



**CAMPBELLTOWN**  
CITY COUNCIL

# **ORDINARY BUSINESS PAPER**

**13 MAY 2025**

## COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
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>
DPHI	Department of Planning Housing and Infrastructure
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
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
HNSW	Homes NSW
OEH	Office of Environment and Heritage
OLG	Office of Local Government
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
PIN	Penalty Infringement 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



06 May 2025

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 13 May 2025 at 6:30 pm.

Lindy Deitz  
Chief Executive Officer

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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 8 April 2025**

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

That the Minutes of the Ordinary Meeting of Council held 8 April 2025, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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##### **Report**

That the Minutes of the Ordinary Meeting of Council held 8 April 2025 are presented to Council for confirmation.

##### **Attachments**

1. Minutes of the Ordinary Meeting of Council held 8 April 2025 (contained within this report)

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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Ordinary Council Meeting held at 6:30 pm on Tuesday, 8 April 2025.**

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**Minutes of the Ordinary Meeting of the Campbelltown City Council held on 8 April 2025**

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**Present**

Councillor S Berbari  
Councillor M Chowdhury  
Councillor J Cotter  
Councillor K Halabi  
Councillor K Hunt  
Councillor M Khalil  
Councillor D Lound  
Councillor C McEwan  
Councillor M Oates  
Councillor A Rahman  
Councillor J Rivera  
Councillor T Triebels  
Councillor I Wisniewska  
Councillor A Zahra

**1. ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Chairperson .

**Council Prayer**

The Council Prayer was presented by the Chief Executive Officer.

**2. APOLOGIES/LEAVE OF ABSENCE**

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

That the apology of Councillor W Morrison be accepted.

**058/2025** The Motion on being Put was **CARRIED**.

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### 3. CONFIRMATION OF MINUTES

#### 3.1 Minutes of the Ordinary Meeting of Council held 11 March 2025

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

That the Minutes of the Ordinary Council Meeting held 11 March 2025, copies of which have been circulated to each Councillor, be taken as read and confirmed.

**059/2025** The Motion on being Put was **CARRIED**.

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### 4. DECLARATIONS OF INTEREST

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

#### **Pecuniary Interests**

Nil

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

Nil

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

Councillor Adam Zahra

Item 14.1 - Licence for Equipment Storage - Town Hall Theatre

Councillor Zahra advised that a family member has an interest with the proposed hirer and he will leave the chamber

Councillor Cameron McEwan

Item 8.11 – Footbridge over Bow Bowing Creek, Minto

Councillor McEwan advised that he lives in the vicinity of the item and will remain in the chamber.

#### **Other Disclosures**

Nil

## 5. MAYORAL MINUTE

### 5.1 Career Immersion Pathway at Campbelltown City Council's Works Depot

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It was **Moved** Councillor Lound:

That the information be noted.

**060/2025** The Motion on being Put was **CARRIED**.

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## 6. PETITIONS

NIL

## 7. CORRESPONDENCE

### 7.1 Farrow Road Carpark

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

That the letter be received and the information be noted.

**061/2025** The Motion on being Put was **CARRIED**.

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### 7.2 South West Sydney Community and Justice Precinct

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

That the letter be received and the information be noted.

**062/2025** The Motion on being Put was **CARRIED**.

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### 7.3 Spring Farm Parkway

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

That the letter be received and the information be noted.

**063/2025** The Motion on being Put was **CARRIED**.

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## 7.4 Closure of the Community Justice Centre

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It was **Moved** Councillor McEwan, **Seconded** Councillor Halabi:

That the letter be received and the information be noted.

**064/2025** The Motion on being Put was **CARRIED**.

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## 8. REPORTS FROM OFFICERS

### 8.1 Introduction of new Australia Day Award Category

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It was **Moved** Councillor Berbari, **Seconded** Councillor Zahra:

That Council note the introduction of the All Abilities Award category as part of the Annual Campbelltown City Australia Day Awards.

**065/2025** The Motion on being Put was **CARRIED**.

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### 8.2 Macarthur Gardens North Planning Proposal - Council's Submission to the Public Exhibition

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

That Council endorse the submission on the exhibition of the Macarthur Gardens North Planning Proposal, at Attachment 1, with any amendments, and forward it to the Department of Planning, Housing, and Infrastructure, noting that a draft submission has already been sent to the Department.

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, K Halabi, M Khalil, S Berbari, J Cotter and D Lound.

Voting against the Resolution were Nil.

**066/2025** The Motion on being Put was **CARRIED**.

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### 8.3 Planning Proposal – Clause 7.30

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It was **Moved** Councillor Rahman, **Seconded** Councillor Rivera:

That Council endorse the planning proposal at attachment 1 and forward it to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, K Halabi, M Khalil, S Berbari, J Cotter and D Lound.

Voting against the Resolution were Nil.

**067/2025** The Motion on being Put was **CARRIED**.

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### 8.4 Planning Agreement – Lot 4 (184) Narellan Road, Campbelltown

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

That Council authorise the Chief Executive Officer to execute the Planning Agreement with NHP Campbelltown Pty Limited and Clearstate Camnarr192 Nominee Pty Ltd on behalf of Council.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, A Zahra, K Halabi, M Khalil, S Berbari, J Cotter and D Lound.

Voting against the Resolution were Nil.

**068/2025** The Motion on being Put was **CARRIED**.

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### 8.5 Significant Development Applications

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

That the information be noted.

**069/2025** The Motion on being Put was **CARRIED**.

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## 8.6 Investments and Revenue Report - February 2025

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

That the information be noted.

**070/2025** The Motion on being Put was **CARRIED**.

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## 8.7 Draft Quarterly Budget Review Statement Guidelines Submission

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It was **Moved** Councillor McEwan, **Seconded** Councillor Halabi:

That Council endorse the submission to the Office of Local Government on the Draft Quarterly Budget Review Statement Guidelines.

**071/2025** The Motion on being Put was **CARRIED**.

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

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

That the minutes of the Audit Risk and Improvement Committee held 25 November 2024 be noted.

**072/2025** The Motion on being Put was **CARRIED**.

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## 8.9 Reports and Letters Requested

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

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

**073/2025** The Motion on being Put was **CARRIED**.

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## 8.10 Bus Shelter Program

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

That Council note:

1. The installation of 5 new shelters per year for the next five years to enhance community infrastructure.
2. The adoption of an optimised prioritisation methodology to strengthen the bus shelter program, ensuring maximum community benefit and value for money.
3. Ongoing efforts to secure additional funding through grants, private-sector partnerships, and collaboration with government agencies to supplement Council's budget for shelter installations.
4. That Council write to the Hon John Graham MLC, Minister for Transport seeking all possible grant funding from the State Government to install bus shelters in the areas identified as serving vulnerable groups within the Campbelltown LGA.

**074/2025** The Motion on being Put was **CARRIED**.

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## 8.11 Footbridge over Bow Bowling Creek, Minto

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

1. That Council provide in principle support to option 3 noting the project is contingent on grant funding.
2. That Council write to State and Federal Members seeking support for funding of the construction of the pedestrian bridge.

**075/2025** The Motion on being Put was **CARRIED**.

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## 9. QUESTIONS WITH NOTICE

Nil

## 10. RESCISSION MOTION

Nil

## 11. NOTICE OF MOTION

### 11.1 Koala Management and Protection

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

That Council provide a report on Koala management and protection by:

1. Exploring road painting, signage opportunities and traffic calming measures for koala zones at key mitigation areas on local roads in the LGA.
2. Providing additional koala food tree plantations.
3. Continuing to support wildlife carers with ongoing koala rehabilitation.

**076/2025** The Motion on being Put was **CARRIED**.

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## 12. URGENT GENERAL BUSINESS

### 13. PRESENTATIONS BY COUNCILLORS

1. Councillor Masood Chowdhury on 21 March 2025 had the honour of attending and representing the Mayor at the annual Harmony in Faith Iftar Dinner. This meaningful celebration of unity and diversity, co-hosted by the Affinity Intercultural Foundation and The Church of Jesus Christ of Latter-day Saints, brought together people from all walks of life. Councillor Chowdhury expressed how through shared meals and heartfelt stories, the event reaffirmed the values of understanding, respect, and compassion. Councillor Chowdhury reflected on the evening as a powerful reminder that the true strength of the community lies in its diversity and the connections that bind its members. He expressed gratitude for initiatives like Harmony in Faith that foster inclusivity and promote harmony across the region.
2. Councillor Meg Oates had the opportunity to represent the Mayor at the opening of 3 exhibitions at the Campbelltown Art Centre. Councillor Oates spoke about the *Friends Annual* and *Focus* exhibitions—vibrant showcases of artwork presented by the Friends of Campbelltown Arts Centre. Highlighting a diverse range of styles and mediums, the *Friends Annual* offers a unique glimpse into the region's rich and varied artistic talent.
3. Councillor Meg Oates promoted the upcoming Art & Design Festival: Threads of Tomorrow, encouraging the community to attend and take part in this celebration of creativity and innovation in fashion, with a strong emphasis on sustainability. The festival will take place on Sunday, 13 April 2025, offering a full day of events dedicated to exploring the future of fashion and design in Campbelltown and beyond.
4. Councillor Ash Rahman on 15 March, attended Ingleburn Alive and was pleased to see so many residents enjoying the annual street party-style event with their families. The day featured live performances, free entertainment for children, carnival rides, and vibrant

market stalls. Councillor Rahman described the event as a fantastic celebration of community spirit and a valuable opportunity to bring joy and connection to local residents. He emphasised that events like this are a meaningful way to give back to ratepayers and strengthen community pride.

5. On 25 March, Councillor Ash Rahman had the honour of attending the Annual Mayoral Iftar Dinner, joining hundreds of community leaders from various faiths and cultural backgrounds. The evening was marked by a warm and festive atmosphere as attendees came together to share in the experience of breaking the fast during Ramadan. Councillor Rahman expressed his sincere thanks to Mayor Darcy Lound and Council staff for organising such an inclusive and meaningful event. He also extended his appreciation to Alkalizer for their generous hospitality and delicious food.
6. On 27 March, Councillor Isabella Wisniewska attended alongside the Mayor, Councillor Lound, Councillor Oates, and EGM Ben Hoyle to witness the electrifying and thought provoking premiere of *High Octane*. Councillor Wisniewska commended Emma Harrison and the creators for creating an unforgettable experience combining fast-paced movement, car culture, rhinestone flair, nostalgic early 2000s visuals, and a pulsing soundtrack.
7. Councillor Cameron McEwan on 13 March, attended the inaugural Greater Sydney Town Hall COP at Redfern Town Hall, alongside Council's Executive Manager of Strategic Asset Management, Tim Dowsett. The event brought together councils from across the region to discuss climate action, shared goals, and strategies for a sustainable future. Councillor McEwan described the event as inspiring, leaving him with renewed motivation to address climate challenges, knowing many others across Sydney are working toward the same goals. Key ideas from the event—set to be shared with state, federal, and international stakeholders—included: increasing funding for active transport, engaging communities more effectively, accelerating the electrification of public assets, and advocating for long-term sustainability policies and better support for local government initiatives.
8. Councillor Cameron McEwan reflected on the vibrancy of Ingleburn Alive, held on 15 March, noting that despite the heat, it was fantastic to see so many people out enjoying the festivities. As the evening progressed and the sun began to set, the crowds only grew, creating an even more energetic atmosphere. Councillor McEwan highlighted the positive community spirit at the event, particularly noting the strong presence of young people enjoying the occasion. He also praised the events team for delivering another successful activation, acknowledging the complexity involved in managing such large-scale events and commending council staff for their professionalism and seamless execution.
9. Councillor Cameron McEwan reflected on the Iftar Dinner held on 25 March and hosted by the Mayor, noting that while Councillor Rahman had already spoken in detail about the event, it was a meaningful opportunity to engage with the culture and traditions of local residents outside of his usual circles. He expressed appreciation for the strong sense of camaraderie present throughout the evening and extended his thanks to everyone involved in making the event a success—including council staff, speakers, and the catering team for providing a superb meal.
10. Councillor Khaled Halabi attended the annual Harmony in Faith Iftar Dinner, hosted by the Affinity Intercultural Foundation and The Church of Jesus Christ of Latter-day Saints, and reflected on the evening as a powerful celebration of unity, compassion, and mutual respect. The event brought together individuals from diverse backgrounds across the

Macarthur region and beyond, highlighting the strength found in shared values and cultural understanding. Councillor Halabi noted that gatherings like these reinforce the importance of standing together as a community and building meaningful connections across faiths and cultures. He also extended his sincere thanks to the organisers, who is a dear friend, for creating such a memorable evening and acknowledged the dedication and hard work that went on behind the scenes to bring the event to life.

11. Councillor Masud Khalil on 1 and 2 April attended the EID prayers at the Victoria Park, Minto alongside the Mayor Darcy Lound, Dr Mike Freelander MP and Councillor Ash Rahman. Councillor Khalil described it as well attended event to prayer for the prosperity of Campbelltown.
12. Councillor Masud Khalil on 26 March alongside Dr Mike Freelander MP visited the Shiv temple on Eagle View Road, Minto. Councillor Khalil noted that it was great to communicate with each other with a common goal of building a harmonious community in Campbelltown.
13. Councillor Masud Khalil on 6 April attended an event on Tongan Plantations alongside Tongan Consulate General, Louise Waterhouse.
14. Councillor Seta Berbari recently attended her first UDIA event in Brisbane, describing it as an incredible experience surrounded by inspiring speakers and brilliant minds. While the insights shared were invaluable, she highlighted the meaningful connections formed—through idea-sharing, relationship-building, and quality time spent with colleagues—as the most memorable aspect. Councillor Berbari expressed her gratitude for being part of the Campbelltown City Council team, working alongside passionate individuals equally committed to serving the community.
15. On 25 March, Councillor Seta Berbari had the privilege of attending the Iftar gathering hosted at Campbelltown Council—an evening marked by warmth, reflection, and a strong sense of unity. Councillor Berbari noted that sharing a meal with members of the diverse local community served as a powerful reminder of the strength found in togetherness. She extended her heartfelt thanks to the Campbelltown Council staff for their efforts in bringing the event to life.
16. Councillor Joshua Cotter congratulated The Formal Project on securing their new home at 263 Queen Street, Campbelltown, marking an exciting new chapter for the organisation. He also acknowledged and thanked Wests Group Macarthur for their generous \$30,000 contribution through the ClubGrants program, which has played a vital role in supporting the project's growth and continued impact in the community.
17. Councillor Joshua Cotter advised that the Silver Coin Project have their charity fun night event raising funds to support local schools in the Campbelltown LGA.
18. On 13 March, Mayor Darcy Lound had the opportunity to connect with the Hon. John Graham at the Airport City Summit to discuss the region. Minister Graham, who held a wide-ranging portfolio including Transport, Roads, Jobs, Tourism, The Arts, Music, and the Night-Time Economy, spoke about the exciting opportunities ahead with the opening of the Western Sydney Airport. The recent Federal Government announcement—an election promise to fund the planning of rail corridors to the Airport—was welcomed news for the community. This marked an important first step toward future rail connections, and Mayor Lound expressed commitment to continued collaboration to drive further progress on this much-

needed infrastructure. Thanks were also extended to Dr Mike Freeland MP for his strong advocacy at the Federal level.

19. On 13 March, Mayor Darcy Lound extended a big thank you to the Ingleburn RSL Pipes and Drums Band for joining him at three citizenship ceremonies held in Campbelltown. Nearly 240 people received their Australian citizenship that day. Mayor Lound expressed his appreciation for the band, as well as the dedicated volunteers from the Scouts, whose support helped make the ceremonies special for everyone involved. He also acknowledged Amanda King and her team, Alana and Daniela, for their ongoing efforts in ensuring the events ran smoothly.
20. The Mayor, Councillor Lound, attended the 2025 Club Fundraising Dinner and Season Launch at Wests League Club, Leumeah, alongside Camden Mayor Ashleigh Cagney. Hosted by Wests Group Macarthur with support from NSW Rugby League and the Wests Tigers, the event raised vital funds to support local grassroots clubs for the upcoming season. Councillor Lound thanked Chairman Alan Buxton and the Board for the invitation and acknowledged the impressive growth of the game in the region, with over 9,000 registered players. He also extended his best wishes to all clubs, players, and the dedicated volunteers who make each season possible.
21. Mayor Darcy Lound commented on the Ingleburn Alive Festival, noting how wonderful it was to see so many locals come together in Ingleburn CBD to celebrate Ingleburn Alive 2025. He reflected that this beloved community event serves as a yearly reminder of the incredible talent, culture, and community pride present in Campbelltown.
22. Mayor Darcy Lound had the honour of hosting leaders and members of Campbelltown's Muslim community at the Iftar Dinner held at the Civic Hall. He expressed his gratitude to everyone who attended, acknowledging the significance of coming together to celebrate and observe the holy month of Ramadan. Mayor Lound recognised the importance of such events in fostering understanding and unity within the community, and he thanked all those who participated in making the evening a meaningful and memorable occasion for all.
23. Mayor Darcy Lound attended the Bangladesh Independence Day celebration at NSW Parliament House, marking the 55th anniversary of Bangladesh's independence alongside the NSW Premier, state MPs, Deputy Mayor Councillor Hunt and Councillor Chowdhury. The event, organised by the Sydney Consulate General of Bangladesh, highlighted the strong ties between Australia and Bangladesh and showcased Australia's commitment to freedom and human rights. It was a wonderful occasion to see the community come together and be supported by local leaders.
24. Mayor Darcy Lound had the privilege of officially opening the first night of Ramadan Nights festival. The event featured a diverse selection of food stalls and created a lively family atmosphere. This celebration of Ramadan offered a unique cultural experience, with delicious food and a welcoming environment. The festival highlighted the strong community spirit in Campbelltown. The Mayor also expressed special gratitude to the organisers for their exceptional efforts in making the event a success.

25. Mayor Darcy Lound celebrated the one-year anniversary of GenesisCare Campbelltown. He thanked GenesisCare and the team for inviting him to join in the celebrations and speak at the event. It was a pleasure for the Mayor to connect with staff and project partners while recognizing this outstanding service and facility, which proudly serves as a vital healthcare resource in the heart of the city, providing essential care to many across the region.
26. Mayor Darcy Lound attended the Macarthur Football Association's 2025 Community Football Season Launch at Camden Lakeside, alongside his good friend, Mayor of Camden Ashleigh Cagney. The evening was a celebration of the upcoming season with local clubs. Mayor Lound thanked MFA Chairman Peter Kovacsics and the Board of Directors for the invitation, as well as General Manager Paul Bertolissio and the staff. He wished all MFA clubs, coaches, and players the best of luck for the 2025 season, and also extended his best wishes to the referees. It was a pleasure to take a photo with the MFA mascot, Mac, during the event.
27. On 5 April, Mayor Darcy Lound attended the Winter Netball Season kick-off at Coronation Park, Minto. The event began with the colourful traditional March Past, with all the clubs participating. Congratulations were extended to the runners-up in the March Past, Glenfield, and this year's winners, Cobras. Mayor Lound thanked President Justin and the entire committee for the invitation and for the outstanding work they do in running Campbelltown Netball. He wished all the clubs, coaches, managers, players, and umpires the best for the 2025 season
28. On 7 April, Mayor Darcy Lound attended the official opening of the Macarthur Memorial Park. The event was graced by the Premier of NSW, the Hon. Chris Minns MP, and Minister the Hon. Steve Kamper MP, along with many other distinguished guests. The Memorial Park is an innovative and unique space designed to honour life and various faiths, and it will serve the greater Macarthur region for generations to come. Mayor Lound praised the superb design and construction of the park, highlighting it as a fantastic new facility for the city.
29. Mayor Darcy Lound thanked Dr. Anisul and the Committee of the Australian Muslim Welfare Centre (AMWC) for the invitation and the opportunity to speak at the EID prayers. The event was well-attended, and Mayor Lound was pleased to be present at Victoria Park, Minto, alongside Federal Member for Macarthur Dr. Mike Freeland MP and Councillors Masood Chowdhury and Ash Raham.

## 14. CONFIDENTIAL REPORTS FROM OFFICERS

### Confidentiality Recommendation

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

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

**Item 14.1 Licence for Equipment Storage - Town Hall Theatre**

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

**Item 14.2 Licence Agreement - Airds**

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

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

**077/2025** The Motion on being Put was **CARRIED**.

---

**The Ordinary Meeting of Council was adjourned at 7:58 pm and reconvened as a meeting of the Confidential Committee at 7:59 pm.**

## Recommendations of the Confidential Committee

**Meeting Note:** Having declared an interest in the item Councillor Zahra left the Chamber at 7:59 pm and did not take part in the debate.

### 14.1 Licence for Equipment Storage - Town Hall Theatre

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

1. That Council agree to endorse the terms of a Storage Licence Agreement with the hirer for storage space at the Campbelltown Town Hall.
2. That Council delegate authority to the Chief Executive Officer or her authorised delegate to execute all and any documentation relevant to this report under Section 377 of the *Local Government Act 1993*.

**078/2025** The Motion on being Put was **CARRIED**.

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**Meeting note:** Councillor Zahra returned to the Chamber at 8:01 pm.

### 14.2 Licence Agreement - Airds

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It was **Moved** Councillor McEwan, **Seconded** Councillor Rahman:

1. That Council endorse the proposed Licence Agreement over the subject property located in Airds on the terms and conditions set out in this paper.
2. That all and any documentation associated with the Licence Agreement is signed by way of delegated authority by the Chief Executive Officer (or her authorised delegate) under S377 of the *Local Government Act, 1993*.

**079/2025** The Motion on being Put was **CARRIED**.

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

That item 14.2 be resubmitted.

**080/2025** The Motion on being Put was **CARRIED**.

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

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

**081/2025** The Motion on being Put was **CARRIED**.

---

**At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:05 pm.**

---

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

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

**082/2025** The Motion on being Put was **CARRIED**.

---

There being no further business the meeting closed at 8:07 pm.

Confirmed by Council on <<enter date>>

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

### **3.2 Minutes of the Extraordinary Meeting of Council held 22 April 2025**

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

That the Minutes of the Extraordinary Meeting of Council held 22 April 2025, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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#### **Report**

That the Minutes of the Extraordinary Meeting of Council held 22 April 2025 are presented to Council for confirmation.

#### **Attachments**

1. Minutes of the Extraordinary Meeting of Council held 22 April 2025 (contained within this report)

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# CAMPBELLTOWN CITY COUNCIL

## Minutes Summary

**Extraordinary Council Meeting held at 6:30 pm on Tuesday, 22 April 2025.**

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ITEM	TITLE	PAGE
1.	<b>ACKNOWLEDGEMENT OF LAND</b>	<b>2</b>
2.	<b>APOLOGIES/ LEAVE OF ABSENCE</b>	<b>2</b>
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	Pecuniary Interests	
	Non Pecuniary – Significant Interests	
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4.	<b>REPORTS FROM OFFICERS</b>	<b>4</b>
4.1	Public Exhibition of Council IP&R Plans: Delivery Program 2025-26 to 2028-29, Operational Plan including Budget 2025-26, Fees and Charges 2025-26, and Long-Term Financial Plan 2025-26 to 2034-35.	4
5.	<b>URGENT GENERAL BUSINESS</b>	<b>5</b>

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**Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 22 April 2025**

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**Present**

Councillor S Berbari  
Councillor M Chowdhury  
Councillor J Cotter  
Councillor K Halabi  
Councillor K Hunt  
Councillor M Khalil  
Councillor D Lound  
Councillor C McEwan  
Councillor M Oates  
Councillor A Rahman  
Councillor J Rivera  
Councillor T Triebels  
Councillor I Wisniewska  
Councillor A Zahra

**1. ACKNOWLEDGEMENT OF LAND**

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

**Council Prayer**

The Council Prayer was presented by the Chief Executive Officer.

**2. APOLOGIES/ LEAVE OF ABSENCE**

---

**Moved** Councillor Berbari, **Seconded** Councillor Khalil:

That the apology of Councillor W Morrison be accepted.

**083/2025** The Motion on being Put was **CARRIED**.

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### **3. DECLARATIONS OF INTEREST**

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

#### **Pecuniary Interests**

Nil

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

Nil

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

Nil

#### **Other Disclosures**

Nil

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## 4. REPORTS FROM OFFICERS

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### Procedural Motion

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

That Council resolve into the Committee of the Whole in accordance with clause 12.1 of the Code of Meeting Practice to consider Item 4.1.

**084/2025** The Motion on being Put was **CARRIED**.

---

**The Ordinary Meeting of Council was adjourned at 6:36 pm and reconvened as a meeting of the Committee of the Whole at 6:36 pm.**

**Meeting note:** Madam CEO, Lindy Deitz, Executive Manager Corporate Services and Governance, Corinne Mears, and Manager Insights and Corporate Strategy, Chris Magee, addressed the Council in relation to Item 4.1.

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### 4.1 Public Exhibition of Council IP&R Plans: Delivery Program 2025-26 to 2028-29, Operational Plan including Budget 2025-26, Fees and Charges 2025-26, and Long-Term Financial Plan 2025-26 to 2034-35.

---

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

1. That Council endorse the following documents being placed on public exhibition for 28 days (23 April 2025 to 21 May 2025):
  - a. Draft Delivery Program 2025-26 to 2028-29 and Operational Plan 2025-26, including the annual budget.
  - b. Draft Fees and Charges Schedule 2025-26.
  - c. Draft Long-Term Financial Plan 2025-26 to 2034-35.
2. That Council note that a further report will be submitted to Council following public exhibition, seeking formal adoption of these documents prior to 30 June 2025.

**085/2025** The Motion on being Put was **CARRIED**.

---

**At the conclusion of the meeting of the Committee of the Whole the Council Meeting was reconvened at 7:47 pm**

**Procedural Motion**

---

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

That the reports of the Committee of the Whole and recommendations contained therein be adopted and that Standing Orders be resumed.

**086/2025** The Motion on being Put was **CARRIED**.

---

**5. URGENT GENERAL BUSINESS**

There being no further business the meeting closed at 7:48 pm.

Confirmed by Council on <<enter date>>

..... Chief Executive Officer ..... 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 Acknowledging our First Responders**

#### **Recommendation**

That the information be noted.

I recently had the honour of attending the Rotary Clubs of Macarthur's First Responders Awards Night, to acknowledge the selfless and hardworking first responders who support our city and community.

Our first responders often put themselves into dangerous situations to help others, with many witnessing difficult scenes first-hand. They are the people we turn to during floods, fires, wild weather and medical emergencies, and despite these difficult situations, they continue to turn up, serve and support our community each day.

It was also an honour to hear from Jeff Tougher at the event, who spoke of the tragic loss of his son, Steven in 2023. Steven Tougher lost his life in tragic circumstances while on shift as a paramedic. Jeff and the Tougher family have been tireless and passionate spokespeople for paramedics and continue to advocate for better outcomes for those who work in these challenging, and often dangerous roles

Council proudly planted a tree in Koshigaya Park in Steven's memory in 2024 and I know this has been a place of solitude and reflection for many of his friends, family and colleagues.

Finally, I would like to congratulate all the nominees and winners in this year's awards and thank them their ongoing contributions. Many are volunteers who give up their time in one of the most selfless acts of service and community spirit.

I would also like to acknowledge the families of our first responders whose support behind the scenes enables them to carry out this important work.

Council are proud to work alongside our emergency services to provide support during major events or through day-to-day operations, an important role to we deliver collaboratively for the greater benefit of the community.

On behalf of Council and the community, I would like to extend my heartfelt thanks and gratitude to all of our first responders.

#### **Attachments**

Nil

## **6. PETITIONS**

### **6.1 Petition seeking Macquarie Fields Community Hall and Park upgrades**

---

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

That the petition be received and noted.

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Council has received a petition containing 446 signatures seeking:

1. **The reinstatement of a community hall** in Macquarie Fields to restore a vital space for gathering, support service, and youth engagement.
2. **Critical upgrades to Macquarie Fields Park**, including:
  - Installation of public toilet facilities
  - Construction of a safe walking track
  - Relocation of cricket nets away from the children's play area
  - Development of a free outdoor gym

The petition was hand-signed with 446 signatures of which 374 of signatories identified as from the Campbelltown LGA.

#### **Attachments**

- 6.1.1 Cover Letter Urgent Community Petition (contained within this report) [↓](#)
- 6.1.2 Full copy of signed petition\_confidential as contains personal information (distributed under separate cover)

Mayor Darcy Lound  
Campbelltown City Council  
**Subject: Immediate Action Requested – Restoration of Community Hall and Upgrades to Macquarie Fields Park**

Dear Mayor Lound,

We, the concerned residents of Macquarie Fields, urgently call for your immediate attention and decisive action regarding two critical issues affecting the well-being, cohesion, and safety of our community: the absence of a community hall and the deteriorating conditions of Macquarie Fields Park.

**Firstly**, we are deeply disheartened by the removal of our community hall—a facility that once served as the heart of local gatherings, cultural events, youth activities, and social support services. Its absence has left a significant void in our suburb. With no alternative space available, residents—especially seniors, youth, and culturally diverse groups—are left without a central venue to connect, celebrate, or seek support. We strongly urge the council to prioritise the construction of a new community hall in Macquarie Fields to restore this essential civic space and strengthen community ties.

**Secondly**, the current state of Macquarie Fields Park demands immediate upgrades to ensure it can continue to serve as a safe and inclusive space for all. Despite hosting between 120 to 150 residents daily—including children, elderly citizens, and families—the park lacks basic infrastructure and safety features.

**Toilet facilities** are urgently needed. The absence of these facilities severely inconveniences park-goers, especially children and elderly residents, who are forced to return home during their visit—disrupting both comfort and participation in recreational activities.

**The lack of a dedicated walking track** presents significant safety risks. Residents currently have no choice but to walk along busy roads to get their exercise, placing them in harm’s way. A safe, purpose-built walking track within the park would greatly enhance public health and safety.

**The cricket nets are dangerously positioned** too close to the children’s play area. This creates a serious risk of injury. We propose the immediate relocation of the nets to a safer section of the park to eliminate this hazard.

There is also a clear and growing need for a **community gym**—a free, accessible space that supports healthy living and physical activity for residents of all ages. Such a facility would greatly contribute to local well-being and mental health.

Mayor Lound, the loss of our community hall combined with the pressing deficiencies in park infrastructure is not just a matter of inconvenience—it is a matter of equity, safety, and dignity. Our residents deserve access to the same standard of facilities available in surrounding suburbs.

Attached are several hundred signatures from a wide cross-section of residents in Macquarie Fields and nearby suburbs who regularly use these facilities and strongly support this urgent appeal. We trust you will consider our request with the seriousness it deserves and act swiftly to restore and enhance the quality of life for the people of Macquarie Fields.

Thank you for your ongoing service and for your commitment to the residents of Campbelltown.

**Yours sincerely,**

On behalf of the Macquarie Fields community,  
Dr Serajul Khan

[Redacted Signature]

Name		Contact Information (Address & Mobile Number)
1	[Redacted Name]	[Redacted Contact Information]
2	[Redacted Name]	[Redacted Contact Information]

114-2567

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## **6.2 Petition Seeking Subsidised or Concessionary Hiring of Council's Community Halls and Venues for Pensioners**

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### **Officer's Recommendation**

That the petition be received and noted.

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Council has received a petition containing 40 signatures seeking subsidised or concessionary hiring of Council's community halls and venues for pensioners.

The petition was hand-signed with 40 signatures of which all signatories identified as from the Campbelltown LGA.

### **Attachments**

- 6.2.1 Cover Letter - Petition seeking subsidised or concessionary hiring of Council's halls (contained within this report) [↓](#)
- 6.2.2 Full copy of signed petition - confidential as contains personal information (distributed under separate cover)

## Petition for Subsidized or Concessionary Hiring of Council's Community Halls and Venues for Pensioners

April 10, 2025

The Mayor  
Campbelltown City Council  
New South Wales, Australia

**Subject:           Petition for Subsidized or Concessionary Hiring of Council's Community Halls and  
                          Venues for Pensioners**

Dear Honourable Mayor,

We, the undersigned residents of the Campbelltown Local Government Area, on behalf of the pensioner, respectfully submit this petition requesting the introduction of subsidized or concessionary rates for the hiring of community halls, venues, and other council facilities for eligible pensioners.

Several councils across Greater Sydney, including the City of Sydney, Fairfield City Council, Georges River Council, Randwick City Council, Inner West Council, Willoughby City Council, Marrickville Council, and Bayside Council, have implemented similar concessions. These initiatives provide pensioners with affordable access to community spaces, enabling them to host family events such as birthday celebrations, wedding anniversaries, and reunions.

We strongly believe that implementing a similar initiative in Campbelltown would align with the council's values of community engagement and inclusivity. Offering concessional rates would not only alleviate financial burdens for pensioners but also enhance accessibility, allowing them to participate more actively in social and cultural events.

**We kindly urge you to present this petition to the council chamber for consideration and approval.** Your support in this matter would be deeply appreciated, as it would significantly contribute to **the well-being and social inclusion of pensioners in our community.**

Thank you for your time and consideration. We are confident that, as our elected representative, you will acknowledge and support this legitimate request.

Sincerely,

01. Kaiser Ahmed

SI	Name	Residential Address	Contact nos.	Sig
02				
03				
04				
05				

Contd. to Page # 2

## **7. CORRESPONDENCE**

### **7.1 Council's call for State and Federal Funding to Upgrade Campbelltown Stadium**

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

That the letters be received and the information be noted.

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1. Letter from the Mayor to Dr Mike Freelander MP, Member for Macarthur with revised attachment dated 10 April 2025.
2. Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown with revised attachment dated 10 April 2025.
3. Letter from Mr Greg Warren MP, Member for Campbelltown to The Hon Stephen Kamper, Minister for Sport copied to the Mayor of Campbelltown dated 14 April 2025.

#### **Attachments**

- 7.1.1 Letter from the Mayor Dr Mike Freelander MP, Member for Macarthur with revised attachment dated 10 April 2025 (contained within this report) [↓](#)
- 7.1.2 Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown with revised attachment dated 10 April 2025 (contained within this report) [↓](#)
- 7.1.3 Letter from Mr Greg Warren MP, Member for Campbelltown to The Hon Stephen Kamper MP, Minister for Sport copying the Mayor of Campbelltown dated 14 April 2025 (contained within this report) [↓](#)

**Office of the Mayor**

10 April 2025

Dr Mike Freeland MP  
Member for Macarthur  
Via: Email removed

Dear Dr Freeland,

**Council's call for State and Federal Funding to Upgrade Campbelltown Stadium**

We are calling for NSW and Federal Government funding to enable the upgrade of Campbelltown Stadium. I've attached our media release providing further details.

I appreciate your strong ongoing advocacy on this project and would appreciate if you're able to assist in securing meetings with relevant Ministers.

Yours sincerely

Signature removed

Cr Darcy Lound  
**Mayor of Campbelltown**

DOC-25-86821

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

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ABN: 31 459 914 087

# MEDIA RELEASE



**April 2025**

## **Councils call for State and Federal Funding to Upgrade Campbelltown Stadium**

Campbelltown City Council is renewing its call for urgent investment from both the state and federal governments to upgrade Campbelltown Stadium, following ongoing advocacy efforts aimed at transforming the precinct into a premier sporting and events destination in Macarthur.

With the region continuing to grow rapidly, Campbelltown Stadium has the potential to become a key sporting hub for elite community sport, cultural events and economic development. The stadium is positioned perfectly in the heart of the Macarthur region, adjacent to Leumeah train station enabling ease of access for participants and spectators. However, significant infrastructure upgrades are required to bring the stadium in line with modern standards and meet the needs of a growing population.

Campbelltown Stadium plays host to several Wests' Tigers NRL and NRLW games each year and is home to the Macarthur Bulls' A-Leagues club. The venue hosts more than 50 events throughout the year, including local, state and national sporting championships along with community events.

Activity at Campbelltown Stadium is expected to increase further in the future with planning underway for the construction of a Sport and Health Centre of Excellence for junior pathways within the Leumeah stadium's precinct.

Mayor of Campbelltown Darcy Lound said the stadium upgrade is not only a long-standing priority for Council but also a crucial step in securing a thriving future for the local economy and community.

"We've been consistent in our message: Campbelltown deserves a stadium that reflects the ambition and growth of our city. An upgraded Campbelltown Stadium will attract major events, create jobs, support local business, and provide a top-tier experience for players and fans alike", Cr Lound said.

"Council has done the groundwork. What we need now is a firm funding commitment from both state and federal governments. Campbelltown is a sporting city and it's time to invest", Cr Lound said

"As the CEO of the West Tigers, I fully support Campbelltown City Council in their call to the government for much-needed investment in Campbelltown Stadium. The upgrading of the Stadium will be a benefit to the people and Businesses in the Area and that I have no doubt". Shane Richardson, Chief Executive Officer, Wests Tigers.

If investment is secured the West Tigers are committed to increase the number of games played at Campbelltown for the next 15 years. We urge the government to recognise the significant impact that this investment will have and to take swift action in supporting the Council's proposal". Mr Richardson said.

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[campbelltown.nsw.gov.au](https://campbelltown.nsw.gov.au)

For media enquiries, contact [media@campbelltown.nsw.gov.au](mailto:media@campbelltown.nsw.gov.au) or phone 4645 4729

# MEDIA RELEASE



Council is calling on all levels of government to come to the table and work in partnership to deliver this vital infrastructure project for the benefit of current and future generations.

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[campbelltown.nsw.gov.au](http://campbelltown.nsw.gov.au)

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## Office of the Mayor



10 April 2025

Mr Greg Warren MP  
Member for Campbelltown  
Via: Email removed

Dear Mr Warren,

### **Council's call for State and Federal Funding to Upgrade Campbelltown Stadium**

We are calling for NSW and Federal Government funding to enable the upgrade of Campbelltown Stadium. I've attached our media release providing further details.

I appreciate your strong ongoing advocacy on this project and would appreciate if you're able to assist in securing meetings with relevant Ministers.

Signature removed

Cr Darcy Lound  
**Mayor of Campbelltown**

DOC-25-86824

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

# MEDIA RELEASE



**April 2025**

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Mayor of Campbelltown Darcy Lound said the stadium upgrade is not only a long-standing priority for Council but also a crucial step in securing a thriving future for the local economy and community.

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"Council has done the groundwork. What we need now is a firm funding commitment from both state and federal governments. Campbelltown is a sporting city and it's time to invest", Cr Lound said

"As the CEO of the West Tigers, I fully support Campbelltown City Council in their call to the government for much-needed investment in Campbelltown Stadium. The upgrading of the Stadium will be a benefit to the people and Businesses in the Area and that I have no doubt". Shane Richardson, Chief Executive Officer, Wests Tigers.

If investment is secured the West Tigers are committed to increase the number of games played at Campbelltown for the next 15 years. We urge the government to recognise the significant impact that this investment will have and to take swift action in supporting the Council's proposal". Mr Richardson said.

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# MEDIA RELEASE



Council is calling on all levels of government to come to the table and work in partnership to deliver this vital infrastructure project for the benefit of current and future generations.

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# Greg Warren MP



## MEMBER FOR CAMPBELLTOWN



14/04/25

The Hon. Stephen Kamper MP  
Minister for Sport  
GPO Box 5341  
SYDNEY NSW 2001

**By email:** *Email has been removed*

Dear Minister

I write to you on behalf of Campbelltown City Council and the broader Campbelltown community regarding the upgrade of Campbelltown Sports Stadium.

I have attached relevant correspondence from Campbelltown City Council for your convenience.

As the Macarthur and broader Southwest Sydney region continues to grow, there is an increasing demand for high-quality and fit-for-purpose sporting facilities to service the community.

Campbelltown Sports Stadium already plays host to a number of A-League, NRL and NRLW matches every year, as well as local sporting events, community events and championships of varying levels.

Campbelltown City Council are seeking a commitment of funding to allow the stadium to continue to appropriately service the needs of our growing community.

Should you wish to discuss this further, please do not hesitate to contact me or Mayor of Campbelltown Cr. Darcy Lound, who can be reached on *Phone has been removed*

Your timely and appropriate consideration in this matter is greatly appreciated.

Yours sincerely,

*Signature has been removed*

**Greg Warren MP**  
**Member for Campbelltown**

**CC: Mayor Cr Darcy Lound, Campbelltown City Council**

📍 Shop 3, 72 Queen Street, Campbelltown 📧 PO Box 895, Campbelltown NSW 2560  
☎️ (02) 4625 3344 📠 (02) 4626 3640 ✉️ Campbelltown@parliament.nsw.gov.au  
🌐 www.gregwarrenmp.com.au 📱 GregWarrenCampbelltown 🐦 @GregWarren\_ 📷 greg\_warren\_mp

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

## **7.2 Bus Shelter Funding Opportunities**

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### **Officer's Recommendation**

That the letter be received and the information be noted.

---

1. Letter from the Mayor to The Hon John Graham MLC, Minister for Transport, copied to Mr Greg Warren MP, Member for Campbelltown dated 9 April 2025.

### **Attachments**

- 7.2.1 Letter from the Mayor to The Hon John Graham MLC, Minister for Transport dated 9 April 2025 (contained within this report) [↓](#)

**Office of the Mayor**

9 April 2025

The Hon John Graham MLC  
Minister for Transport  
Via: Online portal

Dear Minister

**Bus Shelter Funding Opportunities**

At its meeting on 8 April 2025 Council considered a report about our bus shelter program, ensuring our community is well served by comfortable, accessible and safe bus shelters to enhance our community's public transport experience.

There are 1,224 bus stops across the Campbelltown LGA, with 20% supported by 252 bus shelters. Council committed to improve our bus shelter delivery program, committing to deliver additional bus shelters each year, particularly prioritising vulnerable areas within our community.

Council also resolved that I write to you *seeking all possible grant funding from the State Government to install bus shelters in the areas identified as serving vulnerable groups within the Campbelltown LGA.*

I'd appreciate your advice on any funding opportunities to deliver further bus shelters for our community.

Signature removed

Cr Darcy Lound  
**Mayor of Campbelltown**

Cc: Mr Greg Warren, Member for Campbelltown

DOC-25-85318

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

### **7.3 Closure of the Community Justice Centres**

---

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

That the letter be received and the information be noted.

---

1. Letter from the Mayor to The Hon Michael Daley MP, Attorney General copied to Mr Greg Warren MP, Member for Campbelltown dated 9 April 2025.

#### **Attachments**

- 7.3.1 Letter from the Mayor to The Hon Michael Daley MP, Attorney General dated 9 April 2025 (contained within this report) [↓](#)

**Office of the Mayor**

9 April 2025

The Hon Michael Daley MP  
Attorney General  
Via: Online portal

Dear Attorney,

**Closure of the Community Justice Centres**

I refer to my letter regarding the closure of the Community Justice Centres dated 3 February 2025 and the reply from Dr Hugh McDermott MP, Parliamentary Secretary to the Attorney General dated 18 March 2025, on your behalf.

When the Council considered this correspondence during our meeting on 8 April 2025, the Council asked that I write to you to request a meeting with you to discuss the impact of this decision on the community of Campbelltown.

I'd appreciate the opportunity to meet with you at your earliest convenience.

Signature removed

Cr Darcy Lound  
**Mayor of Campbelltown**

Cc: Mr Greg Warren, Member for Campbelltown

DOC-25-85321

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ABN: 31 459 914 087

## **7.4 Upper Water Canal Corridor Gilead**

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### **Officer's Recommendation**

That the letter be received and the information be noted.

---

1. Letter from The Hon Rose Jackson MLC copied to The Hon Paul Scully MP to the Mayor (undated).

### **Attachments**

- 7.4.1 Letter from The Hon Rose Jackson MLC copied to The Hon Paul Scully MP to the Mayor (undated)(contained within this report) [↓](#)

OFFICIAL

**The Hon Rose Jackson MLC**

Minister for Water, Minister for Housing,  
Minister for Homelessness  
Minister for Mental Health, Minister for Youth  
Minister for the North Coast



MO ref: IMWNSW25\_0002  
Your ref: DOC-24-359988

Cr Darcy Lound, Mayor  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

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

Dear Cr Lound *Darcy*

Thank you for your letter of 18 December 2024 regarding east-west koala movement through Noorumba Reserve at Gilead and the Figtree Hill development application.

I am advised that representatives from WaterNSW and the Department of Planning, Housing and Infrastructure (DPHI) met with Campbelltown Council staff at the affected location on Friday 20 December 2024. At that site meeting, inspections of the fence lines identified evidence of numerous existing points of entry and exit by fauna under the security fences, clearly demonstrating that fauna up to and including the size of a mature koala is already able to cross the Upper Canal corridor unimpeded. It was also agreed at that site meeting that Lendlease would be requested by Council to engage an ecologist to confirm these findings, and WaterNSW would facilitate these visits to the Upper Canal corridor.

Further, I am advised that WaterNSW has been communicating to Lendlease since June 2022 that they would consider any new strategies they propose that would facilitate fauna movement while retaining WaterNSW security and operational needs (as governed by legislation). These strategies can be explored separate to the construction and monitoring of the pilot project at Ousedale Creek Aqueduct (due for completion in November this year, pending Heritage NSW approvals).

As previously advised, it is critical in this location that the process takes into account the safety and security of the Upper Canal, which is an integral component of Sydney's water supply system that transfers water from four dams south of Sydney to Prospect Water Filtration Plant for treatment. The *Water NSW Act 2014* and associated *Water NSW Regulation 2020* includes controls, restrictions and penalties designed to protect the water supply infrastructure and drinking water quality from pollution, damage, unauthorised entry or other unauthorised activities.

Unfortunately, I am unable to visit the site in person at this stage. However, I am looking forward to meeting with you in April at my office to discuss this project further.

Signature removed

cc. The Hon. Paul Scully  
Minister for Planning and Public Spaces

52 Martin Place Sydney NSW 2000  
GPO Box 5341 Sydney NSW 2001

02 7225 6190  
[nsw.gov.au/ministerjackson](https://nsw.gov.au/ministerjackson)

OFFICIAL

## **7.5 Funding for the Construction of a Footbridge over Bow Bowing Creek**

---

### **Officer's Recommendation**

That the letters be received and the information be noted.

---

1. Letter from the Mayor to The Hon Anoulack Chanthivong MP, Member for Macquarie Fields dated 24 April 2025.
2. Letter from the Mayor to Dr Mike Freelander MP, Member for Macarthur dated 24 April 2025.

### **Attachments**

- 7.5.1 Letter from Mayor Darcy Lound to Dr Mike Freelander MP re Funding Support for a footbridge over Bow Bowing Creek Minto (contained within this report) [↓](#)
- 7.5.2 Letter from Mayor Darcy Lound to The Hon Anoulack Chanthivong MP re Funding Support for a footbridge over Bow Bowing Creek (contained within this report) [↓](#)

## Office of the Mayor



24 April 2024

Dr Mike Freeland  
Member for Macarthur

Via: *Email has been removed*

Dear Dr Freeland,

### **Re: Funding support for the construction of a footbridge over Bow Bowling Creek, Minto**

At its meeting on 8 April 2025, Council considered a report about the feasibility of constructing a pedestrian bridge over Bow Bowling Creek causeway to enable connectivity between Bow Bowling and Minto, particularly during adverse weather conditions. The report is attached for your information.

Following consideration of various options in the report, the Council resolved:

1. That Council provide in principle support to option 3 [construction of a pedestrian bridge for 1-in-100-year flood events for an estimated cost of \$11 million] noting the project is contingent on grant funding.
2. That Council write to State and Federal Members seeking support for funding of the construction of the pedestrian bridge.

The report also notes that we had made a submission to the NSW Government's Get NSW Active Program seeking a \$5 million investment to construct a shared path along Campbelltown Road and Ben Lomond Road, connecting Bow Bowling to Minto Railway Station to ensure connectivity during all weather conditions for pedestrians and cyclists. Council was advised this week that we were unsuccessful in securing funding under this grant program.

We appreciate your support in making representations for funding this vital connection.

Yours sincerely,

*Signature has been removed*

Cr Darcy Lound  
**Mayor of Campbelltown**

DOC-25-94509

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Ordinary Council Meeting

08/04/2025

## 8.11 Footbridge over Bow Bowling Creek, Minto

### Reporting Officer

Engineering and Traffic Management Coordinator  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
2 Places For People	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.

### Delivery Program

Principal Activity
PA Roads and Transport

### Officer's Recommendation

1. That Council provide in principle support to option 3 noting the project is contingent on grant funding.
2. That Council write to State and Federal Members seeking support for funding of the construction of the pedestrian bridge.

### Purpose

This report explores the feasibility of building a footbridge over Bow Bowling Creek, addressing accessibility concerns for those with mobility challenges, and reviewing potential funding opportunities.

### History

Currently, residents of Bow Bowling have access to Minto Railway Station via a footpath and shared pathway across Bow Bowling Creek. While this path is functional under normal weather conditions, it becomes impassable during heavy rainfall, which results in flooding and poses a risk to pedestrian safety. As a result, individuals often must take alternative, longer routes along Campbelltown Road and Ben Lomond Road or rely on public transport.

At the Council meeting on the 13 October 2022, Council resolved:

Item 8.11

Page 318

1. Provide a report on the feasibility of building a footbridge over Bow Bowling Creek (Causeway) at Bow Bowling towards Minto.
2. Ensure the report includes reference to any current legislative requirements for pedestrian footbridge 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.

This report addresses the Council resolution and assesses the feasibility of constructing a pedestrian bridge over Bow Bowling Creek (causeway) at Bow Bowling to improve connectivity to Minto, particularly during adverse weather conditions.

## Report

Council officers have completed a feasibility assessment regarding the construction of a pedestrian bridge that would provide year-round access between Bow Bowling and Minto Railway Station, even during adverse weather conditions. The study has focused on ensuring pedestrian safety and access, particularly during a 1-in-100-year flood event.

The following options were considered:

### Option 1: Do Nothing and Maintain Existing Pathway

- **Advantages:** Low cost as it only requires ongoing maintenance.
- **Disadvantages:** The existing pathway is prone to flooding during heavy rain, leading to significant disruption for pedestrians, particularly during flood events. Alternative routes require long detours, impacting daily commuters.
- **Cost:** \$0.00

### Option 2: Construct a Pedestrian Bridge for Probable Maximum Flood (PMF) Events

- **Advantages:** Would allow access over a 1-in-100-year flood event.
- **Disadvantages:** The bridge would still be inaccessible during the maximum PMF events, as the entire area—including the railway tracks—would be submerged. The cost of such a bridge is prohibitively high given the low volume of daily users (approx. 27 pedestrians per day).
- **Estimated Cost:** \$38 million

### Option 3: Construct a Pedestrian Bridge for 1-in-100-Year Flood Events

- **Advantages:** More cost-effective, provides access during most weather conditions, and offers value for money.
- **Disadvantages:** No access during maximum PMF events, which are rare.
- **Estimated Cost:** \$11 million

In addition to Option 3, constructing a shared path along Campbelltown Road and Ben Lomond Road, connecting Bow Bowling to Minto Railway Station, would ensure connectivity during all weather conditions for pedestrians and cyclists. Council has already submitted a grant

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Ordinary Council Meeting

8/04/2025

application to the State Government's Get NSW Active program for this infrastructure, with the outcome expected in April-May 2025.

Estimated Cost for Shared Path: \$5 million

Total Estimated (Bridge and Shared Pathway) Cost for Option 3: \$16 million

### Impact and Community Usage

Two key assessments were conducted to determine the potential impact of a flood event and pedestrian usage of the pathway:

1. **Flood Mapping:** The assessment confirms that during severe weather conditions, both the basin area and parts of Bow Bowling's residential zones, including the railway tracks, would be submerged, creating significant challenges for connectivity.
2. **Pedestrian Counts:** On average, 27 pedestrians use the existing pathway daily to access Minto Railway Station.

### Legislative Considerations

The development of any bridge will comply with legislative requirements and guidelines, including the Flood Risk Management Plan mandated by the Department of Environment and Heritage and the Flood Risk Management Manual. This ensures the bridge is designed to mitigate flood risk in accordance with Australian Standards (AS 5100 for Bridge Design). The potential risks of the project include increased liability for the Council, especially if pedestrians attempt to use the bridge during a PMF event. Mitigation measures, such as closing access during high-risk periods and installing anti-throw screens, have been considered.

### Conclusion

Option 3, which involves constructing a pedestrian bridge for 1-in-100-year flood events and constructing a shared path, is recommended as the most feasible option. This solution balances cost, accessibility, and community need. Given the significant cost of the project, securing funding from State or Federal Government sources is essential.

### Attachments

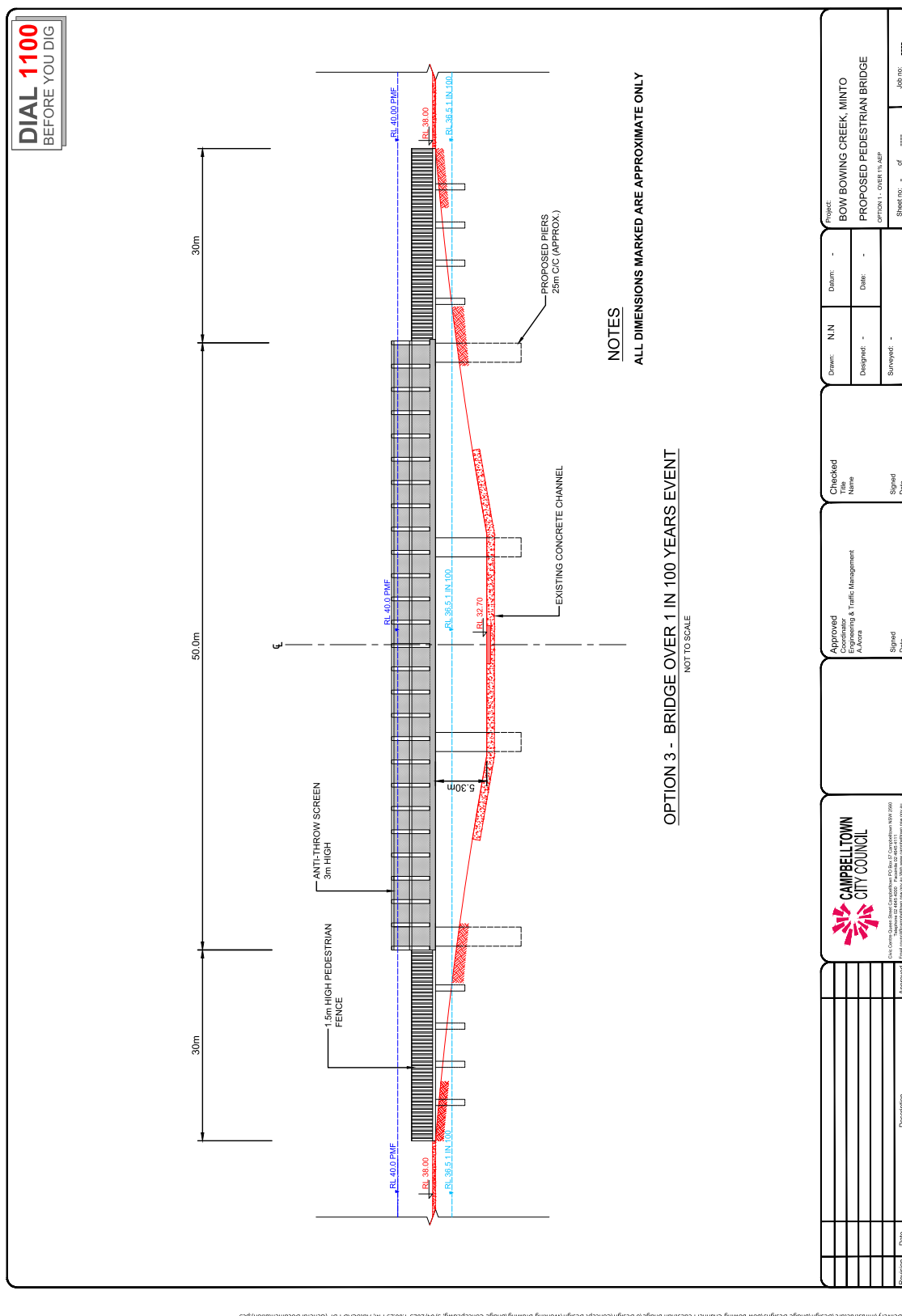
8.11.1 Option 3 details - 1 in 100 Year Event (contained within this report) [↓](#)

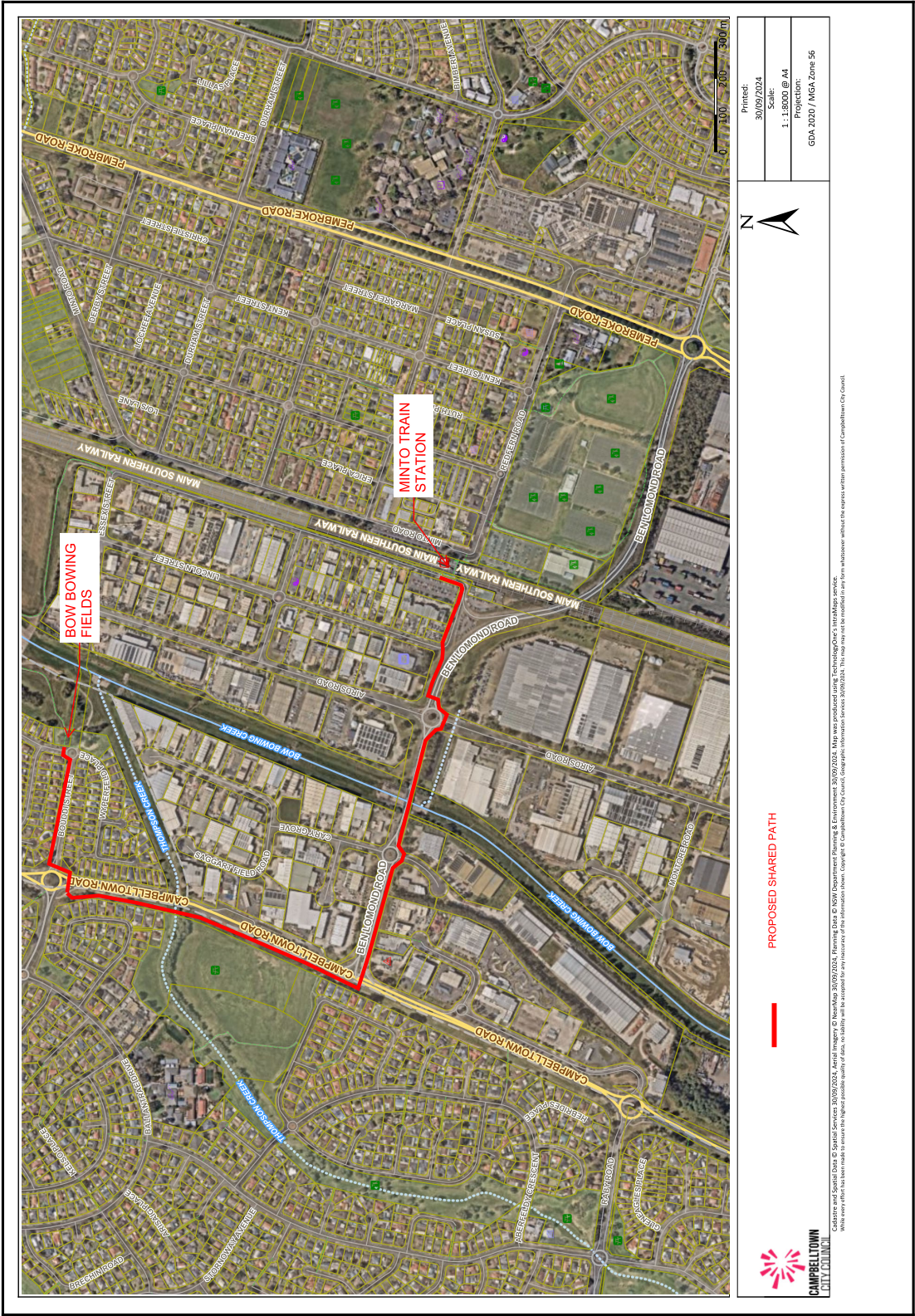
8.11.2 Option 3 details - Shared path along St Andrews Rd between St Andrews Rd and Ben Lomond Rd (contained within this report) [↓](#)

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Item 8.11

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## Office of the Mayor



24 April 2024

The Hon Anoulack Chanthivong MP  
Member for Macquarie Fields  
Via: Email removed

Dear Mr Chanthivong,

### **Re: Funding support for the construction of a footbridge over Bow Bowling Creek, Minto**

At its meeting on 8 April 2025, Council considered a report about the feasibility of constructing a pedestrian bridge over Bow Bowling Creek causeway to enable connectivity between Bow Bowling and Minto, particularly during adverse weather conditions. The report is attached for your information.

Following consideration of various options in the report, the Council resolved:

1. That Council provide in principle support to option 3 [construction of a pedestrian bridge for 1-in-100-year flood events for an estimated cost of \$11 million] noting the project is contingent on grant funding.
2. That Council write to State and Federal Members seeking support for funding of the construction of the pedestrian bridge.

The report also notes that we had made a submission to the NSW Government's Get NSW Active Program seeking a \$5 million investment to construct a shared path along Campbelltown Road and Ben Lomond Road, connecting Bow Bowling to Minto Railway Station to ensure connectivity during all weather conditions for pedestrians and cyclists. Council was advised this week that we were unsuccessful in securing funding under this grant program.

We appreciate your support in making representations for funding this vital connection.

Yours sincerely,

Signature removed

Cr Darcy Lound  
**Mayor of Campbelltown**

DOC-25-94517

**Campbelltown City Council**  
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Ordinary Council Meeting

08/04/2025

## 8.11 Footbridge over Bow Bowling Creek, Minto

### Reporting Officer

Engineering and Traffic Management Coordinator  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
2 Places For People	<p>2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive</p> <p>2.2.1 Ensure transport networks are integrated, safe, and meet the needs of all people.</p>

### Delivery Program

Principal Activity
PA Roads and Transport

### Officer's Recommendation

1. That Council provide in principle support to option 3 noting the project is contingent on grant funding.
2. That Council write to State and Federal Members seeking support for funding of the construction of the pedestrian bridge.

### Purpose

This report explores the feasibility of building a footbridge over Bow Bowling Creek, addressing accessibility concerns for those with mobility challenges, and reviewing potential funding opportunities.

### History

Currently, residents of Bow Bowling have access to Minto Railway Station via a footpath and shared pathway across Bow Bowling Creek. While this path is functional under normal weather conditions, it becomes impassable during heavy rainfall, which results in flooding and poses a risk to pedestrian safety. As a result, individuals often must take alternative, longer routes along Campbelltown Road and Ben Lomond Road or rely on public transport.

At the Council meeting on the 13 October 2022, Council resolved:

Item 8.11

Page 318

1. Provide a report on the feasibility of building a footbridge over Bow Bowling Creek (Causeway) at Bow Bowling towards Minto.
2. Ensure the report includes reference to any current legislative requirements for pedestrian footbridge 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.

This report addresses the Council resolution and assesses the feasibility of constructing a pedestrian bridge over Bow Bowling Creek (causeway) at Bow Bowling to improve connectivity to Minto, particularly during adverse weather conditions.

## Report

Council officers have completed a feasibility assessment regarding the construction of a pedestrian bridge that would provide year-round access between Bow Bowling and Minto Railway Station, even during adverse weather conditions. The study has focused on ensuring pedestrian safety and access, particularly during a 1-in-100-year flood event.

The following options were considered:

### Option 1: Do Nothing and Maintain Existing Pathway

- **Advantages:** Low cost as it only requires ongoing maintenance.
- **Disadvantages:** The existing pathway is prone to flooding during heavy rain, leading to significant disruption for pedestrians, particularly during flood events. Alternative routes require long detours, impacting daily commuters.
- **Cost:** \$0.00

### Option 2: Construct a Pedestrian Bridge for Probable Maximum Flood (PMF) Events

- **Advantages:** Would allow access over a 1-in-100-year flood event.
- **Disadvantages:** The bridge would still be inaccessible during the maximum PMF events, as the entire area—including the railway tracks—would be submerged. The cost of such a bridge is prohibitively high given the low volume of daily users (approx. 27 pedestrians per day).
- **Estimated Cost:** \$38 million

### Option 3: Construct a Pedestrian Bridge for 1-in-100-Year Flood Events

- **Advantages:** More cost-effective, provides access during most weather conditions, and offers value for money.
- **Disadvantages:** No access during maximum PMF events, which are rare.
- **Estimated Cost:** \$11 million

In addition to Option 3, constructing a shared path along Campbelltown Road and Ben Lomond Road, connecting Bow Bowling to Minto Railway Station, would ensure connectivity during all weather conditions for pedestrians and cyclists. Council has already submitted a grant

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Ordinary Council Meeting

8/04/2025

application to the State Government's Get NSW Active program for this infrastructure, with the outcome expected in April-May 2025.

Estimated Cost for Shared Path: \$5 million

Total Estimated (Bridge and Shared Pathway) Cost for Option 3: \$16 million

### Impact and Community Usage

Two key assessments were conducted to determine the potential impact of a flood event and pedestrian usage of the pathway:

1. **Flood Mapping:** The assessment confirms that during severe weather conditions, both the basin area and parts of Bow Bowling's residential zones, including the railway tracks, would be submerged, creating significant challenges for connectivity.
2. **Pedestrian Counts:** On average, 27 pedestrians use the existing pathway daily to access Minto Railway Station.

### Legislative Considerations

The development of any bridge will comply with legislative requirements and guidelines, including the Flood Risk Management Plan mandated by the Department of Environment and Heritage and the Flood Risk Management Manual. This ensures the bridge is designed to mitigate flood risk in accordance with Australian Standards (AS 5100 for Bridge Design). The potential risks of the project include increased liability for the Council, especially if pedestrians attempt to use the bridge during a PMF event. Mitigation measures, such as closing access during high-risk periods and installing anti-throw screens, have been considered.

### Conclusion

Option 3, which involves constructing a pedestrian bridge for 1-in-100-year flood events and constructing a shared path, is recommended as the most feasible option. This solution balances cost, accessibility, and community need. Given the significant cost of the project, securing funding from State or Federal Government sources is essential.

### Attachments

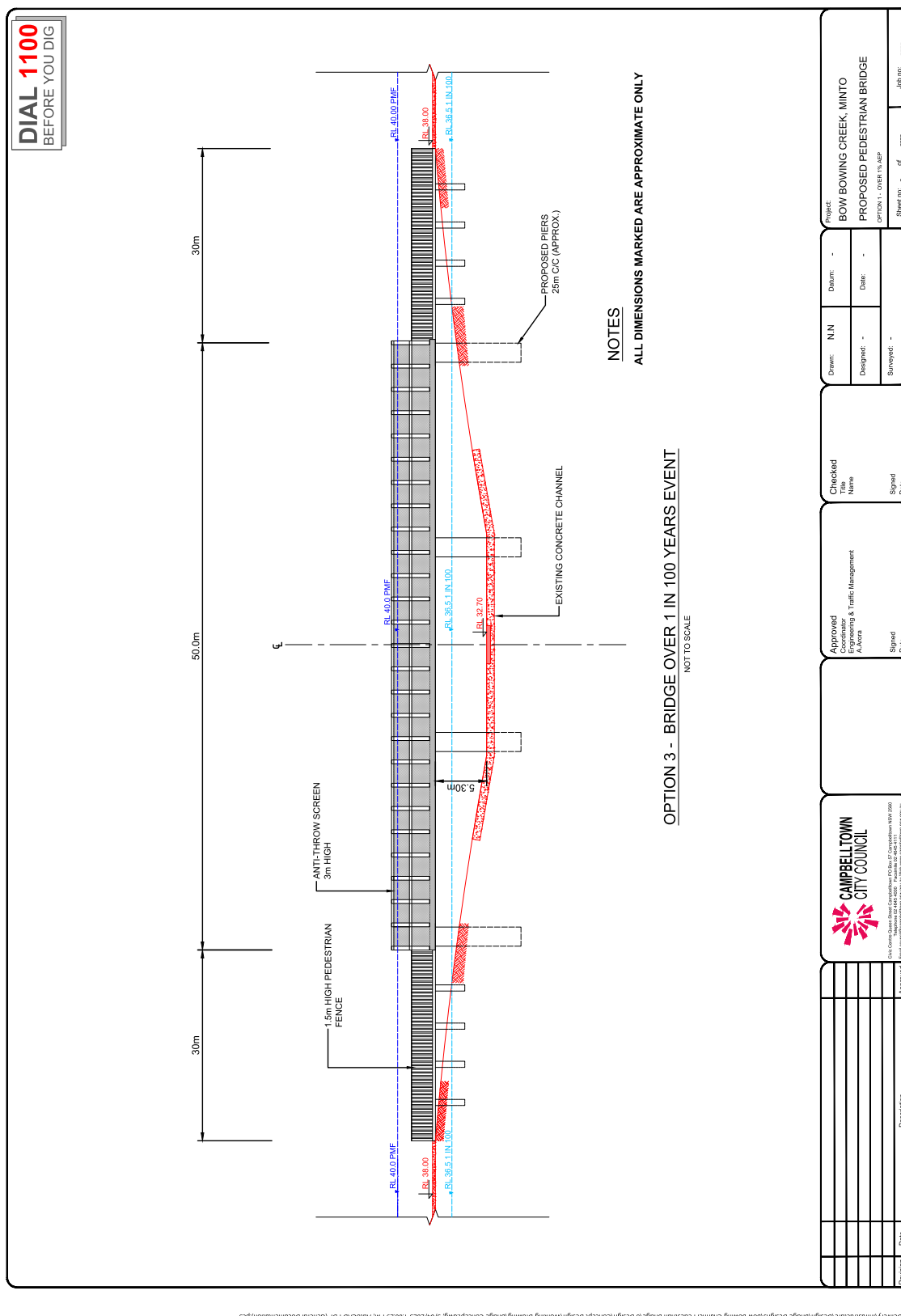
8.11.1 Option 3 details - 1 in 100 Year Event (contained within this report) [↓](#)

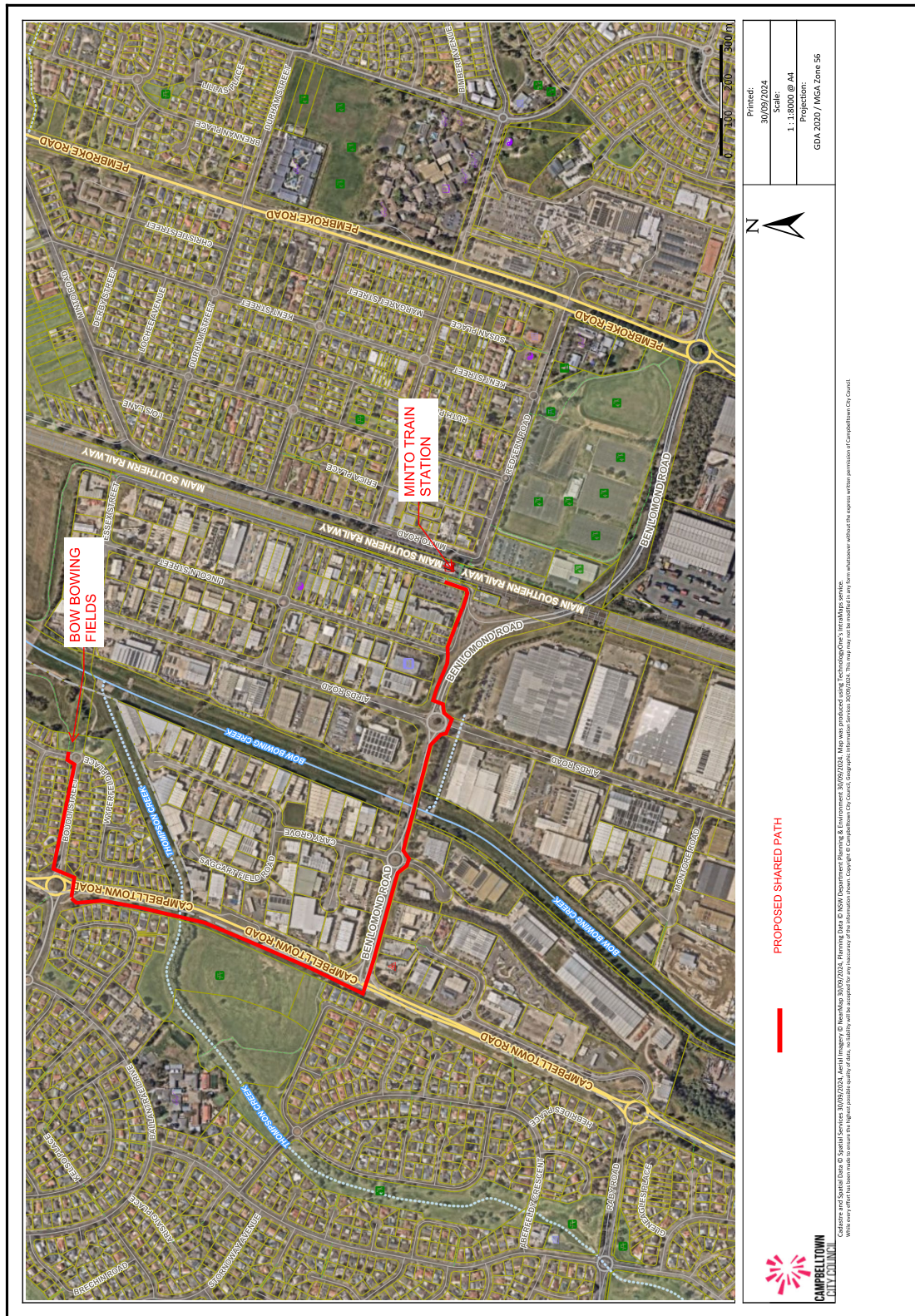
8.11.2 Option 3 details - Shared path along St Andrews Rd between St Andrews Rd and Ben Lomond Rd (contained within this report) [↓](#)

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Item 8.11

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## **7.6 Campbelltown Hospital Emergency Wait Times**

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### **Officer's Recommendation**

That the letter be received and the information be noted.

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1. Letter from The Hon Ryan Park MP, Minister for Health to Mr Greg Warren MP, Member for Campbelltown undated received on 29 April 2025.

### **Attachments**

- 7.6.1 Letter from The Hon Ryan Park MP, Minister for Health to Mr Greg Warren MP, Member for Campbelltown undated received on 29 April 2025 (contained within this report) [↓](#)

**The Hon Ryan Park MP**

Minister for Health  
Minister for Regional Health  
Minister for the Illawarra and the South Coast



Ref: M25/1967

Mr Greg Warren MP  
Member for Campbelltown  
Email removed

---

**Campbelltown Hospital**

Dear Mr Warren 

Thank you for writing on behalf of Councillor Darcy Lound, Mayor, Campbelltown City Council, about the increase in wait times for emergency department (ED) presentations and emergency spaces at Campbelltown Hospital.

I acknowledge the concerns raised and appreciate your advocacy on this matter.

Reducing wait times for ED presentations and emergency surgery requires a multi layered approach that addresses various factors contributing to delays in patient care. Campbelltown Hospital is working to continually improve the patient experience and foster a culture of safety to uphold patient wellbeing and promote optimal patient outcomes.

I am assured that the Campbelltown Hospital ED has well defined roles for medical and nursing staff to ensure appropriate levels of staffing are applied across the department. Patients are also supported by a patient experience officer in the ED reception.

I would like to take this opportunity to highlight some key improvements at Campbelltown Hospital and statewide strategies in place that are aimed at reducing avoidable ED presentations.

I am advised that Bureau of Health Information (BHI) data states that Campbelltown Hospital had 22,412 ED attendances during October to December 2024, making it the second busiest ED in NSW. Despite the high demand, when arriving in the ED by Ambulance, over 73% of patients were transferred to the ED in 30 minutes. This is an increase of 9.3 percentage points compared to the same period in 2023.

The 2024-25 NSW Budget invests \$480.7 million in an ED Relief Package which includes initiatives that help to avoid an estimated 290,000 visits to the ED each year once fully implemented. This package will connect more people across NSW with high quality, accessible and timely care through expanding alternatives to the ED, and by improving the flow of patients through the system. Some of the key strategies of the package are:

- expanding ED Short Stay Units
- discharge Patient Flow Concierge
- access to alternative care through the Single Front Door program
- expanding Urgent Care Services
- expanding Hospital in the Home.

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GPO Box 5341 Sydney NSW 2001

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[nsw.gov.au/ministerpark](https://nsw.gov.au/ministerpark)

1

For South Western Sydney Local Health District and Campbelltown Hospital, the package provides 6 additional ED Short Stay Unit treatment spaces at Campbelltown Hospital for paediatric patients. These treatment spaces have been operational since February 2025.

It also provides funding for 9 full-time equivalent discharge patient flow concierge staff that will be introduced across the District to improve the discharge experience for patients by ensuring timely, safe and comprehensive discharge planning is in place. This strategy also aims to support patients with more complex needs including people awaiting National Disability Insurance Scheme (NDIS) or residential aged care facility placement.

I am also advised that there are various initiatives underway across the District aimed at providing alternate options for care outside of the ED, including:

- The Community Older Persons Intervention and Liaison Outreach Team (COPILOT) Geriatric Outreach Urgent Care Service which has already seen almost 8000 people this financial year across the District. This service aims to keep many of these patients out of ED.
- Bulk-billed GP-based Urgent Care is available in the Campbelltown region to provide treatment for urgent, non-life-threatening illnesses or injuries, alleviating pressure on EDs. In partnership with the South Western Sydney Primary Health Network, the NSW Government has delivered the Gregory Hills Urgent Care Service with almost 3,800 attendances to date this financial year, and co-funded with the Australian Government, the Campbelltown Medicare Urgent Care Clinic.
- The virtualADULTS Urgent Care Service launched on 4 March 2025 for residents in the District catchment, aiming to further ease pressure on EDs in the area.

The NSW Government also recently established an ED Taskforce to improve ED wait times, access to care and to explore innovative solutions to divert pressure from our hospitals. The Taskforce provides an opportunity to make important changes that could positively transform patient care in our EDs. The Taskforce brings together representatives from metropolitan, rural and regional NSW and various expert clinical representatives who will provide advice back to hospitals on strategies to improve timely access to emergency care, reduce wait times and improve patient experience.

I am also advised that Campbelltown Hospital has several strategies in place to ensure patients receive timely emergency surgery, including the use of an acute surgery unit for emergency surgery patients. Patients are prioritised based on clinical need. Regrettably, on occasions patients are required to have their surgery postponed. However, this only occurs when all other options have been exhausted and following consultation with the treating doctor to ensure it is safe to do so.

Thank you again for writing. For more information, please contact Mr Grant Isedale, General Manager, Camden and Campbelltown Hospitals, at Email removed

Email removed

or on Phone removed

Signature removed

**Ryan Park MP**

Minister for Health

Minister for Regional Health

Minister for the Illawarra and the South Coast

## 8. REPORTS FROM OFFICERS

### 8.1 Planning Agreement – Glenlee Estate, Menangle Park

#### Reporting Officer

Executive Manager Planning and Development  
City Planning and Corporate Services

#### Community Strategic Plan

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

#### Delivery Program

Principal Activity
PA Building Development and Controls

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#### Officer's Recommendation

That the Council authorise the Chief Executive Officer to lodge the previously approved Glenlee Estate Planning Agreement under the under the Common Seal of Council.

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#### Purpose

The purpose of this report is to request the Council to authorise the Chief Executive Officer to facilitate the registration of the executed Glenlee House Planning Agreement under the Common Seal of Council, as required by Land Registry Service.

#### History

Council is often requested to execute Planning Agreements, most of which require the Agreement to be registered on title in accordance with Section 7.6 of the Environmental Planning and Assessment Act 1919.

At its ordinary meeting of 11 July 2023, the Council considered Item 8.2 – Glenlee House Voluntary Planning Agreement, and unanimously resolved:

1. That Council endorse the draft Planning Agreement for Glenlee Estate, and the accompanying Explanatory Note for public exhibition for a minimum period of 28 days.

2. That following the completion of public exhibition:
  - (a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council, or
  - (b) where no submissions are received by Council during the public exhibition period, that Council authorise the Chief Executive Officer to execute the draft Planning Agreement with the Developer on behalf of Council.

In accordance with the Council's resolution, the Planning Agreement was ultimately executed on 12 November 2024.

In accordance with standard practice (and as stated within Clause 11 of the executed Planning Agreement), the Agreement was required to be registered on the title of the subject lands, being Lots 1-3 in DP 713646.

During the process of registering the Planning Agreement, the Land Registry Service (LRS) has requested the Common Seal of Council to be affixed to the application being submitted the LRS for the Planning Agreement to be registered in the title of the subject lands.

This is a requirement that has not been requested in the past, with Council successfully registering on the title of the respective lands, three separate Planning Agreements over the past 6 months, without any requirement from the LRS for the applications to be made under the Common Seal of the Council.

This report seeks the Council's retrospective approval to use the Common Seal for the application for registering of the Glenlee Estate Planning Agreement on the subject lands.

## Report

The registration of Planning Agreements on the title of the land for which the Agreement is linked to, either in relation to a Planning Proposal or a Development Application, is a well-established security principle that is contemplated by Section 7.6 – Registered planning agreements to run with land – of the *Environmental Planning & Assessment Act 1979*.

### 7.6 Registered planning agreements to run with land (cf previous s 93H)

- (1) A planning agreement can be registered under this section if the following persons agree to its registration –
  - (a) If the planning agreement relates to land under the *Real Property Act 1900* – each person who has an estate or interest in the land registered under that Act, or
  - (b) If the agreement relates to land under the *Real Property Act 1900* – each person who is seised or possessed of estate or interest in the land
- (2) On lodgement by or on behalf of a planning authority of an application for registration in a form approved by the Registrar-General, the Registrar-General is to register the planning agreement
  - (a) By making an entry in the relevant folio of the Register kept under the *Real Property Act 1900* if the agreement relates to land under the Act or
  - (b) By registering the agreement in the General Register of Deeds if the agreement relates to land under the *Real Property Act 1900*.

- (3) A planning agreement that has been registered by the Registrar-General under this section is binding on, and is enforceable against, the owner of the land from time to time as if each owner for the time being had entered into the agreement.
- (4) A reference in this section to a planning agreement includes a reference to any amendment or revocation of a planning agreement.

In short, while Council may execute a Planning Agreement with a Developer and/or landowner, Section 7.6 ensures that should the land be subsequently sold, the VPA obligations that were made and entered between the parties remain binding on the subsequent owners of the land.

Accordingly, it is in the best interests of Council for any Planning Agreement entered to be registered on the title of the land.

## **Conclusion**

Council has already endorsed the execution of the Glenlee Estate Planning Agreement, which implicitly endorsed registration of the Agreement on the title of the land.

Given the request from the LRS, it is recommended that Council reaffirm its previous decision to execute the subject Planning Proposal and authorise the Chief Executive Officer to insert the Common Seal of Council on the requisite LRS documents to facilitate the registration of the Planning Agreement on the title of all lands subject of the Planning Agreement.

## **Attachments**

Nil

## 8.2 Planning Agreement - 168 Narellan Road, Campbelltown

### Reporting Officer

Executive Manager Planning and Development  
City Planning and Corporate Services

### Community Strategic Plan

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

### Delivery Program

Principal Activity
PA Building Development and Controls

### Officer's Recommendation

That Council authorise the Chief Executive Officer to execute the Planning Agreement with the Franciscan Order of Friars Minor under the Common Seal of Council.

### Purpose

The purpose of this report is to inform the Council of the outcomes of the public exhibition of a draft Planning Agreement associated with development consent (DA 1933/2022/DA-SW) applying to land identified as 168 Narellan Road Campbelltown (Lot 3 DP 1213869 and Lot 954 in DP 1027535).

This report recommends that Council authorise the Chief Executive Officer to execute the Planning Agreement under the Common Seal of the Council.

### History

Council previously supported the rezoning of land commonly referred to as the Maryfields Estate which includes the site of the Bethlehem Monastery and Franciscan Friary.

Maryfields Estate is generally bounded by the M31 Hume Motorway, Narellan Road, Maryfields Drive and John Kidd Reserve. Council has also adopted a site-specific Development Control Plan (Volume 2 Part 13 - Maryfields Development Control Plan) which was prepared for the land in accordance with Clause 6.3 of the Campbelltown Local Environmental Plan 2015.

The Maryfields Estate Masterplan contains 4 distinct precincts comprising a business park, seniors housing development, residential development and private recreation as shown in Figure 1.



**Figure 1 – Extract from Maryfields Development Control Plan**

The Estate has been subdivided into 6 super lots, registered as Deposited Plan 1213869 with each lot containing a separate future precinct.

On 1 December 2022, the NSW Land & Environment Court issued consent to Development Application No: 1933/2022/DA-SW for development of 168 Narellan Road, Campbelltown which includes Lot 3 DP 1213869 and Lot 954 DP 1027535, as shown in Figures 2 and 3 below.

The Court approved consent includes the subdivision of the subject land into 57 residential allotments, the demolition of existing structures, the clearing of vegetation, and the delivery of roads/footpaths/cycleways/landscaping in support of the residential development.



Figure 2 – Lot 3 in DP 1213869 and Lot 954 in DP 1027535

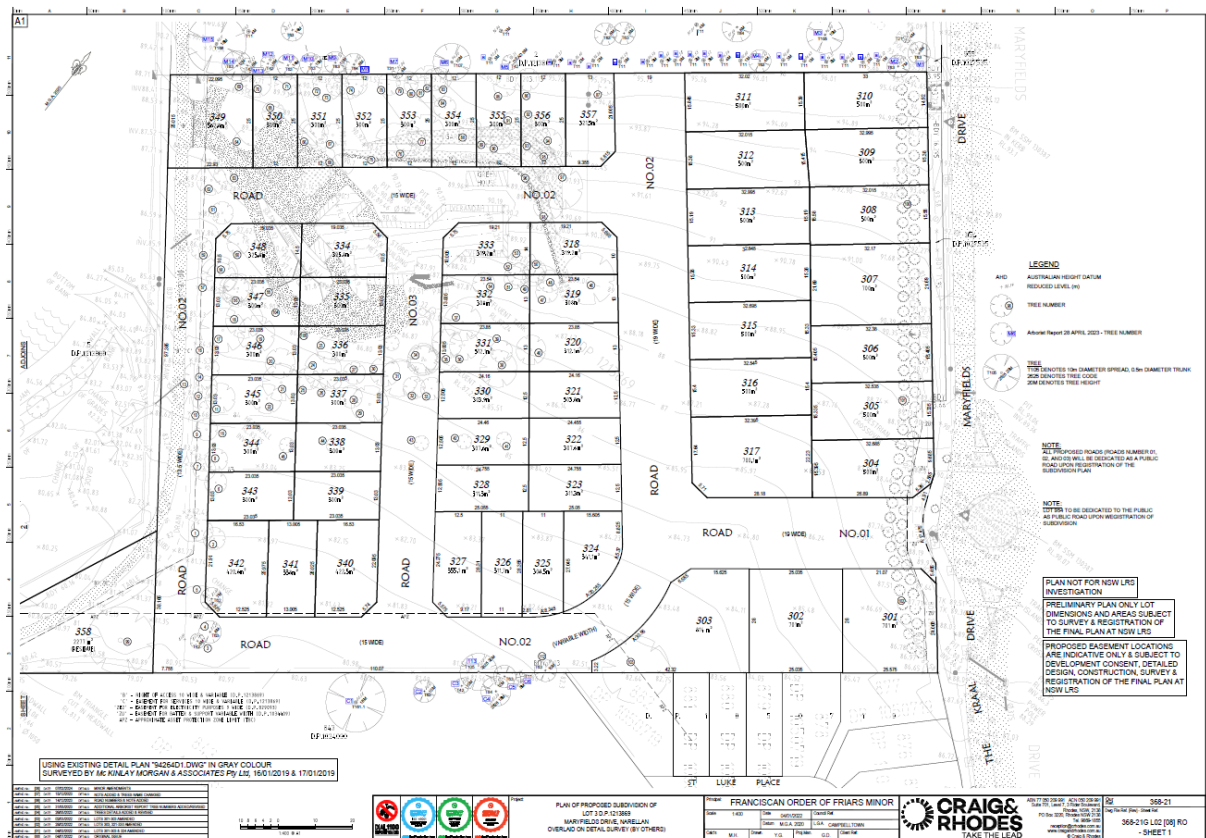


Figure 3 – Subdivision Plan

As part of its proposal to develop the land, the landowner (Franciscan Order of Friars Minor), made an "offer" under S7.4 of the *Environmental Planning and Assessment Act, 1979* to enter into a Planning Agreement with Council.

In its consideration of the offer, and as part of the approval of the development application, the NSW Land & Environment Court included the following condition in its development consent:

"Prior to the issue of a subdivision works certificate, the appointed Principal Certifier shall be satisfied that the owner of the land has executed and entered into a Planning Agreement with Campbelltown City Council in accordance with the applicant's offer contained in the letter prepared by Franciscan Order of Friars Minor to Campbelltown City Council dated 14 February 2024, and the Voluntary Planning Agreement has been registered on the title of the land."

## Report

A draft Planning Agreement (the draft agreement) was offered to the Council as part of a proposal to develop the subject land by its owner.

The objective of the draft agreement was to provide development contributions towards local infrastructure and compensation for the removal of existing vegetation that would be required as a consequence of the proposed development.

Development contributions to be provided by the Developer under the draft agreement comprise the following:

1. Provision of roads, footpaths and onsite detention basin – value \$1,703,135
2. Dedication of Lot 954 in DP 1027535 as a public road (this strip of land runs adjacent to and parallel with Maryfields Drive – Blair Athol)
3. Construction of 87m of shared footpath on existing Lot 954 – value \$17,861
4. Monetary Contribution – Loss of Koala Habitat as per the Koala Plan of Management – \$44,578.56
5. Monetary Contribution – Maintenance of the Onsite Stormwater Detention Basin – \$300,000

The total contribution value to be delivered under the draft agreement is \$2,065,574.56.

The contributions made under the planning agreement would be made in addition to the standard developer contributions payable to the Council prior to the issue of a subdivision certificate in accordance with section 7.11 of the Environmental Planning and Assessment Act 1979 (the Act) and the Campbelltown Local Infrastructure Contributions Plan 2018.

The contributions payable under section 7.11 of the Act amount to \$20,000 per lot which equates to a total expected contribution of \$1,120,000 (e.g. 57 lots @ \$20,000 per lot minus 1 credit @ \$20,000 for an existing dwelling on-site).

## Consultation

The draft agreement was placed on public exhibition from Monday 24 February 2025 until Tuesday 25 March 2025.

During the exhibition period, Council recorded 40 visits to the exhibition material on Council's website.

Nine visits were *informed visitors* – meaning they clicked on the attachments on our website, and 24 were considered *aware visitors* – meaning they made a single visit to the website or project but took no further action.

No formal submissions were received.

## Conclusion

The draft Planning Agreement subject of this report will deliver funding for the delivery of infrastructure and environmental rehabilitation relevant to the subject site, that will improve the amenity of the site.

It is recommended that Council authorise the Chief Executive Officer to execute the subject Planning Agreement with the Franciscan Order of Friars Minor on behalf of Council.

## Attachments

8.2.1 Planning Agreement (contained within this report) [↓](#)

8.2.2 Explanatory Note (contained within this report) [↓](#)

## **Planning Agreement**

### **168 Narellan Road, Campbelltown**

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Campbelltown City Council (ABN 31 459 914 087) (**Council**)

Franciscan Order of Friars Minor (ABN 63 004 232 633) (**Developer**)

#18543490v1<MARSDENS> - Planning Agreement MLG Marked 11022518543490.1

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**Planning Agreement**  
**168 Narellan Road, Campbelltown**

**Parties**

<b>Council</b>	<b>Name</b>	Campbelltown City Council
	<b>Address</b>	91 Queen Street Campbelltown NSW 2560
	<b>ABN</b>	31 459 914 087
<b>Developer</b>	<b>Name</b>	Franciscan Order of Friars Minor
	<b>Address</b>	47 Victoria Road, Waverley NSW 2024
	<b>ABN</b>	63 004 232 633

**Background**

- A** The Developer owns the Land.
- B** The Developer wishes to carry out the Development.
- C** The Developer has obtained the Development Consent with respect to the Development.
- D** The Developer agrees to make the Contributions on and subject to the terms of this document.

**Operative Provisions**

**1 Agreement**

The agreement of the parties is set out in the Operative Provisions of this document, in consideration of, among other things, the mutual promises contained in this document.

**2 Definitions and interpretation**

**2.1 Defined Terms**

In this document, words beginning with a capital letter that are defined in Part 1 of **Schedule 2** have the meaning ascribed to them in that schedule.

**2.2 Interpretation**

The interpretational rules contained in Part 2 of **Schedule 2** apply in the interpretation of this document.

---

### **3 Application and operation of document**

---

#### **3.1 Planning Agreement**

This document is a planning agreement:

- (1) within the meaning set out in s7.4 of the Act; and
- (2) governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.

#### **3.2 Application**

This document is made in respect of the Development and applies to both the Land and the Development.

#### **3.3 Operation**

This document operates as a planning agreement for the purpose of the Act on and from the date it is executed by both parties.

#### **3.4 Further agreements relating to this document**

The parties, at any time and from time to time, may enter into agreements relating to the subject matter of this document that are not inconsistent with this document for the purpose of implementing this document.

---

### **4 Application of s7.11 & s7.12 and s7.24**

---

#### **4.1 Application**

This document:

- (1) does not exclude the application of section 7.11 of the Act to the Development; and
- (2) does not exclude the application of section 7.12 of the Act to the Development.

#### **4.2 Consideration of Benefits**

Section 7.11(6) of the Act does not apply to the Contributions that are to be carried out or provided pursuant to this document.

#### **4.3 Section 7.24**

This document does not exclude the application of s7.24 of the Act to the Development.

---

### **5 Provision of Contributions**

---

#### **5.1 Contributions**

The Developer must deliver the Contributions to Council in accordance with this document.

#### **5.2 No limit created by Contribution Value**

- (1) A Contribution Value specified in relation to a Contribution other than a Monetary Contribution does not define or limit the extent of the Developer's obligation in that regard.

- (2) Further to paragraph (1), the Developer is not entitled to any payment, reimbursement, credit or off-set to the extent that any costs incurred by it in making a Contribution exceed the relevant Contribution Value.

### 5.3 Designated Land

- (1) The Developer must dedicate the Designated Land to Council free of any trusts, estates, interests, covenants and Encumbrances in accordance with **Schedule 3**.
- (2) For the purpose of this document, Designated Land is dedicated to Council:
  - (a) in relation to Item 2 in **Schedule 3**, when a deposited plan is registered at NSW Land Registry Services that dedicates the relevant part of the Land as a public road under the *Roads Act 1993* (NSW); and
  - (b) in relation to all other Designated Land:
    - (i) when a deposited plan is registered at NSW Land Registry Services that dedicates the relevant part of the Land as a public road (including temporary public road) under the *Roads Act 1993* (NSW);
    - (ii) when a deposited plan is registered at NSW Land Registry Services that creates a public reserve or drainage reserve under the *Local Government Act 1993* (NSW); or
    - (iii) otherwise when the Developer delivers to Council an instrument of transfer under the *Real Property Act 1900* (NSW) in registrable form, including any consent required by an interested party in the relevant land.

### 5.4 Works

The Developer, at its cost, must:

- (1) obtain Development Consent, and any other form of consent required by a relevant Authority, for the construction and use of the Works;
- (2) carry out and complete the Works to the satisfaction of the Council in accordance with **Schedule 4**; and
- (3) carry out and complete the Works:
  - (a) in accordance with the specifications referred to in **Schedule 4** for the relevant item of Work;
  - (b) in accordance with any relevant Development Consent;
  - (c) in accordance with the requirements of, or consents issued by, any Authority;
  - (d) ensuring that:
    - (i) all necessary measures are taken to protect people, property, and the Environment;
    - (ii) unnecessary interference with the passage of people and vehicles is avoided;
    - (iii) nuisances and unreasonable noise and disturbances are prevented; and

- (iv) all relevant laws and regulations with respect to water, air, noise and land pollution (including 'pollution incidents') as defined under the *Protection of the Environment Operations Act 1997* (NSW) are complied with;
- (e) in accordance with any Australian Standards applicable to works of the same nature as each aspect of the Works; and
- (f) in a proper and workmanlike manner complying with current industry practice and standards relating to each aspect of the Works.

#### 5.5 Access to the Land and location of Works

- (1) The Developer must permit the Council, its officers, employees, agents and contractors to enter the Land at any time, upon giving reasonable prior notice, in order to inspect, examine or test any of the Works.
- (2) The Developer must enable Council, its officers, employees, agents and contractors access to the location of the Works where this is not the Land, Council land or a public road.
- (3) The Developer acknowledges and agrees that:
  - (a) access to any Council owned land upon which any Works will be carried out is subject to any statutory approval or consent required, and also any applicable Council policy, to allow those Works to be carried out;
  - (b) the Developer must obtain any such approvals or consents before commencing the Works; and
  - (c) Council will consider any application for such approval or consent at the relevant time and is not bound to grant such approval or consent.

#### 5.6 Monetary Contributions

- (1) The Developer must pay the Monetary Contributions in accordance with **Schedule 5**.
- (2) A Monetary Contribution is made for the purposes of this document when Council receives the full amount of the Monetary Contribution payable under this document in cash or by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by Council.

#### 5.7 Indexation of Amounts payable by Developer

Unless an indexation methodology is specified in **Schedule 5** in relation to the Contribution Value for a Monetary Contribution (in which case that indexation methodology will apply to that Contribution Value), each Monetary Contribution will increase annually (with the calculation to be made as from the date the relevant Monetary Contribution is required to be provided to Council under this document) in accordance with the following formula:

$$A = B \times \frac{C}{D}$$

where:

**A** = the indexed amount;

**B** = the relevant amount as set out in this document;

---

**C** = the Index most recently published before the date that the relevant payment or the calculation with respect to the relevant amount is to be made; and

**D** = the Index most recently published before the commencement date of this document.

If **A** is less than **B**, then the amount of the relevant Monetary Contribution will not change.

#### **5.8 Council to issue invoices and receipts for Monetary Contributions**

- (1) Council must provide a Tax Invoice to the Developer in the amount of the Monetary Contribution.
- (2) Council will provide the Developer with a receipt acknowledging payment of a Tax Invoice within 5 business days of receiving confirmation that the relevant Monetary Contribution has been paid.

---

### **6 Completion of Works**

#### **6.1 Completion**

For the purpose of this document, an item of Works is Completed when:

- (1) the Developer has provided Council with a full works-as-executed-plan in respect to the item of Works
- (2) the item of Works has been accepted as, or deemed to have been, Completed in accordance with this clause 6; and
- (3) any other obligation with respect to the item of Works which must be discharged prior to the Completion of the item of Works in accordance with this document has been discharged.

#### **6.2 Issue of Completion Notice**

If the Developer considers that any particular item of the Works is complete it must serve a notice on Council which:

- (1) is in writing;
- (2) identifies the particular item of the Works to which it relates; and
- (3) specifies the date on which the Developer believes the relevant item of the Works was completed,

**(Completion Notice).**

#### **6.3 Inspection by Council**

- (1) Council must inspect the Works set out in a Completion Notice within ten (10) business days of the receipt of that notice.
- (2) If Council fails to carry out an inspection required under paragraph (1) the Works referred to in the relevant Completion Notice will be deemed to be Complete.

#### **6.4 Rectification Notice**

- (1) Within twenty (20) business days of inspecting the Works set out in a Completion Notice Council must provide notice in writing **(Rectification Notice)** to the Developer that the Works set out in the Completion Notice:

- 
- (a) have been Completed; or
  - (b) have not been Completed, in which case the notice must also detail:
    - (i) those aspects of the Works which have not been Completed; and
    - (ii) the work Council requires the Developer to carry out in order to rectify the deficiencies in those Works.
  - (2) If Council does not provide the Developer with a Rectification Notice in accordance with paragraph (1), the Works set out in the Completion Notice will be deemed to have been Completed.
  - (3) Where Council serves a Rectification Notice on the Developer, the Developer must:
    - (a) rectify the Works in accordance with that notice; or
    - (b) serve a notice on the Council that it disputes the matters set out in the notice.
  - (4) Where the Developer:
    - (a) serves notice on Council in accordance with paragraph (3)(b), the dispute resolution provisions of this document apply; or
    - (b) rectifies the Works in accordance with paragraph (3)(a), it must serve upon the Council a new Completion Notice for the Works it has rectified.

#### 6.5 Acceptance of Works

Council accepts ownership, possession and control of, and risk in, any Works carried out on Designated Land when:

- (1) those Works are Completed; and
- (2) the relevant land has been dedicated to Council.

## 7 Defects Liability

---

### 7.1 Defects Notice

- (1) Where any part of the Works has been Completed but those Works contain a material defect which:
  - (a) adversely affects the ordinary use and/or enjoyment of the relevant Works; or
  - (b) will require maintenance or rectification works to be performed on them at some time in the future as a result of the existence of the defect;

(Defect) Council may issue a defects notice (**Defects Notice**) concerning those Works but only within the Defects Liability Period.
- (2) A Defects Notice must contain the following information:
  - (a) the nature and extent of the Defect;
  - (b) the work Council requires the Developer to carry out in order to rectify the Defect; and

- 
- (c) the time within which the Defect must be rectified (which must be a reasonable time and not less than ten (10) business days).

#### **7.2 Developer to Rectify Defects**

- (1) The Developer must rectify the Defects contained within a Defects Notice as soon as practicable after receipt of the Defects Notice.
- (2) The Developer must follow the procedure set out in clause 6 in respect of the satisfaction of the Defects Notice.

#### **7.3 Right of Council to Step-In**

Council, at its absolute discretion, may enter upon the Land for the purpose of satisfying the Defects Notice where the Developer has failed to comply with a Defects Notice but only after giving the Developer five (5) business days written notice of its intention to do so.

#### **7.4 Consequence of Step-In**

If Council elects to exercise the step-in rights granted to it under clause 7.3 then:

- (1) Council may:
  - (a) enter upon any part of the Land that it requires access to in order to satisfy the obligations of the Developer in accordance with the Defects Notice; and
  - (b) rectify the relevant Defects in accordance with the Defects Notice; and
- (2) the Developer must not impede or interfere with Council in undertaking that work.

#### **7.5 Costs of Council**

Where Council exercises its step-in rights Council may call upon any Security provided by the Developer pursuant to clause 13 and recover as a debt due in a court of competent jurisdiction any difference between the amount of the Security and the costs incurred by the Council in rectifying the Defects.

---

### **8 Variation of scope or timing for provision of Works**

#### **8.1 Variation to the scope of an item of Work**

- (1) The Developer may request that Council approve in writing a variation to the scope of any item of Work.
- (2) The scope of an item of Work is not to be varied unless Council and the Developer agree in writing to the variation.
- (3) Council may withhold its consent to a variation of an item of Work at its absolute discretion.

#### **8.2 Deferral of the timing of Completion of an item of the Works**

- (1) Notwithstanding any other provision of this document, if the Developer forms the view at any time, that:
  - (a) it is unable to Complete any item of the Works by the time specified in **Schedule 4**; or

- 
- (b) it believes that there is a risk of damage to any item of the Works if they are delivered by the time required in **Schedule 4**,  
(**Deferred Works**), then the Developer may seek Council's approval to defer the Completion of the relevant item of the Works by providing written notice to the Council:
  - (c) identifying the relevant item of Work that the Developer proposes to defer;
  - (d) specifying the reason for the request to defer the Completion of that item of the Works; and
  - (e) identifying the anticipated time for Completion of the relevant item of Work.
- (2) The Council, acting reasonably, must give the Developer a written notice within thirty (30) business days of the date upon which the Developer serves written notice upon Council in accordance with paragraph (1) stating:
- (a) whether or not it consents to the deferral of the Deferred Works;
  - (b) the revised date for Completion required by Council; and
  - (c) any reasonable conditions Council requires with respect to the deferral (including any requirement for additional Security on account of that deferral, but only to the extent necessary to ensure that Council holds adequate security based on the then estimated cost to complete the relevant item of the Works).
- (3) If the Council consents to the deferral of the Deferred Works, then the following applies:
- (a) The Developer must comply with any conditions required by Council under paragraph (2)(c) above.
  - (b) Provided the Developer satisfies those conditions, the Developer will not be considered to be in breach of this document as a result of a failure to achieve Completion of the relevant Deferred Works by the time for Completion specified in this document.
  - (c) The time for completion of the Deferred Works under this document is the revised date for Completion approved by Council.

## **9 Developer Warranties, Insurance and Indemnities**

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### **9.1 Warranties**

The Developer warrants to Council that it:

- (1) is legally and beneficially entitled to the Land;
- (2) is able to fully comply with its obligations under this document;
- (3) has full capacity to enter into this document; and
- (4) has no legal impediment to it entering into this document, or performing the obligations imposed under it.

### **9.2 Insurance**

- (1) The Developer must take out and keep current to the satisfaction of Council the following insurances in relation to Work required to be carried out by the Developer

under this document, up until the time that the Work is taken to have been Completed in accordance with this document:

- (a) contract works insurance, noting Council as an interested party, for the full replacement value of the Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Developer's liability in respect of damage to or destruction of the Works,
  - (b) public liability insurance for at least \$20,000,000.00 for a single occurrence which covers Council, the Developer and any subcontractor of the Developer, for liability to any third party,
  - (c) workers compensation insurance as required by law, and
  - (d) any other insurance required by law.
- (2) If the Developer fails to comply with paragraph (1), Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Developer to Council and may be recovered by Council as it deems appropriate, including:
- (a) by calling upon any Security provided by the Developer to Council pursuant to clause 13; or
  - (b) recovery as a debt due in a court of competent jurisdiction.
- (3) The Developer must not commence to carry out any Work unless it has first provided to Council satisfactory written evidence of all of the insurances specified in paragraph (1)

### 9.3 Indemnity

The Developer indemnifies Council in respect of any Claim that may arise as a result of the conduct of the Works but only to the extent that any such Claim does not arise as a result of the negligent acts or omissions of Council.

## 10 Contamination

### 10.1 Definitions

For the purpose of this clause 10:

**Contamination** means any material, gas, substance, liquid, chemical or biological mineral or other physical matter which would, if present on the Land:

- (1) result in an Authority issuing a notice, direction or order under an Environmental Law; or
- (2) which would constitute a violation of contribution of contravention of any Environmental Law.

**Contaminated** means subject to Contamination.

**Environmental Law** means all planning, environmental or pollution laws and any regulations, orders, directions, ordinances or requirements, permissions, permits, licences issued under those laws or instruments.

### 10.2 Warranties and Indemnities

The Developer:

- (1) warrants that as far as it is aware, and other than as disclosed to Council, the Designated Land is not Contaminated; and
- (2) indemnifies and must keep indemnified Council against all liability for and associated with all Contamination present in, on and under the Designated Land including full responsibility for compliance with and any liability in respect of such Contamination under the *Contaminated Lands Management Act 1997* (NSW) and all other relevant legislation and the requirements of the Department of Climate Change, Energy, the Environment and Water and any other relevant Authority.

### 10.3 Remediation

- (1) If Council becomes aware or reasonably suspects that any part of the Designated Land was Contaminated before the date of this document, Council may as soon as practicable notify the Developer in writing to that effect.
- (2) As soon as practicable after receipt of the notice pursuant to paragraph (1) the Developer will at its cost (with the assistance of qualified experts):
  - (a) carry out all reasonable investigations (including investigations which Council reasonably directs in writing) to enable the parties to be informed of the full nature and extent of the Contamination in, on, under the surface of, and leaving from the relevant part of the Designated Land (**Investigation Reports**); and
  - (b) provide copies of all Investigation Reports to Council.
- (3) As soon as practicable after receipt by Council of the Investigation Reports the parties must meet to discuss in good faith the method by which the relevant part of the Designated Land might be dealt with so that it is no longer Contaminated.
- (4) Following the discussions pursuant to paragraph (3) the Developer must at its own cost undertake all reasonable measures which the Developer (acting reasonably) determines (and as Council acting reasonably approves in writing) as necessary to ensure that the relevant part of the Designated Land is no longer Contaminated.

## 11 Council may withhold Subdivision Certificate

### 11.1 Subdivision Certificate

- (1) The Developer may only make, or cause, suffer or permit the making of, an application for a Subdivision Certificate in the Development if, at the date of the application, the Developer is not in breach of its obligation to make Contributions under this document.
- (2) If an application for a Subdivision Certificate in the Development is made in spite of paragraph (1), Council may withhold the issue of that Subdivision Certificate until the Developer has made all Contributions under this document required to be made prior to that Subdivision Certificate being issued.

### 11.2 Council may withhold Subdivision Certificates

The Developer acknowledges and agrees that the issue of a Subdivision Certificate may be withheld if, at the relevant time, the Developer is in breach of any obligation to make Contributions under this document until such time as:

- (1) the breach is rectified; or
- (2) Council calls upon the Security provided by the Developer in respect of the Contributions to which the breach relates and any amount required to be paid by the

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Developer under this document on account of that breach over and above the amount of the Security is paid in full.

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## **12 Security for the dedication of land**

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### **12.1 Council may acquire**

If the Developer does not dedicate any part of the Land required to be dedicated under this document by the time by which it is required to be dedicated, the Developer agrees that Council may compulsorily acquire that land:

- (1) for compensation in the amount of \$1.00 without having to follow the pre-acquisition procedures under the Acquisition Act; and
- (2) at any time after which that land would be required to be dedicated under this document.

### **12.2 Agreement to acquire**

The parties acknowledge and agree that clause 12.1 constitutes an agreement for the purpose of section 30 of the Acquisition Act.

### **12.3 Additional comfort for Council**

- (1) If, as a result of an acquisition referred to in clause 12.1, Council is required to pay compensation to any person other than the Developer, the Developer must reimburse Council, as a Contribution, for that amount upon a written request being made by Council.
- (2) The Developer and Landowner indemnifies and keeps indemnified Council against all Claims made against Council as a result of any acquisition by Council of the whole or any part of the Land that is required to be dedicated under this document.
- (3) The Developer must promptly do all things necessary, and consent to Council doing all things necessary, to give effect to this clause 12, including without limitation:
  - (a) signing any documents or forms;
  - (b) giving land owner's consent for the lodgement of any Development Application;
  - (c) producing certificates of title (or other relevant documents evidencing title) to the Registrar-General under the *Real Property Act 1900* (NSW); and
  - (d) paying Council's costs arising from this clause 12.

### **12.4 Developer and Landowner must not deal with property until this document is registered**

- (1) The Developer and Landowner must not during any period prior to the registration of this document pursuant to clause 14, sell, transfer, mortgage, or charge the Land to be dedicated to Council without first obtaining Council's consent in writing.
- (2) The Developer and Landowner must not during the term of this document, grant a lease or licence or any other right of occupancy to any person over the Land to be dedicated to Council, other than any temporary licence necessary for the conduct of the Development

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### **13 Security for carrying out of Work**

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#### **13.1 Provision of Security**

Subject to paragraph 13.2, prior to the issue of a Subdivision Certificate for the Development, the Developer must provide Council with the Security.

#### **13.2 Floating Security**

The Developer may satisfy clause 13.1 by allowing Council to retain any Security previously provided under this document, provided that Council holds Security in an amount no less than the aggregate required to be provided by the Developer under this clause 13 at the relevant time.

#### **13.3 Council may call on Security**

If:

- (1) the Developer has defaulted under this document and has not complied with a notice issued by Council under this document in respect of Works; and
- (2) Council has either rectified the Works or been forced to carry out the Works itself,

then without limiting any other remedies available to it, Council may call on any Security held by Council at that time.

#### **13.4 Top up of Security**

If Council calls on the Security, Council, by notice in writing to the Developer, may require the Developer to provide a further or replacement Security in an amount that, when added to any unused portion of any Security then held by Council, does not exceed the amount of the Security which Council is entitled to hold at that time under this document.

#### **13.5 Release of Security**

Unless:

- (1) Council has made a demand against the Defects Security provided to it;
- (2) the relevant Defects Liability Period has not expired; or
- (3) at the relevant time the Developer has not remedied a breach of this document of which it has been given notice by Council,

Council, upon a written request being made by the Developer, must return the Defects Security within ten (10) Business Days of such a request being made.

#### **13.6 No double up of security**

If the Developer has provided security in accordance with a condition of Development Consent for the same purposes as the Security, then that security will be held as the Security under this document in addition to being held by Council as security in accordance with a condition of Development Consent.

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## **14 Registration of this document**

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### **14.1 Registration of this document**

The Developer acknowledges and agrees that:

- (1) this document must be registered on the title to the Land pursuant to section 7.6 of the Act; and
- (2) it must:
  - (a) do all things necessary to allow the registration of this document to occur under paragraph (1) on the title of the land; and
  - (b) pay any reasonable costs incurred by Council associated with registration.

### **14.2 Obligations of Developer**

- (1) The Developer, at its own expense, must promptly after this document comes into operation, and before the issue of any Construction Certificate or Subdivision Works Certificate for the Development, take all necessary and practical steps, and otherwise do anything that the Council reasonably requires, to procure:
  - (a) the consent of each person who:
    - (i) has an estate or interest in the Land; or
    - (ii) is seized or possessed of an estate or interest in the Land;
  - (b) the execution of any documents; and
  - (c) the production of any relevant title documentation,to enable the registration of this document in accordance with clause 14.1.
- (2) The Developer, at its own expense, will take all necessary and practical steps, and otherwise do anything that the Council reasonably requires:
  - (a) to allow the lodgement of this document with the Registrar-General as soon as reasonably practicable after this document comes into operation but in any event, no later than sixty (60) business days after that date; and
  - (b) to allow the registration of this document by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this document is lodged for registration.

### **14.3 Removal of this document from Title of the Land**

- (1) After the Developer has satisfied its obligations in accordance with this document (and the Developer is not otherwise in default of this document), Council will do all things reasonably necessary to remove any notation relating to this document from the title to the Land.
- (2) From time to time, the Developer, by notice in writing, may request that Council facilitate the removal of any notation relating to this document from the title to any part of the Land.

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- (3) This document will be removed from the Title to any part of the Land if the Developer gives Council a written notice requesting such removal and:
    - (a) the Developer satisfies Council that the Developer has fulfilled its obligations to make Contributions under this document with respect to that part of the Land from which the removal is sought; and
    - (b) the Developer is not otherwise in default of any of its material obligations under this document.

## **15 Assignment**

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### **15.1 Restriction on Assignment**

Other than in accordance with this clause 15 the Developer may not:

- (1) Assign any part of the Land; and/or
- (2) Assign their rights or obligations under this document.

### **15.2 Procedure for Assignment**

- (1) If the Developer:
  - (a) wishes to Assign any part of the Land; and/or
  - (b) wishes to Assign its rights or obligations under this document,

then the Developer must:

  - (c) provide a written notice to Council advising of the proposed Assignment and requesting Council's consent to that Assignment;
  - (d) provide Council with any evidence required by Council, acting reasonably, to satisfy Council that the third party in whose favour the Assignment is to be made (**Assignee**) is reasonably capable of performing the obligations under this document that are to be Assigned to it;
  - (e) obtain the written consent of Council to the relevant Assignment; and
  - (f) at no cost to Council, procure:
    - (i) the execution by the Assignee of an appropriate deed where the Assignee agrees to be bound by the terms of this document; and
    - (ii) the provision of all Security to Council by the Assignee that the Developer is required to provide under this document (and any additional securities if required by Council acting reasonably) at the same time as, or prior to, entering into that deed.
- (2) Council is under no obligation to consider granting its consent to any request made by the Developer under paragraph (1)(c) if, at the time the request is made, the Developer is in breach of this document.

## **16 Dispute Resolution**

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### **16.1 Notice of dispute**

- (1) If a dispute or lack of certainty between the parties arises in connection with this document or its subject matter (**Dispute**), then either party (**First Party**) must give to the other (**Second Party**) a notice which:

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- (a) is in writing;
  - (b) adequately identifies and provides details of the Dispute;
  - (c) stipulates what the First Party believes will resolve the Dispute; and
  - (d) designates its representative (**Representative**) to negotiate the Dispute.
- (2) The Second Party must, within five (5) Business Days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person to negotiate the Dispute (the representatives designated by the parties being together, the **Representatives**).

#### **16.2 Conduct pending resolution**

The parties must continue to perform their respective obligations under this document if there is a Dispute but will not be required to complete the matter the subject of the Dispute, unless the appropriate party indemnifies the other parties against costs, damages and all losses suffered in completing the disputed matter if the Dispute is not resolved in favour of the indemnifying party.

#### **16.3 Further steps required before proceedings**

Subject to clauses 16.14 and 16.15 and except as otherwise expressly provided in this document, any Dispute must, as a condition precedent to the commencement of litigation, mediation under clause 16.5 or determination by an expert under clause 16.6, first be referred to the Representatives. The Representatives must endeavour to resolve the dispute within five (5) Business Days of the date a notice under clause 16.1(2) is served.

#### **16.4 Disputes for mediation or expert determination**

If the Representatives have not been able to resolve the Dispute, then the parties must agree within five (5) Business Days to either refer the matter to mediation under clause 16.5 or expert resolution under clause 16.6.

#### **16.5 Disputes for mediation**

- (1) If the parties agree in accordance with clause 16.4 to refer the Dispute to mediation, the mediation must be conducted by a mediator agreed by the parties and, if the parties cannot agree within five (5) Business Days, then by a mediator appointed by the President of the Law Society of New South Wales for the time being.
- (2) If the mediation referred to in paragraph (1) has not resulted in settlement of the Dispute and has been terminated, the parties may agree to have the matter determined by expert determination under clause 16.6.

#### **16.6 Choice of expert**

- (1) If the Dispute is to be determined by expert determination, this clause 16.6 applies.
- (2) The Dispute must be determined by an independent expert in the relevant field:
  - (a) agreed between and appointed jointly by the parties; or
  - (b) in the absence of document within five (5) Business Days after the date that the matter is required to be determined by expert determination, appointed by the President of the Law Society of New South Wales for the time being.

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- (3) If the parties fail to agree as to the relevant field within five (5) Business Days after the date that the matter is required to be determined by expert determination, either party may refer the matter to the President of the Law Society of New South Wales for the time being whose decision as to the relevant field is final and binding on the parties.
  - (4) The expert appointed to determine a Dispute:
    - (a) must have a technical understanding of the issues in dispute;
    - (b) must not have a significantly greater understanding of one party's business, functions or operations which might allow the other side to construe this greater understanding as a bias; and
    - (c) must inform the parties before being appointed of the extent of the expert's understanding of each party's business or operations and, if that information indicates a possible bias, then that expert must not be appointed except with the written approval of the parties.
  - (5) The parties must promptly enter into an agreement with the expert appointed under this clause 16.6 setting out the terms of the expert's determination and the fees payable to the expert.

#### **16.7 Directions to expert**

- (1) In reaching a determination in respect of a dispute under clause 16.6, the independent expert must give effect to the intent of the parties entering into this document and the purposes of this document.
- (2) The expert must:
  - (a) act as an expert and not as an arbitrator;
  - (b) proceed in any manner as the expert thinks fit without being bound to observe the rules of natural justice or the rules of evidence;
  - (c) not accept verbal submissions unless both parties are present;
  - (d) on receipt of a written submission from one party, ensure that a copy of that submission is given promptly to the other party;
  - (e) take into consideration all documents, information and other material which the parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
  - (f) not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
  - (g) issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party ten (10) Business Days to make further submissions;
  - (h) issue a final certificate stating the expert's determination (together with written reasons); and
  - (i) act with expedition with a view to issuing the final certificate as soon as practicable.
- (3) The parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:

- (a) a short statement of facts;
- (b) a description of the Dispute; and
- (c) any other documents, records or information which the expert requests.

#### **16.8 Expert may commission reports**

- (1) Subject to paragraph (2):
  - (a) the expert may commission the expert's own advisers or consultants (including lawyers, accountants, bankers, engineers, surveyors or other technical consultants) to provide information to assist the expert in making a determination; and
  - (b) the parties must indemnify the expert for the cost of those advisers or consultants in accordance with clause 16.6(5) of this document.
- (2) The parties must approve the costs of those advisers or consultants in writing prior to the expert engaging those advisers or consultants.

#### **16.9 Expert may convene meetings**

- (1) The expert must hold a meeting with all of the parties present to discuss the Dispute. The meeting must be conducted in a manner which the expert considers appropriate. The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.
- (2) The parties agree that a meeting under paragraph (1) is not a hearing and is not an arbitration.

#### **16.10 Other courses of action**

If:

- (1) the parties cannot agree in accordance with clause 16.4 to refer the matter to mediation or determination by an expert; or
- (2) the mediation referred to in clause 16.5 has not resulted in settlement of the dispute, the mediation has been terminated and the parties have not agreed to refer the matter to expert determination within five (5) Business Days after termination of the mediation,

then either party may take whatever course of action it deems appropriate for the purpose of resolving the Dispute.

#### **16.11 Confidentiality of information provided in dispute resolution process**

- (1) The parties agree, and must procure that the mediator and the expert agree as a condition of his or her appointment:
  - (a) subject to paragraph (2), to keep confidential all documents, information and other material disclosed to them during or in relation to the mediation or expert determination;
  - (b) not to disclose any confidential documents, information and other material except:
    - (i) to a party or adviser or consultant who has signed a confidentiality undertaking; or

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- (ii) if required by Law or any Authority to do so; and
    - (c) not to use confidential documents, information or other material disclosed to them during or in relation to the mediation or expert determination for a purpose other than the mediation or expert determination.
  - (2) The parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
    - (a) views expressed or proposals or suggestions made by a party or the mediator or the expert during the expert determination or mediation relating to a possible settlement of the Dispute;
    - (b) admissions or concessions made by a party during the mediation or expert determination in relation to the Dispute; and
    - (c) information, documents or other material concerning the dispute which are disclosed by a party during the mediation or expert determination unless such information, documents or facts would be discoverable in judicial or arbitral proceedings.

#### **16.12 Final determination of expert**

The parties agree that the final determination by an expert will be final and binding upon them except in the case of fraud or misfeasance by the expert.

#### **16.13 Costs**

If any independent expert does not award costs, each party must contribute equally to the expert's costs in making the determination.

#### **16.14 Remedies available under the Act**

This clause 16 does not operate to limit the availability of any remedies available to Council under the Act.

#### **16.15 Urgent relief**

This clause 16 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this document.

### **17 Breach of this document**

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#### **17.1 Breach Notice**

If the Developer breaches this document, Council may serve a notice on the Developer (**Breach Notice**) specifying:

- (1) the nature and extent of the alleged breach;
- (2) if:
  - (a) the breach is capable of being rectified other than by the payment of compensation, what Council requires the Developer to do in order to rectify the breach; or

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- (b) the breach is not capable of being rectified other than by payment of compensation, the amount of compensation Council requires the Developer to pay in order to rectify the breach, and
  - (3) the time within which Council requires the breach to be rectified, which must be a reasonable time of not less than forty (40) business days.

## **17.2 Events of Default**

The Developer commits an **Event of Default** if it:

- (1) fails to comply with a Breach Notice; or
- (2) becomes subject to an Insolvency Event.

## **17.3 Consequences of Events of default**

Where the Developer commits an Event of Default, Council may, in addition to any rights it has at Law:

- (1) exercise the Step in Rights so as to carry out any work specified in the relevant Breach Notice; or
- (2) call on the Security to the extent of any compensation claimed in a Breach Notice and not paid by the Developer.

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## **18 Termination, Rescission or Determination**

### **18.1 Termination**

This document terminates in the following events:

- (1) The parties agree in writing to terminate the operation of this document at any time.
- (2) Council serves notice on the Developer terminating this Planning Agreement where the Developer has failed to comply with a notice issued in accordance with clause 17.1.
- (3) The Development Consent lapses.

### **18.2 Consequence of termination**

Upon termination of this Planning Agreement:

- (1) all future rights and obligations of the parties are discharged; and
- (2) all pre-existing rights and obligations of the parties continue to subsist.

### **18.3 Determination**

This Planning Agreement will determine upon the Developer satisfying all of the obligations imposed on it in full.

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## **19 Position of Council**

### **19.1 Consent authority**

The parties acknowledge that Council is a consent authority with statutory rights and obligations pursuant to the terms of the Planning Legislation.

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**19.2 Document does not fetter discretion**

This document is not intended to operate to fetter, in any unlawful manner:

- (1) the power of Council to make any Law; or
- (2) the exercise by Council of any statutory power or discretion,  
(Discretion).

**19.3 Severance of provisions**

- (1) No provision of this document is intended to, or does, constitute any unlawful fetter on any Discretion. If, contrary to the operation of this clause, any provision of this document is held by a court of competent jurisdiction to constitute an unlawful fetter on any Discretion, the parties agree:
  - (a) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 19 is substantially satisfied; and
  - (b) in the event that paragraph (1)(a) cannot be achieved without giving rise to an unlawful fetter on a Discretion, the relevant provision is to be severed and the remainder of this document has full force and effect; and
  - (c) to endeavour to satisfy the common objectives of the parties on relation to the provision of this document which is held to be an unlawful fetter to the extent that it is possible having regard to the relevant court judgment.
- (2) Where the Law permits Council to contract out of a provision of that Law or gives Council power to exercise a Discretion, then if Council has in this document contracted out of a provision or exercised a Discretion under this document, then to the extent of this document is not to be taken to be inconsistent with the Law.

**19.4 No Obligations**

Nothing in this document will be deemed to impose any obligation on Council to exercise any of its functions under the Act in relation to the Development Consent, the Land or the Development in a certain manner.

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**20 Confidentiality****20.1 Document not Confidential**

The terms of this document are not confidential and this document may be treated as a public document and exhibited or reported without restriction by any party.

**20.2 Other Confidential Information**

- (1) The parties acknowledge that:
  - (a) Confidential Information may have been supplied to some or all of the parties in the negotiations leading up to the making of this document; and
  - (b) The parties may disclose to each other further Confidential Information in connection with the subject matter of this document.
  - (c) Subject to paragraphs (2) and (3), each party agrees:

- 
- (i) not to disclose any Confidential document received before or after the making of this document to any person without the prior written consent of the party who supplied the Confidential Information; or
  - (ii) to take all reasonable steps to ensure all Confidential Information received before or after the making of this document is kept confidential and protected against unauthorised use and access.
- (2) A party may disclose Confidential Information in the following circumstances:
- (a) in order to comply with the Law, or the requirements of any Authority; or
  - (b) to any of their employees, consultants, advisers, financiers or contractors to whom it is considered necessary to disclose the information, if the employees, consultants, advisers, financiers or contractors undertake to keep the information confidential.
- (3) The obligations of confidentiality under this clause do not extend to information which is public knowledge other than as a result of a breach of this clause 20.

## **21 GST**

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### **21.1 Defined GST Terms**

Defined terms used in this clause 21 have the meaning ascribed to them in the GST Law.

### **21.2 GST to be Added to Amounts Payable**

- (1) If GST is payable on a Taxable Supply made under, by reference to or in connection with this document, the party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- (2) This clause does not apply to the extent that the Consideration for the Taxable Supply is expressly agreed to be GST inclusive.
- (3) Unless otherwise expressly stated, prices or other sums payable or Consideration to be provided under or in accordance with this document are exclusive of GST.

### **21.3 GST Obligations to Survive Termination**

This clause 21 will continue to apply after expiration of termination of this document.

## **22 Miscellaneous**

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### **22.1 Obligation to act in good faith**

The parties must at all times:

- (1) cooperate and use their best endeavours to profitably and professionally give effect to their rights and obligations set out in this document;
- (2) not unreasonably delay any action, approval, direction, determination or decision which is required of them;
- (3) make approvals or decisions that are required of them in good faith and in a manner consistent with the completion of the transactions set out in this document; and
- (4) be just and faithful in their activities and dealings with the other parties.

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## 22.2 Legal costs

The Developer agrees to:

- (1) pay or reimburse the legal costs and disbursements of Council up to a maximum of \$3500 plus GST:
  - (a) for the negotiation, preparation and execution of this document; and
  - (b) arising from the ongoing administration and enforcement of this document including in relation to:
    - (i) the registration or removal of this document on the title to the Land in accordance with clause 14; and

within ten (10) business days of receipt of a Tax Invoice from Council.
- (2) The Developer will pay its own costs of negotiation, preparation, execution and stamping of this document.
- (3) The Developer will pay the Council's reasonable legal costs and disbursements arising from a breach of this Agreement by the Developer.

## 23 Administrative Provisions

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### 23.1 Notices

- (1) Any notice, consent or other communication under this document must be in writing and signed by or on behalf of the person giving it, addressed to the person to whom it is to be given and:
  - (a) Delivered by hand to that person's address;
  - (b) sent by pre-paid mail to that person's address; or
  - (c) transmitted by electronic mail to that person's then current e-mail address.
- (2) A notice given to a person in accordance with paragraph (1) is treated as having been given and received:
  - (a) if delivered by hand to a person's address, on the day of delivery if a Business Day, otherwise on the next Business Day;
  - (b) if sent by pre-paid mail, on the third Business Day after posting and if posted to an address outside of Australia, on the tenth Business Day after posting; and
  - (c) if transmitted by electronic mail to a person's then current e-mail address, on the day of transmission if a Business Day, otherwise on the next Business Day unless the sender receives an automated message that the e-mail has not been delivered (other than an 'out of office' or similar greeting).
- (3) For the purpose of this clause the address of a person is the address set out in this document or another address of which that person may from time to time give notice to each other person.

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**23.2 Entire Document**

This document is the entire agreement of the parties on the subject matter. All representations, communications, undertakings and prior agreements in relation to the subject matter (whether orally or in writing) are superseded by this document.

**23.3 Waiver**

The non-exercise of or delay in exercising any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right preclude any other or further exercise of it or the exercise of any other power or right. A power or right may only be waived in writing, signed by the parties to be bound by the waiver.

**23.4 Cooperation**

Each party must sign, execute and deliver all deeds, agreements, documents, instruments and act reasonably and effectively to carry out and give full effect to this document and the rights and obligations of the parties under it.

**23.5 Counterparts**

This document may be executed in any number of counterparts and all of those counterparts taken together constitute one and the same instrument. A party who has executed a counterpart of this document may exchange it with another party by emailing a pdf (portable document format) copy of, the executed counterpart to that other party, and if requested by that other party, will promptly deliver the original by hand or post. Failure to make that delivery will not affect the validity and enforceability of this document.

**23.6 Amendment**

This document may only be amended or supplemented in writing signed by the parties.

**23.7 Unenforceability**

Any provision of this document which is invalid or unenforceable in any jurisdiction is to be read down for the purposes of that jurisdiction, if possible, so as to be valid or enforceable, and is otherwise capable of being severed to the extent of the invalidity or enforceability, without affecting the remaining provisions of this document or affecting the validity or enforceability of that provision in any other jurisdiction.

**23.8 Power of Attorney**

Each attorney who executes this document on behalf of a party declares that the attorney:

- (1) has the authority to do so under the power of attorney; and
- (2) has no notice of:
  - (a) the revocation or suspension of the power of attorney by the grantor; or
  - (b) the death of the grantor.

**23.9 Governing law**

The law in force in the State of New South Wales governs this document. The parties:

- (1) submit to the exclusive jurisdiction of the courts of New South Wales and any courts that may hear appeal from those courts in respect of any proceedings in connection with this document; and

- 
- (2) may not seek to have any proceedings removed from the jurisdiction of New South Wales on the grounds of *forum non conveniens*.
-

## Schedule 1– Requirements under s7.4

REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
<b>Planning instrument and/or development application – (Section 7.4(1))</b> The Developer has: <ul style="list-style-type: none"> <li>(c) sought a change to an environmental planning instrument.</li> <li>(d) made, or proposes to make, a Development Application.</li> <li>(e) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</li> </ul>	<ul style="list-style-type: none"> <li>(a) No</li> <li>(b) Yes</li> <li>(c) Not applicable</li> </ul>
<b>Description of land to which this agreement applies – (Section 7.4(3)(a))</b>	Lot 3 Deposited Plan 1213869 and Lot 954 DP1027535
<b>Description of change to the environmental planning instrument to which this agreement applies – (Section 7.4(3)(b))</b>	No
<b>Application of section 7.11 of the Act – (Section 7.4(3)(d))</b>	Does apply
<b>Applicability of section 7.12 of the Act – (Section 7.4(3)(d))</b>	Does apply
<b>Consideration of benefits under this agreement if section 7.11 applies – (Section 7.4(3)(e))</b>	Refer to clause 4.2 of the Planning Agreement.
<b>Mechanism for Dispute resolution – (Section 7.4(3)(f))</b>	See clause 16.
<b>Enforcement of this agreement (Section 7.4(3)(g))</b>	See clause 11, 12 and 13.
<b>No obligation to grant consent or exercise functions – (Section 7.4(3)(9))</b>	See clause 19.

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## Schedule 2 – Defined Terms and Interpretation

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### Part 1 – Definitions

<b>Acquisition Act</b>	means the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> .
<b>Act</b>	means the <i>Environmental Planning and Assessment Act 1979</i> (NSW).
<b>Assign</b>	as the context requires refers to any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or beneficial interest.
<b>Authority</b>	means (as appropriate) any: <ol style="list-style-type: none"> <li>(1) federal, state or local government;</li> <li>(2) department of any federal, state or local government;</li> <li>(3) any court or administrative tribunal; or</li> <li>(4) statutory corporation or regulatory body.</li> </ol>
<b>Bank Guarantee</b>	means an irrevocable and unconditional undertaking without any expiry or end date by one of the following trading banks: <ol style="list-style-type: none"> <li>(1) Australia and New Zealand Banking Group Limited.</li> <li>(2) Commonwealth Bank of Australia.</li> <li>(3) Macquarie Bank.</li> <li>(4) National Australia Bank Limited.</li> <li>(5) St George Bank Limited.</li> <li>(6) Westpac Banking Corporation.</li> <li>(7) Any other financial institution approved by the Council, in its absolute discretion, in response to a request from the Developer.</li> </ol>
<b>Claim</b>	means, against any person, any allegation, action, demand, cause of action, suit, proceeding, judgement, debt, damage, loss, cost, expense or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.
<b>Completed</b>	means completed in accordance with the requirements of this document.
<b>Completion Notice</b>	has the meaning ascribed in clause 6.1.
<b>Confidential Information</b>	means any information and all other knowledge at any time disclosed (whether in writing and orally) by the parties to each other, or acquired by the parties in relation to the other's activities or services which is not already in the public domain and which: <ol style="list-style-type: none"> <li>(1) is by its nature confidential;</li> </ol>

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	<ul style="list-style-type: none"> <li>(2) is designated, or marked, or stipulated by either party as confidential (whether in writing or otherwise);</li> <li>(3) any party knows or ought to know is confidential;</li> <li>(4) is information which may be reasonably considered to be of a confidential nature.</li> </ul>
<b>Construction Certificate</b>	has the same meaning as in section 6.4(a) of the Act.
<b>Contributions</b>	means the Works, the Designated Land and the Monetary Contributions.
<b>Contribution Value</b>	means the amount specified in <b>Schedules 3, 4 and 5</b> in the column headed "contribution value" for each item of the Contributions as indexed in accordance with this document.
<b>Defect</b>	has the meaning ascribed to it in clause 7.1.
<b>Defects Notice</b>	has the meaning ascribed to it in clause 7.1.
<b>Defects Liability Period</b>	means a period of 12 months from the registration of the plan of subdivision in connection with the Development.
<b>Designated Land</b>	means that part of the Land detailed in the plan that is attached as <b>Annexure 1</b> and as set out in <b>Schedule 3</b> .
<b>Development</b>	<p>means:</p> <ul style="list-style-type: none"> <li>(1) the subdivision of existing Lot 3 in Deposited Plan 1213869 to create 57 residential lots and one residue lot;</li> <li>(2) demolition of all existing structures;</li> <li>(3) clearing of vegetation;</li> <li>(4) earthworks;</li> <li>(5) construction of an underground onsite detention basin;</li> <li>(6) construction of internal roads and cycleways; and</li> <li>(7) associated landscaping.</li> </ul>
<b>Development Application</b>	means DA No 1933/2022/DA-SW
<b>Development Consent</b>	means the consent issued under the Act in relation to the Development Application for the Development pursuant to Land & Environment Court Proceedings no 2022/00346358.
<b>Dispute</b>	has the meaning ascribed to it in clause 16.1.
<b>Encumbrance</b>	<p>means an interest or power:</p> <ul style="list-style-type: none"> <li>(1) reserved in or over an interest in any asset;</li> <li>(2) arising under, or with respect to, a Bio-Banking Agreement;</li> </ul>

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- (3) created or otherwise arising in or over any interest in any asset under any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, title retention, conditional sale agreement, hire or hire purchase agreement, option, restriction as to transfer, use or possession, easement, covenant, lease, subordination to any right of any other person and any other encumbrance or security interest, trust or bill of sale; or
- (4) by way of security for the payment of a debt or other monetary obligation or the performance of any obligation.
- Encumber** means to grant an Encumbrance.
- Event of Default** has the meaning ascribed to it in clause 17.2.
- GST Law** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
- Index** means the Consumer Price Index (All Groups - Sydney) as provided by the Australian Bureau of Statistics.
- Item** means each separate Contribution item specified in column 1 of **Schedule 3, Schedule 4** and **Schedule 5**.
- Insolvency Event** means the happening of any of the following events:
- (1) Application which is not withdrawn or dismissed within fourteen (14) days is made to a court for an order or an order is made that a body corporate be wound up.
  - (2) An application which is not withdrawn or dismissed within fourteen (14) days is made to a court for an order appointing a liquidator or provisional liquidator in respect of a body corporate or one of them is appointed, whether or not under an order.
  - (3) Except to reconstruct or amalgamate while solvent, a body corporate enters into, or resolves to enter into, a scheme of arrangement, agreement of company arrangement or composition with, or assignment for the benefit of, all or any class of its creditors, or it proposes a reorganisation, moratorium or other administration involving any of them.
  - (4) A body corporate resolves to wind itself up, or otherwise dissolve itself, or gives notice of intention to do so, except to reconstruct or amalgamate while solvent or is otherwise wound up or dissolved.
  - (5) A body corporate is or states that it is insolvent.
  - (6) As a result of the operation of section 459F(1) of the *Corporations Act 2001* (Cth) (**Corporations Act**), a body corporate is taken to have failed to comply with a statutory demand;
  - (7) A body corporate is or makes a statement from which it may be reasonably deduced that the body corporate is, the subject of an event described in section 459C(2)(b) or section 585 of the *Corporations Act*.
  - (8) A body corporate takes any step to obtain protection or is granted protection from its creditors, under any applicable

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	legislation or an administrator is appointed to a body corporate.
(9)	A person becomes an insolvent under administration as defined in section 9 of the Corporations Act or action is taken which could result in that event.
(10)	A receiver, manager or receiver and manager is appointed to the Company.
(11)	A claim is filed in a court against a person that is not defended, released or otherwise settled within twenty eight (28) days of the date of its filing at the court.
(12)	Anything analogous or having a substantially similar effect to any of the events specified above happens under the law of any applicable jurisdiction.
<b>Land</b>	means the "Land" set out in <b>Schedule 1</b> .
<b>Law</b>	means all legislation, regulations, by-laws, common law and other binding order made by any Authority.
<b>Location Plan</b>	means the plan that is attached as <b>Annexure 2</b> .
<b>Monetary Contributions</b>	means the monetary contributions set out in <b>Schedule 5</b> .
<b>Occupation Certificate</b>	has the same meaning as in section 6.4(c) of the Act.
<b>Planning Legislation</b>	means the Act, the <i>Local Government Act 1993</i> (NSW) and the <i>Roads Act 1993</i> (NSW).
<b>Quantity Surveyor</b>	means a person who: <ol style="list-style-type: none"> <li>(1) is a member of their respective professional organisation and has been for at least five (5) years;</li> <li>(2) practises as a quantity surveyor for works of the same nature as the relevant Works;</li> <li>(3) is active as a quantity surveyor at the time of his appointment;</li> <li>(4) has at least three (3) years experience in valuing works of the same nature as the relevant Works; and</li> <li>(5) undertakes to act fairly and promptly in accordance with the requirements of this document.</li> </ol>
<b>Rectification Notice</b>	has the meaning ascribed to it in clause 6.4.
<b>Security</b>	means a Bank Guarantee or other form of security to the satisfaction of Council provided in accordance with clause 13.
<b>Subdivision Certificate</b>	has the same meaning as in section 6.4(d) of the Act.
<b>Subdivision Certificate</b> <b>Works</b>	has the same meaning as in section 6.4(b) of the Act.
<b>Tax Invoice</b>	has the same meaning as in a <i>New Tax System (Goods and Services Tax) Act 1999 (Cth)</i> .

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<b>Works</b>	means the works specified or described in <b>Schedule 4</b> .
<b>Part 2 - Interpretational Rules</b>	
<b>clauses, annexures and schedules</b>	a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this document.
<b>reference to statutes</b>	a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
<b>singular includes plural</b>	the singular includes the plural and vice versa.
<b>person</b>	the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
<b>executors, administrators, successors</b>	a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns.
<b>dollars</b>	Australian dollars, dollars, \$ or A\$ is a reference to the lawful currency of Australia.
<b>calculation of time</b>	if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day.
<b>reference to a day</b>	a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
<b>accounting terms</b>	an accounting term is a reference to that term as it is used in accounting standards under the Corporations Act or, if not inconsistent with those standards, in accounting principles and practices generally accepted in Australia.
<b>reference to a group of persons</b>	a group of persons or things is a reference to any two or more of them jointly and to each of them individually.
<b>meaning not limited</b>	the words "include", "including", "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation, and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.
<b>next day</b>	if an act under this document to be done by a party on or by a given day is done after 4.30pm on that day, it is taken to be done on the next day.
<b>next Business Day</b>	if an event must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.
<b>time of day</b>	time is a reference to Sydney time.
<b>headings</b>	headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this document.

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**agreement**

a reference to any agreement, document or instrument includes the same as varied, supplemented, novated or replaced from time to time.

**Gender**

a reference to one gender extends and applies to the other and neuter gender.

Schedule 3 – Designated Land

Item	Description	Time for Completion	Contribution Value
1	That part of the Designated Land identified as roads and associated footpaths and the onsite detention basin within the land identified as Lot 3 in Deposited Plan 1213869.	Upon registration of the plan of subdivision in connection with the Development.	Not Applicable
2	The whole of the Land identified as Lot 954 in Deposited Plan 1027535.	Simultaneously with (or prior to) the registration of the plan of subdivision in connection with the Development.	Not Applicable

32  
18543490.1

Schedule 4- Works

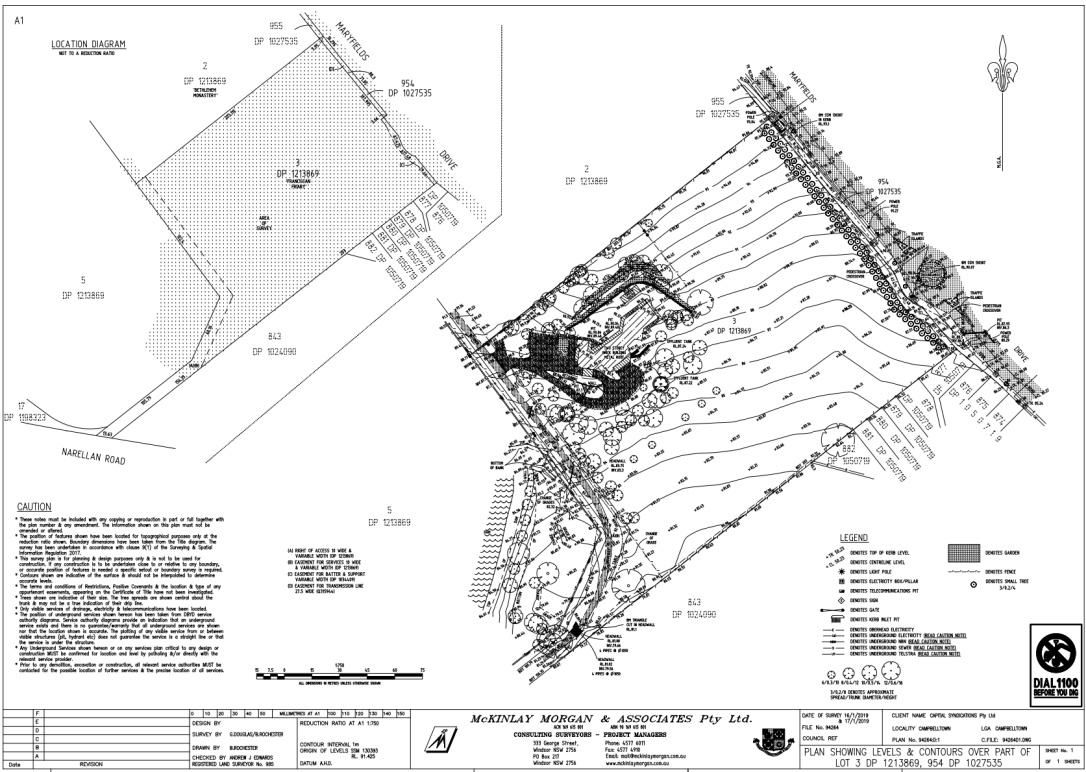
Item	Description	Specification	Time for Completion	Contribution Value
1	Construction of all roads and associated footpaths and Onsite Stormwater Detention Basin within the Land identified as Lot 3 in DP1213869 and as reflected in the Location Plan.	Road and drainage plan sheet 1 of 3 – 368-21C-DA-0101 Rev F, sheet 2 of 3 – 368-21C-DA-0102 Rev F, and sheet 3 of 3 – 368-21C-DA-0103 Rev F prepared by Craig and Rhodes.	Prior to issue of the first Subdivision Certificate in connection with the Development.	\$ 1,703,135.00
2	Construction of approximately 87 lineal metres of shared footpath on the Land identified as Lot 954 in Deposited Plan 1027535 and as reflected in the Location Plan.	Road and drainage plan sheet 1 of 3 – 368-21C-DA-0101 Rev F prepared by Craig and Rhodes.	Prior to issue of the first Subdivision Certificate in connection with the Development.	\$17,861.00

33  
18543490.1

Schedule 5 – Monetary Contributions

Item	Description	Timing	Contribution Value
1	Loss of Koala Habitat calculated in accordance with the Campbelltown Koala Plan of Management being for: 1. tree 10 Eucalyptus tereticornis; 2. tree 13 Eucalyptus tereticornis. 3. tree 54 Lophostemon confertus; 4. tree 61 Lophostemon confertus; 5. tree 75 Eucalyptus tereticornis;	Prior to the issue of the first Subdivision Certificate for the Development.	\$44,578.56
2	Ongoing maintenance of Onsite Stormwater Detention Basin by Council, including replacement of cartridges as and when required within Lot 3 Deposited Plan 1213869.	Prior to the issue of the first Subdivision Certificate for the Development.	\$300,000.00

Annexure 1- Plan of Designated Land

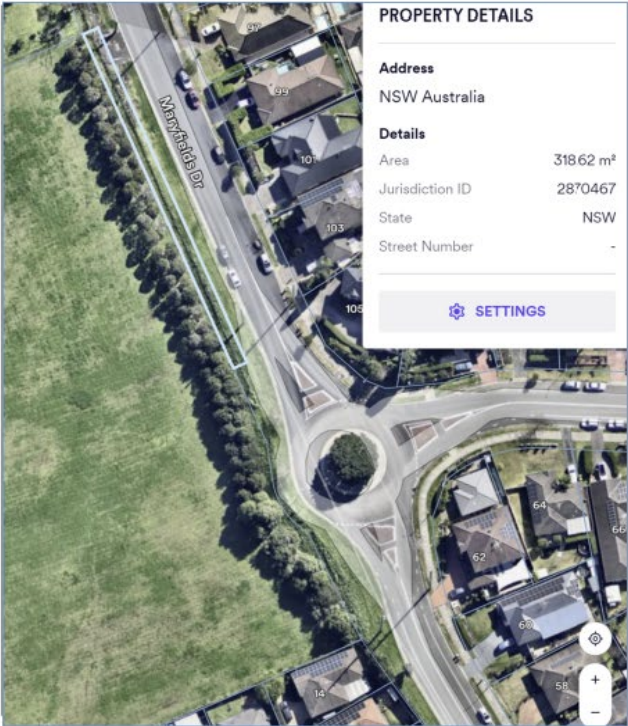


Annexure 2 – Location Plan

Lot 3



Lot 954



Execution page

Executed as an agreement.

Dated:

Executed by **Campbelltown City Council** by its Chief Executive Officer by the affixing of the Common Seal of Council in accordance with resolution dated

Chief Executive Officer (Signature)

Name of Chief Executive Officer (Print Name)

Executed by **Franciscan Order of Friars Minor** in accordance with section 127(1) of the *Corporations Act 2001* (Cth) by authority of its directors.

Director/Secretary (Signature)

Director (Signature)

Name of Director/ Secretary (Print Name)

Name of Director (Print Name)

## Explanatory Note

### Planning Agreement

#### 168 Narellan Road, Campbelltown

#### 1 Introduction

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- (1) The purpose of this Explanatory Note is to provide a plain English summary to support the notification of a proposed Voluntary Planning Agreement (**Planning Agreement**) under s7.4 of the *Environmental Planning and Assessment Act 1979* (NSW) (**Act**).
- (2) This Explanatory Note has been prepared jointly between the parties as required by clause 205 of the *Environmental Planning and Assessment Regulation 2021* (NSW) (**Regulations**).
- (3) This Explanatory Note is not to be used to assist in construing the Planning Agreement.

#### 2 Parties to the Planning Agreement

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The parties to the Planning Agreement are:

- (1) Campbelltown City Council (ABN 31 459 914 087) (**Council**); and
- (2) Franciscan Order of Friars Minor (ABN 63 004 232 633) (**Developer**).

#### 3 Description of the Land to which the Planning Agreement applies

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The Planning Agreement applies to the land comprising:

- (1) Lot 3 in Deposited Plan 1213869 (**Lot 3**); and
  - (2) Lot 954 in Deposited Plan 1027535 (**Lot 954**),
- known as 168 Narellan Road, Campbelltown (**Land**).

#### 4 Description of the Development to which the Planning Agreement applies

---

The Planning Agreement applies to the development approved by notice of orders (case no. 2022/00346358) issued by the Land & Environment Court of New South Wales in connection with development application DA 1933/2022/DA-SW (**Development**).

The Development includes the subdivision of Lot 3 to create fifty-seven (57) residential lots and one (1) residue lot, demolition of all existing structures, clearing of vegetation, earthworks, construction of an underground onsite detention basin, construction of internal roads and cycleways and associated landscaping.

#### 5 Summary of objects, nature and effect of the Planning Agreement

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The **objective** of the Planning Agreement is to provide community infrastructure, amenities and resources to the Campbelltown LGA community by facilitating the delivery of the development contributions as set out in **Schedule 1** in a timely and efficient manner, including:

- (1) the dedication of land as set out in **Part 1 of Schedule 1**;
- (2) the provision of works as set out in **Part 2 of Schedule 1**; and
- (3) the payment of monetary contributions as set out in **Part 3 of Schedule 1**,

**(Contributions).**

The **intent** of the Planning Agreement is to facilitate the provision of the Contributions by the Developer.

The Planning Agreement will be registered on the title of the Land.

Council will be able to withhold Subdivision Certificates until such time as the Contributions (which are all required to be delivered prior to, or upon, the relevant subdivision) are made.

Prior to the issue of a Subdivision Certificate for the Development, the Developer is required under the Planning Agreement to provide to Council any financial security which the Developer is required to provide in accordance with a condition of development consent for the Development.

Where the Contributions include the dedication of land, and the Developer does not dedicate any part of land required to be dedicated by the time it is required, then the Developer permits Council to compulsorily acquire that land for compensation in the amount of \$1.00.

The **nature** of the Planning Agreement is a contractual relationship between the Council and the Developer for providing the Contributions.

The **effect** of the Planning Agreement is that the Developer will provide the Contributions in the manner provided for by the Planning Agreement (as applicable) and as set out in **Schedule 1**.

## **6 Assessment of the merits of the Planning Agreement**

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### **6.1 The planning purposes served by the Planning Agreement**

In accordance with section 7.4(2) of the Act, the Planning Agreement promotes the following public purposes:

- (1) Provision of contributions to accommodate and meet the demands of future developments and to mitigate the potential impacts of the Development on existing infrastructure.
- (2) The monitoring of the planning impacts of development on the Land.

### **6.2 How the Planning Agreement promotes the public interest**

In accordance with the objects of the Act, the Planning Agreement promotes the public interest in the following manner:

- (1) By providing certainty for the Developer and Council as to the provision of the Contributions directed towards community infrastructure within the Campbelltown LGA community.
- (2) By promoting the social and economic welfare of the community and a better environment.
- (3) The promotion and co-ordination of the orderly and economic use and development of Land to which the Planning Agreement applies.
- (4) The Planning Agreement will provide an opportunity for involvement and participation by members of the community in development assessment and are invited to make comment on the Planning Agreement.

### **6.3 How the Planning Agreement promotes Council's guiding principles**

The Planning Agreement promotes a number of Council's guiding principles under section 8A of the *Local Government Act 1993* (NSW), as follows:

- (1) The exhibition of the Planning Agreement facilitates the involvement of members of the public in the consultation process for the Planning Agreement.
- (2) To plan strategically for the provision of effective and efficient services and regulation to meet the diverse needs of the local community.
- (3) To act fairly, ethically and without bias to the interests of the local community.
- (4) To recognise diverse local community needs and interests.
- (5) To have regard to the long term and cumulative effects of its decisions on future generations.
- (6) Transparent decision-making and active engagement with local communities, through the use of the integrated planning and reporting framework and other measures.
- (7) To engage in long-term strategic planning on behalf of the local community;
- (8) The Planning Agreement makes it clear that Council has a statutory role as consent authority in relation to the development proposal and that the Planning Agreement is not intended to unlawfully influence the exercise of Council's regulatory functions.

## **7 Identification of whether the Planning Agreement conforms with the Council's capital works program**

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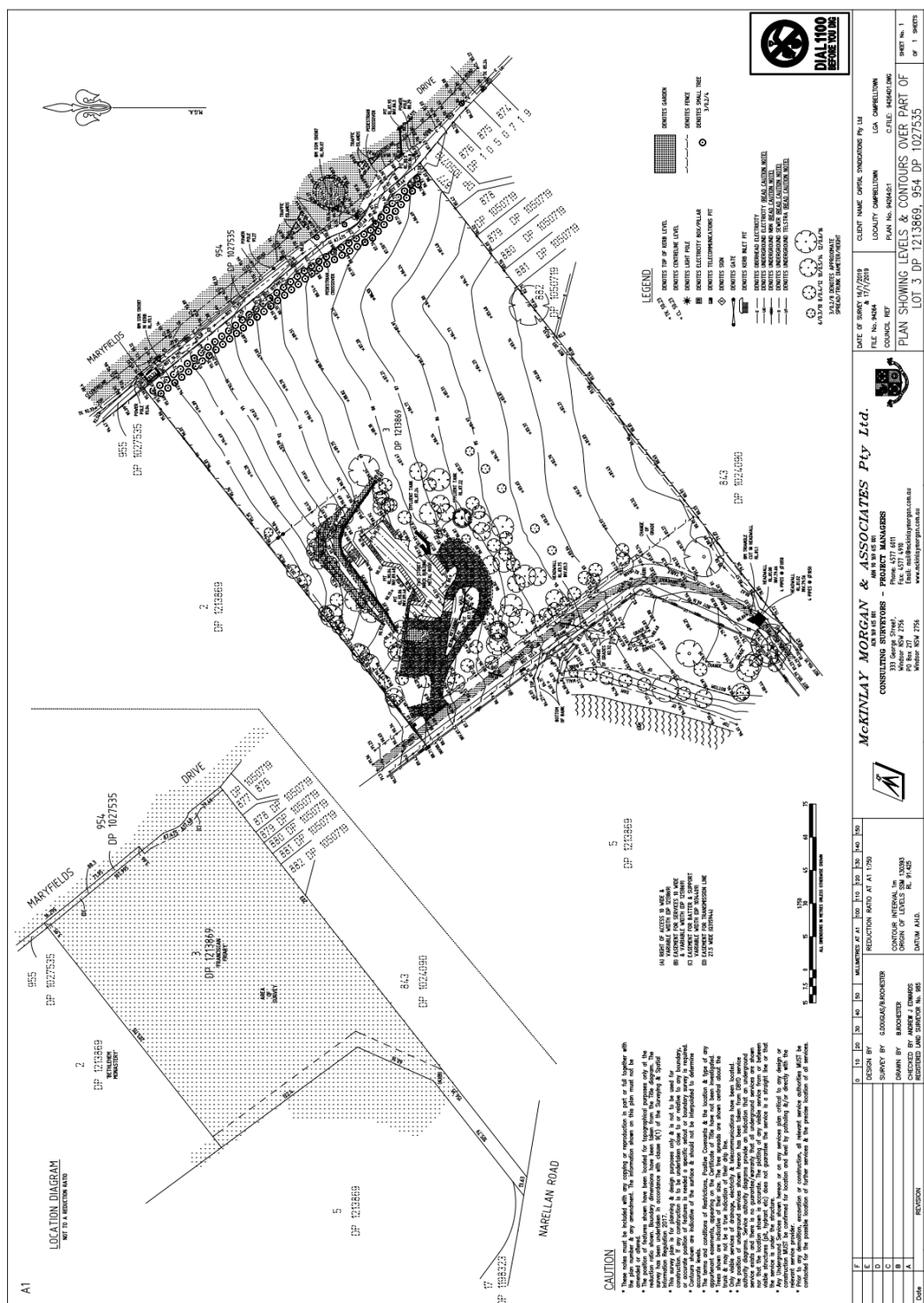
The Planning Agreement conforms with Council's capital works program.

Schedule 1 - Contributions

The following contributions will be provided in accordance with the Planning Agreement.

Part 1 – Designated Land

Item	Description	Timing for Completion	Contribution Value
1	That part of the Designated Land (see the plan below) identified as roads and associated footpaths and the onsite detention basin within the land identified as Lot 3 in Deposited Plan 1213869.	Upon registration of the plan of subdivision in connection with the Development.	Not Applicable
2	The whole of the Land identified as Lot 954 in Deposited Plan 1027535.	Simultaneously with (or prior to) the registration of the plan of subdivision in connection with the Development.	Not Applicable




**Part 2 – Works**

<b>Item</b>	<b>Description</b>	<b>Specifications</b>	<b>Timing for Completion</b>	<b>Contribution Value</b>
1	Construction of all roads and associated footpaths and Onsite Stormwater Detention Basin within the Land identified as Lot 3 in DP1213869 and as reflected in images below.	Road and drainage plan sheet 1 of 3 – 368-21C-DA-0101 Rev F, sheet 2 of 3 – 368-21C-DA-0102 Rev F, and sheet 3 of 3 – 368-21C-DA-0103 Rev F prepared by Craig and Rhodes.	Prior to issue of the first Subdivision Certificate in connection with the Development.	\$1,703,135.00
2	Construction of approximately 87 lineal metres of shared footpath on the Land identified as Lot 954 in Deposited Plan 1027535 and as reflected in the images below.	Road and drainage plan sheet 1 of 3 – 368-21C-DA-0101 Rev F prepared by Craig and Rhodes.	Prior to issue of the first Subdivision Certificate in connection with the Development.	\$17,861.00

18589444.1

page 6

Lot 3



**PROPERTY DETAILS**


**Address**  
168 Narellan Road  
Campbelltown NSW 2560  
Australia

**Details**

Area	35761.48 m²
Jurisdiction ID	4066833
State	NSW
Street Number	168

[SETTINGS](#)

Lot 954



**PROPERTY DETAILS**

**Address**  
NSW Australia

**Details**

Area	31862 m²
Jurisdiction ID	2870467
State	NSW
Street Number	

[SETTINGS](#)

Part 3 – Monetary Contributions

Item	Description	Timing for Completion	Contribution Value
1	Loss of Koala Habitat calculated in accordance with the Campbelltown Koala Plan of Management being for:  1. tree 10 Eucalyptus tereticornis. 2. tree 13 Eucalyptus tereticornis. 3. tree 54 Lophostemon confertus. 4. tree 61 Lophostemon confertus. 5. tree 75 Eucalyptus tereticornis.	Prior to the issue of the first Subdivision Certificate for the Development.	\$44,578.56
2	Ongoing maintenance of Onsite Stormwater Detention Basin by Council, including replacement of cartridges as and when required within Lot 3 Deposited Plan 1213869.	Prior to the issue of the first Subdivision Certificate for the Development.	\$300,000.00

## 8.3 Significant Development Applications

### Reporting Officer

Executive General Manager | City Planning and Corporate Services  
City Planning and Corporate Services

### 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
PA Building Development and Controls

### 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 Chief Executive Officer 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 Chief Executive Officer 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
<a href="#">SSD - 52066209</a>	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
NIL	NIL	NIL	NIL	NIL	NIL

Significant DAs approved under delegation by the Chief Executive Officer since last Council meeting (value exceeding \$3 million)					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
<a href="#">3722/2024/DA-CW</a>	Davis Park, Dobell Road, Claymore	Construction of landscaping and open space infrastructure embellishment works to the new Davis Park, Stage 4 Claymore	\$3,846,694	Delegated authority	Approved with conditions
<a href="#">41/2023/DA-SW</a>	Appin Road, Gilead	Subdivision to create 94 Torrens titled allotments, 5 residue allotments for future open space and residential development with associated civil works including bulk earthworks, construction of new roads, stormwater management infrastructure and installation of services and street tree planting	\$26,139,054	Delegated authority	Approved with conditions

## 8.4 Road Naming - Aboriginal Words

### Reporting Officer

Executive General Manager | City Planning and Corporate Services  
City Planning and Corporate Services

### Community Strategic Plan

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

### Delivery Program

Principal Activity
PA Roads and Transport

### Officer's Recommendation

1. That Council adopt the Dharawal words and the Elders names in this report for use as future road/reserve names in those suburbs/areas listed in the attachment.

### Purpose

To seek Council's approval of Dharawal words that will be used for naming future roads and reserves across Campbelltown.

### History

This Report responds to the following resolutions from the Council Meeting on 10 December 2024:

1. That Council investigate appropriate Dharawal words for use as future road and/or place names across the Campbelltown Local Government Area and report back to the Council.
2. That a report be presented to Council, detailing the implications and the procedural steps required by the Geographical Names Board, and any other relevant government entities.

### Report

The community and Council have expressed a desire for more Dharawal language words to be used when naming roads and places across Campbelltown. This recognises the traditional custodians of Campbelltown - the Dharawal people - and their unique and spiritual connections with the land. The NSW Geographic Names Board also supports preserving local Aboriginal languages through road and place naming.

Council has undertaken an extensive process to identify appropriate words from the local Dharawal language to be used as names for roads and reserves in Campbelltown. This process has included consulting with the Campbelltown Aboriginal Community Reference Group (CACRG), and engaging a local linguist, Jo Tanginoa who researched and prepared a list of Dharawal language words (see attachment).

This list of Dharawal words seeks to reflect the different parts of the Local Government Area (LGA), such as animals, plants, landforms, and other significant features. This list was presented to, and endorsed by, the CACRG on 31 October 2024.

This report seeks Council approval for the list of Dharawal words to be used for the purpose of naming roads and reserves in the LGA. Any additions to this list over time (which will be important for ensuring there are sufficient approved words for future roads and reserves) will be presented to Council in future meetings for consideration and formal adoption.

## **Attachments**

- 8.4.1 List of Dharawal words proposed to be used for future roads and unnamed reserves in the LGA (contained within this report) [↓](#)

# STREET & RESERVE NAMING CAMPBELLTOWN LGA DHARAWAL LANGUAGE



PREPARED BY – JO TANGINO: A LITTLE BIT OF RAINBOW



*Important Notes: Using verbs, adjectives, and conceptual terms is difficult in Dharawal as the translation does not always have a literal meaning. The Dharawal Language has a good collection of nouns, including those for plants, animals, people, kinship relationships, body parts, land and environmental features, and elements of nature. Therefore, words associated with the natural environment (plants, elements, land, etc.) and animals are suggested for use as potential street and/or reserve names.*

*Please note that all Dharawal Language listed has been provided for the sole purpose of consideration for potential street and/or reserve names and should not be used for any other purpose including, but not limited to – creation of sentences, organisational branding and advertising, or third-party transmission without expressed written consent. All information remains the cultural and intellectual property of the provider and the Dharawal Community of Macarthur and must be approved by Traditional Custodians and Language Knowledge holders. Similarly, Traditional Custodians, Family and Local Aboriginal Community Members should approve any names of Aboriginal Peoples.*

### *Airds Theme: Natural Features*

Dharawal or suggestion	Pronunciation Gloss	Purpose	English Translation
barriwurri	Bah-ree-woo-ree	street/reserve	morning
wuriwuri	woo-ree-woo-ree	street/reserve	sunshine
bawa	bah-wah	street	bush
murru	moo-roo	street	pathway/road
barnung	bah-noong	street/reserve	northeast wind
dagara	dah-gah-rah	street/reserve	frost
balawarri	bal-ah-wah-ree	street/reserve	hill
gurabang	goo-rah-bung	street/reserve	stone/rock
madjuru	mud-joo-roo	street/reserve	forest/dense bush

*The theme for Airds has been based on the natural features present in the area, including those at various times of the day. There is bushland surrounding the Airds area that has not yet been developed. The natural features still present in Airds make the place and space unique and beautiful.*

*Bradbury Theme: Natural and Human Features*

Dharawal or suggestion	Pronunciation Gloss	Purpose	English Translation
wungar	wahn-gah	street/reserve	echo
garru	gah-roo	street/reserve	cloud
gurbuny	goor-boonie	street	fog
muumbara	moom-bah-rah	street/reserve	sheoak
burrima	boo-ree-mah	street/reserve	ironbark
baranbaran	bah-rarn-bah-rarn	street/reserve	tea tree
bana	bah-nah	street	rain
mudjingaal	mood-jing-garl	street/reserve	friend
gudjagaa	good-jar-gah	street/reserve	child
dharagang	dara-gung	street/reserve	creek/river

*The theme for Bradbury has been based on the natural and human features present in the area. Bradbury has a school and Early Childhood facilities, as well as local shopping centre and pub. There is a small creek that runs through the bush reserve in front of these structures. Bradbury is also the location of the local pool and Billabong Parklands where friends and children gather, and water is located. Having lived in Bradbury sometimes early in the morning there is frost that runs through the reserve, and you can hear the echo of the birds singing.*

*Claymore Theme: Natural Features and Animals*

Dharawal or suggestion	Pronunciation Gloss	Purpose	English Translation
balawarri	bal-ah-wah-ree	street/reserve	hill
gurungama	goo-roon-gah-mah	street/reserve	westerly wind
nharrawangay	nar-rah-wang-gai	street/reserve	lightning
madhang	mah-dung	street	shadow/shade
murungal	moo-roon-garl	street/reserve	thunder
duruga	doo-roo-gah	street/reserve	falling star (slow)
bamburr	bam-boor	street	grass
banguu	bung-goo	street/reserve	flying fox
wirambi	wee-rum-bee	street	bat

*The theme for Claymore has been based on the natural and animal features still present in the built-up area. There is a small hill area as you drive into the place/space with a shadowy/shady gully through the middle of the housing area. The wind blows through the gully and thunder and lightning can be seen or heard near the area during times of storms. There are many trees throughout which are home to flying fox and/or bats.*

*Campbelltown (west of trainline) Theme: Birds*

Dharawal or suggestion	Pronunciation Gloss	purpose	English Translation
gunarug	goo-nah-rug	street	wood duck
wugan	woo-garn	street	crow
budjaan	bood-jarn	street	bird (generic)
garrawi	gah-rah-wee	street/reserve	cockatoo (white)
gurrawang	goo-rah-wung	street/reserve	currawong
djawula	jar-woo-lah	reserve	lyrebird
durali	doo-rah-lee	street	crane
bunda	bun-dah	street	hawk
gugara	goo-gah-rah	street/reserve	kookaburra
duduwa	doo-doo-wah	street	whip bird

*The theme of birds was chosen for the Campbelltown area as the place/space is home to a large diverse population of birds. Many of these birds can be seen and heard throughout the area. The word Djawula (Lyrebird) has been chosen as it is considered a totem of the Dharawal Peoples. Although Campbelltown itself is not home to the Lyrebird the place/space is a central location for the area, and the totem is central to the Dharawal Peoples. This choice should be made carefully upon consultation with Traditional Custodians. This word is the true Dharawal Language word for Lyrebird and is a reclamation of the word from previous incorrect use.*

*Glenfield (west of trainline) Theme: Trees and plants*

Dharawal or suggestion	Pronunciation Gloss	Purpose	English Translation
burramurra	boo-rah-mah-rah	street/reserve	swamp mahogany
muumbara	moom-bah-rah	street/reserve	sheoak
wandananguli	warn-darn-arn-goo-lee	street/reserve	wattle
mana	marn-ah	street/reserve	waratah
windarang	ween-da-rang	street	cedar
baranbaran	bah-rarn-bah-rarn	street/reserve	tea tree
bangalay	bun-gah-lay	street/reserve	stringy bark
burrima	boo-ree-mah	street/reserve	ironbark
dyirrayil	jee-rah-yill	street	lilli pilli
guraaman	gah-rah-man	street	kurrajong

*The theme of trees and plants was chosen for the Glenfield area as the place/space is home to a large diverse population of flora. Many of these trees and plants can be seen throughout the area.*

*Menangle Park (east of motorway) Theme: Animals*

Dharawal or suggestion	Pronunciation Gloss	Purpose	English Translation
garilwa	Gah-rill-wah	street/reserve	koala
baraal	bah-rah	street	rock wallaby
bilima	bill-ee-mah	street	turtle
gulung	goo-loong	street/reserve	wombat
buruill	boo-roo-eel	street	swamp wallaby
dharumbang	dah-rum-bang	street/reserve	ringtail possum
gurawara	goo-rah-wah-rah	street/reserve	brush-tail possum
buru	boo-roo	street/reserve	kangaroo
yaraaman	ya-rah-man	street	horse
jindoola	gin-doo-lah	street/reserve	goanna

*The theme of animals was chosen for the Menangle area as the place/space is home to a large diverse population of native and introduced species. Many of these animals can be seen and heard throughout the area. The area is especially home to freshwater turtles, possums, wombats, koalas, and goannas. Prior to development the area would have also been home to rock and swamp wallaby species. The word for horse has been chosen as Menangle is home to horse racing and farms which raise horses. This choice should be made carefully upon consultation with Traditional Custodians.*

*Gilead (west of Appin Road) Theme: Earth and Sky features*

Dharawal or suggestion	Pronunciation Gloss	Purpose	English Translation
bubara	boo-bah-rah	street/reserve	mountain
djindjingara	jīn-jīn-garra	street/reserve	stars
djirawalang	jira-wah-lung	street/reserve	shooting star
warrawul	wah-rah-wool	street/reserve	Milky Way
mindjigari	ming-ee-gah-ree	street/reserve	sky
malamalang	mula-mah-lung	street/reserve	Pleiades
barara	bah-ah-rah	street/reserve	Orion's Belt
wuri	woo-ree	street	sun
djadjung	jah-joong	street/reserve	moon
bamal	bah-mool	street	earth (not Earth)

*The theme of Earth and sky features was chosen for the Gilead area as the place/space after careful consideration of the features of the area. A small mountain area is present, and this and other spaces in the area would and are perfect vantage points for looking at the sky. Having camped in places close to the area in the past stars feature prominently in the sky on clear nights. Inclusion of specific constellations have been made as they connect with the Sky Dreaming of the Dharawal and many other Aboriginal Peoples who would have travelled through the area. The choice of sun, earth and moon have been made as they can be seen either from land or sky and are also fundamental to Dreaming and Lore. The word for horse has been chosen as Menangle is home to horse racing and farms which raise horses. This choice should be made carefully upon consultation with Traditional Custodians.*

## 8.5 Investments and Revenue Report - March 2025

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Planning and Corporate Services

### 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
PA10 Governance and Administration

### 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 March 2025.

### Report

#### Investments

Council's investment portfolio as of 31 March 2025 stood at approximately \$252 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 or TCorp and comply with the Investment policy.

Council's investment portfolio for the month of March outperformed the benchmark and provided an actual positive return of 0.42 per cent or 5.07 per cent annualised. This return includes the 31-day notice saver account but excludes Council's at call cash and Treasury Corp 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 \$15 million held in an at call account and an amount of \$11 million in a 31-day notice account. This notice account offers an attractive rate for short term deposits of 4.75 per cent which also moves in line with movements in the official cash rate.

The RBA meets to consider monetary policy 8 times per year namely:

18 February	11 - 12 August
31 March - 1 April	29 - 30 September
19-20 May	3 - 4 November
7-8 July	8 - 9 December

The RBA held the official cash rate at 4.10 per cent in the April meeting, which was widely predicted given the recent reduction in rates in February. The Board noted that monetary policy is well placed to respond to international developments if they were to have material implications for Australian activity and inflation.

The market value of the Treasury Corporation Long Term Growth Fund which has a current asset allocation of around 50 per cent in domestic and international shares had a loss 2.2 per cent loss for the month of March due to domestic and international market losses stemming from new US trade policies. Given the past gains in recent months, potential future volatility and anticipated short term losses in equities, Council have subsequently on 8 April 2025, liquidated our holdings in the Treasury Corporation Long Term Growth Fund with a realised gain of \$799,000 since inception. Council will investigate other opportunities for future investment in Treasury Corporation managed funds that have lower exposure to market volatility.

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 and Charges**

Rates and Charges levied for the period ending 31 March 2025 totalled \$163,652,664 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of March totalled \$123,716,126. In percentage terms, 76.4 per cent of all rates and charges due to be paid have been collected, compared to 76.7 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 interest 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 39 Statements of Claim to ratepayers with 2 or more instalments outstanding and a combined balance exceeding \$1,000. Further recovery on accounts with previous action resulted in 80 Judgments being served on ratepayers that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule without adequate communication with Council.

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, 183 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 of 31 March 2025 are \$2,181,007, reflecting a decrease of \$2,294,684 since February 2025. During the month, 683 invoices were raised totalling \$1,812,725 and \$4,107,409 in payments were received. Most invoices raised in any given month are paid within a 30-day period and those that are not reflected in the Ageing of Sundry Debtors Report.

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 sundry debts that are not rates related, 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. If 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.

During the month, 9 accounts were issued a Letter of Demand 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. All costs associated with formal recovery are payable by the debtor.

Council's agents were instructed to obtain Judgment on one account, Examination Summons for one account and issue 6 Examination Notices for unpaid licence fees.

Council continues to aid debtors experiencing difficulties in paying their accounts. Debtors are encouraged to keep communicating with Council regarding their overdue accounts and to clear

their outstanding debts through regular payments where possible to avoid any further recovery action.

Material debts that remain outstanding for 90+ days or more are outlined below, with communication ongoing to facilitate settlement of the debts.

<b>Debt Types</b>	<b>Amount Outstanding</b>	<b>Date of Debt</b>
Bookable/Hire related debts (raised in advance)	\$112,240	Various
Grants – Wander on Q Vibrant Streets Package, NSW Football Legacy (paid April)	\$222,920	November 2024
Various landowners - Property related debts	\$34,331	Various
Lease Debts (payment arrangements in place)	\$18,146	March 2024
Health inspection fees – Shop, Food and Health, Fire Safety Statement, Pool Inspection and Septic Tank	\$178,866	Various

## Attachments

8.5.1 Summary of Investment Portfolio – March 2025 (contained within this report) [↓](#)

8.5.2 Ageing of Sundry Debtor Accounts – March 2025 (contained within this report) [↓](#)

8.5.3 Rates and Charges Summary and Statistics – March 2025 (contained within this report) [↓](#)

# Summary of Council's Investment Portfolio

Portfolio as at 31 March 2025



## Investments Summary\*

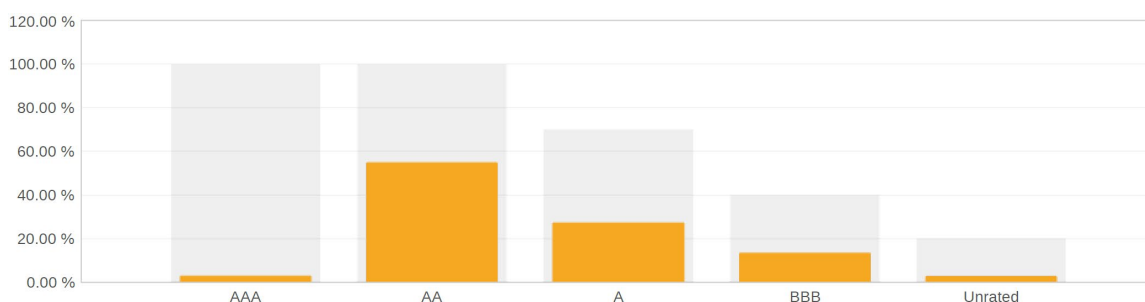
Asset Class as at 31/03/2025

Code	Number of Trades	Invested (\$)	Invested (%)
TD	49	163,031,413.70	64.76
FRN	23	40,660,426.75	16.15
Cash	3	26,027,084.87	10.34
Bond	6	8,949,141.95	3.56
FRTD	2	7,000,000.00	2.78
MGFUND	1	6,067,913.16	2.41
<b>TOTALS</b>	<b>84</b>	<b>251,735,980.43</b>	<b>100.0</b>

\*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	6,495,227.95	2.58	100.00	245,240,752.48
✓	AA	138,029,860.40	54.83	100.00	113,706,120.03
✓	A	68,172,881.58	27.08	70.00	108,042,304.72
✓	BBB	32,970,097.34	13.10	40.00	67,724,294.83
✓	Unrated	6,067,913.16	2.41	20.00	44,279,282.93
<b>TOTALS</b>		<b>251,735,980.43</b>	<b>100.00</b>		



## Maturity Compliance

Compliant	Term	Invested (\$)	Invested (%)	Min Limit (%)	Max Limit (%)	Available (\$)
✓	0 - 90 days	55,526,132.87	22.06	10.00	100.00	196,209,847.56
✓	91 - 365 days	129,764,713.40	51.55	0.00	100.00	121,971,267.03
✓	1 - 2 years	30,867,268.25	12.26	0.00	70.00	145,347,918.05
✓	2 - 5 years	29,509,952.75	11.72	0.00	50.00	96,358,037.46
✓	5 - 10 years	6,067,913.16	2.41	0.00	20.00	44,279,282.93
<b>TOTALS</b>		<b>251,735,980.43</b>	<b>100.00</b>			

## Portfolio Return

Council's performance for the month ending March 2025 (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%	1.02%	2.11%	3.21%	4.31%
AusBond Bank Bill Index	0.35%	1.07%	2.20%	3.34%	4.46%
T/D Portfolio	0.43%	1.22%	2.50%	3.80%	5.10%
FRT/D Portfolio	0.43%	1.24%	2.51%	3.79%	5.11%
FRN Portfolio	0.45%	1.27%	2.58%	3.90%	5.21%
Bond Portfolio	0.22%	0.63%	1.15%	1.66%	2.08%
<b>Council's Total Portfolio<sup>^</sup></b>	<b>0.42%</b>	<b>1.21%</b>	<b>2.44%</b>	<b>3.70%</b>	<b>4.94%</b>
<b>Relative (to Bank Bills)</b>	<b>0.07%</b>	<b>0.14%</b>	<b>0.24%</b>	<b>0.36%</b>	<b>0.49%</b>

<sup>^</sup>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	4.10%	4.19%	4.27%	4.30%	4.31%
AusBond Bank Bill Index	4.16%	4.42%	4.46%	4.47%	4.46%
T/D Portfolio	5.12%	5.06%	5.07%	5.10%	5.10%
FRT/D Portfolio	5.24%	5.13%	5.10%	5.09%	5.11%
FRN Portfolio	5.38%	5.27%	5.24%	5.23%	5.21%
Bond Portfolio	2.63%	2.58%	2.33%	2.21%	2.08%
<b>Council's Total Portfolio<sup>^</sup></b>	<b>5.07%</b>	<b>5.00%</b>	<b>4.95%</b>	<b>4.95%</b>	<b>4.94%</b>
<b>Relative (to Bank Bills)</b>	<b>0.91%</b>	<b>0.58%</b>	<b>0.49%</b>	<b>0.48%</b>	<b>0.49%</b>

<sup>^</sup>Council's total portfolio returns excludes Council's cash account holdings and TCorp LTGF.

**AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 March 2025**



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
City Positioning and Transformation	0	0	0	0	0	0
City Placemaking and Services	260,536	51,796	24,502	15,912	352,746	15,912
City Planning and Corporate	699,459	331,571	91,280	673,104	1,828,260	691,129
	<b>959,996</b>	<b>383,367</b>	<b>115,783</b>	<b>689,016</b>	<b>2,181,006</b>	<b>707,041</b>



Rates Summary

Statement of all Outstanding Rates and Extra Charges

Rate - Charge	30/06/2024	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	4,744,997.77	81,735,497.52	1,352,046.66	1,043,043.34	86,171,491.97	64,206,822.01	21,964,669.96	311,319.69	22,275,989.65
Business	676,244.18	24,006,076.00		103,301.33	24,785,621.51	19,967,519.50	4,818,102.01		4,818,102.01
Farmland	35,519.17	498,666.60	396.69	4,082.90	537,871.98	403,889.35	133,982.63	216,794.81	350,777.44
Mining	0.76	32,390.70		0.00	32,391.46	32,391.46	0.00		0.00
SR - Loan	919.88	0.00		66.01	985.89	0.00	985.89	0.00	985.89
SR - Infrastructure	481,112.23	8,028,056.01		25,608.52	8,534,776.76	6,408,311.66	2,126,465.10	51,973.45	2,178,438.55
Total	\$5,938,793.99	\$114,300,686.83	\$1,352,443.35	\$1,176,102.10	\$120,063,139.57	\$91,018,933.98	\$29,044,205.59	\$580,087.95	\$29,624,293.54
Garbage	1,659,164.85	41,256,754.48	1,057,767.75	124,962.20	41,983,113.78	31,485,074.06	10,498,039.72		10,498,039.72
Stormwater	93,856.82	1,510,330.00		2,224.23	1,606,411.05	1,212,117.90	394,293.15		394,293.15
Grand Total	\$7,691,815.66	\$157,067,771.31	\$2,410,211.10	\$1,303,288.53	\$163,652,664.40	\$123,716,125.94	\$39,936,538.46	\$580,087.95	\$40,516,626.41

Total from Rates Financial Transaction Summary	39,165,063.94
Overpayments	-1,351,562.47
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	779,671
Rate accounts greater than 12 months less than 18 months in arrears	46,226
Rate accounts greater than 18 months in arrears	54,528
TOTAL rates and charges under instruction with Council's agents	880,425



## Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Mar-24
Rate Notices	55,016	121	145				56						
Electronic - DoH	4,625												
Instalment Notices				46,632			45,884						
Electronic - DoH				4,568			4,538						
Missed Instalment Notices			12,802			9,829			9,580				9,148
- Pensioners > \$15.00			674			1,093			947				1,017
Notice to new owner	143	119	108	98	103	118	124	193	183				167
7-day Letters - Council issued			1,485			1,883			1,664				1,360
- Pensioners > \$1000			165			209			203				221
7-day Letters - Agent Issued			699				1,060		1,075				948
Statement of Claim	215	32	19	201	23	15	290	36	39				18
Judgments	28	72	17	22	36	26	36	21	80				20
Writs	6	1		3	1	2	5	3	3				
Electronic - eRates & BPAYView	18,412	18,496	19,686	19,907	20,156	20,429	20,496	20,764	20,940				17,612
Pensioner applications	81	61	59	78	61	50	43	73	53				70
Arrangements	73	86	88	92	96	109	99	101	113				82

## 8.6 Quarterly Business Review Statement as at 31 March 2025

### Reporting Officer

Executive Manager Corporate Services and Governance  
City Planning and Corporate Services

### 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
PA10 Governance and Administration

### Officer's Recommendation

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

### Purpose

To advise Council that the quarterly financial review has been conducted on the original income and expenditure estimates presented in the 2024-25 budget. The adjustments relating to the review of the original budget allocations are presented for Council's consideration.

### History

The current planning and reporting framework for NSW Local Government has a greater focus on financial sustainability. To achieve consistency in reporting between councils, the Office of Local Government introduced a set of minimum requirements and predefined templates to assist councils in meeting their legislative obligations. Collectively, these documents are known as the quarterly budget review statement (QBRs). The latest QBRs under the reporting framework is attached.

### Report

In accordance with Clause 203 of the *Local Government (General) Regulations 2005*, the Responsible Accounting Officer is required to prepare a quarterly budget review of income and expenditure estimates and submit a report to Council. The QBRs must also include an opinion of the Responsible Accounting Officer concerning the financial position of Council. This report provides an overview of the results of the financial review for the quarter ended 31 March 2025.

There are several adjustments to both income and expenditure items across many section budgets. While there will be reduced forecasts of revenue in some operations and increased costs in others, the measures that Council has implemented forecasts a balanced budget at year end.

In June 2024, Council adopted a balanced budget for 2024-25. There is no proposed change to the overall budget result in this review.

The recommended movements relating to income and expenditure are summarised in the attachment and details of significant items are listed in the body of this report for Council's consideration.

Major Adjustments to salaries across the following functions:

- Chief Executive Officer - \$206,600 realignment of functions following new operating model implementation
- Planning and Development - \$192,000 decrease in expenditure
- Community Businesses - \$463,500 increase in expenditure relating to increased utilisation of services and alignment for competitive employee value proposition across the areas of Education & Care and Leisure Services
- Central Services - \$290,000 decrease in expenditure
- Central Preparedness & Presentation - \$100,500 increase in expenditure in response to seasonal conditions
- Strategic Design & Enablement - \$373,000 decrease in expenditure
- Communications & Marketing - \$101,500 decrease in expenditure.

The major adjustments are listed above, the total net salary adjustment is approximately a \$237,000 reduction. As part of the budget preparation process, the organisational salary structure is fully funded. These salary savings have resulted from general staff vacancy and turnover. These savings have been utilised to fund expenditure in other programs and any loss of revenue and short-term labour hire.

**City Standards and Compliance - \$505,000 increase in income offset by additional expenditure of \$70,000**

Increase in income is attributable to an increase in identified parking non-compliance across the city. This income has been partially reduced by an increase in expenditure for infringement notices issued. It is of note that council has seen a decrease in the number of penalties issued for non-parking related community compliance issues, and therefore a reduction of income in that area.

**Planning and Development - \$369,300 increase in income**

Income from development applications, fire safety fees, linen checking fees, s149 certificates and building certification fees has increased in line with current projections.

**Campbelltown Billabong Parklands - \$378,700 decrease in expenditure**

With the facility now in full operation, operating costs have been lower than originally anticipated including areas of utilities, chemicals, and casual labour however the estimated uptake of lockers has not been realised during this quarter.

It should also be noted that the final repayment for the 2024-25 financial year has been made in this review (\$1.6 million) with the remaining balance of the Council commitment being \$2.1 million scheduled for next financial year.

**Education and Care Services - \$164,300 decrease in income**

While the majority of Council services are well utilised there has been material decreases in income relating to lower than expected utilisation of services in the areas of Family Day Care, Minto Early Learning Centre, and Outside School Hours Care.

**Campbelltown Sports Ground and Athletics Track - \$138,500 decrease in income**

The main areas of decrease relate to sponsorship revenue not being realised this financial year (\$75k), adjustment to timing of scheduled events across financial years offset by increased food and beverage commission (\$12k) and reduction in revenue at the Athletics Track whilst the track replacement project is underway (\$92k).

**Campbelltown Sports Ground Stadium - \$891,300 reduction in expenditure (reserve funded)**

The replacement of playing surface turf is not proceeding in the timeframe originally estimated. The funds will be returned to the Reserve.

**Community Life - \$26,500 increase in income**

Income from the hire of sporting fields has increased in line with current projections (\$66k) however has been offset with additional maintenance costs for waste removal.

**Library and Learning Services - increase in expenditure \$325,800**

An amount of \$175,800 has been allocated for the purchase of library and learning assets along with \$150,000 for the enhancement of the Queen Street entrance of Milgate Arcade in readiness for the opening of the new CBD Library.

**Creative Life - \$492,500 - increase in dedications**

Council has received cultural gifts as dedicated assets to compliment Council's Art Collection.

**Town Hall Theatre - increase in expenditure \$100,000**

An amount of \$100,000 has been allocated for capital renewal to audio visual, staging and theatre equipment.

**Strategic Design and Enablement - \$444,000 increase in income and \$50,000 increase in expenditure**

Income relating to road occupancy fees (\$340,000) and Environment Impact Offset (EIO) contributions (\$104,000) has increased in line with current projections. Noting the contributions are transferred to the EIO Reserve in anticipation of future works. An allocation of \$50,000 for Council's contribution to grant funds received for the Active Transport Strategy has been provided for.

**Strategic Asset Management - \$200,000 increase in expenditure and \$582,000 increase in income**

This allocation is for the audit of Council's Street Lighting Network funded by Council's Street Lighting Reserve (\$100,000) and overall asset compliance and condition audit (\$400,000). A reduction of \$200,000 in street lighting charges is also forecast. Council has also received \$582,000 in energy savings certificates to supplement Council's sustainability reserve.

**Central Presentation and Preparedness - \$564,400 decrease in expenditure**

An amount has been allocated for additional deep cleaning of council's facilities (\$97,000) and the reduction in expenditure (\$662,000) relating to the proposed site remediation of Junction Road not proceeding pending a feasibility to investigate alternative sites for the waste depot.

**Property Services – \$160,000 Increase in capital expenditure**

An allocation for the acquisition of special purpose land at Kent Street, Minto for the purposes of future road widening.

**Interest on Investments – \$1,600,000 increase in income**

Council continues to perform well in the management of investments and will realise additional interest revenues this financial year compared to the conservative estimate of the original budget. It is proposed to utilise this one-off increase for the required repayment of the Billabong restriction as per the 2020-21 Council commitment.

**Financial Services – \$367,000 increase in income and \$100,000 decrease in expenditure**

Additional rates income is anticipated through growth in newly developed areas along with a saving relating to reduction in required payments to the defined benefits superannuation contribution scheme.

**Corporate Support and Systems – \$570,000 increase in expenditure (partially reserve funded)**

Increases relate to software maintenance agreements and additional project allocation for various ICT works. Projects include corporate application upgrades such as Pathway UX and Human Resources Information System, and the refresh of Wi-Fi switches.

**S711 Development Contributions Plan – \$7,706,308 allocation to committed works**

Funding has been allocated to deliver on works in accordance with the Development Contributions Plan for the following projects:

- Glenfield Road Infrastructure Works \$50,000
- WSIG Glenfield Urban Bike Park \$84,000
- WSIG Simmos Beach Parklands \$272,000
- WSIG Ingleburn Town Centre Transformation \$1,013,000
- WSIG Dharawal Natural Playspace \$425,000
- WSIG Macarthur Recreational Trail – Australian Botanic Garden \$202,000
- WSIG Campbelltown Art Centre Expansion \$5,660,000.

Noting the contributions to the Western Sydney Infrastructure Grants Program (WSIG) have already been endorsed as part of the original project proposals.

**Development Reserve – Net transfer from the Reserve \$183,000**

The primary adjustments relate to an increase of rental income across Council's property portfolio (\$120,000), reduction in budget requirement for Macarthur Health Precinct project (\$100,000) and an allocation (\$300,000) for consultancy work related to the expansion of Edmondson Park Child Care Centre.

**Summary**

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. The liquidity ratio is at a satisfactory level and as such, a balanced budget is projected for the 2024-25 financial year.

As per the Responsible Accounting Officer's statement, the 2024-25 results continue to support Council's sound financial position in the short to medium term. During 2024-25, Council will further refine its financial strategy in line with the revision of the 10-year Long Term Financial Plan required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

## **Attachments**

8.6.1 Quarterly Business Review Statement as at 31 March 2025 (contained within this report) [↓](#)

Campbelltown City Council

**Quarterly Budget Review Statement**  
for the period 01/01/25 to 31/03/25

**Report by Responsible Accounting Officer**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

**31 March 2025**

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 31/03/25 indicates that Council's projected financial position at 30/6/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

**Signed:** \_\_\_\_\_

Corinne Mears  
Responsible Accounting Officer

## Campbelltown City Council

# Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

## Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2025

### Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2024/25	Approved Changes			Revised Budget 2024/25	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs					
<b>Income</b>									
Rates and Annual Charges	150,422	-	0	1,051	151,472	362	1	151,835	155,424
User Charges and Fees	17,978	-	0	(138)	18,082	144	2	18,226	14,256
Interest and Investment Revenues	10,008	-	-	-	11,008	1,600	3	12,608	6,420
Other Revenues	7,609	-	0	211	8,331	1,315	4	9,646	8,785
Grants & Contributions - Operating	29,370	3,986	1,545	(9,156)	25,853	92	5	25,945	19,974
Grants & Contributions - Capital	29,735	28,197	8,683	1,801	68,417	626	6	69,043	26,821
Rental Income	10,541	-	-	(10)	10,621	125	7	10,747	9,185
Fair value increment on investment properties	-	-	-	-	-	-		-	-
<b>Total Income from Continuing Operations</b>	<b>255,663</b>	<b>32,183</b>	<b>10,229</b>	<b>(6,241)</b>	<b>293,785</b>	<b>4,264</b>		<b>298,049</b>	<b>240,865</b>
<b>Expenses</b>									
Employee Costs	99,703	1,528	132	541	102,062	(244)	8	101,818	77,923
Borrowing Costs	33	-	-	-	33	-		33	20
Materials & Services	85,404	5,254	(370)	1,919	92,964	562	9	93,527	65,080
Depreciation	35,739	-	-	-	35,739	-		35,739	22,548
Legal Costs	1,226	19	-	50	1,380	(30)	10	1,350	1,088
Consultants	3,663	6,095	(30)	1,824	14,099	1,052	11	15,151	5,758
Other Expenses	3,903	-	5	261	4,108	(21)	12	4,088	3,113
<b>Total Expenses from Continuing Operations</b>	<b>229,671</b>	<b>12,896</b>	<b>(264)</b>	<b>4,595</b>	<b>250,385</b>	<b>1,320</b>		<b>251,705</b>	<b>175,530</b>
<b>Net Operating Result from Continuing Operation</b>	<b>25,993</b>	<b>19,286</b>	<b>10,492</b>	<b>(10,836)</b>	<b>43,400</b>	<b>2,944</b>		<b>46,344</b>	<b>65,335</b>
Discontinued Operations - Surplus/(Deficit)	-	-	-	-	-	-		-	-
<b>Net Operating Result from All Operations</b>	<b>25,993</b>	<b>19,286</b>	<b>10,492</b>	<b>(10,836)</b>	<b>43,400</b>	<b>2,944</b>		<b>46,344</b>	<b>65,335</b>
<b>Net Operating Result before Capital Items</b>	<b>(3,742)</b>	<b>(8,911)</b>	<b>1,809</b>	<b>(12,638)</b>	<b>(25,017)</b>	<b>2,318</b>		<b>(22,699)</b>	<b>38,514</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/21 and should be read in conjunction with the total QBRs report

Campbelltown City Council

**Quarterly Budget Review Statement**

for the period 01/01/25 to 31/03/25

**Income & Expenses Budget Review Statement  
Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details
1	Additional rates income from growth in newly developed areas.
2	Additional fee income received including Development Application Fees, Effluent Disposal Charges and Road Occupancy Fee; offset by reduced income relating to Family Daycare administration levy and Leisure Centre closures.
3	Additional interest on investments due to higher interest rates and increased funds held.
4	Anticipated increase in income from on and off street parking fines plus increased income from Energy Savings Certificates.
5	Various adjustments including increased income from Education and Care Long Day Care funding and Environmental Impact Offset contributions.
6	Cultural gift assets dedicated to Council's Arts Centre.
7	Additional rental income from new lease agreements.
8	Variations in employee costs due to staff vacancies and turnover which in some cases have been transferred to fund contract staff, or other costs incurred.
9	Additional expenditure for software application project and software maintenance agreements, offset with various increases and decreases across other programs, including utility costs.
10	Lower than anticipated legal costs.
11	Consultancy fees relating to the expansion of Edmonson Park Child Care Centre, ICT projects, building condition audit and reviews of development proposals.
12	Savings across a number of programs for minor expenditure items.

## Campbelltown City Council

# Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

## Capital Budget Review Statement

Budget review for the quarter ended 31 March 2025

### Capital Budget - Council Consolidated

	Original Budget 2024/25	Approved Changes			Revised Budget 2024/25	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs					
<b>((\$000's))</b>									
<b>Capital Expenditure</b>									
New Assets									
- Plant & Equipment	-	-	-	-	-	-	-	-	-
- Land & Buildings	-	19,790	2,754	490	23,034	160	1	23,194	16,756
- Other	-	-	-	-	-	-	-	-	-
Renewal Assets (Replacement)									
- Plant & Equipment	3,762	1,480	(1,120)	490	4,707	27	2	4,734	2,848
- Office Equipment/Furniture & Fittings	110	24	125	429	692	120	3	812	436
- Land & Buildings	32,318	22,515	7,401	8,057	70,196	6,579	4	76,775	20,521
- Roads, Bridges, Footpaths	14,424	2,971	3,562	(129)	21,728	(581)	5	21,147	6,018
- Stormwater/Drainage	1,561	54	(475)	(120)	1,020	-	-	1,020	459
- Other Assets	372	20	-	12	404	668	6	1,072	777
Loan Repayments (Principal)	1,021	-	-	-	1,021	-	-	1,021	505
<b>Total Capital Expenditure</b>	<b>53,568</b>	<b>46,853</b>	<b>12,247</b>	<b>9,229</b>	<b>122,802</b>	<b>6,973</b>		<b>129,775</b>	<b>48,320</b>
<b>Capital Funding</b>									
Rates & Other United Funding	15,205	5,042	2,923	9,759	33,604	7,924	7	41,528	17,224
Capital Grants & Contributions	29,735	28,197	8,683	1,801	68,417	626	8	69,043	26,821
Reserves:									
- External Restrictions/Reserves	(6,480)	1,143	-	-	(5,337)	-	-	(5,337)	22
- Internal Restrictions/Reserves	3,849	12,471	641	7,668	24,859	(1,599)	9	23,260	2,877
New Loans									
Receipts from Sale of Assets:									
- Plant & Equipment	1,255	-	-	-	1,255	22	10	1,277	1,374
- Land & Buildings	10,000	-	-	(10,000)	-	-	-	-	-
- Other Assets	4	-	-	-	4	-	-	4	2
<b>Total Capital Funding</b>	<b>53,568</b>	<b>46,853</b>	<b>12,247</b>	<b>9,229</b>	<b>122,802</b>	<b>6,973</b>		<b>129,775</b>	<b>48,320</b>
<b>Net Capital Funding - Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/21 and should be read in conjunction with the total QBRs report

Campbelltown City Council

**Quarterly Budget Review Statement**  
for the period 01/01/25 to 31/03/25**Capital Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details
1	Acquisition of Special Purpose land for future road widening.
2	Leisure Centre equipment replacements.
3	Acquisition of Wi-Fi Switches and electrical cabling.
4	Councils funding contribution to grant funded infrastructure projects.
5	Transfer of funds from Capital Works Program to fund commercial laundry fitout at Animal Care Facility and enhancement to entrance of new CBD Library.
6	Increase funds for Book Resources; Adjustment for Cultural Gifts Dedications offset with Capital Grants and Contributions.
7	Reconciliation of untied funds as a result of capital movements utilised to fund capital works.
8	Offset Arts Centre Cultural Gifts Dedications
9	Funding returned to reserves for projects not proceeding including Sports Stadium turf replacement and Waste Depot site remediation.
10	Proceeds from sale of plant.

## Campbelltown City Council

# Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

## Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March 2025

### Cash & Investments - Council Consolidated

(\$'000's)	Original Budget 2024/25	Movement in Reserves		Current Balance 2024/25	Projected Movement 2024/25	Notes Projected Year End Balance	Actual YTD figures
		Income/ Expenses	Transfers to/from	Works in Kind			
<b>Externally Restricted <sup>(1)</sup></b>							
Special Rates	-	-	-	-	-	-	-
Stormwater Management	1,133	-	(54)	1,079	-	1,079	1,079
Specific Purpose Grants	33,300	-	(17,855)	15,445	(4,500)	10,945	15,445
Specific Purpose Contributions	3,470	-	(229)	3,241	(400)	2,841	3,241
Developer Contributions - S7.11	46,646	6,926	(1,752)	51,820	(1,000)	50,820	51,820
Developer Contributions - Other	1,620	-	-	1,620	-	1,620	1,620
Domestic Waste Management	23,911	-	(7)	23,904	-	23,904	23,904
Self Insurance Workers Compensation Claims	5,883	-	(217)	5,667	-	5,667	5,667
<b>Total Externally Restricted</b>	<b>115,962</b>	<b>6,926</b>	<b>(20,113)</b>	<b>102,776</b>	<b>(5,900)</b>	<b>96,876</b>	<b>102,776</b>
(1) Funds that must be spent for a specific purpose							
<b>Internally Restricted <sup>(2)</sup></b>							
Property Development	6,627	-	(516)	6,111	-	6,111	6,111
Committed Works	20,217	-	(3,441)	16,776	(5,000)	11,776	16,776
Self Insurance Workers Compensation Claims	5,883	-	(217)	5,667	-	5,667	5,667
Replacement of Plant and Vehicles	8,233	-	358	8,591	-	8,591	8,591
Committed Works funded by Loans	3,175	-	(270)	2,905	(800)	2,105	2,905
Employee Leave Entitlements	9,557	-	-	9,557	-	9,557	9,557
Environmental Sustainability	3,664	689	(159)	4,195	-	4,195	4,195
Asset Replacement	6,430	-	2,139	8,570	(1,500)	7,070	8,570
Infrastructure Replacement Fund	38,152	-	438	38,590	-	38,590	38,590
Olympic Ambassador	135	-	-	135	-	135	135
Event Attraction	1,658	-	-	1,658	-	1,658	1,658
Insurance Claims - Excess	5,477	-	(110)	5,367	-	5,367	5,367
Local Government Elections	984	-	300	1,284	(900)	384	1,284
Other	99	-	-	99	-	99	99
<b>Total Internally Restricted</b>	<b>110,292</b>	<b>689</b>	<b>(1,477)</b>	<b>109,505</b>	<b>(8,200)</b>	<b>101,305</b>	<b>109,505</b>
(2) Funds that Council has earmarked for a specific purpose							
<b>Unrestricted (i.e. available after the above Restricti</b>	<b>17,691</b>			<b>46,501</b>	<b>-</b>	<b>46,501</b>	<b>46,501</b>
<b>Total Cash &amp; Investments</b>	<b>243,946</b>			<b>258,782</b>	<b>(14,100)</b>	<b>244,682</b>	<b>258,782</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/03/21 and should be read in conjunction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement  
for the period 01/01/25 to 31/03/25

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

Not Applicable

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$258,781,856.

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.  
The date of completion of this bank reconciliation is 31/03/25

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:		\$ 000's
Cash at Bank (as per bank statements)		7,789,736
Investments on Hand		251,626,412
less: Unpresented Cheques	(Timing Difference)	-
add: Undeposited Funds	(Timing Difference)	111,819
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	(746,111)
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	-
less: Unidentified Deposits (not yet actioned)	(Require Investigation)	-
add: Unidentified Outflows (not yet actioned)	(Require Investigation)	-
Reconciled Cash at Bank & Investments		258,781,856
Balance as per Review Statement:		258,781,856
Difference:		-

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes    Details

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Campbelltown City Council

## Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

### Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2025

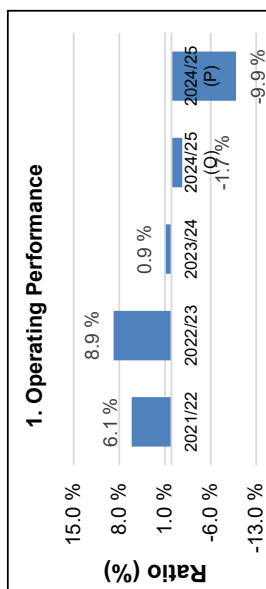
Current Projection Amounts	Indicator	Original Budget	Actuals	
			Prior Periods 23/24	22/23
24/25	24/25	24/25	23/24	22/23

NSW Local Government Industry Key Performance Indicators (OLG):

#### 1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-22,699	-9.9 %	0.9 %	8.9 %
Operating Revenue (excl. Capital Grants & Contributions)	229,006	-1.7 %		

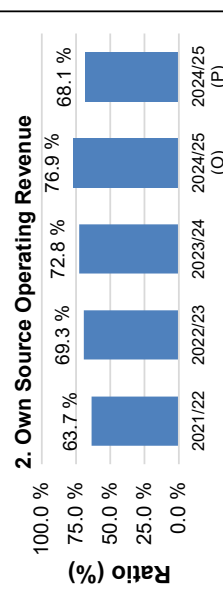
This ratio measures Council's achievement of containing operating expenditure within operating revenue.



#### 2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	203,061	68.1 %	72.8 %	69.3 %
Total Operating Revenue (incl. Capital Grants & Cont)	298,049	76.9 %		

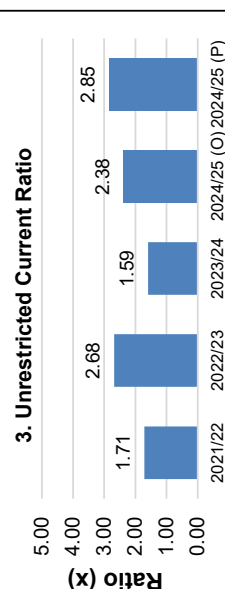
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants &amp; contributions.



#### 3. Unrestricted Current Ratio

Current Assets less all External Restrictions	79,722	2.85	1.59	2.68
Current Liabilities less Specific Purpose Liabilities	28,013	2.38		

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.



Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Campbelltown City Council

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2025

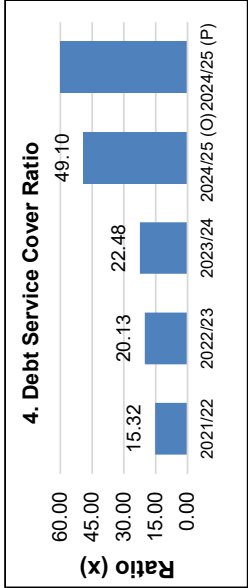
Current Projection		Original Budget 24/25	Actuals	
Amounts	Indicator		23/24	22/23
24/25	24/25			

NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio

Operating Result before Interest & Dep. exp (EBITDA)	69,508	49.10	22.48	20.13
Principal Repayments + Borrowing Interest Costs	1,054			

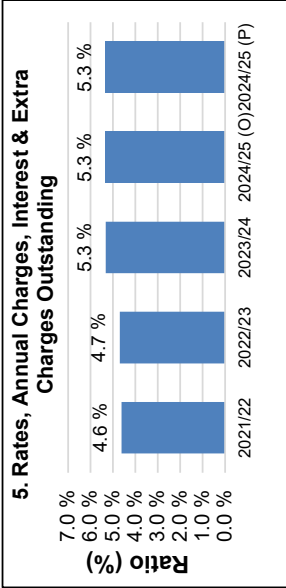
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.



5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual & Extra Charges Outstanding	7,692	5.3 %	5.3 %	4.7 %
Rates, Annual & Extra Charges Collectible	144,625			

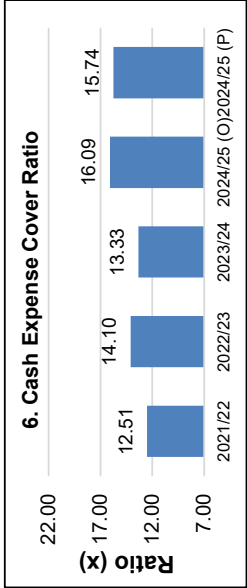
To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.



6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	258,782	16.09	13.33	14.10
Operating & financing activities Cash Flow payments	197,311	15.74		

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.



Campbelltown City Council

Quarterly Budget Review Statement  
for the period 01/01/25 to 31/03/25

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2025

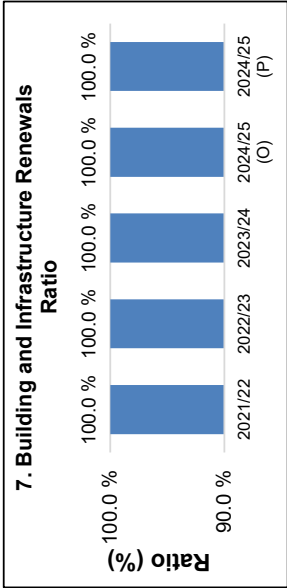
Current Projection Amounts	Indicator	Original Budget	Actuals	
			Prior Periods 23/24	22/23
24/25	24/25	24/25	23/24	22/23

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

**7. Building and Infrastructure Renewals Ratio**  
Asset Renewals (Building, Infrastructure & Other Structures)  
Depreciation, Amortisation & Impairment

1	100.0 %	100.0 %	100.0 %	100.0 %
1				

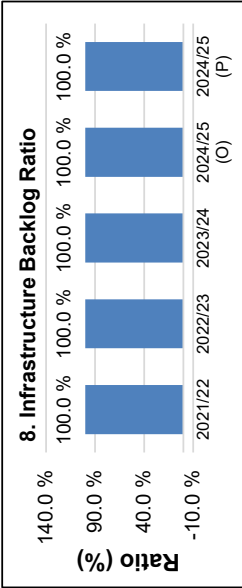
To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.



**8. Infrastructure Backlog Ratio**  
Estimated cost to bring Assets to a satisfactory condition  
Total value of Infrastructure, Building, Other Structures & depreciable Land Improvement Assets

1	100.0 %	100.0 %	100.0 %	100.0 %
1				

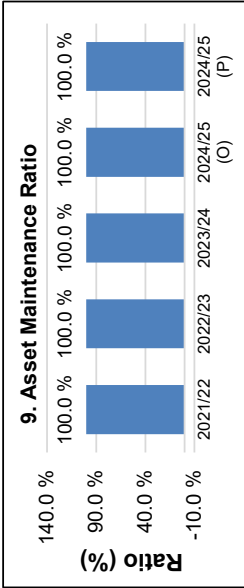
This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.



**9. Asset Maintenance Ratio**  
Actual Asset Maintenance  
Required Asset Maintenance

1	100.0 %	100.0 %	100.0 %	100.0 %
1				

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the Infrastructure Backlog growing.



Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2025

Current Projection Amounts 24/25	Indicator 24/25	Original Budget 24/25	Actuals Prior Periods	
			23/24	22/23

NSW Local Government Infrastructure Asset Performance Indicators (OLG):

10. Cost to bring assets to agreed service level

Estimated cost to bring assets to an agreed

service level set by Council

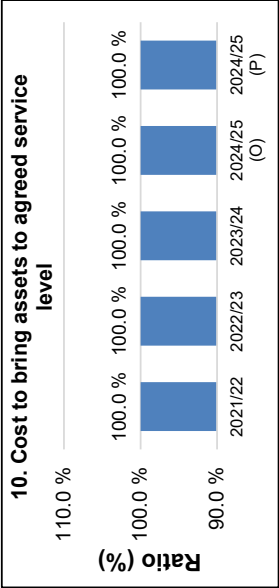
Gross replacement cost

1	100.0 %
1	

100.0 %
---------

100.0 %	100.0 %	100.0 %
---------	---------	---------

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.



11. Capital Expenditure Ratio

Annual Capital Expenditure

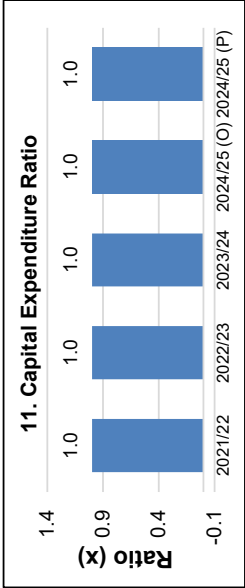
Annual Depreciation

1	1.0
1	

1.0
-----

1.0	1.0	1.0
-----	-----	-----

To assess the extent to which a Council is expanding its asset base thru capital expenditure on both new assets and the replacement and renewal of existing assets.



## Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Campbelltown City Council

## Contracts Budget Review Statement

Budget review for the quarter ended 31 March 2025

## Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose			Procurement Process Undertaken	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
EXPENDITURE \$50,000 - \$150,000								
Zion Engagement and Planning Pty Ltd	First Nations Consultation Services for WSIG Projects			Quotation	23/3/2025	Until completion	Y	
Clarity Pm Pty Ltd	City Revitalisation Project Management Services			BuyNSW Quotation	12/03/2025	up to 6 months	Y	Price is based on a schedule of rates, therefore contract value is approximate only.
Clarity Pm Pty Ltd	Community and Justice Precinct (CUP) Project Management Services			BuyNSW Quotation	12/03/2025	up to 42 weeks	Y	Price is based on a schedule of rates, therefore contract value is approximate only.
EXPENDITURE \$150,000 - \$300,000								
Complete Urban Pty Ltd Shoreline Carpentry & Joinery Pty Ltd  Nangle Pty Ltd	T24/33 Hurley Park Projects Lead Design Consultant			Public Tender	21/01/2025	Until completion	Y	
	T24/12 Design & Replacement of Timber Flooring at Macquarie Fields			Public Tender	10/02/2025	Until completion	Y	
	T24/ 30 Footpaths Standard Cycleways Lead Design Consultant			Public Tender	6/01/2025	Until completion	Y	
EXPENDITURE > \$300,000								
Tuff Commercial Pty Ltd Complete Urban Pty Ltd	T24/19 Synthetic Surface Replacement at Lynwood Park			Public Tender	1/01/2025	Until completion	Y	
	T24/32 Town Centres Lead Design Consultant WSIG Package D			Public Tender	3/03/2025	Until completion	Y	
Complete Urban Pty Ltd Arcadia Landscape Architecture Pty Ltd	T24/34 Building Extensions Lead Design Consultant			Public Tender	21/01/2025	Until completion	Y	
	T24/31 Simmos Beach & Dharawal Nature Playspace Lead Design Consultant			Public Tender	6/02/2025	Until completion	Y	
Simpson Landscapes and Consultants Fulton Hogan Industries Pty Ltd (Campbelltown) Stabilised Pavements of Australia Pty Ltd DSS Facilities Pty Ltd	T24/39 Outdoor Active Recreational Spaces WSIG Package A1			Public Tender	4/03/2025	Until completion	Y	
	Q25/01 Road Pavement Works Program 1A & 1B			LGP Quotation	27/03/2025	Until completion	Y	
	Q25/01 Road Pavement Works Program 2A			LGP Quotation	31/03/2025	Until completion	Y	
	N24/11 Cleaning of Campbelltown Sports Stadium			Negotiations following Public Tender and Council resolution to decline to accept	3/03/2025	Two years with three options for extension of 12 months each	Y	Contract value is approximate only as prices are based on a schedule of rates and will depend on number of events at the stadium.
Veolia Environmental Services (Australia) Pty Ltd	T23/12 Kerbside Collection Services			Negotiations following Public Tender and Council resolution to decline to accept	4/03/2025	Seven years with the option for extension for two years with a further option for extension of 12 months	Y	Contract value is approximate only as prices are based on a schedule of rates and will depend on number of services

## Notes:

\*\* Contract Values are commercial in confidence

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 30/09/23 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement  
for the period 01/01/25 to 31/03/25

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	5,757,689	Y
Legal Fees	1,087,611	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details

## **8.7 Minutes of the Audit Risk and Improvement Committee meeting held 4 March 2025**

### **Reporting Officer**

Manager Governance and Risk  
City Planning and Corporate Services

### **Community Strategic Plan**

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

### **Delivery Program**

<b>Principal Activity</b>
PA10 Governance and Administration

---

### **Officer's Recommendation**

That the minutes of the Audit Risk and Improvement Committee meeting held 4 March 2025 be endorsed.

---

### **Purpose**

To seek Council's endorsement of the minutes of the Audit Risk and Improvement Committee meeting held 4 March 2025.

### **Report**

The minutes and recommendations of the Audit Risk and Improvement Committee from the meeting held 4 March 2025 are attached. Council officers have reviewed the recommendations, and they are now presented for Council's consideration.

### **Attachments**

8.7.1 ARIC Meeting Minutes 4 March 2025 (contained within this report) [↓](#)

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## CAMPBELLTOWN CITY COUNCIL

### Minutes Summary

**Audit Risk and Improvement Committee Meeting held at 4:00pm on Tuesday, 4 March 2025.**

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<b>2.</b>	<b>APOLOGIES</b>	<b>2</b>
<b>3.</b>	<b>CONFIRMATION OF MINUTES</b>	<b>3</b>
3.1	Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 25 November 2024	3
<b>4.</b>	<b>DECLARATIONS OF INTEREST</b>	<b>3</b>
<b>5.</b>	<b>CHIEF EXECUTIVE OFFICER UPDATE</b>	<b>3</b>
<b>6.</b>	<b>REPORTS</b>	<b>4</b>
6.1	Internal Audit Update	4
6.2	DRAFT ARIC Strategic Workplan FY2025-28	5
6.3	Follow Up Review – Accounts Receivable	5
6.4	Domestic Waste Review	6
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6.10	Continuous Improvement Report: Quarter 2	9
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6.12	Cyber Security Program Progress Report	10
<b>7.</b>	<b>GENERAL BUSINESS</b>	<b>10</b>

Audit Risk and Improvement Committee Meeting

04/03/2025

**Minutes of the Audit Risk and Improvement Committee Meeting held on 04 March 2025**

<b>Present</b>	Mr Charbel Abouraad - Independent Member Ms Rhonda Wheatley - Independent Member (Via MSTeams) Ms Sally Pearce - Independent Member Councillor Warren Morrison
<b>In attendance</b>	Ms Lindy Deitz - Chief Executive Officer Mr Jai Rowell - Executive General Manager City Planning and Corporate Services Mr Ben Hoyle - Executive General Manager City Placemaking and Services Mr Sam Helweh - Internal Auditor Mr Jim Baldwin - Executive Director City Transformation Ms Corinne Mears - Executive Manager Corporate Services and Governance Ms Sabrina Peroumal - Executive Manager Corporate Support Systems Ms Sarah Bell - Acting Executive Manager People & Performance Ms Monique Dunlop - Manager Governance and Risk Ms Cathy Gavin - Manager Financial Services Mr Chee Wong - Senior Financial Accountant Mr Chris Magee - Manager Insights and Corporate Strategy Mr Warren Kear - Risk Coordinator Mr Saad Aslam - Cyber Security Lead Ms Cassie Malone - Director, Financial Audit Services - Audit Office of NSW (Via MSTeams) Desmond Quach - Audit Leader Financial Audit

**NOTE: The meeting was opened by the CEO Lindy Deitz.****1. ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the CEO Lindy Deitz.

**2. APOLOGIES**

Nil

**Nomination of Chair-** Independent Member Charbel Abouraad was nominated by Independent Member Rhonda Wheatley and seconded by Independent Member Sally Pearce to undertake the position of Chairperson.

### 3. CONFIRMATION OF MINUTES

#### 3.1 Minutes of the Ordinary Meeting of the Audit Risk and Improvement Committee held 25 November 2024

---

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

That the Minutes of the Ordinary Audit Risk and Improvement Committee Meeting held 25 November 2024, copies of which have been circulated to each ARIC member, be taken as read and confirmed, noting that the action item for 6.2 for an Extraordinary Meeting be scheduled is still outstanding.

**ACTION 1: Sally requested an Action Sheet be provided to the Committee in addition to the minutes.**

**ACTION 2: An Extraordinary ARIC Meeting be scheduled to review the work undertaken by ARIC in 2024-25 against the requirements of schedule 1 and consider the ARIC Strategic Work Plan FY2025-2028. The ARIC requested the CEO attend.**

---

### 4. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

### 5. CHIEF EXECUTIVE OFFICER UPDATE

Welcome to the new ARIC members, it was a competitive recruitment process and Council is delighted with all new appointments and re-appointment.

Council's new operating structure is settling in, the recruitment of key positions are being rolled out first. The new operational structure is less top heavy. Once the Operation Structure has been resolved by Council, the CEO will report on the new structure at the next ARIC meeting.

Council officers have been working hard to ensure the FY26 draft budget is balanced, and are preparing the corporate planning documents for presentation to the Council for public exhibition in April 2025.

Council has continued to invest resources to strengthen Council's business continuity framework and engaged consultants to deliver training and conduct workshops to further develop the Continuity of operations framework and ensure the integrity of Council's response .

Safety continues to remain an organisational priority with Council's Organisational Safety Improvement Plan included in the ARIC agenda for consideration.

The External audit program is once again commencing and the Annual Engagement Plan is included in the ARIC agenda.

## Audit Risk and Improvement Committee Meeting

04/03/2025

Following the Council election in September 2024, the new Council has participated in an intensive induction program from October-December 2024 with the key components delivered.

Independent Member Charbel Abouraad noted a number of councils have made application to the IPART for special rate variations and enquired if Campbelltown Council has considered a special rate variation?

Management responded that it's important that Council continues to model its financial sustainability via the Long Term Financial Plan. Whilst there isn't a rate variation being considered for the next financial year, it is important to consider all financial levers available to Council through the resourcing assessment of the Corporate Planning cycle. These levers include not only rates but further diversification of our income base to build on other income streams, focusing on our strong property and investments portfolio and user pays principals to service provision.

## 6. REPORTS

### 6.1 Internal Audit Update

#### Reporting Officer

Internal Auditor  
City Positioning and Transformation

---

#### Officer's Recommendation

That the Committee receive and note the internal audit update.

#### Committee's Recommendation: (Abouraad/Wheatley)

That the Committee receive and note the internal audit update.

**ACTION: Independent member Rhonda Wheatley requested the internal audit update with outstanding actions update be a standard report at every meeting.**

**Note:** Independent member Sally Pearce asked if there is a plan for internal audit past this financial year?

---

Audit Risk and Improvement Committee Meeting

04/03/2025

**6.2 DRAFT ARIC Strategic Workplan FY2025-28****Reporting Officer**

Internal Auditor  
City Positioning and Transformation

---

**Officer's Recommendation**

That the Committee approve the Strategic Workplan FY2025-28 for council endorsement

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

That the Committee hold an Extraordinary meeting with the CEO to further develop and refine the ARIC Strategic Workplan FY2025-28.

**Note:** ARIC to discuss offline with CEO present.

---

**6.3 Follow Up Review – Accounts Receivable****Reporting Officer**

Internal Auditor  
City Positioning and Transformation

---

**Officer's Recommendation**

That the Committee receive and note the final report on Accounts Receivable Follow Up which formed part of the 2024-25 Audit Plan.

**Committee's Recommendation: (Pearce/Abouraad)**

That the Committee receive and note the final report on Accounts Receivable Follow Up which formed part of the 2024-25 Audit Plan.

**Note:** Committee sort further explanation regarding current outstanding debt.  
Management responded accordingly outlining debt recovery processes.  
Independent member Rhonda Wheatley reiterated the request for an updated list of outstanding actions at every meeting.

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Minutes of the Audit Risk and Improvement Committee Meeting

Page 5

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Audit Risk and Improvement Committee Meeting04/03/2025

---

## **6.4 Domestic Waste Review**

### **Reporting Officer**

Internal Auditor  
City Positioning and Transformation

---

### **Officer's Recommendation**

That the Committee receive and note the final report on Domestic Waste which formed part of the 2023-24 Audit Plan.

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

That the Committee receive and note the final report on Domestic Waste which formed part of the 2023-24 Audit Plan.

---

## **6.5 Outstanding Management Letter Point Update - External Audit**

### **Reporting Officer**

Executive Manager Corporate Services and Governance  
City Planning and Corporate Services

---

### **Officer's Recommendation**

That the Audit, Risk and Improvement Committee note the detailed update on the status of management letter points relating to the external audit program.

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

That the Audit, Risk and Improvement Committee note the detailed update on the status of management letter points relating to the external audit program.

---

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Audit Risk and Improvement Committee Meeting

04/03/2025

**6.6 2024-25 Annual Engagement Plan****Reporting Officer**

Executive Manager Corporate Services and Governance  
City Planning and Corporate Services

---

**Officer's Recommendation**

That the information be noted.

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

That the information be noted.

**ACTION: Independent Member Charbel Abouraad requested valuation of Artwork Assets as early as possible.**

---

**6.7 Cost Shifting Survey 2023-24 Financial Year****Reporting Officer**

Executive Manager Corporate Services and Governance  
City Planning and Corporate Services

---

**Officer's Recommendation**

That the information be noted.

**Committee's Recommendation: (Abouraad/Pearce)**

That the information be noted.

---

---

Audit Risk and Improvement Committee Meeting04/03/2025

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## **6.8 Risk Management Update**

### **Reporting Officer**

Risk Coordinator  
City Planning and Corporate Services

---

### **Officer's Recommendation**

That the committee note the information in the report.

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

That the committee note the information in the report.

**Note:** Independent member Sally Pearce noted the inclusion of the psychosocial hazards program and enquired as to whether Council had seen an increase in psychosocial injuries? Management responded that there has not been an increase in psychosocial injuries at Campbelltown, but that it is an issue more broadly across the sector.

---

## **6.9 Delivery Program and Operational Plan: Quarter 2 Progress Report**

### **Reporting Officer**

Manager Insights and Corporate Strategy  
City Planning and Corporate Services

---

### **Officer's Recommendation**

That the ARIC note:

1. The Quarter 2 Progress Report for the Delivery Program 2022-2026 and Operational Plan 2024-25.

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

That the ARIC note:

1. The Quarter 2 Progress Report for the Delivery Program 2022-2026 and Operational Plan 2024-25.

**Note:** the Committee noted the performance of the Council as of quarter 2 and complimented staff on the high level of activities achieved or on track.

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Minutes of the Audit Risk and Improvement Committee Meeting

Page 8

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Audit Risk and Improvement Committee Meeting

04/03/2025

**6.10 Continuous Improvement Report: Quarter 2****Reporting Officer**

Manager Insights and Corporate Strategy  
City Planning and Corporate Services

---

**Officer's Recommendation**

That ARIC note the following:

1. Quarter 2 progress report on Continuous Improvement Actions
2. The attached External Grants Review: Action Plan Report

**Committee's Recommendation: (Abouraad/Pearce)**

That ARIC note the following:

1. Quarter 2 progress report on Continuous Improvement Actions
  2. The attached External Grants Review: Action Plan Report
- 

**6.11 Office of Local Government - Council Self Assessment Pulse Check****Reporting Officer**

Manager Governance and Risk  
City Planning and Corporate Services

---

**Officer's Recommendation**

That ARIC note the results of the Council Self-Assessment Pulse Check.

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

That ARIC note the results of the Council Self-Assessment Pulse Check.

---

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Audit Risk and Improvement Committee Meeting

04/03/2025

## **6.12 Cyber Security Program Progress Report**

### **Reporting Officer**

Executive Manager Corporate Support Systems  
City Planning and Corporate Services

---

### **Officer's Recommendation**

That ARIC note the Cyber Security Program Progress Report.

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

That ARIC note the Cyber Security Program Progress Report.

**ACTION: That the Cyber Security report continues to be presented as a standing ARIC agenda item.**

---

## **7. GENERAL BUSINESS**

The next meeting of the Audit Risk and Improvement Committee will be decided at the offline meeting.

Independent Member Charbel Abouraad

**Chairperson**

Meeting Concluded: 5.38pm

## 8.8 Reports and Letters Requested

### Reporting Officer

Manager Governance and Risk  
City Planning and Corporate Services

### 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
PA10 Governance and Administration

### 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 6 May 2025.

### Attachments

- 8.8.1 Reports Requested Register (contained within this report) [↓](#)
- 8.8.2 Letters Requested Register (contained within this report) [↓](#)

### Reports requested effective 6 May 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
<b>City Placemaking and Services</b>			
08.04.25 Rivera	<p>NM 11.1 Koala Management and Protection</p> <p>That Council provide a report on Koala management and protection by:</p> <ol style="list-style-type: none"> <li>1.Exploring road painting, signage opportunities and traffic calming measures for koala zones at key mitigation areas on local roads in the LGA.</li> <li>2.Providing additional koala food tree plantations.</li> <li>3.Continuing to support wildlife carers with ongoing koala rehabilitation.</li> </ol>	Investigations have commenced.	August 2025
11.3.25 Hunt	<p>NM 11.10 Remote Control Toy Vehicle Track</p> <ol style="list-style-type: none"> <li>1. That a report be presented to Council on the feasibility of installing a basic outdoor remote control toy vehicle race track at an appropriate venue within the LGA.</li> </ol>	Investigations have commenced.	August 2025
11.3.25 Hunt	<p>NM 11.9 Wheelie Bins</p> <ol style="list-style-type: none"> <li>1. That Council investigate and report on the feasibility of introducing images locally designed as wheelie bin stickers for residents to purchase to beautify their street environment and promote our local flora and fauna.</li> <li>2. That any profit derived from the sale of these stickers be considered as part of the report be directed to conservation or sustainability programs within the LGA.</li> </ol>	a report to be presented to Council at the May 2025 meeting as Item 8.10 on the agenda.	May 2025

### Reports requested effective 6 May 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
<b>City Placemaking and Services</b>			
11.3.25 Hunt	<p>NM 11.8 Koala Conservation</p> <p>1. That Council investigates opportunities to deliver a community expo and seminar in collaboration with key stakeholders involved in koala conservation in the Campbelltown LGA that focuses on sharing insights and further educating the community about koalas.</p> <p>2. That a report be presented to Council that details current koala research, conservation and monitoring initiatives in the Campbelltown LGA including Council's annual projects/programs and community engagement under the Koalatown program</p>	Investigations have commenced.	July 2025
11.3.25 Cotter	<p>NM 11.7 Local Charitable Organisations</p> <p>1. That Council undertakes a report exploring ways Council can support existing and future charitable organisations connect to local, state, federal funding and other opportunities to increase their grassroots support to our Campbelltown LGA.</p> <p>2. That the report outlines possible ways to increase engagement through workshops, programs, forums and digital resources.</p>	a report to be presented to Council at the May 2025 meeting as Item 8.13 on the agenda.	May 2025
11.3.25 Morrison	<p>NM 11.6 Mobility Scooter Charging Stations</p> <p>1. That Council provides a report on the feasibility of additional charging stations for alternative transportation, such as mobility scooters, e-bikes and e-scooters within the public domain in the LGA.</p>	Investigations have commenced.	July 2025

## Reports requested effective 6 May 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
<b>City Placemaking and Services</b>			
11.3.25 Berbari	NM 11.4 NSW Seniors Festival  1. That a post-event review report be provided to Council on the NSW Seniors Festival, which celebrates the role and contributions of older adults to our local communities, held 3 - 16 March 2025.	a report to be presented to Council at the May 2025 meeting as Item 8.15 on the agenda.	May 2025
13.8.24 Cotter	NM 11.1 Fisher Ghost Parade  1. That Council investigate and report on the return of the Fishers Ghost Parade to Queen St Campbelltown.	Review underway	August 2025
13.8.24 Cotter	NM 11.2 Dog Park  1. That Council investigate and report on the establishment of a dog park in Glen Alpine or a suitable location in a nearby suburb.	Review underway	August 2025
14.9.21 Oates	NM 11.2 - Creative Arts Fund  1. That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection. 2. That the report also include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council including the cost associated with these initiatives.	Review underway	June 2025

### Reports requested effective 6 May 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Corporate Services</b>			
11.3.25 Chowdhury	<p>ORD 8.2 Macarthur Gardens North - Amendment to Development Control Plan</p> <p>1. That Council endorse the public exhibition of the draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 16 – Macarthur Gardens North for a minimum period of 28 days.</p> <p>2. That a further report be provided to Council on the outcome of public exhibition.</p>	Public exhibition has been arranged commencing 19 March, 2025.	June 2025
10.12.24 McEwan	<p>NM 11.1 - Aboriginal Road and Place Names</p> <p>2. That a report be presented to Council, detailing the implications and the procedural steps required by the Geographical Names Board, and any other relevant government entities.</p>	a report to be presented to Council at the May 2025 meeting as Item 8.4 on the agenda.	May 2025
10.12.24 Chowdhury	<p>ORD 8.2 -Planning Proposal - 13-17 Eagleview Road, Minto</p> <p>4. That a report on the outcome of the public exhibition of the Planning Proposal be presented to Council for consideration.</p>	This proposal is waiting for a Gateway Determination. The Gateway Determination will specify consultation and public exhibition requirements.	July 2025

### Reports requested effective 6 May 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
<b>City Planning and Corporate Services</b>			
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:</p> <p>a. where submissions are received by Council in response to public exhibition, a submissions report be presented to Council, or</p> <p>b. where no submissions are received by Council in response to public exhibition, the Planning Proposal be finalised.</p>	Public Exhibition is now closed and submissions received.	June 2025
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.	July 2025

## Letters requested effective 6 May 2025

Date of Decision Mover	Action Item	Comments / updates
08.04.25 McEwan	ORD 8.11 - Footbridge over Bow Bowling Creek, Minto 2. That Council write to State and Federal Members seeking support for funding of the construction of the pedestrian bridge.	Letters dated 24.04.2025, included in the May business paper, sent to: The Hon Anouack Chanthivong MP, Member for Macquarie Fields Dr Mike Freelander MP, Member for Macarthur
08.04.25 Hunt	ORD 8.10 - Bus Shelter Program 4. That Council write to the Hon John Graham MLC, Minister for Transport seeking all possible grant funding from the State Government to install bus shelters in the areas identified as serving vulnerable groups within the Campbelltown LGA.	Letter dated 9.04.2025 sent to The Hon John Graham MLC, Minister for Transport, included in the May business paper.
10.12.24 McEwan	CO 7.6 - Upper Water Canal – Koala Crossing, Gilead 2. That a letter be sent to the Hon Rose Jackson MLC Minister of Water to support our call for works to be completed as a matter of urgency.	Letter dated 18.12.2024 sent to the Hon Rose Jackson MLC, Minister for Water Response letter received from The Hon Rose Jackson MLC, Minister for Water, included in the May business paper

## 8.9 Request to waive Council fees

### Reporting Officer

Executive Manager Planning and Development  
City Planning and Corporate Services

### 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
PA10 Governance and Administration

### Officer's Recommendation

That Council waive the fees for any application to modify a development consent that solely relates to a changing of the ownership of public street lighting from Council to the relevant electricity supplier.

### Purpose

The purpose of this report is to seek Council agreement to waive the fees for an application to modify a development consent where that modification relates only to a change in the future ownership of any public streetlighting.

### History

For most of Council's existence public street lighting has been installed in accordance with the requirements of the relevant electricity authority who have become the owner of the street lighting once installed and held responsibility for its ongoing maintenance.

For about 6 years Council has followed a practice of requiring developers to install streetlighting in a manner that will enable its ownership by Council. This means that Council retains the responsibility for the maintenance of the streetlighting.

### Report

From time to time, it is appropriate for Council to reconsider its approach to assets.

A review of Council's current practice's regarding street lighting has been undertaken, and it is now preferred, that moving forward new public street lighting be installed in accordance with the current electricity supplier's requirements (Endeavour Energy) and ownership of all new public street lighting be placed in the hands of the supplier, including all ongoing responsibilities for maintenance, replacement and renewal.

To facilitate this for some approved developments, it will be necessary for the developer to modify an existing development consent. As the need to modify the development consent arises as a result of a change to Council's practices, rather than because of any change to the developers plans, it is considered inappropriate to charge the normal fee for an application to modify the consent.

Given the above, it is recommended that where an application to modify a consent is lodged by an applicant for sole purpose of modifying that part of the consent which specifically relates to public street lighting, and that modification would bring the consent in line with council's preferred public street lighting ownership model, that the applicable modification fees and charges be waived.

For the purpose of clarity, an application to modify a consent is not eligible for a fee waiver where that application includes additional aspects of the development that do not specifically relate to the varying of the ownership of public street lighting.

A brief review of development consents in place indicates that there is only a limited number of applications where there is the potential for this change to occur, as the conditions relating to Council owned streetlighting have primarily been imposed in greenfield estates. Where a developer has already actioned the current condition and designed and/or installed public street lighting, it is unlikely that they will seek a change to the consent to alter the future owner of the street lighting.

## **Attachments**

Nil

## 8.10 Wheelie Bin Stickers

### Reporting Officer

Executive General Manager | City Placemaking and Services  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.2.3 Improve waste management and recycling practices
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive

### Delivery Program

Principal Activity
PA Environment and Sustainability

### Officer's Recommendation

1. That Council endorse the option of locally designed images as stickers for the wheelie bins for residents to purchase to beautify their street on waste collection days.
2. In accordance with Section 610F of the Local Government Act 1993, the proposed new fee of \$15 shall be advertised for a period of 28 days. Council shall consider any submissions made during this period prior to making any changes to the 2024-25 and the 2025-26 fees and charges schedule.
3. That Council adopt the new at the conclusion of the 28-day exhibition period provided that there are either no submissions or the submissions are supportive.

### Purpose

This report responds to a resolution of Council at its Meeting held 11 March 2025, which called for Council to investigate and report on the feasibility of introducing images locally designed as wheelie bin stickers for residents to purchase to beautify their street environment and promote our local flora and fauna.

### History

At its meeting on 11 March 2025, Council resolved the following:

1. That Council investigate and report on the feasibility of introducing images locally designed as wheelie bin stickers for residents to purchase to beautify their street environment and promote our local flora and fauna.
2. That any profit derived from the sale of these stickers be considered as part of the report be directed to conservation or sustainability programs within the LGA.

## Report

Council collects approximately 195,000 wheelie bins across the LGA every week. These waste services require residents to present their bins to the kerb edge for collection during the day from Monday to Friday. Residents keep their bin on their property for use until collection day, the bins are presented usually the night before and may be their majority of the following day.

A review was conducted on the ability to design and create a sticker that can represent Campbelltown and visually improve the streetscape when the bins are put out for collection.

It was determined that Council offices are in support of the approach and can internally produce each sticker.

Sticker images will feature local flora and fauna, captured through programs such as the Macarthur Nature Photography Competition, sourced locally and designed in-house. The stickers will be available for residents to purchase from the customer service counter of Council and will be made available for purchase at Council waste education events.

### Key points of the approach

1. Endorsement of Locally Designed Stickers: The Council supports the idea of offering locally designed stickers for wheelie bins. These stickers will feature images of local flora and fauna, enhancing the visual appeal of the streets on waste collection days.
2. Pricing: The proposed fee for each sticker is \$15, which will be included in the Council's Fees and Charges for the 2025/26 period, as a cost recovery pricing methodology.
3. Purpose: This initiative aims to respond to a Notice of Motion from the March 2025 Council Meeting, focusing on the feasibility of introducing these stickers to beautify the street environment and promote local nature.
4. History and Context: With approximately 195,000 wheelie bins collected weekly, this initiative could significantly impact the visual landscape of the area. Bins are typically placed at the kerb the night before collection and remain there for most of the following day.
5. Report Findings: The review supports the approach, confirming that the Council can produce these stickers internally at the proposed cost. The stickers will be available for purchase at the Council's customer service counter and waste education events.

## Attachments

Nil

## **8.11 Campbelltown City Council Art Collection - Withdrawals, New Acquisition and Donations**

### **Reporting Officer**

Executive Manager City Culture  
City Placemaking and Services

### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
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**

<b>Principal Activity</b>
PA3 Community Services

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### **Officer's Recommendation**

That Council approve the withdrawals, acquisition and donations to be acquired as a part of the Campbelltown City Council Art Collection.

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### **Purpose**

To seek Council's approval of the withdrawals, acquisition and donations to be acquired as a part of the Campbelltown City Council Art Collection.

### **Report**

Campbelltown City Council's Collection Policy provides a framework for the management of Council's permanent collection by Campbelltown Arts Centre. Listed below are the proposed withdrawals, acquisition and donations to be acquired for Council's collection in line with the policy objectives:

- Withdrawal of donations by Julian McMahon:
  - Myuran Sukumaran, Jokowi, (2015).
  - Myuran Sukumaran, Self Portrait, (2013).
  - Myuran Sukumaran, Andrew Chan, (2013).

These artworks had previously been offered for donation by Julian McMahon. Through all communication it had been indicated that these artworks would be donated through the Australian Government's Cultural Gifts Program. It was only after the proposed donation was formally approved by Council that the donor indicated he wanted these works to be on long term loan to Campbelltown Arts Centre with the potential for donation in the future. Campbelltown Arts Centre does not agree to long term loans such as this due to storage concerns and the donor was informed of this fact. Because of this the donation offer has been withdrawn and these works will not form part of the Campbelltown City Council Art Collection.

This offer of donation was presented at the Campbelltown Arts Centre Strategic Committee on 27 March 2024 and at the Council meeting held on 9 July 2024.

- acquisition, Fisher's Ghost Art Award, Open Award winner:
  - Katy B Plummer, Margaret and the Grey Mare (2023).
- donations by John Kirkman:
  - Michael Butler, Police, (1993)
  - Michael Butler, Come out with your cocks up, (1994)
  - Michael Butler, Untitled (toilet), (1994)
  - Michael Butler, Bed, (c. 1998)
  - Michael Butler, Five Baseball Bats, (c. 1998)
- donations by Lisa Corsi:
  - Vernon Ah Kee, unwritten
  - Liam Benson, I Believe in You, (2007)
  - Liam Benson, The Legacy, (2005)
  - Liam Benson, True Blue, (2010)
  - Chayni Henry, Torturing Guppies, (2006)
  - Owen Leong, Phoenix Claw, (2012)
  - Michael Lindeman, Bongo-Vacation Reunion (2004)
  - Michael Lindeman, Thong on Wheels, (1998)
  - Tracy Luff, Cardboard Vase
  - Todd McMillan, By the sea, (2004)
  - Ben Quilty, Portrait of artist's friend
  - Jason Wing, Double Happiness, (2011)
  - Ming Wong, Artist must be beautiful, (2012)
- donation by Nicole Monks:
  - Nicole Monks, Culture Clash, (2014).

## Attachments

Nil

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

### Reporting Officer

Executive Manager City Culture  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.1 Provide initiatives that foster a proud, inclusive, and connected community for all

### Delivery Program

Principal Activity
PA3 Community Services

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### Officer's Recommendation

1. That Council note, the community members appointed to the Campbelltown Arts Centre Strategic Committee for the term of Council.
2. That Council note, that all community applicants be advised in writing of the outcome, of the Expression of Interest process.

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### Purpose

That Council note the selection process and appointment of community members to the Campbelltown Arts Centre Strategic Committee.

### History

Council at the meeting of 12 November 2024, Item 8.10 elected Councillor Oates, Councillor Barbari and Councillor Triebels to the Campbelltown Arts Centre Strategic Committee.

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

## Report

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

Section 4.5 of the Terms of Reference states:

The members of the Committee shall include:

- three Councillors as nominated by Council on an annual basis
- the Chief Executive Officer or nominee
- four representatives from the Business Sector or Community
- two representatives from the Arts Community
- one representative from the Educator Sector
- two representatives from the Friends of the Campbelltown Arts Centre
- Mayor or Mayor's nominee from Camden Council
- Mayor or Mayor's nominee from Wollondilly Council.

Section 4.6 of the Terms of Reference states:

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

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

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

Fourteen applications were received and have been assessed by the Executive Manager City Culture and team, then reviewed and supported by the Executive General Manager of Placemaking and Services. The recommended community members are as follows:

<b>Business Sector or Community</b>	
<b>Name</b>	<b>Occupation</b>
Brode Compton	Mural Director and Lead Artist
Mostaque Ahmed	Management Consultant (Business Analyst)
Gregory Manning	Sales Consultant
Teresa Bell	Academic
<b>Arts Community</b>	
<b>Name</b>	<b>Occupation</b>
Freya Jobbins	Artist

Ruth Banfield	Retired Curator
<b>Education Sector</b>	
<b>Name</b>	<b>Occupation</b>
Nadia Maljkovic	Educator

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

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

<b>Friends of the Arts Centre</b>
Joan Long
Leo Solomon
<b>Wollondilly Council</b>
Councillor Suzy Brandstater
Councillor Ally Dench (alternate)

Camden Council are yet to advise Council of their representative and engagement will continue to seek a nomination.

## Attachments

Nil

## 8.13 Support for Local Charitable Organisations

### Reporting Officer

Executive Manager Community Life  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.1 Provide initiatives that foster a proud, inclusive, and connected community for all 1.2.1 Provide accessible services and support pathways for all ages, needs and abilities

### Delivery Program

Principal Activity
PA3 Community Services

### Officer's Recommendation

That Council note, that Council officers will continue to:

1. Support local charitable organisations by sharing information on funding opportunities through existing committees and networks.
2. Create relationships with local charitable organisations and add their information to Council's database.
3. Explore available and future funding opportunities and sharing this information with local charitable organisations.
4. Support local charitable organisations to apply for funding opportunities.

### Purpose

To report on Council's current support for charitable organisations to access funding opportunities, outline potential short-term strategies and explore long term programming to increase engagement.

## History

At its meeting on 11 March 2025, Council resolved that:

1. Council undertakes a report exploring ways Council can support existing and future charitable organisations connection to local, state, federal funding and other opportunities to increase their grassroots support to our Campbelltown LGA.
2. The report outlines possible ways to increase engagement through workshops, programs, forums and digital resources.

## Report

Local charitable organisations (LCO) rely on funding to operate and serve the community. Grants and other funding opportunities are a vital resource for LCOs, and Council is well-placed to identify these opportunities, advise its network, and provide additional support in line with the Community Strategic Plan.

In 2023–2024, Council piloted Grant Guru to support local organisations to find suitable funding opportunities, however this platform was costly and underutilised.

Currently, Council staff, when made aware of funding opportunities through various publications and state/federal agencies, share these opportunities through several networks, committees, and individuals, including:

- Macarthur Homelessness Steering Committee (Monthly).
- Campbelltown Domestic Violence Committee (Monthly).
- Campbelltown City Youth Interagency (Bi-monthly).
- Macarthur Ageing Forum (Bi-monthly).

Additionally, Council has supported groups to apply for grants by providing data and endorsing or partnering on grants that deliver on the objectives of the Community Strategic Plan.

Council currently provides \$30,000 of community grants each year, which are advertised on Council's social media, website and through community networks. Additionally, Council is currently conducting a review of the grant process to ensure Community Grants are accessible, well-governed and effectively deliver on objectives in the Community Strategic Plan.

Club Grants provide annual grants to the Campbelltown community and is advertised to Council's network. Council sits on the local Club Grants committee to assess and provide advice on whether funding applications align with community service priorities.

Further, there are mechanisms by which Council can better support LCOs to access funding opportunities at all levels, from a variety of sources. Short-term strategies include:

- Improving the process by which funding opportunities are found, and dedicating regular resources to this task.
- Continually updating the mapping of LCOs.
- Creating a grants-specific information bulletin that can be emailed out and published on the Council website.

Council is exploring the appetite for, and capacity to, provide grant writing workshops and training to community groups to build confidence around, and mitigate, some commonly identified issues, including:

- LCOs may find eligibility and data reporting requirements from government agencies onerous.
- LCOs may not have the time or resources to put towards grant applications, particularly if multiple grants close around the same time.
- The grants process may be complex or hard to understand.
- LCOs are likely competing against organisations that have staff dedicated to writing and managing grant applications.
- LCOs may not be confident applying for grants and meeting the reporting standards.

### **Attachments**

Nil

## **8.14 Tier 1 Major Projects and Western Sydney Infrastructure Grants Program (ex WestInvest) Update**

### **Reporting Officer**

Executive Manager – City Projects  
City Placemaking and Services

### **Community Strategic Plan**

<b>Objective</b>	<b>Strategy</b>
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive
5 Strong Leadership	5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently

### **Delivery Program**

<b>Principal Activity</b>
PA Economic Growth and City Centres

### **Officer's Recommendation**

1. That Council note, the status of the Major (Tier 1) Projects current committed program, including those as part of the Western Sydney Infrastructure Grants (WSIG) Program, formerly known as WestInvest.

### **Purpose**

This report provides an update on the progress of Major projects currently being delivered by Council Officers, highlighting key milestones and risks.

### **History**

Council's Project Portfolio Management team, within City Placemaking and Services, is responsible for the delivery of Council's Tier 1(Large and Complex) capital works projects in-line with Council's Project Management Framework, developed by the Project Management Office (PMO).

Having successfully delivered the Campbelltown Billabong Parklands project in FY23/24, Council officers continue to improve project processes, including those associated with

Governance, planning, initiation, cost-management and delivery, resulting in ongoing improvements in Council's delivery capability.

Part of the delivery of Tier 1 projects includes the delivery of the Western Sydney Infrastructure Grant (WSIG) Program, of which Council received \$171 million of funding across 21 projects. This grant funding is supplemented by \$35.18 million of Council co-contribution funds for a total Program value of \$206.32 million.

The projects listed within the report are part of the adopted Council budget and supporting Grants.

## Report

### Major Works Projects

The successful completion of the Billabong Parklands marked a milestone in the maturity of Council's Project Delivery capability. The experience gained from this project, as well as the strengthening of key supporting systems and processes, particularly those implemented by the Project Management Office, have significantly strengthened Council's capability, fostering a culture of confidence in delivering large-scale capital works that enhance community benefits. Council's increasing experience in the successful delivering of major capital works is now enabling a broader system to focus on all infrastructure projects, ensuring a risk-based approach to delivery that strengthens efficiency in delivery while maintaining strong governance and community outcomes.

The following status updates represent the current Major project program:

Project	Description	Status
Raby Indoor Sports Centre	Installation of 6 Lane Indoor Cricket Facility, for use by Campbelltown Ghosts Cricket Club and the local community, to increase opportunity for sports engagement and participation.	On Track

#### Status Overview

The project is tracking to program, with works aligned to project budget.

#### Completed Actions and Next Steps

Final Contractor works being undertaken, including defect rectification and completion of landscape. Certifier Audit and inspections continuing, for forecast Occupation Certification for May 2025, with operations to commence thereafter.

Project	Description	Status
Farrow Rd Multi-Storey Carpark	508 space Multi-Storey commuter carpark, with EV charging and improved end of trip and Train station connections for Public Transport commuters.	On Track

#### Status Overview

The project is tracking to program, with works aligned to project budget.

#### Completed Actions and Next Steps

Final Contractor works being undertaken, including defect rectification and Certifier Audit and inspections. Council is currently negotiating with a number of Operators to finalise the operation of the facility.

Project	Description	Status
Homebase AC Replacement	Replacement of existing AC systems within Council owned Homebase Facility, located at Blaxland Rd Campbelltown.	On Track

### Status Overview

The project is tracking to program, with works aligned to project budget.

### Completed Actions and Next Steps

Councils RFT Evaluation has been finalisation, with contract awarded to successful HVAC contractor. Works to commence onsite Q3 2025, with an estimated completion of October 2025.

Project	Description	Status
Library Relocation Project	Relocation of the existing HJ Daley Library to temporary location within Downtown Arcade, Queen St Campbelltown.	On Track

### Status Overview

The project is tracking to program and budget.

### Completed Actions and Next Steps

Construction continues to undertake compliance, services and fit-out activities within the Library Tenancy. Fit-out works will continue over the coming quarter, prior to testing, commissioning and defect rectification activities. Post, the relocation of the Library Services Team and supporting infrastructure will take place.

Project	Description	Status
Bob Prenter Reserve Amenities Building	Demolition of existing amenities and sports facilities, with construction of new modern district-level facilities to meet AFL and community requirements.	On Track

### Status Overview

The project is tracking to program and budget.

### Completed Actions and Next Steps

In ground Structural works have been completed by Council's Design & Construct Contractor, with installation of block walls soon to commence. Works anticipated for completion in Q4 2025 for use in the 2026 AFL season.

Project	Description	Status
Athletics Track Surface Replacement	Removal of existing Athletics Track surface due to significant maintenance and condition issues, and replacement to World Athletic Class 2 Certification, increasing quality of meets able to be held by the venue.	On Track

**Status Overview**

The project is tracking to program and budget.

**Completed Actions and Next Steps**

The Athletics track reached practical completion and commissioning in April 2025.

Project	Description	Status
Bensley Reserve Amenities	Demolition of existing amenities facility, and replacement with new, modern amenities, sports change rooms and associated facilities, that will enhance local recreation infrastructure offerings to the community.	On Track

**Status Overview**

The project is tracking to program and budget.

**Completed Actions and Next Steps**

Council Officers are currently evaluation Tenderer submissions associated with Design and Construct RFT that has recently closed. The Committee expects the engagement of the successful contractor through May 2025, with works commencing post completion of the soccer season in September 2025.

**WSIG Major Projects**

Council Officers continue to regularly engage with the State Government's WSIG Project Office (WSIG-PO) and continues to note challenges with Deed administration activities, intensive documentation requirements and prolonged review periods. WSIG-PO is continuing to refine their processes, particularly regarding contingency funding release and documentation requirements relating to scope delivery evidence.

Volatility in the construction market continues to influence project delivery. Whilst it is currently assessed as a medium level risk but remains under control and risk tolerance by applying value management activities to ensure scope affordability and alignment to project budgets.

Since the last report in December 2024, Council Officers have approached the market for multiple procurements and have been successful in engaging Lead Design Consultants and Design and Construct (D&C) Contractors for several projects. Further detailed updates on individual projects are provided below.

**Stream 1 – Campbelltown Arts Centre Expansion**

Project	Description	Status
WICR0983 – Campbelltown Arts Centre Expansion	Building on the strengths of the existing infrastructure, the expansion of the Campbelltown Arts Centre (CAC) creates additional services flexibility by deploying expanded theatres, galleries, community and workshops spaces, artist studios and an increased hospitality offering, to deliver Art and Cultural offerings to the community.	On Watch

**Status Overview**

Stream 1 is tracking to program, with focused on managing budget and scope to align to the requirements. The complexity and varying levels of grading to create an Arts Centre to the desired standard, is commonly a testing balance to achieve. Council has the right capability and industry experts engaged to deliver a successful outcome.

**Completed Actions and Next Steps**

In January 2025, a select Request for Tender (RFT) for Principal Design Consultant (PDC) services was released, based on shortlisted applicants from the successful Expression of Interest from late 2024; Council Officers are currently assessing the submissions in accordance with endorsed Tender Evaluation Plan.

Council has engaged the services of Specialist Design Advisors, that include a selection of Design Review Panel members, to assist with reviewing submissions and providing advice to the Tender Evaluation Panel members to ensure the select the highest quality response for the CAC is engaged.

Delivery of the expanded CAC will necessitate the construction of additional car parking spaces. Councils Officers are investigating opportunities to deliver the required parking in alternate adjacent sites, to better service both the CAC and Koshigaya Park during large events. Investigations into the feasibility of the site remain ongoing.

Council notes that the alignment of the project scope required to meet CAC’s objectives continues to be challenged by the competitive construction market. Whilst this challenge remains, Council Officers are continuing to focus on the delivery of essential scope necessary to meet operating objectives and aspirations of the CAC.

**Stream 2– Railway Parade Bridge Replacement**

Project	Description	Status
WICR1245 – Railway Parade Bridge Upgrade	This project will see the existing bridge over Bunbury Curran Creek at Railway Parade, Glenfield upgraded. As a major connection to Glenfield railway station the link will significantly improve public and active transport access to the railway network and surrounding businesses/industrial precinct.	On Track

**Status Overview**

Stream 2 is tracking well to program and budget.

**Completed Actions and Next Steps**

Council Officers have released an RFT seeking D&C Contractor services in December 2024. The RFT closed in March 2025, with the Tender Evaluation Panel finalising their assessment of submissions.

Forecasting a Contract award of Q2 2025, construction works are due to commence in late 2025.

**Stream 3 – Campbelltown Sport & Health Centre of Excellence**

Project	Description	Status
WICR0851 Campbelltown Centre of Excellence	Partnering with government, Western Sydney University (WSU) and other Sports Partners, the Centre of Excellence (COE) is being developed to enable the provision of pathways for the development of sporting talent in the fields of pre-elite sport, sports science and research. The COE will support the enhancement of dedicated female programs and facilities to improve pathways for women and girls, whilst aiming to improve the community's overall health and wellbeing through increased participation in sporting and recreational activities.	On Track

### Status Overview

Stream 3 is tracking to program, and budget.

### Completed Actions and Next Steps

Council Officers are continuing engagement with Community Development Grants (CDG) Program to realise forecasted funding allocations and minimise Council exposure through reduction of co-contribution funding allocation.

Concept designs have been developed and a Development Application lodged with the Sydney Western City Planning Panel as a Regionally Significant Development on 7 February 2025. Draft Conditions of Consent have been issued to Council and Council Officers currently reviewing prior to issue of Development Application.

### Stream 4 – Building Infrastructure Projects

Project	Description	Status
WICR0829 – Amenities Upgrade Eschol Park Sporting Complex	Upgrade and refurbishment of an existing Sporting Facility for community-based clubs to improve the delivery of recreational opportunities from accessible, modern and safe facilities.	On Track
WICR1012 - GFAC Upgrades	An extension of the grandstand seating area, installation of shade provisions and reconfiguration of café facilities.	On Track
WICR1026 - Minto Multicultural Community Centre Enhancement	Upgrades to an existing community facility to provide improved and innovative space for delivery of community programs.	On Track
WICR1007 – Hurley Park Multipurpose Community Facilities Hub	The repurposing of a Council community Hall at Hurley Park to innovatively provide the infrastructure required to support local services and community groups, increasing community resilience.	On Track
WILGA276 - Hurley Park – Early Stories of Campbelltown's Resilience	To deliver increased community access, and amenity of, significant a historic open space in the centre of the city by restoring the historical structures, adding signage and public art, giving life to the social narratives which form part of the City's identity.	On Track

### Status Overview

Stream 4 is tracking well to program and budget.

### Completed Actions and Next Steps

The Lead Design Consultant (LDC) RFT was awarded in January 2025 consistent with the December 2024 WSIG Update to Council. Following successful engagement, the LDC has completed further site investigations and progressed designs to enable community and stakeholder engagement activities. Design progression will continue until Q3, 2025, when Council Officers will approach market for a D&C Contractor to deliver the respective projects in 2026.

### Stream 5 – Parks & Open Space Projects

Project	Description	Status
WILGA182 - Connected Campbelltown	Installation of shared use pathways in Wood Park, Jackson Park, Thomas Acres and Cleopatra Reserve and Abington Reserve, to provide greater connectivity, and functionality as a recreation and active travel option.	On Track
WICR1027 - Dharawal Nature Playspace	A recreational play facility inspired by Aboriginal culture, the local environment and people.	On Track
WILGA267 - Glenfield Urban Bike Park	Construction of a new BMX style track within Kennett Park, Glenfield, accommodating users with different skill levels.	On Track
WILGA266 - St Helens Park Youth Space	Construction of new BMX style bike tracks at St Helens Park Reserve, creating a youth-oriented precinct with a mix of recreation offerings.	On Track
WILGA245 - Leumeah Youth Precinct	To incorporate the construction of multi- use court, with flexible space for activation, parkour and boulder wall elements adjacent to the existing skate park.	On Track
WILGA250 - Outdoor Fitness	Delivery of new outdoor fitness equipment at Emerald Drive, Hamlet Crescent and Ophelia Street, Clematis Place and Parkside Crescent to support local community health and wellbeing.	On Track
WILGA274 - Kanbyugal Parklands	The conversion of underutilised land into accessible and sanctioned mountain bike facility, providing a range of trails for enthusiasts of all skill levels and ages.	On Track
WILGA269 - Simmos Beach Parklands	To enhance an open, green-space with new community infrastructure to support passive recreation, upgrading amenities, footpaths, viewing decks, informative signage and plantings to provide community benefits.	On Track
WILGA275 - Macarthur Recreation Trail	To deliver a long-term vision for key active transport linkages, enhancing liveability and community experience. Traversing Bow Bowing Creek the trail joins open spaces between Camden, The Australian Botanic Garden, and Campbelltown Train Station.	On Track
WICR1055 - CHEP Connectivity, Wayfinding and Identity Project	The identification and delivery of active transport infrastructure and wayfinding initiatives to improve connections between key facilities within the Campbelltown Health and Education Precinct (CHEP).	On Track

### Status Overview

Stream 5 is tracking well to program and budget.

### Completed Actions and Next Steps

Lead designers have been engaged by Council for each of the Steam 5 projects.

Further detailed site investigations, stakeholder engagement and concept design planning are progressing.

The Connected Campbelltown, Leumeah Youth Precinct, and Outdoor Fitness Facilities) projects specifically are progressing well with a D&C Contractor engaged to finalise the designs to support final community consultation activities; these projects will be the first WSIG projects to commence construction, scheduled for Q3 2025.

### **Stream 6 – Public Domain and Town Centres**

Project	Description	Status
WILGA277 – Glenfield Town Centre Beautification	Public domain improvement works to revitalise Glenfield Town Centre to better support a diverse mix of retail, commercial, residential, health, community public open space uses.	On Track
WICR1010 – Ingleburn Town Centre	A beautification, cultural and infrastructure improvement program in the Ingleburn Town Centre to improve lighting, safety, greening, event readiness, public art, traffic management and amenity improvements.	On Track
WILGA284 – Campbelltown City Centre Public Art and Beautification	Improvements to Lithgow Street and the 'On Q' plaza, enabling pedestrian friendly spaces, encouraging events and activities to revitalise the Precinct.	On Track

### **Status Overview**

Stream 6 is tracking well to program and budget.

### **Completed Actions and Next Steps**

The Lead Design Consultant (LDC) RFT was awarded in January 2025 consistent with the December 2024 WSIG Update to Council. Following successful engagement, the LDC has completed further site investigations and progressed designs to a preliminary concept level. Design progression will continue until Q3 2025, when Council Officers will approach market for a D&C Contractor to deliver the respective projects in 2026.

Information and consultation activities with local communities have continued, to ensure that the voice of the community is included within the design (and future delivery) of each project. Onsite community consultation was undertaken in December 2024 at each site, with results from these surveys having been collated and used to inform the design process.

### **Attachments**

Nil

## 8.15 NSW Seniors Festival 2025

### Reporting Officer

Executive Manager Community Life  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.1 Provide initiatives that foster a proud, inclusive, and connected community for all 1.2.1 Provide accessible services and support pathways for all ages, needs and abilities 1.2.2 Improve wellbeing and quality of life

### Delivery Program

Principal Activity
PA3 Community Services

### Officer's Recommendation

1. That Council note the activities undertaken in the Seniors Festival 2025 and approach to future opportunities.

### Purpose

1. To provide Council a summary of Campbelltown's 2025 NSW Seniors Festival activities.
2. To provide information to Council on current work to explore grant opportunities and partnerships to support senior residents all year.

### History

At its meeting on 11 March 2025, Council resolved the following:

1. That a post-event review report be provided to Council on the NSW Seniors Festival, which celebrates the role and contributions of older adults to our local communities, held 3 - 16 March 2025.

2. That Council explore grant opportunities to enhance its existing program and events for seniors, beyond the NSW Seniors Festival.

## Report

NSW Seniors Festival was held between 3 March and 16 March 2025. NSW Seniors Festival had an allocated internal budget of \$4,200, and additionally, an \$8,000 grant from the Department of Communities and Justice was applied for and received.

The program consisted of 26 activities across the LGA and engaged 849 local seniors. Due to weather, the "Drumming Circle" and "Navigating My Aged Care Information Session" were postponed and will be delivered by the end of April.

The Glenquarie Senior Citizens, Leumeah Probus, Campbelltown Probus, Campbelltown Senior Citizens Centre, The Daytones, Seniors Issues and Interest Group, Samoan Seniors, Fellowship of Australian Writers, University of Third Age (U3A) and Country Women's Association were consulted throughout the design and promotion of the 2025 NSW Seniors Festival program.

500 copies of the Campbelltown Seniors Festival program were distributed to the community. Programs were also available at all Campbelltown Libraries, Customer Service front counter, Macarthur Square shopping centre, Minto Gardens retirement village, Ingleburn RSL, Glenquarie Senior Citizens Centre and Campbelltown Senior Citizens Centre. 500 copies were distributed electronically through the Senior's Chat newsletter, an initiative of the Seniors Issues and Interest Group. Further promotion was provided through social media, bus shelters, Council's website, and digital screens in all local shopping centres.

Highlights of the program include:

- The Campbelltown Community Coupons, available throughout the festival period, provided free and/or discounted opportunities to residents through local Council departments and local businesses. Local businesses reported higher sales and engagement from the senior community during the festival period.
- The Campbelltown City Seniors Expo on 3 March 2025 engaged over 150 residents to connect with 26 stallholders, including Services Australia, Department of Health, local businesses, emergency services, community groups, and associations.
- The Walking Football "Come and Try Day" on 6 March 2025 was delivered in partnership with South West Sydney Local Health District and Walking Football NSW, engaging 22 local seniors. 94 per cent of attendees stated they felt more socially connected, 75 per cent wanted to get active and meet new people and 25 per cent wanted to try something new in Campbelltown. The success of this event has led to an ongoing partnership to provide a Walking Football competition for seniors at the Billabong Parklands every Thursdays at 10:30 am during school terms.

- The “Time to Shine” concert on 14 March 2025, was organised by seniors for seniors and engaged 150 seniors. The event showcased the talents of local senior groups and provided a platform to raise awareness of their activities. Feedback from the event was positive, with participants requesting more opportunities throughout the year.

Grant opportunities outside of the Seniors Festival continue to be investigated and applied for where appropriate. Additionally, partnerships with key stakeholders, like those with Walking Football NSW and South West Sydney Local Health District, continue to be established and strengthened to support ongoing opportunities for seniors in the Campbelltown LGA.

## **Attachments**

8.15.1 2025 Seniors Festival Activities and Participation (contained within this report) [↓](#)

8.15.2 2025 Seniors Festival Activities and Participation (contained within this report) [↓](#)

Date	Event	Purpose	Organiser	Participants	Feedback
<b>Activities</b>					
Monday, 3 March 2025	Seniors Expo	The goal of the expo is to empower seniors by offering resources that enhance their quality of life, promote independence, and help them stay informed about services that could benefit their lifestyle. It's a great opportunity for seniors to discover new tools, meet others in their age group, and engage with organisations dedicated to their well-being.	Community Life and Activation	150	"Congratulations on a fantastic Seniors Festival!" "I especially enjoyed the concert and the expo—they were both highlights for me." "The expo was particularly helpful, as I was able to gather valuable information for my parents-in-law from some excellent local providers."
Monday, 3 March 2025	Library in your Language	Campbelltown City has a growing diversity of languages and our libraries proudly offer a FREE service for residents seeking to borrow materials including Books, DVDs and CDs in up to 43 languages other than English.	Library Services	14	"I did not know that this was available, and I will tell my mother-in-law about this option. I think she will enjoy it."
Monday, 3 March 2025	Silent Book Club	Quiet reading time in a relaxed space where you can read with others at your own pace.	Library Services	14	
Monday, 3 March 2025	Tech Savvy Seniors	A digital literacy program that introduces seniors to the internet and computers in a supported environment.	Library Services	14	
Tuesday, 4 March 2025	Give Golf a Go	Supporting seniors to connect in a group environment, learn new skills and lead a healthy lifestyle in our city.	Community Life and Activation	4	
Tuesday, 4 March 2025	Free Legal Advice	Legal Aid NSW Lawyers helping seniors with debt, immigration, scams & unfair deals, Police and victims of violence.	Library Services	14	
Tuesday, 4 March 2025	Guided Walk at the Campbelltown Billabong Parklands	Guided Walk at the Billabong Parklands is designed to provide a gentle yet invigorating experience, allowing seniors to immerse themselves in the serene environment while staying active and social.	Community Life and Activation w/ Community Businesses	28	
Wednesday, 5 March 2025	My Cup Succs	Waste Education session around upcycling household objects and learning the importance that plants play in our environment.	Community Life and Activation w/ City Standards & Compliance	16	"The presenters were VERY friendly and welcoming, and I appreciated that they remembered my name." "I thought it would have been fully booked."
Wednesday, 5 March 2025	Board Games and Biscuits	A social connection initiative for seniors to engage over a board game & a beverage.	Library Services	14	
Thursday, 6 March 2025	Walk Soccer NSW Come n Try Day	Walking Soccer is a low impact game with modified rules for seniors. It's a way to keep physically active in a fun, safe and inclusive environment that promotes social, mental and physical wellbeing.	CCC, SWSLHD & NSW Walking Football	22	94% of attendees stated they felt more socially connected, 75% of attendees wanted to get active and meet new people and 25% of attendees wanted to try something new in Campbelltown. "I am overjoyed that there is a sport I am able to participate in with my walking stick. The closest sport I get to do these days is playing in the pool comp at my retirement village" Female, Campbelltown, 68 years. "I had chemotherapy yesterday, but I wasn't going to miss the opportunity to play walking soccer and in Campbelltown" Male, Leumeah, 65 years.
Thursday, 6 March 2025	Social Scrabble	A social connection initiative for seniors to engage over a board game & a beverage.	Library Services	14	
Thursday, 6 March 2025	Ingleburn RSL Variety Show	External event	Ingleburn RSL	TBC	

Friday, 7 March 2025	Fellowship of Australian Writers	Short stories workshop in support of the upcoming NSW Short Stories Competition in April lead by the FWA.	Fellowship of Australian Writers	3		
Friday, 7 March 2025	Sit 'n' chat	A social connection initiative for seniors to engage in a safe space.	Library Services	14		
Monday, 10 March 2025	Tech Savvy Seniors	A digital literacy program that introduces seniors to the internet and computers in a supported environment.	Library Services	14		
Monday, 10 March 2025	Guided Walk at the Campbelltown Billabong Parklands	Guided Walk at the Billabong Parklands is designed to provide a gentle yet invigorating experience, allowing seniors to immerse themselves in the serene environment while staying active and social.	Community Life and Activation w/ Community Businesses	17		
Tuesday, 11 March 2025	Wyong Milk Factory	Community requested initiative to socially connect and explore outside of our city.	Community Life and Activation	55		
Wednesday, 12 March 2025	Country Women's Association Morning	Supporting the CWA to raise awareness within community and supporting seniors to connect with each other.	Country Women's Association Campbelltown	38		"Our trading table selling homemade jams and handicrafts was a success, we raised money to assist with our charitable work with the local domestic violence refuge. . "Many thanks for promoting our event. Will we be doing this again?"
Wednesday, 12 March 2025	Birdwatching for Beginners	An active seniors initiative that boost's feelings of well-being by connecting with local nature and each other.	Bushcare	0		
Thursday, 13 March 2025	Ageing & Disability Commission Information Session	An information session to improve the detection and response to abuse, neglect and exploitation of older people and adults with disability in their, family, home and community.	CCC & Ageing & Disability Commission	0		"Unfortunately that we did not get any takers and it was not due to lack of trying. We welcome the opportunity to continue to work with you to support the Campbelltown Community and ask that we host more information sessions targeted at local organisations."
Friday, 14 March 2025	Mirror Magic with Marikit Santiago	A holistic approach to aging in your own skin. Guided by an artist to support personal themes in a creative and supportive, and intimate environment.	Arts Centre & Marikit Santiago	50		"It was great to see local talent. . "Very necessary for everyone, not just aged people."
Friday, 14 March 2025	Time to shine seniors concert	A concert provided by seniors for seniors. This event highlighted the talents of our local seniors groups and, in turn, created a platform for them to increase awareness of their groups in the community. Example - Samoan Seniors, The Daytones, and University of the Third Age (U3a)	Community Life and Activation	150		"This was wonderful, and I'd love to see even more acts and performances next time. . "I very much enjoyed this. . "I'd love to attend more concerts like this throughout the year, rather than just once annually if possible??"
Wednesday, 9 April 2025	Navigating My Aged Care Information Session		CCC, Carers NSW, Macarthur Disability Service - Sector Support & Development, Catholic Healthcare and Each	Expected Participation 30		
Monday, 28 April 2025	All Abilities Drumming Circle		Community Life and Activation	Expected Participation 30		"Its nice to see people with disabilities are included in the Seniors Festival program"
Monday, 10 March 2025 - Sunday, 16 March 2025	Free Pool Entry		Community Businesses	37		
<b>Community Coupons</b>						

Redeemable 3-16 March	Recycling Initiative	A show bag of information with Campbelltown City Council merchandise that is reusable and waste preventative.	Waste Education	84		
Redeemable 3-16 March	Carers Pamper back	A giftpack of self care and information for carers	Wellways Carers Gateway	TBC		"What I received in the pack was a nice surprise and really great value."
Redeemable 3-16 March	Free in person exercise class	A coupon that supported seniors to try a health and wellbeing class.	Community Businesses	1		Fitness test was a deterrent and not being a member a barrier to access. People attended but decided not to continue the processes when informed.
Redeemable 3-16 March	Buy one get one free coffee	A coupon that supported seniors with the cost of living.	Alkalizer	30		
Redeemable 3-16 March	Bring a friend for free to Easy Moves Exercise Class	A coupon that supported South West Community Transport to increase their trip numbers and support seniors to attend an exercise class that is tailored to easy moves for all to participate in and improve health outcomes.	South West Community Transport	3		"Appreciate the opportunity to collaborate with Council again."
Redeemable 3-16 March	Free online zoom	A coupon that supported seniors to participate in a seniors initiative, no matter where they were during the Seniors Festival period.	Third Age Fitness	3		
				<b>849</b>		

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Redeemable 3-16 March	Free online zoom	A coupon that supported seniors to participate in a seniors initiative, no matter where they were during the Seniors Festival period.	Third Age Fitness	3		
				<b>849</b>		

## 8.16 Minutes of the Traffic Committee meeting held 3 December 2024 and 4 March 2025

### Reporting Officer

Executive Manager Open Space and Environment  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
2 Places For People	2.2.2 Improve transport options and networks so that Campbelltown is an accessible and connected city for all  2.2.1 Ensure transport networks are integrated, safe, and meet the needs of all people.

### Delivery Program

Principal Activity
PA Roads and Transport

### Officer's Recommendation

That the minutes from the Traffic Committee's held on 3 December 2024 and 4 March 2025 meetings be endorsed.

### Purpose

To seek Council's endorsement of the minutes from the meeting held 3 December 2024 and 4 March 2025.

### Report

The minutes and recommendations of the Traffic Committee from the meeting held 3 December 2024 and 4 March 2025 are attached. Council officers have reviewed the recommendations, and they are now presented for Council's consideration.

### Attachments

8.16.1 Traffic Committee Minutes – 3 December 2024 (contained within this report) [↓](#)

8.16.2 Traffic Committee Minutes – 4 March 2025 (contained within this report) [↓](#)

## CAMPBELLTOWN CITY COUNCIL

### Minutes Summary

**Traffic Committee Meeting held at 9:00am on Tuesday, 3 December 2024.**

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	2
2.	APOLOGIES	2
4.	BUSINESS ARISING FROM PREVIOUS MINUTES	2
5.	REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE	2
5.1	Approvals for Development Applications Under Delegation (July 2024-December 2024)	2
5.2	Proposed Roundabout-Intersection of Copperfield Drive and Anthony Drive, Rosemeadow	3
5.3	Approvals for Blackspot and Safer Roads Projects Funded By State and Federal Government	3
6.	REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE	4
	Nil	

Traffic Committee Meeting

03/12/2024

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**Minutes of the Traffic Committee Meeting held on 03 December 2024**

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**In Attendance**

Member - A Arora - Coordinator Traffic and Road Design Campbelltown Council  
Sergeant Wade Stieger - on behalf of Sargent Barratt  
Committee Secretary - V Ross- Campbelltown City Council  
Justin Smith - Transit Systems  
Tom Paine - TfNSW

**1. ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by member Ajay Arora.

**2. APOLOGIES**

Member - Mr Jim Gooch Representing Greg Warrens Office MP  
Member - M Fruean - Representing Anoulack Chanthivong's office MP  
Convenor - B Hoyle - Executive General Manager City Placemaking and Services  
Member - Councillor Halabi

**3. CONFIRMATION OF MINUTES**

The minutes of the Traffic Committee held on 24 September 2024 were agreed by the Committee.

**4. BUSINESS ARISING FROM PREVIOUS MINUTES**

Nil at time of print

**5. REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE****5.1 Approvals for Development Applications Under Delegation (July 2024-December 2024)**

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**Officer's Recommendation**

1. That Council approve the endorsement provided under delegation for Sign and Line

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Minutes of the Traffic Committee Meeting

Page 2

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Traffic Committee Meeting03/12/2024

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Markings Plans related to Development Applications.

**Traffic Committee's Recommendation:**

1. Airs/Bradbury, Renewal Project Stage 7A and 1-3 Tallowood Cr, Bradbury – **ENDORSED**
2. 25 Violenta Way, Rosemeadow – Proposed Seniors Housing Development – ACTION A Arora to send amended plans to TfNSW.

**Amended plans for Item 2 were circulated and endorsed at the 4 March 2025 Traffic Committee meeting.**

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## **5.2 Proposed Roundabout-Intersection of Copperfield Drive and Anthony Drive, Rosemeadow**

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**Officer's Recommendation**

That the traffic committee endorse the installation of a roundabout and splitter islands at the intersection of Copperfield Drive and Anthony Drive, Rosemeadow.

**Traffic Committee's Recommendation:**

That the traffic committee endorse the installation of a roundabout and splitter islands at the intersection of Copperfield Drive and Anthony Drive, Rosemeadow –**ENDORSED**

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## **5.3 Approvals for Blackspot and Safer Roads Projects Funded By State and Federal Government**

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**Officer's Recommendation**

That Council approve the endorsement provided under delegation for the traffic calming devices to be provided which are approved through Blackspot Funded Program and Safer Roads Program initiated by State and Federal Governments.

**Traffic Committee's Recommendation:**

Items to be deferred taken offline. TfNSW to report back at a later date.

- 1) St Helens Park Drive – ACTION Council to circulate amended plans (attached to Agenda)
  - 2) The Parkway, Bradbury
  - 3) Riverside Drive Airs – ACTION Council to circulate amended plans (attached to Agenda)
  - 4) Victoria Road – **ENDORSED**
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Minutes of the Traffic Committee Meeting

Page 3

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Traffic Committee Meeting

03/12/2024

5) Wedderburn Road – TfNSW working on installation of Rumbel bars as the process to install have been updated. TfNSW to advise update at next meeting.

**Amended plans for Items 1/2/3 and 5 were circulated and endorsed at the 4 March 2025 Traffic Committee meeting.**

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## **6. REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE**

**NIL**

### **General Business**

A Arora advised complaints regarding trail bikes had been received by the MP office from Wedderburn/Rosemeadow and Claymore.  
Campbelltown Police advised they can increase targeted patrols in the area.

The next meeting of the Traffic Committee will be held via teams in on Tuesday 4 March 2025

Meeting Concluded: 9.17am

**CAMPBELLTOWN CITY COUNCIL****Minutes Summary****Traffic Committee Meeting held at 9:00am on Tuesday, 4 March 2025.**

<b>ITEM</b>	<b>TITLE</b>	<b>PAGE</b>
<b>1.</b>	<b>ACKNOWLEDGEMENT OF LAND</b>	<b>2</b>
<b>2.</b>	<b>APOLOGIES</b>	<b>2</b>
<b>3.</b>	<b>CONFIRMATION OF MINUTES</b>	<b>3</b>
<b>4.</b>	<b>BUSINESS ARISING FROM PREVIOUS MINUTES</b>	<b>3</b>
<b>5.</b>	<b>REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE</b>	<b>3</b>
5.1	Pedestrian Crossing Point - Atchison Road, Macquarie Fields	3
5.2	Temporary Road Closure - Atchison Road, Macquarie Fields	3
<b>6.</b>	<b>REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE</b>	<b>4</b>
	Nil	
<b>7.</b>	<b>GENERAL BUSINESS</b>	<b>4</b>

Traffic Committee Meeting

04/03/2025

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**Minutes of the Traffic Committee Meeting held on 04 March 2025**

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**Present**

Convenor – B Hoyle – Executive General Manager City Placemaking & Services – Campbelltown City Council  
Committee Secretary – V Ross – Campbelltown City Council  
Committee Secretary – B Duncan – Campbelltown City Council  
Member – A Arora – Coordinator Traffic and Road Design – Campbelltown Council  
Member – T Paine – Transport for NSW  
Member – Raymond Tran – Transport NSW  
Member – Jim Gouch – Representing Greg Warrens Office MP  
Member – Justin Smith – Transit Systems  
Member – John Broady – Transport for NSW (Bus Planner)  
Member – Sergeant Barrett – Campbelltown Police

**1. ACKNOWLEDGEMENT OF LAND**

An Acknowledgement of Land was presented by the Chairperson Executive General Manager City Placemaking & Services, Mr Ben Hoyle.

**2. APOLOGIES**

Member – J Villanueva – Transit Systems  
Member – J Duguid – Transit Systems  
Member – M Pruss – Transit Systems  
Member – M Fruean – Representing Anoulack Chanthivong's office MP  
Member – M Halabi – Councillor

Traffic Committee Meeting

04/03/2025

### 3. CONFIRMATION OF MINUTES

#### **Traffic Committee's Recommendation**

That the Minutes of the Traffic Committee meeting held 3 December 2024 were agreed by the committee and are scheduled for Council adoption at its meeting held 8 April 2025.

### 4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil at time of print

### 5. REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE

#### **5.1 Pedestrian Crossing Point - Atchison Road, Macquarie Fields**

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

That the Committee review and discuss the proposed pedestrian crossing options for Atchison Road, Macquarie Fields which have been opposed through a petition by nearby residents and provide recommendations on the next course of action.

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

That Campbelltown City Council conduct further investigation via speed counts to distinguish the feasibility on the proposed pedestrian crossing and report back at the next traffic committee meeting 10 June 2025.

#### **5.2 Temporary Road Closure - Atchison Road, Macquarie Fields**

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

That the traffic committee endorse the proposed temporary closure of the Atchison Road and Railway Parade, Glenfield to facilitate the replacement of the Bridge over Bunbury Curran Creek, Glenfield.

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

Minutes of the Traffic Committee Meeting

Page 3

## Traffic Committee Meeting

04/03/2025

1. The traffic committee support the approach of the bridge closure for its replacement and the communication requirements to the community, that works will be commencing in 2025.
2. That the traffic committee nominated attendees, hold an out of meeting session to further discuss the detour options for the bus route during the proposed closure and the outcome be circulated to the traffic committee prior to the next scheduled meeting
3. The outcomes of the out of meeting session, including timing required to communicate any changes, be tabled for noting in the next scheduled meeting.

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**6. REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE**

Nil

**7. GENERAL BUSINESS**

- Campbelltown City Council have had multiple requests for speed humps on Campbellfield Avenue, Southern end (two locations) due to speeding vehicles. The Traffic Committee was informed that traffic classifiers are currently in place and the data collected will be analysed for further determination. A further report will be provided at a future traffic committee meeting. In regards to the issue of burnouts, the Police are notified and will be action on a case by case basis.

**ACTION:** Campbelltown City Council to provide outcome of speed assessment to the Traffic Committee meeting.

- Campbelltown City Council queried and requested the update from Transport for NSW (TfNSW) a few previous endorsed report recommendations as follows:
  - a. Stromferry Crescent, St Andrews- Bus Route (refer item 6.1 of TC Report of 24 September 2024)
  - b. Traffic Signals Phasing at Badgally Road and North Steyne Road Intersection –
  - c. (refer item 6.3 of TC Report of 25 June 2024)
  - d. Moore Oxley Bypass and Art Centre Road – Median Closure (refer item 6.1 of TC Report of 25 June 2024)
  - e. Reconfiguration of West Bound Lane 1 of Kellicar Road (refer item 6.2 of TC Report of 25 June 2024).

**ACTION:**

- TfNSW Bus Planner advised that the request for the bus route through Stromferry Crescent, St Andrews cannot be approved due the proximity of bus stops on Raby Road which are within 400 m of walking distance.
- For other items, b to e above, it was agreed by the TfNSW that the matters raised will be discussed offline and outcomes brought back to next Traffic Committee

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Traffic Committee Meeting

04/03/2025

- Convenor requested that all outstanding actions are reviewed and items that have risk identified, must be actioned and update provided to the next Traffic Committee by the accountable owner.

The next meeting of the Traffic Committee will be held Tuesday 10 June 2025 at 9:00am via Microsoft Teams.

Executive General Manager City Placemaking & Services, Ben Hoyle

**Convenor**

Meeting Concluded: 10.00am

## 8.17 Submissions regarding Cumberland Plain Conservation Plan and Koala-Exclusion Fencing

### Reporting Officer

Executive General Manager | City Placemaking and Services  
City Placemaking and Services

### Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.1.1 Protect, rehabilitate, and promote our natural areas, waterways and biodiversity

### Delivery Program

Principal Activity
PA Environment and Sustainability

### Officer's Recommendation

That Council retrospectively endorses the submissions made to the Department of Planning, Housing and Infrastructure regarding:

1. Draft Cumberland Plain Conservation Plan Mitigation Measures Guideline.
2. Draft Design Guidelines for Koala-Exclusion Fencing.

### Purpose

To provide Council with a summary of the key issues identified within the draft Cumberland Plain Conservation Plan (CPCP) Mitigation Measures Guideline and accompanying draft Design Guidelines for Koala-Exclusion Fencing.

### Background

The Department of Planning, Housing and Infrastructure recently exhibited revisions to two key documents relating to mitigating the impact of development within the Cumberland Plain Conservation area on our local koala population.

The exhibition/submission period was relatively short and was held over the Easter and ANZAC holiday period with Council's submissions due on 30 April 2025.

Council's submission has been prepared in collaboration with Wollondilly Shire Council, as both our council areas face similar issues in applying the Guidelines. While many points align with Wollondilly's submission, this document also highlights issues specific to the Campbelltown Growth Area.

## Report

The Department of Planning, Housing and Infrastructure recently exhibited revisions to two key documents relating to mitigating the impact of development within the Cumberland Plain Conservation area on our local koala population:

- Draft Cumberland Plain Conservation Plan (CPCP) Mitigation Measures Guideline
- Draft Design Guidelines for Koala-Exclusion Fencing

The documents work in tandem, with the CPCP Mitigation Measures Guideline being more of a strategic design document providing guidelines for the geographical placement of fencing, among other things, with the Design Guidelines for Koala-Exclusion Fencing being a supporting document providing guidance on fencing specifications and responsibilities.

The CPCP application extends across both the Greater Macarthur Growth Area and Wilton Growth Area. Officers from both Councils have worked together to ensure alignment with our submissions as they relate to each of the Council areas, but also acknowledging that the movement of koalas, protection of koalas and their habitat, and the long-term sustainability of koalas in our area is a regional issue that requires the State Government to take responsibility for as these themes extend beyond Local Government Area (LGA) boundaries.

When read together, these documents effectively propose the installation of a fence, at least 1.5m high from the Campbelltown suburb of Long Point to the Wollondilly suburb of Appin, following cadastral boundaries along all bordering bushland to the east of both LGAs.

While fencing of the form proposed can be an effective, economical and efficient koala protection measure in some circumstances, the use of such fencing to extent proposed is strongly opposed as it will among other things:

- restrict free and natural movement of fauna and unnecessarily inhibit fauna escape routes during emergencies;
- reduce the ability of emergency services to access bushland areas in bushfire emergencies to the detriment of surrounding residents and natural areas;
- restrict our community's access to and enjoyment of the unique bushland we celebrate, cherish and protect;
- unreasonably place an unquantifiable financial and resource burden on land managers, including residents and Councils, for the maintenance and upkeep of the fencing and related infrastructure, despite this being a matter for the State Government in its role as the protector of wildlife across NSW.

A copy of our submission is provided below.

## 1. Overview of the Submission on the Revised CPCP Mitigation Guidelines

This submission shares feedback on the CPCP Mitigation Guidelines (the Guidelines) based on staff experience working with them in the urban-certified areas of the Greater Macarthur Growth Areas within the Campbelltown City Council area.

Please note that due to the submission time restrictions, this submission has been lodged as an interim officer-level submission, with a final submission subject to the formal endorsement of the Council.

This interim submission has been prepared in collaboration with Wollondilly Shire Council, as both councils have similar concerns in applying the Guidelines. While many points align with Wollondilly's submission, this document highlights issues specific to the Campbelltown Growth Areas.

## Experience and Council's Position on the CPCP Mitigation Guidelines

The Guidelines directly affect the Macarthur Growth Area and parts of the Greater Macarthur Investigation Area across Campbelltown and Wollondilly Local Government Areas (LGAs).

### 1. Council's Position on the CPCP Reforms

We acknowledge DPHI's call for feedback on the revised Guidelines. While we are supportive of initiatives that seek to increase the sustainability and protection of wildlife, support some of the changes, there are still major concerns with the guidelines that remain unresolved—many of which have also been raised by local environmental groups. A summary of our position is provided in Table 1 of the full submission.

**Table 1:**

<b>CPCP Amendment</b>	<b>CPCP Controls</b>	<b>Staff Position</b>
Number 2  Koala Translocation	Prior to work commencing a pre-clearance koala survey is to be undertaken. If koalas are found, a translocation plan is to be prepared by an ecologist, which may require approval by NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW). The plan must be implemented to relocate koalas prior to the clearing of any native vegetation. Koalas should be restricted from accessing any vegetation to be cleared. Information on translocation and licences are outlined in the DCCEEW Translocation Operational Policy 2019.	The translocation of a species can be unviable, as the area that the species is translocated to can be within the home range of another individual of the same species – who approves the translocation plan and will there be guidelines for the plan (as it states that DCEEW may approve, and the reference is for 2019 policy – Koalas are Listed as Endangered post these guidelines).

Number 3 Preconstruction koala controls	Implement a tree-felling and clearing protocol to avoid impacts to koalas that are in trees, or another habitat to be cleared.	The removal of any Koala Use Tree is a detrimental impact to an individual Koala, within the individuals home range. Placing individuals under stress, resilience to diseases is lowered.
Number 4 During construction koala controls	Enforce vehicle wash-down points for machinery, equipment and tyres before entering and leaving the construction site to control the spread of vegetation pathogens known to affect trees from which koalas feed.	This will also happen when the areas that surround Koala habitat have more pressure from an Urban Matrix – as the runoff from the urban surrounds will enter into Koala Habitat through the stormwater layout.

## 2. Issues Experienced by Council Staff and the Community in Applying the CPCP

Council staff have worked on several planning proposals and development applications in the Greater Macarthur Investigation Area since the CPCP was introduced. Through this experience, and through community feedback, several key issues have been identified:

- Inadequate protection of recognised koala habitat and corridors, including a lack of alignment with scientific advice from the NSW Office of the Chief Scientist and Engineer
- Difficulty achieving well-integrated layouts that balance environmental, cultural, and community needs
- Limited consideration of how urban heat affects public health and social wellbeing
- Insufficient protection of native vegetation and inadequate canopy coverage in developed areas
- Environmental degradation caused by bulk earthworks, including long-term impacts on soil and waterways and downstream water quality
- Conflict with other agencies in achieving the desired outcome of both the State and Local Governments in the provisioning of contiguous and viable koala/biodiversity corridors (WaterNSW Upper Canal)
- Street lighting around Avoided Land and Strategic Conservation Areas – as per National Light Pollution Guidelines for Wildlife.

## 3. Response to Previous Council Feedback

Council previously provided a detailed submission on the Guidelines, including a supporting Discussion Paper. The key concerns raised focused on:

- Inconsistencies between the Guidelines and broader planning frameworks
- Lack of strong protection for koala habitat
- The need for more integrated design approaches to deliver positive social, cultural, environmental, and economic outcomes.

Table 2 (Attachment1) outlines whether those concerns have been addressed. Key issues still not resolved include:

- Interpretation of Biodiversity Certification commitments
- Protection of koala habitat and corridors
- Clear guidance for creating integrated layouts that deliver positive outcomes.

Some concerns such as alignment with various State and Commonwealth Legislation, Caring for Country principles and outcomes for First Nations communities and Country, and vegetation removal controls have only been partially addressed and require further consideration.

#### **4. Our Position on the Updated CPCP Mitigation Guidelines**

Council acknowledges the role of the Guidelines within the CPCP framework and welcomes recent improvements that deliver streamline housing, whilst protecting our unique environment and threatened species including the koala. These include the addition of a Strategic Planning Section and clearer references to Growth Areas, introduction of Caring for Country principles and clear enforceable requirements in Part A. However, overall, the updated Guidelines are not supported in their current form.

The main concerns are:

- Lack of clear, enforceable requirements in Part A.
- Limited delivery of the positive environmental, cultural, and social outcomes promised in Parts 2 and 3.

Supported Elements of the Guidelines:

- Addition of a Strategic Planning Section with relevant objectives for local-scale benefits
- Clarification that the Guidelines apply to all Nominated Areas, helping reduce confusion
- Inclusion of Caring for Country principles
- New and expanded mitigation measures for koalas and threatened species.

Elements Not Supported:

- Lack of strong requirements for achieving positive outcomes at the development application stage
- Inconsistency with broader State and Commonwealth green planning policies and legislation
- Inadequate demonstration of how the CPCP's environmental outcomes and commitments will be achieved
- Ineffective scientific foundation for koala habitat measures and continued reliance on outdated mapping
- Lack of integration of biodiversity, open space, urban heat, stormwater, and bushfire planning, and its impacts to biodiversity and koalas
- Minimal reference to State Environmental Planning Policy (Western Sydney Parklands) 2021
- Guidelines do not offer a clear path for development that protects cultural and environmental values

- No reference to relevant local policies like Campbelltown Koala Plan of Management which still applies in Avoided Land and Strategic Conservation Areas and not in Urban Capable Areas.

It is our opinion that these issues to be fully addressed before the Guidelines are finalised.

We request an urgent meeting with Department of Planning, Housing and Infrastructure staff, including representatives from Campbelltown City Council, to discuss these matters further.

## **5. Community and Environmental Group Feedback**

Council has received feedback from the community through forums, conversations, and written correspondence. These reflect strong concerns about the CPCP and its implementation.

It is unclear how much direct engagement the Department has had with the community about the Guidelines. However, Council's Community Engagement Team stresses the need for broader, more meaningful public engagement beyond online notifications and standard outlets.

Further consultation is also required with landowners and developers to ensure that Councils are not left to fight the battles for improved outcomes on a site-by-site basis, as this could both be costly, and impact the delivery of housing in line with NSW Government Housing Targets.

## **2. Koala Exclusion Fencing Guidelines**

### **Campbelltown City Council Submission on the Revised Koala Exclusion Fencing Guidelines**

This submission shares feedback on the CPCP Revised Koala Exclusion Fencing (the Guidelines).

Please note that due to the submission time restrictions, this submission has been lodged as an interim officer-level submission, with a final submission subject to the formal endorsement of the Council.

This interim submission has been prepared in collaboration with Wollondilly Shire Council, as both councils have similar concerns in applying the Guidelines. While many points align with Wollondilly's submission, this document highlights issues specific to the Campbelltown Growth Areas.

We acknowledge DPHI's call for feedback on the revised Guidelines. While we are supportive of initiatives that seek to increase the sustainability and protection of wildlife, there are still major concerns with the guidelines that remain unresolved.

Some key aspects that remain unresolved include:

- Koala fencing is a device that can help protect koalas, but it shouldn't be used in all areas or in isolation. Koala fencing needs to work alongside other measures like habitat protection, safe wildlife corridors, and careful and strategic land use planning.
- The guidelines must not lead to outcomes that prevent or deny access to bushland for cultural, recreational and environmental activities, in a controlled and considered manner.
- In bushfires, koalas must be able to get out safely and mechanisms for ensuring this must be considered. Fencing can frustrate this objective, and the results can be catastrophic. This should include emergency plans which should consider escape routes, clear responsibilities, and support from wildlife rescue groups.
- In low density and low speed environments, all initiatives and measures other than fencing should be considered before fencing being deemed to be a solution.
- Koala exclusion fencing is more suited to high speed / high traffic volume environments such as Appin Road for example.
- There are significant concerns regarding funding and maintenance of the fencing, it is our strong position that as the care and protection of wildlife is the responsibility of the NSW Government, it is also the responsibility of the government to cover all costs related to and including erection, maintenance, inspection and repair of koala fencing along its roads and regional open space areas.
- The guidelines should also include plans for managing diseases like chlamydia and consider how fencing affects koala movement and health. Risk assessments should be required before fencing, along with site-specific plans for managing buffer zones.

A further breakdown associated with key issues by theme is below:

### **Fencing Design and Role in Koala Protection**

- The Guidelines should acknowledge that koala-exclusion fencing is beneficial but should not be used in isolation and should not be the sole measure for koala protection across our area. It must be used alongside other strategies, such as habitat conservation and corridor planning, education, road improvements, etc.
- Access must be maintained for our communities and in particular, our First Nations people to areas of avoided land. Current wording suggests "consideration", but this must be an enforceable provision. The Guidelines should explicitly support access for cultural activities, recreation, and community environmental stewardship, in a controlled and considered manner.
- Restriction of fauna movement to resident koala populations outside the koala exclusion fencing (for example: Smith's Creek and Peter Meadows Creek that are identified by the NSW Koala Strategy as a 'stronghold population Campbelltown-Wollondilly').

### **Minimising Impacts on Non-Target Species**

- Design requirements must include measures to avoid harming non-target native wildlife. Fencing solutions should be wildlife-sensitive, with tailored guidance on appropriate structures, escape options, and impact assessments.

### **Bushfire Risk and Escape Provisions**

- A bushfire contingency plan should be included in the Guidelines. This should outline how koalas and other wildlife can easily escape fenced areas during fire events and

assign clear responsibilities (e.g., WIRES or Sydney Wildlife, land managers). Options could include temporary openings, "escape ladders," or emergency gate protocols. No fencing is our preferred option in low density environments.

- How does the fencing impact on the needs and rights of residents who actively and annually protect their lands from potential bushfire attack.

### **Funding and Maintenance**

- The CPCP commitment to fencing must also include clear funding arrangements for ongoing maintenance, inspection, and repairs. It is considered unfair and unreasonable to shift all ongoing costs related to a state initiative, onto councils or local communities just because they happen to live within a local government area that has a koala community. This initiative must be funded by the State Government as the primary carer for wildlife across the state.
- Long-term care and inspection must be clearly assigned and adequately resourced. There may be opportunity to include this within Biodiversity Stewardship Agreements where applicable to ensure funding in perpetuity.

### **Fencing Materials and Bushfire Compliance**

- Fencing materials must not be combustible and must meet NSW Rural Fire Service guidelines. High-density polyethylene (HDPE), being flammable, should not be used in Bushfire Prone Land areas. The Guidelines must offer fire-safe alternatives and outline replacement procedures post-bushfire events.

### **Vandalism and Gate Security**

- The risk of vandalism to vehicle access gates should be addressed. Funding and responsibility for gate repairs must be clearly outlined, with state-level support recommended noting the regular interval of gates. Further consideration should also be given to who and how these gates are operated in a bushfire event, specifically if they are to be used as an escape route for wildlife. Less fencing would result in less costs associated with vandalism and the like.

### **Koala Grids**

- Specifications for koala grids should be expanded beyond width and height. Engineered drawings and construction standards must be included for consistency and quality assurance including specific and ridged guidance on where they are to be used.
- Location of koala grids/gates should be well clear of adjacent roads to ensure longer vehicles are clear of the road when negotiating these devices.

### **Drainage Infrastructure**

- Clear guidance on drainage pipe widths and when fencing is necessary must be provided. This should reflect common scenarios across large-scale developments, specifically regarding debris, flood management and access restriction.

### **Residential Areas 50km/h or Under**

- In lower-speed residential zones, alternative local measures such as signage, traffic calming, and community education must be the first consideration and are usually more appropriate than fencing. These alternatives should be supported within the Guidelines and considered prior to fence consideration.

**Health and Disease Management**

- The Guidelines should include a plan for managing koala diseases, such as chlamydia, and consider how fencing may affect natural dispersal and disease transmission.

**Risk and Interface Planning**

- A mandatory Risk Analysis should be included, covering bushfire, maintenance risks, and risks to wildlife and pets.
- A required Interface Plan should be introduced (e.g., in Section 3.1), tailored to site-specific features and including details on buffer zone setup and long-term management, whether the buffer is 3 or 30 metres.

**Visual Aids and Buffer Management**

- The Guidelines should include example photos and clear specifications to ensure consistent fencing installation across sites. If fencing is not consistent it will create maintenance issues for the end owner, as well as deliver a poor aesthetic outcome for the community.
- Where a 30-metre buffer is required, developers may try to transfer this land to Councils as public open space. Since these buffers are intended to absorb environmental impacts from nearby development, they are likely to degrade. Their long-term management and funding must be the responsibility of the state, not Councils.

**Clear Roles and Contact Information**

- All fencing must display signage showing the responsible land manager's name, logo, and contact details—not defaulting inquiries to councils. Contact information for wildlife rescue (e.g., Sydney Wildlife and WIRES) must also be included for incidents involving injured or sick koalas.

**Maintenance Timeframes**

- The current expectation that damaged fencing must be repaired within 7 days is unrealistic for any land manager as is the subsequent compliance measures/activities that would need to be incorporated into such a scheme, where the fencing was not repaired. The Guidelines should provide flexibility and align expectations with available support. This maintenance must be funded by the NSW Government given the intensive inspection and rectification timeframes and associated costs.

**Alternative Koala Protection Measures**

- The Guidelines should tighten criteria and enforcement around alternative protection methods, particularly in regard to dog control within fenced areas. Land managers must be responsible for compliance and must be funded accordingly.
- Features like escape hatches need to be designed with bushfire scenarios in mind. Their function and use during emergencies must be clearly explained and supported by emergency protocols.

Council has heard strong concerns from the wider community about the CPCP and concerns around how it is being socialised, which has been gathered through forums, conversations, and written feedback.

It's not clear how much the Department has directly engaged with the community on the Guidelines. This consultation goes a long way to improving this however has also highlighted the importance of deeper, more inclusive public involvement.

Further consultation is also required with potentially affected landowners and developers to ensure that Councils are not left to fight rear guard battles for improved outcomes on a site-by-site basis, as this could both be costly, and impact the delivery of housing in line with NSW Government Housing Targets.

## Attachments

- 8.17.1 Campbelltown City Council Koala Exclusion Fencing Cover Letter (contained within this report) [↓](#)
- 8.17.2 Campbelltown City Council Mitigation Cover Letter (contained within this report) [↓](#)
- 8.17.3 Table 2 Attachment 1 Mitigation Guidelines -Table (contained within this report) [↓](#)
- 8.17.4 CPCP Mitigation Guidelines submission - cover letter - Wollondilly Shire Council (contained within this report) [↓](#)
- 8.17.5 Executive Summary of the CPCP Guideline Submission (contained within this report) [↓](#)
- 8.17.6 Koala Exclusion fencing guidelines - submission cover letter (contained within this report) [↓](#)



29<sup>th</sup> April 2025

Mr. Steve Hartley  
Executive Director Green and Resilient Places  
NSW Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

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**RE: UPDATED DESIGN GUIDELINES FOR KOALA-EXCLUSION FENCING**

Dear Mr Hartley,

Thank you for the opportunity to comment on the revised Koala-Exclusion Fencing Guidelines. We appreciate the extension of the submission deadline, which allowed for further consultation with relevant staff. Please note this is an officer-level submission and due to time restrictions, is subject to the formal endorsement of the Council and an amended submission.

Given that the local koala population spans across Local Government areas, Campbelltown City Council has collaborated with Wollondilly Shire Council on a joint submission.

In summary, key issues outlined in our submission include

- Fencing Design and Role in Koala Protection
- Minimising Impacts on Non-Target Species
- Bushfire Risk and Escape Provisions
- Funding and Maintenance
- Fencing Materials and Bushfire Compliance
- Vandalism and Gate Security
- Koala Grids
- Drainage Infrastructure
- Residential Areas Under 50km/h
- Health and Disease Management
- Risk and Interface Planning
- Visual Aids and Buffer Management
- Clear Roles and Contact Information
- Maintenance Timeframes
- Alternative Koala Protection Measures.

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While the Guidelines offer direction, and support consistent fencing that protects koalas, there is a significant concern regarding the responsibility of ongoing maintenance and inspection of fencing and buffer zones. As proposed, these responsibilities would fall to land managers, including local councils.

This type of infrastructure is not currently treated as a standard public asset and is not accounted for in council maintenance programs or long-term financial planning. As a result, this places an ongoing financial burden on council and, by extension, its local community. Campbelltown City Council shares these concerns with Wollondilly Shire Council and Campbelltown City Council does not accept the responsibility of maintaining koala fencing for the state government.

In this regard we strongly reject any proposal for the council and its community to be burdened with the responsibilities and costs associated with the erection and management of the proposed koala-exclusion fencing and buffer zones, and instead respectfully recommend that maintenance of koala-exclusion fencing, and associated buffer zones be funded and supported solely by the State Government in its role as protector of wildlife in New South Wales. We would welcome further discussions to explore fair and workable solutions, as this issue is likely to affect other councils as well.

A copy of our Submission on the Revised Koala Exclusion Fencing Guidelines is provided as an attachment to this letter.

Should you wish to discuss this matter further, please contact Council's Executive Manager Strategic Design and Enablement, Ian Andrews, on *Ph removed* or via email *Email has been removed*

Kind regards,

*Signature has been removed*

Ian Andrews  
**Executive Manager Strategic Design and Enablement**  
**Campbelltown City Council**



29<sup>th</sup> April 2025

Mr. Steve Hartley  
Executive Director Green and Resilient Places  
NSW Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

**RE: COMMENTS ON THE REVISED CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MITIGATION GUIDELINES**

Dear Mr Hartley,

Thank you for the opportunity to comment on the revised Cumberland Plain Conservation Plan Mitigation Guidelines (CPCP Mitigation Guidelines). We appreciate the extension of the deadline, which allowed for further internal consultation. Please note this is an officer-level submission and due to time restrictions, is subject to the formal endorsement of the Council and an amended submission.

This submission was prepared in collaboration with Wollondilly Shire Council, as we share many of the same challenges with implementing the Guidelines. While our views align in many areas, this submission highlights specific issues affecting development and planning proposals, in the Campbelltown Growth Areas.

We acknowledge the changes made to the Guidelines, including the addition of a Strategic Planning section and the clarification that the Guidelines apply to all Nominated Areas, however, the updated Guidelines are not supported by Campbelltown City Council in their current form.

Some key aspects that remain unresolved include:

- Vague and interpretative language throughout the document (e.g. use of terms like "may wish" or "applicant could consider"), which reduces clarity and accountability
- A lack of clear guidance on how planning and development proposals are expected to meet CPCP Commitments and achieve the intended environmental outcomes
- No consideration of the social or health impacts of increased urban heat, which is a significant issue in affected areas



- Parts 2 and 3 do not clearly demonstrate how the CPCP commitments or Guidelines will support social, environmental, cultural, economic, and health benefits at each site
- There is insufficient scientific support for koala habitat measures in particular reference to Koala Corridor Principles outlined in the NSW Chief Scientist and Engineer's advice on the CPCP and in particular, where the viability of a corridor is threatened by other infrastructure or the policies of other agencies such as WaterNSW and its Upper Canal in Gilead. This requires addressing as a matter of priority.
- Clarification is required regarding the application of Guidelines to apply biodiversity matters directly, rather than using other mechanisms and how existing plans will work alongside the final Mitigation Guidelines
- The need to better connect cultural and environmental values and the inclusion of a Site-Specific Evaluation (or similar tool) within the Guidelines.

We also note the Department of Planning, Housing and Infrastructure has released urban greening resources, including the Cooler Places Hub, to help improve local amenity and sustainability.

We request a meeting with representatives from the Department, Campbelltown City Council and Wollondilly Shire Council to discuss the issues raised. We also request a separate meeting with the NSW Koala Strategy Team to specifically discuss koala habitat protection and management.

Please contact Executive Manager Strategic Design and Enablement, Ian Andrews via email *Email and phone number have been removed* for any enquires regarding the attached submission and to arrange a requested meeting.

Kind regards,

*Signature has been removed*

Ian Andrews  
**Executive Manager Strategic Design and Enablement**  
**Campbelltown City Council**



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
Wilton and Greater Macarthur growth areas	What is the timing of the guideline?	CCC		✓		From March 2025?
<b>Purpose and scope of the guidelines</b>						
Purpose and scope of the guidelines	Does the study need a reference to a bushfire? Are there any escape plans for koalas in instance of bushfire?	CCC	✓			No plan or reference in case of bushfire
<b>Use of the guideline</b>						
Use of the guideline: The Koala-Exclusion Fencing Guidelines (the Guidelines) outline the requirements, specifications.	Adding picture and diagrams, include actual specifications to ensure consistency.	CCC			✓	Images of fencing guidelines includes as figure and specifics for application of fencing.
<b>CPCP Koala-exclusion fenced lands layer</b>						
CPCP Koala-exclusion fenced lands layer	Add – to determine site specific requirements	CCC				N/A
<b>The purpose of koala exclusion fencing</b>						
The CPCP commits to the installation of koala-exclusion fencing	CPCP commitment to the installation, does this include funding, if not who?	CCC	✓			Stated NSW government investing 80 Million towards CPCP for a national park yet not for fencing, Guidelines for



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
						landholders and developers.
Koala-exclusion fencing guidelines						
Option 1 Slippy top koala-exclusion fence design- PVC coated chain wire fencing material	Do we need to specify colours to ensure consistency?	CCC	✓			No Response about colour. Wording in this section is unclear, using 'high' and 'wide' while describing smooth sheeting.
	Unclimbable, smooth surface 'slippy top' sheeting	CCC		✓		'securely fastened, flush or overlapping, meet wind loading ratings'
3m vegetation buffer on the habitat side of the fence	Are these permissible in bushfire prone areas?	CCC	✓			No response, HDDE still listed as option.
	Does this buffer double as an access trail for fence maintenance of firefighting purposes?	CCC	✓			No response, fencing alignments may also allow for access fire trails, national parks etc
Option 2 – Alternative Koala-exclusion fencing design requirements	Does this need the above requirements, including 3 metre space requirements?	CCC			✓	Listed in developer requirements
Site specific development aesthetics.	Add – in consultation with the relevant planning authority, such as council. – council oversight	CCC			✓	Also listed in developer requirements
Additional requirements for all koala-exclusion fencing alignments– self	Also referred to as 'airlock gates'	CCC			✓	Stated as 'airlock'

landholders and developers.



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
closing double loaded gate						
Access gates are to be locked with RFS and land manager locks	These gates are easy to be cut, is there an option where multi-lock steel 100mm square post gates are used?	CCC		✓		"Multiple Padlock system"
Koala Grids (round pipe cattle grids)	Are there specifications/standard s we can refer to here?	CCC		✓		Listed standards
Fallen branches, which enable koalas to climb over the fence are to be removed immediately	2 weeks or 7 days taken to fix damaged fence stated in below section	CCC	✓			"As soon as possible, ideally within 7 days"
These structures are used in conjunction with koala exclusion fencing	Is there a suggested interval that these need to be included along fencing? And specifications?	CCC			✓	Yes, every 50 metres, specifications for poles and escape hatches.
Draining Infrastructure	Any examples of mitigation measures for koala accessing land through drainage? Minimum pipe width?	CCC		✓		"Larger than 5cm, install spring flaps. Escape hatches"
Risk assessment	Ensuring reference to the guidelines	CCC	✓			No response
<b>Requirements where koala-exclusion fencing is not feasible</b>						



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
- waterways must not be able to be crossed by koalas	Are there specs for what this waterway might look like? i.e 3m wide canopy 5m?	CCC			✓	Addressed
<b>Planning &amp; Design Principles</b> - Locate and design transport routes within certified urban-capable land	Drafting the blue/green grid study , Could there be an inclusion that says within certified urban-capable land, or that does not impact CPCP Koala-exclusion fenced land.	CCC				N/A
<b>Road Design-</b> Apply speed restrictions on local roads	Are there restrictions applied where fencing is being implemented?	CCC	✓			Speed restrictions not mentioned
Audible surfacing	Hard in most residential areas which most of these will be		✓			Not mentioned
Incorporate trees along streets with wide verges	But not within 3m of the koala fencing		✓			N/A
Improve visibility of koalas entering road corridor	Under plan wont all corridors be fenced?	CCC			✓	Removed
<b>Mitigation of Urban threats</b> - Properties must not back onto CPCP koala exclusion fenced land	See Campbelltown Koala Plan of Management for specific recommendations and wording here	CCC				N/A
<b>Quality Control</b>						



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
supervised by a suitable qualified engineer	And reported to land manager or is it DPE?	CCC	✓			No suitable qualified engineer anymore, just the land manager.
<b>Inspections and maintenance</b>						
Koala-exclusion fencing is to be maintained in perpetuity	Who will maintain long term?	CCC	✓			"Land manager"
3 metre buffer maintained	On Koala side of fencing			✓		Both sides of fence
Slippery top installed per specifications	What are specifications?			✓		Addressed
Works completed within two weeks of inspection by land manager	Who will enforce this council or DPE?		✓			No enforcement of maintenance
Damage that impacts the fence within 7 days	Who will enforce this council or DPE?		✓			No enforcement of maintenance- "ideally within 7 days"
<b>Discussion Paper: July and August 2024</b>						
<b>This Discussion papers purpose?</b>						
Western Sydney has a large koala population which is one of the healthiest in NSW	Western Sydney koalas have serious issues with low genetic diversity so can't be termed 'healthy'. I would use the term 'thriving' - because they currently are.	Koala Strategy Team			✓	Removed "Healthy population"
Koala population	Suggested that the Koala Commitment and/or Environmental	WSC			✓	Included in overview, both Koala strategy and CPCS



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
	Outcome of the CPCP be mentioned here					
The NSW Government has committed to delivering growth while protecting Western Sydney's unique native plants and animals. Including George's river koala reserve corridors etc	Needs reference to CPCP as the main mechanism and driver.	CCC			✓	
Installing koala exclusion fencing	It is important to outline why the koala exclusion fencing is being proposed in first instance	WSC			✓	Addressed in overview
<b>Protecting south-west Sydney koalas</b>						
Current state of the koala population	Koalas in Campbelltown, Liverpool and Sutherland.	Koala Strategy Team				N/A Areas no longer included Just describes as "South west"
Government action to protect koalas: Aim to double koala numbers	Currently under review and a new plan will be released early next year. There is a move away from the output of	Koala Strategy Team			✓	Doubling koala numbers not included in updated draft



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
	'doubling koala numbers' so don't include this.					
<b>Koalas and the changing landscape of Western Sydney</b>						
Overall, the koala population has persisted and thrived add - expanding out from the stronghold of the Woronora Plateau into	Acknowledge that the majority of koalas are within the intact vegetation of the Woronora Plateau, Georges river corridor	Koala Strategy Team		✓		Mentioned creating the national park along the Georges river.
	Recognise the installation of koala exclusion fencing as one of a number of approaches to address threats to koala population including development pressure	WSC			✓	Clearly stating that road strikes are a main threat to koalas, and that is what the exclusion fence is combatting.
	Refer to Georges river Koala reserve as Koala national park	Koala strategy Team			✓	Addressed
<b>Challenges with implementing koala exclusion fencing</b>						
When to use, or not use, koala exclusion fencing	Suggest renaming the heading of this focus area to: "Disadvantages of koala exclusion fencing"	WSC	N/A			Section Removed



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
Graffiti and vandalism	Who will be responsible for maintaining the fence?	WSC		✓		Land Manager
	Does the floppy fence have issues with Graffiti?	WSC			✓	Only graffiti on slippery panels shown
Fencing may pose risks to wildlife and emergency personnel during a bushfire	"Helpful for people to know about unpublished data from southern highlands where 20+ koalas were tracked during a bushfire, where none tried to outrun the fire but found refuge in gullies. Koalas running into fences may be an urban myth. Maybe fencing that allows koala to find refuge"  "The bushfire was carefully managed prescribed burn, and depending on the nature of the bushfire, the koalas may be impacted by the fencing."	Koala Strategy Team		✓		"Bushfire" Not mentioned at all in updated draft
The maximum distance between vegetation and the fence could be the 3m vegetation clearance buffer. The minimum	As below confirm what this is and why it is relevant? I think it could be a basic statement.	CCC			✓	Section removed fully



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
separation distance from a bushfire for humans is 310m (NSW rural fire service)						
It could potentially be widened to provide refuge during bushfire but could result in further vegetation being cleared	This contradicts the point above where we talk about buffers?	CCC			✓	Removed
Non- target species - Smaller ground-dwelling animals may be able to move through the mesh, kangaroos may be able to jump over the fence, and some species may get trapped in the mesh, gaps or under the skirting.	The Picton Road fencing has seen a drastic reduction in all roadkill, including wallabies, wallaroo and kangaroos who are obviously deterred sufficiently enough.	Koala Strategy Team			✓	Section removed
The two main fence designs currently used to exclude koalas are 'slippery top' (figure 5) and 'floppy top' (figure 6).	Should we mention other options? More expensive but deal with some of the visual issues.	Koala Strategy Team	✓			Only two fencing designs mentioned slippery top and floppy top



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
Fencing alignments also require additional infrastructure such as vehicle and pedestrian gates grates/grids and escape structures.	In the event of an emergency, who is responsible for opening the gates?	WSC	✓			Not addressed
Focus area 3: who should fund, own and maintain fencing	Will need to clearly outline contacts from the community in relation to reporting damage/maintenance issues	WSC	✓			Not included in guidelines
Potential funding sources may include the following (but is not limited to), noting that there are challenges and considerations with each:	I think there needs to be a feasibility/viability analysis over options to see if they can produce the stated required funding.	WSC	✓			Funding not outlined in guidelines
Developers	If developers are paying for this fence it is separate to Council's	WSC	✓			Not in updated draft



Issue raised in document	Comment	Comment by whom	Level of Addressing			Adequacy comments (From new document)
			Not addressed	Partially Addressed	Fully addressed	
	Contributions and an additional cost.					
Special council levy approved by iPART	IPART and or a special council Levy is not something Wollondilly Shire Council has investigated. The Koala fencing is a state led project, the state should be funding the maintenance of it	WSC	✓			Not in updated draft
Council operational Budget	Wollondilly would not be able to fund out of Operational Budget and special levy would present significant issues.	WSC				N/A section removed



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ABN: 93 723 245 808

Our Reference: 12098#509

Program Manager, Conservation and Sustainability  
Department of Planning, Housing and Infrastructure

24<sup>th</sup> April 2025

Dear Mr Hartley

#### UPDATED CUMBERLAND PLAIN CONSERVATION PLAN MITIGATION GUIDELINES

Thank you for the opportunity to provide comment on the revised Cumberland Plain Conservation Plan (CPCP) Mitigation Guidelines (the Guidelines). The extension of the deadline for comments is appreciated and has enabled additional internal consultation with staff involved in its implementation.

The submission has been prepared collaboratively with neighbouring Council, Campbelltown City Council, given the shared issues experienced in the implementation of the Guidelines. This submission, while expressing similar views to that submitted by Campbelltown City Council, details issues experienced in relation to development and planning proposals in Growth Areas within the Wollondilly LGA. **This submission is requested to be viewed as an officer submission as a consequence of insufficient time for formal Council endorsement**

The amendments that have occurred to the previous version of the Guideline such as the introduction of a Strategic Planning Section and clarification of its application to all Nominated Areas is supported in principle. However, the attached submission raises a significant number of issues in terms of both the approach and each Part of the updated Guidelines such as:

- The generic non-committal nature of wording in each Part of the document such as 'may wish' and 'applicant could consider'.
- Absence of detail over the intended achievement of the applicable CPCP Commitments and Environmental Outcomes, (listed within the document) by planning and development proposals.
- The absence of consideration of the social and health impacts of the urban heat implications by development proposals under the CPCP . *The DPHI is requested to note that the submission incorporates specialist advice received in relation to this matter.*
- Parts 2 and 3 don't clearly show how the CPCP commitments and the Guidelines' objectives are being included to support strong and connected social, environmental, cultural, economic, and health outcomes for the proposed site.
- Insufficient scientific basis of koala habitat measures including consideration of Koala Corridor Principles contained in the Advice provided by the NSW Office of Chief Scientist and Engineer on the CPCP. *Note: The identified absence of reference to this Guideline apart from where referenced in the CPCP Commitments is concerning.*

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CM 12098#509

Page 2 of 2

In addition, the submission raises concern over the approach in applying directly related biodiversity matters through the updated Guidelines and not the state led Development Control Plans. Clarification is requested over the intended function of existing Plans, including the Wilton Growth Area under the finalised Mitigation Guidelines.

The submission provides a number of recommendations for consideration and response by the CPCP Planning Team, which outlines identified aspects of the updated Guidelines not supported. Key recommendations include requirements to address the interconnectivity between the cultural and environmental landscape and an additional Site Specific Evaluation (or equivalent), in the Guidelines.

I note that the Department of Planning, Housing and Infrastructure have released a range of urban greening and cooling resources including a Cooler Places Hub to in part, "*deliver improved local amenity and sustainability outcomes across NSW*". Will these resources be incorporated into the final Mitigation Guidelines?

A meeting is sought with appropriate representatives of the Department of Planning, Housing and Infrastructure, as well as Campbelltown City Council to discuss issues raised in the submission as soon as practically possible. A separate meeting specifically in relation to koala habitat protection and management involving representatives of the NSW Koala Strategy Team is also requested.

Please contact Council's Team Leader Environmental Services, Sarah Kacir via email at *Email has been removed* on *Ph removed* for any enquiries regarding the the above requested meeting.

Yours faithfully,

*Signature has been removed*

Corey McArdle  
Manager Waste and Environmental Services

## **EXECUTIVE SUMMARY OF THE SUBMISSION ON THE REVISED CPCP MITIGATION GUIDELINES**

This submission provides comments on the CPCP Mitigation Guidelines based on experiences and challenges in its application by staff. The submission incorporates feedback from a range of Council sections as well as external advice received in regard to Caring for Country and urban heat implications.

The submission has been prepared in a collaborative approach with staff from the adjoining Campbelltown Council given the similarity in issues experienced in the implementation of the Guidelines. This submission, while expressing similar views to that submitted by Campbelltown Council, details issues experienced in relation to development and planning proposals in Growth Areas within the Wollondilly LGA. This submission is requested to be viewed as an officer submission as a consequence of insufficient time to obtain Council endorsement

The submission is comprised of the following components:

- Part A: Overview of position regarding previous versions of the Guidelines and the exhibited version.
- Part B: Broad adequacy in responding to previous comments from Council
- Part C Comments and recommended response to the following viewed key outstanding issues associated with the Guidelines:
  - The application of the Guidelines within a geographical and planning framework context.
  - Relationship of the Guidelines to Development Control Plans and the State Environmental Planning Policy (Western Parklands) 2021.
  - Consideration of Direct, Indirect and Prescribed Impacts by the Guidelines.
  - Demonstrated achievement of the applicable CPCP Commitments and Environmental Outcomes.
  - Protection and management of the Cultural and Environmental (within a broad context) across all land within the CPCP Project Area.
  - Addressing of Precinct Planning and values complementary to biodiversity (including urban heat) to deliver positive cultural, social, environmental health on a localised scale
- Part D: Comments on individual sections/issues of the draft updated Mitigation Guidelines

Council recognises the statutory function of the Guideline in the overall CPCP framework and has framed comments and recommendations of the submission accordingly. The amendment of the Guidelines to include additional detail including the Strategic Planning Section and level clarification over its application to Growth Areas is welcomed. However, as a broad position the DPHI is requested to note that the updated Guideline is not supported on the following grounds:

- insufficient addressing of the Commitments and Environmental Outcomes of the CPCP in the objectives and consideration of all three Parts of the Guideline.
- Insufficient addressing of the key issues of Council and the local community it represents in regard to tree retention and the social and health implications of urban heat. In this regard, clarification is being sought over the incorporation of the recently released Urban Greening and Cooling Resources into the finalised Guidelines.

- Insufficient detail within Parts 2 and 3 over how the CPCP Commitments as well as the Guidelines Objectives are being included to support strong and connected social, health, environment, economic, cultural positive outcomes on the site of the development proposal.

The submission provides a wide range of recommendations designed to address identified issues within the Guidelines as well as challenges experienced by staff in the implementation of the previous version of the Guidelines. A key recommendation applicable across a wide range of aspects of the Guideline is for a new Part titled Site specific Analysis (or equivalent) be included in the finalised version that would address considerations on the site of the proposal including an understanding of biodiversity values and urban heat implications and native vegetation warranting retention. A further key broad recommendation in this regard is the inclusion of requirements for a site specific Masterplan as a means of obtaining positive multiple outcomes on the site of a proposal, (preferably in the form of a Neighbourhood Plan

The following provides an overview of major recommendations derived from the Key Issues and Specific Parts of the Guideline for consideration and response by the DPHI.

#### Recommendations regarding identified key issues

- The Guidelines require the consideration of applicable prescribed impacts including habitat connectivity within the approval framework and consistent with applicable scientific research and guidelines.
- Mitigation measures in the recommended new site specific assessment Part of the Guideline recognise and address the cultural landscape and its correlation with the environment landscape in a broader context.
- The Guidelines provide clear procedures and controls for the addressing of the urban heat implications of development and planning proposals under the CPCP. It is requested that these procedures and controls be developed in consultation with urban heat specialists and be consistent with relevant guidelines and research

#### Recommendations in regard to specific Sections of the Guidelines

- As a broad position, staff support co-location in principle subject to sufficient demonstration over any proposed co-location not compromising the achievement of the respective guidelines and legislative policy and framework. The CPCP Guidelines are requested to be amended ensure the provision of a plan containing sufficient detail for any application proposing co-location based on the above position.
- The Complimentary Values Section of the Guidelines be to provide clarity over how the following statement will be achieved through the implementation of Parts 1, 2 and 3 of the finalised document:

*Strategic planning documents and layouts should demonstrate complimentary values that enhance the CPCP and provide protection of waterway health and waterway management, contribution to urban canopy cover, mitigation of the heat island effect, delivery of a blue green grid and sustainability outcomes*

- The Guidelines provide clarification over the term “supporting ecosystem features” and its intended role in its implementation.
- The Guidelines is recommended to require the consideration of any available enhanced mapping of koala corridor mapping to supplement the CPCP mapping as well as a detailed site specific consideration in regard to the protection and management of koala corridors. The Guidelines is further requested to require

demonstrated addressing of Scientific Advice including that by the Office of Chief Scientist and Engineer by applicable proposals

- The Koala Part of the Guidelines be amended to require a koala Monitoring Program that is consistent with current scientific research and best practice technology and integrates with the NSW Koala Monitoring Framework related to the NSW Koala Strategy for applicable development proposals.

The submission requests a meeting be held with the Department of Planning, Housing and Infrastructure as a priority to discuss issues raised and recommendations that the invitation for this meeting be extended to representatives of Campbelltown City Council.

A further meeting between Council staff and Department of Planning to clarify and address concerns over the following regarding the integration of the finalised Guidelines and state led Development Control Plans is also requested:

- Clarification over whether the Wilton DCP will be updated to remove all CPCP Mitigation Guidelines and instead be called up via the SEPP and also whether all collateral supporting the CPCP within this DCP will also be updated
- Discussion over the integration of the Western Parkland SEPP include suitable measures to address all Core Objectives of the Urban Development Zones within the finalised updated Guidelines.
- Inclusion and integration of a site based masterplan recommended by this submission as a means of obtaining positive multiple outcomes on the site of a proposal, (preferably in the form of a Neighbourhood Plan and integrates with the Western Parkland SEPP) into all Parts of the finalised Guidelines.

In relation to this matter, staff appreciated the strong collaboration during the preparation of the Wilton Growth Area DCP and in broad terms support the document. The DPHI is requested to further note that full application of this DCP is viewed as being imperative for the achievement of positive outcomes on the site of proposals as well as the overall approval framework for the CPCP. Staff would prefer that this and other state led DCP's provide a supporting function in the implementation of the Guidelines.



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ABN: 93 723 245 808

*Our Reference: 12098#511*

Mr. Steve Hartley  
Executive Director, Resilience and Sustainability  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Via: [CPCP@planning.nsw.gov.au](mailto:CPCP@planning.nsw.gov.au) and

*Email has been removed*

24<sup>th</sup> April 2025

Dear Mr. Hartley,

#### **UPDATED DESIGN GUIDELINES FOR KOALA-EXCLUSION FENCING**

Thank you for the opportunity to provide comment on the revised Design Guidelines for Koala-Exclusion Fencing (the Guidelines). The extension of the deadline for comments is appreciated and has enabled additional consultation with staff involved in its implementation. Given the local koala population spans across local government boundaries and the implementation of this Guideline would also have a broader implication, Wollondilly Shire Council's Environmental Services Team has worked with Campbelltown City Council on a joint submission and we hope to provide detailed comments as soon as possible. However, in the absents of this, I would like to provide the following comments.

The preparation of the Guidelines offers several benefits, including providing clarity for proponents, ensuring consistency in the fencing product delivered, and minimising harm to local koala populations. However, a significant concern identified during the review of the Guidelines is the proposed maintenance responsibility for koala exclusion fencing and the associated buffer zones, which is expected to be funded by the land manager. While the importance of ongoing maintenance is acknowledged, this type of infrastructure is not currently considered a standard public asset and is therefore not currently included in Council's asset maintenance programs or long-term financial plans. As a result, this introduces a substantial and ongoing maintenance obligation for local councils, with the financial burden ultimately falling on local residents. Consultation with Campbelltown City Council has confirmed they share similar concerns.

Consequently, maintenance responsibilities for both fencing and any accompanying buffer requirements, must be funded and resourced at the State Government level. I would support further discussion on this matter to identify and discuss all potential solutions to this complex matter, knowing this concern would extend to other councils.

Should you wish to discuss this matter further, please contact Council's Team Leader Environmental Services, Sarah Kacir, on

*Phone and email has been removed*

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Corey McArdle  
Manager Waste and Environmental Services

## 8.18 Revised Policy – Knowledge Foundation Donations Policy

### Reporting Officer

Executive General Manager | City Placemaking and Services  
City Placemaking and Services

### 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
PA2 Community Learning

### Officer's Recommendation

1. That the revised Knowledge Foundation Donations Policy as attached to this report be adopted.
2. That the Knowledge Foundation Donations Policy review date be set at 30 May 2028.

### Purpose

To seek Councils endorsement of the Knowledge Foundation Donations Policy.

### History

The Knowledge Foundation Policy outlines the conditions under which a member of the public can make a tax-free donation to the Campbelltown Library Service.

As the Library Service is no longer able accept donations in cash, the wording of the policy has been amended to reflect this.


**Report**

The above mentioned policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

**Attachments**

8.18.1 Current Knowledge Foundation Donations Policy (contained within this report) [↓](#)

8.18.2 Proposed Knowledge Foundation Donations Policy (contained within this report) [↓](#)

 <b>CAMPBELLTOWN CITY COUNCIL</b>		<b>POLICY</b>
Policy Title	Knowledge Foundation Donations	
Related Documentation	Library Collection Development Policy Knowledge Foundation Donations Procedure Document	
Relevant Legislation	Local Government Act 1993 Income Tax and Assessment Act 1997 Goods and Services Tax Act 1999	
Responsible Officer	Manager Community Learning and Libraries	

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

To formalise the arrangements for accepting and acknowledging ~~eash~~ financial donations to the Knowledge Foundation.

**Policy Statement**

The Knowledge Foundation is the mechanism by which the Library Service can accept tax deductible ~~eash~~ financial donations to fund projects and collections. The Library has D.G.R. (Deductible Gift Register) Status from the Australian Tax Office.

Members of the community are invited to make a ~~eash~~ financial donation to the Campbelltown City Council Library's Knowledge Foundation.

Donations valued over \$2 (two dollars) are tax deductible and a receipt will be issued by the Campbelltown Library Service.

Donations will be credited to the Knowledge Foundation account and will be used to acquire a variety of library resources or fund programs through the library. Donated funds may be allowed to accumulate over time in order to fund larger projects.

Donations will be acknowledged in writing by a letter of thanks and, where appropriate, a tax receipt.

Conditional donations cannot be accepted.

Accurate records of all donations will be recorded as per Australian Tax Office requirements.

**Scope**

All library staff, members of the community and potential donors.

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
<b>Directorate:</b> City Lifestyles <b>Section:</b> Community Learning & Libraries <b>Record No.:</b> CDO-22/517	<b>Adopted Date:</b> 11/05/2022 <b>Revised Date:</b> 24/10/2022 <b>Minute Number:</b> 79	
	<b>Review Date:</b> 30/06/2024	<b>Page:</b> 1 of 2

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**Campbelltown City Council**

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**Definitions**

Nil

**Legislative Context**

Nil

**Principles**

To accept donations from members of the community to enhance collections and/or to assist with funding larger projects.

**Responsibility**

Manager Community Learning and Libraries.


**Effectiveness of this Policy**

To ensure the effectiveness of the policy all donations will be handled appropriately and where relevant a tax receipt will be issued. Record keeping will be kept up to date and all donations will be reported to Council on a regular basis.

This Policy will be reviewed every three years.

**END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
CDO-22/517	Page: 2 of 2	

 <b>CAMPBELLTOWN CITY COUNCIL</b>		<b>POLICY</b>
Policy Title	Knowledge Foundation Donations	
Related Documentation	Library Collection Development Policy Knowledge Foundation Donations Procedure Document	
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**Scope**

All library staff, members of the community and potential donors.

<b>DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY</b>		
<b>Directorate:</b> City Lifestyles <b>Section:</b> Community Learning & Libraries <b>Record No.:</b> CDO-22/517	<b>Adopted Date:</b> 11/05/2022 <b>Revised Date:</b> 24/10/2022 <b>Minute Number:</b> 79	
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**Campbelltown City Council**

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**Definitions**

Nil

**Legislative Context**

Nil

**Principles**

To accept donations from members of the community to enhance collections and/or to assist with funding larger projects.

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Manager Community Learning and Libraries.

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This Policy will be reviewed every three years.

**END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
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**9. QUESTIONS WITH NOTICE**

Nil

**10. RESCISSION MOTION**

Nil

**11. NOTICE OF MOTION****11.1 Community Gardens**

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**Notice of Motion**

Councillor Seta Berbari has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 13 May 2025.

That a report is provided on Council's support and tools to residents, who want to establish a community garden, and how to self- manage existing community gardens, to a high standard.

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## **11.2 Heat Impact**

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### **Notice of Motion**

Councillor Cameron McEwan has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 13 May 2025.

That a report be provided on:

1. How the 2019 Benchmarking Heat study informed council on heat and its impact across the LGA and what progress has been made to mitigate heat.
  2. How the council is equipping residents to be more resilient to heat.
  3. How council is prepared to respond to community and wildlife needs in heatwaves and other extreme heat weather events.
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### **11.3 Domestic and Family Violence Prevention**

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#### **Notice of Motion**

Councillor Joshua Cotter has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 13 May 2025.

1. That Council notes that May is Domestic and Family Violence Prevention Month; designated to raise community awareness of the social and personal impacts of domestic and family violence and the support available to those affected.
  2. That Council acknowledges the recent increase in Domestic Violence related assault incidents in Campbelltown.
  3. That Council is presented a report on the progress of actions under the Domestic and Family Violence Strategy 2023-2026.
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**12. URGENT GENERAL BUSINESS**

**13. PRESENTATIONS BY COUNCILLORS**

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

### **14.1 Lease - Homebase, 24 Blaxland Road, Campbelltown**

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

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

### **14.2 Deed for Occupation of Road Reserve - Glen Alpine**

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

-

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

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

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

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

### **14.4 Lease of Council Premises - 261 Queen Street, Campbelltown**

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

information that would, if disclosed, confer a commercial advantage on a competitor of the council.

### **14.5 Lease of Council Premises - 261 Queen Street, Campbelltown**

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

information that would, if disclosed, confer a commercial advantage on a competitor of the council.

