of high-density housing in Campbelltown. The Campbelltown area is an opportunity that the government should not turn away from, but instead take full advantage of, in its attempt to deliver planning schemes and development outcomes that enable dwelling delivery rates that meet the ever-increasing housing demand.

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Office of the Mayor



In response to Minister Scully's letter dated 30 October 2023 regarding the need to allow for more housing in our low and medium density suburban zones, we are working to identify how and where we may be able to increase the supply and diversity of homes within our suburbs, while also maintaining the natural and built characteristic that have made Campbelltown the lifestyle city that we are proud of. We will respond to that correspondence shortly.

Yours sincerely,

signature has been removed

Dr George Greiss
Mayor of Campbelltown

CC: The Hon. Paul Scully MP, Minister for Planning

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Office of the Mayor



28 November 2023

The Hon Paul Scully MP
Minister for Planning and Public Spaces
GPO Box 5341
SYDNEY NSW 2001

Via email: office@scully.minister.nsw.gov.au

Dear Minister,

Re: Housing permissibility and supply in Campbelltown

Thank you for your letter dated 30 October 2023 regarding the need to allow for more housing in low and medium density areas across NSW and the State Government's commitment to working with the Council to help increase the supply and diversity of homes across our suburbs.

I'm happy to confirm that the Campbelltown City Council is willing and committed to working with the State Government on the issue of housing delivery and to unlocking opportunities to address the critical need of delivering more homes in well-located areas across our city.

As per your request, we have undertaken a very preliminary review of areas across the city in an attempt to identify well-placed suburban lands that could accommodate an uplift in dwelling numbers and an increase in the diversity of dwelling typology.

The information in the following table is a result of our initial review and provides a snapshot of the identified locations and their additional dwelling potential. We believe that if we implement zoning change across those areas from R2 - Low Density Residential to R3 - Medium Density Residential: the desired uplift in dwelling numbers and an increase in the diversity of dwelling typology could be achieved.

Suburb	Details
Macquarie Fields	East of the railway station
Macquarie Fields	East of Glenquarie (Harold Street)
Macquarie Fields	An increase to the height limit of the existing R3 zone at East Glenfield and West of Glenquarie
Leumeah	East of Rudd Road
Minto	This work is already underway and also involves changing R3 to R4
Ingleburn Stage 2	North of James Street
Kearns	South and East of shopping centre
Rosemeadow	West and South of shopping centre
Ambarvale	All directions around shops
Bradbury	North and East of Apex Park

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Ruse	All directions around Junction Rd shops
Airds	East of shopping centre (E1 zone) – between Axford and Briar Roads
Menangle Park	Existing village, East of the <i>non-electrified</i> railway station and West of the proposed shopping centre (this is the site with a current Planning Proposal underassessment – an R3 outcome could be accommodated)

While the above is the result of a very preliminary review an estimate of the potential suggests a minimum of 4,000 additional dwellings could be realised by way of an expansion of our R3 zoned areas around our smaller town centres. An in-depth analysis of these areas would be required to determine a more accurate yield.

These areas have been carefully selected due to their walkable proximity and locational advantages relative to public transport, urban services, existing retail environments, educational establishments, and public open space. They complement adjoining density of land use. An increase in density in these areas will provide opportunity for a higher level of trade in the local retail precincts, and a higher level of usage of public transport. Importantly these areas are not constrained with ecological, flood prone, or other known constraints that would slow or otherwise prevent an uplift in density in these areas.

It is important to note that between the years of 2016 – 2021, the Campbelltown LGA exceeded the DPE housing target by 983 dwellings delivering a total of 7,783 approved dwellings (source ABS). The current identified housing capacity across the LGA is 45,000 dwellings, made up of 25,000 dwellings on already zoned land, 6,000 – 7,000 dwellings in rezonings about to be finalised, and the balance in progress. Importantly, the existing and future capacity of Campbelltown will readily accommodate the DPE housing target of 7,100-8,250 dwellings per 5-year period and the projected longer-term housing target for the LGA of about 24,000 new dwellings by 2041.

It is also worth pointing out that there is a large tract of extremely well located and serviced State Government owned land of some 200ha west of the Glenfield station, that holds an untapped potential of at least 5,000 medium and high-density dwellings. The land has already been rezoned and is adjacent to major roads and one of the best-connected railway stations in Sydney. Unfortunately, however, I understand that due to a frustrating misalignment of government agency objectives, this much needed development and uplift to the Glenfield area has remained dormant for a number of years.

Minister, as you may be aware, I have written the Premier, the Hon. Chris Minns on 9 November highlighting our eagerness to see high-quality density along its Glenfield to Macarthur Urban Renewal Corridor, but at the same time highlighting the challenges put before us from various State agencies that prevent us from moving at speed in this area, and inviting the NSW Government to undertake a state-led rezoning in Campbelltown CBD, similar to the approach in the Church Street Precinct in Parramatta.

The Council considers the Campbelltown CBD as the highest priority for future well-placed growth potential and have allocated \$2.7 million to fund the review as part of our operational plan. The Campbelltown CBD easily accommodate 3,600 additional dwellings under the current

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planning controls, with this number increasing significantly off the back of our City Centre planning review currently underway. While the entire length of the Glenfield to Macarthur Urban Renewal Corridor can accommodate at least another 22,000 dwellings, due to the limited cooperation of state entities, we are struggling to get any of these projects moving. This includes the LEP amendment to the Ingleburn Town Centre, which is currently with you for making, under which its proposed dwelling capacity was reduced by approx. 700 dwellings due to the very late involvement of various Government agencies.

I believe that implementing a state-led rezoning for the Campbelltown City Centre will be instrumental in overcoming the challenges we currently face in achieving our shared outcome.

I look forward to working with you and the Government to identify opportunities to address the current housing crisis, and I remain available to discuss this and my previous letter with you and/or the Premier at any convenient time.

Yours sincerely,

signature has been removed

Dr George Greiss
Mayor of Campbelltown

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Office of the Mayor



6 February 2024

The Hon Paul Scully MP
Minister for Planning and Public Spaces
Via email: office@scully.minister.nsw.gov.au

Dear Minister,

Low and Medium Rise Housing

Thank you for taking on board the feedback that I have provided previously including my letter dated 28 November 2023. I note that the proposed policy is now aimed at limiting the impact of policy changes to that of areas that are well serviced by shops, transport or both, and I commend your government for not seeking to blindly apply such a proposal to the whole LGA.

While we are supportive of the proposal, our team are actively reviewing the Explanation of Intended Effect and will make a submission on the changes in due course, and before the deadline. I anticipate that this submission will include some minor issues that I hope the Department will take into consideration.

I would like to take this opportunity to thank you for your continued efforts towards increasing the supply of housing in NSW. I also would like to re-affirm our commitment to working with you and the NSW Government to streamline processes and planning policy that assist with increasing the speed of the delivery of physical housing to the market.

As you are aware, the Campbelltown Local Government Area is a wonderful area adjoining unique and world class natural areas. It is the home of many major/regional public facilities and services including hospitals, universities, shopping centres, sporting stadiums, railway stations and our much loved Dharawal National Park and rivers.

However, while we are committed to providing our community with diverse housing opportunities, too many of our residents have to leave the Campbelltown LGA to find work. This is a concern that we all have, and one that may be amplified if we do not work together to ensure that additional employment opportunities are delivered close to homes.

It is also inevitable that some upgrades to infrastructure and services will be required with the significant increase in housing density, and while we can do our bit in the face of the affordable housing crises, we will count on you to support us in ensuring the infrastructure and public services are increased commensurate with our forecasted population growth.

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Again, I would like to thank you for taking onboard our issues and confirm our commitment to working with you and the NSW Government to deliver not only housing, but also employment and appropriate infrastructure that will support and improve the living standards of our growing community.

Yours sincerely,

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Dr George Greiss
Mayor of Campbelltown

DOC-24-27389

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23 February 2024

Monica Gibson
Acting Deputy Secretary
Planning, Land Use Strategy and Housing
Department of Planning, Housing and Infrastructure

Dear Ms Gibson,

Re: Campbelltown City Council submission: Low and mid-rise housing reforms

Thank you for the opportunity to provide feedback on the proposed low and medium rise housing reforms. Campbelltown City Council supports considered land use planning strategies that increase housing supply and has been doing so through supporting planning proposals along the rail corridor and south of Campbelltown in the Greater Macarthur 2040 area.

Council developed the Campbelltown Local Housing Strategy 2041 (LHS) to guide the city's growth while ensuring a vibrant and diverse lifestyle for its residents. This strategy, backed by comprehensive data analysis, was prepared to meet the housing demands of Campbelltown with a growing population. It aligns with both local and regional strategic planning frameworks and was designed to inform an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The LHS included a detailed and tailored action plan to deliver the required housing targets.

Council has historically achieved the housing targets set by the then Greater Cities Commission. ABS data sources reveal that an additional 7,783 dwellings were recorded in the Campbelltown LGA between 2016 and 2021, indicating that the target of the 6,800 dwellings for this period was met by almost 1,000 dwellings.

Our LHS anticipates the need for up to 24,000 additional dwellings in the LGA by 2041, and we believe that Council, by implementing the recommendations and actions of the LHS, would be able to deliver the required housing stock while balancing pressure on infrastructure and maintaining the character of our residential neighbourhoods and the LGA as a whole.

In terms of the proposed reforms, Council is generally supportive of the proposed changes and recognises several potential benefits of the proposed reforms, including the reduced reliance on granny flats/secondary dwellings by enabling greater flexibility for dual occupancies in R2 Low Density Residential zones, enabling increased density and diversity of housing types in close proximity to transport networks and commercial centres, and the potential revitalisation and economic advancement of local and major business centres through built form renewal, increased population and subsequent demand for local goods and services.

There are, however, some issues with the unplanned increase in housing densities that may potentially have an adverse impact on the existing and future character and residential amenity within some areas.



Please note that given the very short time frame made available by the government for the making of a formal submission, this response is being provided as an interim/draft response to the proposed reforms and has not been formally endorsed by the elected Council of Campbelltown.

This interim submission will be reported to the Council at its Ordinary Meeting in March, and we reserve the right to provide a formal submission following that meeting.

Amendments to Dual Occupancy Requirements

The proposed reforms seek to apply a blanket amendment to all NSW Councils relating to the required development standards for dual occupancies. A comparison of the current and proposed requirements relating to Campbelltown are identified below:

Control	Current	Proposed
Min Site Area	700m ²	450m ²
Max Building Height	8.5m to 9m	9.5m
Max Floor Space Ratio	0.45:1	0.65:1
Min Lot Width	15m	12m
Min Car Parking Space	1 space per dwelling	1 space per dwelling

Figure 1 – Comparison of Current and Proposed requirements for dual occupancy development in the R2 zone.

The proposed reforms seek to lower the Campbelltown minimum site area standard from 700 m² to 450 m², reduce the minimum lot width from 15 m to 12 m, and increase the maximum Floor Space Ratio (FSR) from 0.45:1 to 0.65:1.

A comparison with surrounding councils was undertaken and whilst there is a variety of minimum lot sizes for dual occupancies, most councils have minimum lots sizes in the order of, or less than, 700 m².

While a reduction in the minimum lot size for dual occupancies is generally supported, it is considered that a reduction from 700 m² to 450 m² would be problematic and would have an undesirable impact on the local character and normal operation of suburban areas across Campbelltown LGA.

Campbelltown is a green city and while the objective of the proposed changes is supported, the changes should not be at the expense of other common and competing needs. This includes upholding the expectations of our community around the retention and increase of green spaces, encouraging development that enables and facilitates the planting of trees, as well as ensuring their long-term viability.

Higher density living development policies have their place, and our Council is working with the government to increase dwelling densities in well located areas like along the Glenfield to Macarthur railway corridor. These policies, however, should not be at the expense of other



policies that have been developed to stem the increasing impacts of the urban heat island effect across local government areas in the western areas of Sydney like Campbelltown.

Although council's current minimum lot size for a dual occupancy development is 700 m², where that development is further subdivided, the minimum resulting lot size for any subdivided lot must not be less than 300 m² (e.g. 400 m² + 300 m² = 700 m²).

Given this existing policy of the Council, and in consideration of the objectives behind the government's proposal, and council's desires to ensure adequate areas remain available on development sites for the planting of shade trees, it is considered more appropriate for the minimum total lot size for a dual occupancy lot (in an R2 zoned residential area), to be in the range of 600 m² (detached) and no less than 500 m² (attached).

Further to this, to ensure adequate capacity for trees to be incorporated into any dual occupancy development, it is also considered necessary to maintain minimum total block width in the order of 15m and not reduced to 12m as proposed.

It is also of considerable concern that many R2 zoned areas of the Campbelltown LGA are not well serviced (if at all) by regular, convenient and accessible public transport. For this reason, placing more families within these areas, as a consequence of a broad brushed reduction in permissible lot sizes for dual occupancy development, can only end in a very poor and inequitable outcome for many people, including poor outcomes for the most vulnerable within our community.

Notwithstanding the above, and to assist the government with delivering a well-considered and balanced planning reform, there may be scope for the government to instead set a similar 'distance' criterion for small lot / 450 m² dual occupancies, with dual occupancies being able to be developed on land with a minimum lot size of 450 m², but only where that lot is within a 1000m walking distance of a metro or light rail station or commercial centre.

Introduction of terraces, townhouses and manor homes in the R2 Low Density Residential zone

The proposed amendments would permit, with consent, the construction of terraces and townhouses in a multi-dwelling housing form, along with manor homes in the R2 Low Density Residential zone if they meet the following requirements:

- Within 800m walking distance of a heavy rail, metro or light rail station; or
- Within 800m walking distance of land zoned E2 Commercial Centre; or
- Within 800m walking distance of land zoned E1 Local Centre or MU1 Mixed Use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.

Currently CLEP 2015 does not permit multi-dwelling housing and 2 storey apartment blocks (manor houses) in the R2 low density residential zone. The CLEP 2015 does, however, permit attached dwellings within the R2 low density residential zone but only on lots having a minimum size of 1000 m².



Given that the permissibility of multi-dwelling housing and manor homes under the proposed policy is dependent on the site being within 800m of a rail station or commercial and local centres, and not a blanket rule to applied across the whole of the R2 zone, the proposed permissibility of these uses within the R2 zone is supported.

Further to this and for similar reasons to those cited above for minimum lot sizes for dual occupancies, a reduction to Campbelltown's 1000 m² minimum lot size standard for multi-dwelling housing and manor houses within R2 zones, that are located close to rail or commercial and local centres, is not considered an unreasonable approach to increasing the availability of affordable housing nearer to metro-rail and/or commercial centres.

However, the proposed minimum lot sizes of 500 m² and 600 m² accommodating multi-dwelling housing and manor homes, is not generally supported, with a minimum lot size of 750 m² preferred so as to ensure adequate green space is available for trees in higher density areas.

Permit residential flat buildings in the R3 zone

The proposed reforms seek to allow residential flat buildings within the R3 – Medium Density Residential zone. Currently, residential flat buildings are not permitted within the R3 Medium Density Residential zone under CLEP 2015.

Similar to the proposed requirements for the location of multi-dwelling housing and manor houses, residential flat buildings will only be permissible within the R3 Medium Density Zone subject to the following requirements:

- Within 800m walking distance of a heavy rail, metro or light rail station; or
- Within 800m walking distance of land zoned E2 Commercial Centre; or
- Within 800m walking distance of land zoned E1 Local Centre or MU1 Mixed Use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.

Additionally, the reforms propose new development standards for residential flat buildings that relate to height and FSR. The new development standards only apply to sites located within the distances specified from railway stations and designated precincts.

The following requirements are being proposed:

Development Standards	Within 400 m of stations/designated precincts	400 m to 800 m of stations/designated precincts
Maximum Height of Building	21 m	16 m
Maximum FSR	3:1	2:1

Figure 2: Proposed development standards for residential flat buildings in the R3 zone

The inclusion of residential flat buildings within the R3 Medium Residential zone in close proximity to transport and designated centres is considered a reasonable response to providing a greater volume and diversity of housing choice within the R3 Medium Density zones in the Campbelltown LGA.



This change is not considered to be inconsistent with Council's Local Housing Strategy and is supported.

Proximity to E1 and MU1 zones

Concerns are raised in relation to the location of R3 zoned land within 400m and 800m of MU1 and E1 zones. The EIE requests input from Council to identify suitable town centre precincts in the E1 and MU1 zones that contain an appropriate level of goods, services and amenities.

Although on the surface these changes are considered reasonable, there is concern relating to the ambiguity around the definition of supermarkets, restaurants and other types of uses that are required to define a town centre. It is also of concern that the intent of the proposed change will result in unexpected and undesirable impacts on small centres.

With this it is important to note that some E1 and MU1 zones in Campbelltown do not currently have any shops or tenants, and the proposed change does not appear to give sufficient regard or consideration to the affect the change may have on an area's commercial desirability or vice versa.

So, at this point in time, we are unable to confidently respond to your request and provide you with examples of E1 and MU1 zones that may be identified as 'suitable town centres', but we would welcome a further discussion around this matter.

Additionally, and aside from meeting a set numerical distance criteria of 400m or 800m (as the crow flies), further criteria should be included to ensure the suitability of a proposed development site with regard to its genuine walkability to a town centre precinct.

It is therefore considered critical that the planning reforms ensure that the actual walked path of travel is within 400m or 800m, and is not unreasonably impeded by creeks, waterways, major roads, steep topography, a lack of safe and trafficable footpaths, or the like.

These aspects are considered critical to ensuring easy, convenient and equitable access to a town centre or railway and will ensure the outcome is in keeping with the intent of the 400m / 800m distance criteria.

Other matters for consideration

Consistency with current Local Housing Strategy 2041

Council recently finalised an updated Local Housing Strategy (LHS) on 11 April 2023 which was subsequently referred to the DPHI for endorsement.

The LHS seeks to ensure an adequate supply of appropriately zoned land is available to meet the future housing needs of the Campbelltown, noting that from between now and 2041, up to 24,000 additional dwellings will be required across the LGA. The LHS seeks to contain urban development within the urban areas defined by existing strategies such as the Glenfield to



Macarthur Urban Renewal Corridor Strategy, as well as within our greenfield areas such as Menangle Park and Gilead.

Campbelltown is already on track to deliver a large number of homes and satisfying the target of 24,000 additional dwellings by 2041 as identified in the LHS. Recent planning proposals such as Menangle Park, Gilead and 22-32 Queen Street, Campbelltown were all endorsed by Council and finalised by DPHI.

Council is currently assessing and reviewing a number of other planning proposals for both infill and greenfield areas, which have the potential to further increase dwelling supply in Campbelltown over the next 12 years. It is also the case that we have commenced work on supporting studies in support of future proposed changes to the CLEP 2015 for the Campbelltown City Centre.

Infrastructure Capacity

There has been no communication provided by DPHI on whether funding would be available to assist councils in implementing the reforms, considering the proposed changes are highly likely to place a strain on existing infrastructure such as roads, intersections, parking, footpaths and parks, drainage, and waste.

Without a review of the existing infrastructure capacity, an unforeseen and uncontrolled increase in housing densities may place an unreasonable burden on existing infrastructure.

The ensuring of adequate capacity of existing infrastructure to satisfy the desired increase in density is crucial to the support of well-planned and sustainable growth, and the improvement of the overall liveability of an area. It is therefore critical that as part of the consideration and delivery of a plan such as that proposed by the government, a suitable and sustainable funding plan needs to be in place to ensure that the required infrastructure can be provided and maintained into the future, without overly burdening our existing communities.

The current version of Council's Contributions Plan does not take into account the growth that would be realised as a result of the proposed changes, and there is a lengthy process to go through to investigate infrastructure upgrades that will be required in supporting the planned changes.

There is also a risk that the timing of the investigations and the timing of the subsequent formal changes to the local contributions plan, may not be aligned with the timing of the implementation of the changes currently under consideration by the government. Unfortunately, this will mean that development pressures will once again be ahead of the timing of the delivery of supporting infrastructure, which is not a desirable or acceptable outcome.

To ensure local contribution plans are amended in response to the planning changes currently being considered, it is considered of critical importance that the government provide all enabling councils an appropriate level of financial assistance to undertake and complete the timely review of their respective local contributions plan.



Environmental Impacts

Campbelltown City Council is proudly known as the "Green City" and allowing dual occupancies on 450 m² and multi-dwellings on 500-600 m² sites would have a very high potential of reducing useful and viable areas for vegetation and additional canopy cover a part of future developments across the LGA.

All of Western Sydney suffers from extreme heat in summer and a lot of work has been undertaken and resource invested in the prevention of the loss of our much-valued natural canopy cover. An unfortunate and significant consequence of the current proposal being considered by the government will be the reduction of the opportunity to promote and deliver a greater canopy cover within the areas of the city that need it most (high density residential areas).

Adequate minimum lot sizes need to be maintained, with a focus on viable green spaces, areas for deep soil planting, and an increase in the overall canopy cover. The revising of planning policy for the purpose of enabling more housing to be developed and delivered quickly, must not be at the expense of liveability, must not work against the Council's efforts to protect against the insidious impact of the urban heat island effect, and should not be contrary to the Council's existing commitment to support the government with the increasing of the canopy cover across the wider Sydney area.

Car Parking Challenges

Addressing parking demands and ensuring adequate parking provisions, are essential factors that need to be considered to ensure the mitigation of congestion and the maintenance of desirable neighbourhood amenity. Some areas across LGA have been developed with smaller pavement widths (meeting minimum standards) to enable expanded landscaping and reduced construction costs to assist with affordability. Sometimes existing housing is located on right-of-carriageways, rather than have a direct frontage to a public road.

None of these locations or examples are considered particularly suitable for an unforeseen increase in on-street parking as a result of the government proposed higher density policy.

There are many examples of bespoke development approvals / sites across the Sydney basin, most of which are examples of finely balanced and sensitively designed micro-urban places. The character and intrinsic value of these places are very susceptible to any changes to their place, and in these circumstances, consideration must be given within planning policy review to placing additional restrictions preventing the construction and/or proliferation of dual occupancies and multi-dwelling housing on the sites which include sites without a frontage to a public road, and on sites where the existing public road pavement width is 6 m or less.

It is the case that Campbelltown's minor local road standard allows for a 6 m wide carriageway (kerb face to kerb face). This standard, however, is usually only allowed in short cul-de-sacs where on-street parking is already at a premium and where the manoeuvring of large vehicles like garbage trucks, removalists, and delivery vans, can be very difficult if not impossible at times.



It is therefore critical that micro-urban places that happen to exist within an area that the proposed planning changes would apply to, are excluded from the proposed changes, regardless of how close they may be to a qualifying railway or town centre.

Character and Residential Amenity

Increased densities on smaller lots do have a real impact on the amenity within a street and can have a deleterious impact on the streetscape character and desired/expected residential amenity.

It is considered appropriate therefore, that as part of the consideration of its proposed planning changes, the government develops and incorporates additional guidelines and concept designs that facilitates increased densities, while minimising impacts on residential privacy, personal solar access, efficiencies of solar panels, and maintains sufficient private open space for residents to enjoy.

Ambitious Housing Targets

Council has already set ambitious housing delivery targets for 2041, which we are confident that by implementing the recommendations and actions of the LHS, would be able to deliver the required housing stock while balancing pressure on infrastructure and maintaining the character of our residential neighbourhoods and the LGA as a whole. Our focus is on delivering contemporary and workable enabling strategies that will continue to assist us reach and/or exceed our target subject to the nuances of the housing market.

Given this, the planning reforms proposed by the government (as another layer) raise questions about the feasibility and/or impact of the additional measures on these adopted targets, and as a consequence, local and regional infrastructure. Balancing housing demand with infrastructure capacity and community needs is crucial to achieve sustainable and liveable development outcomes.

In conclusion, while Council recognises the importance of addressing housing shortages and acknowledges the potential benefits of the proposed reforms, we urge you to fully consider the points raised in this submission.

From the Council's perspective, it is imperative that the proposed planning reforms align with broader planning objectives, including the desires and the needs of the Campbelltown community. Collaborative planning efforts, informed by careful consideration of the local context and the preservation of residential character and environmental sustainability, while providing a diversity of housing choice are essential to achieve sustainable and inclusive urban development.

As it always has, Council remains committed to working with the government to ensure that any reforms implemented enhance the liveability and prosperity of Campbelltown and deliver much needed well located affordable housing on the ground, while maintaining the unique identity and quality of life enjoyed by the residents of Campbelltown.



Thank you for providing us the opportunity to respond to the government's proposed planning reforms supporting the delivery of well-placed affordable housing. If you have any need to seek clarity or discuss the above in more detail, please don't hesitate to contact Council's Manager Strategic Land Use Planning – Mr Scott Cox – on 4645 4110.

Yours sincerely

Jim Baldwin
Director City Planning and Environment

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

