

# ORDINARY BUSINESS PAPER

13 AUGUST 2024

#### **COMMON ABBREVIATIONS**

AEP Annual Exceedence Probability
AHD Australian Height Datum

BASIX Building Sustainability Index Scheme

BCA Building Code of Australia
BIC Building Information Certificate
BPB Buildings Professionals Board

CLEP 2002 Campbelltown Local Environmental Plan 2002 CLEP 2015 Campbelltown Local Environmental Plan 2015

CBD Central Business District

CPTED Crime Prevention Through Environmental Design

CSG Coal Seam Gas

DA Development Application
DCP Development Control Plan
DDA Disability Discrimination Act 1992

DPE Department of Planning and Environment

EIS Environmental Impact Statement

EPA Act Environmental Planning and Assessment Act 1979

EPA Environmental Protection Authority
EPI Environmental Planning Instrument

FPL Flood Planning Level
FFTF Fit for the Future
FSR Floor Space Ratio

GRCCC Georges River Combined Councils Committee

GSC Greater Sydney Commission
HIS Heritage Impact Statement
IDO Interim Development Order
IPR Integrated Planning and Reporting
KPOM Koala Plan of Management
LEC Land and Environment Court
LEC Act Land and Environment Court

LEP Local Environmental Plan
LGA Local Government Area
LG Act Local Government Act 1993
LPP Local Planning Panel
LTFP Long Term Financial Plan
NGAA National Growth Areas Alliance
NOPO Notice of Proposed Order

NSWH NSW Housing

OEH Office of Environment and Heritage

OLG Office of Local Government, Department of Premier and Cabinet

OSD On-Site Detention

OWMS Onsite Wastewater Management System

PCA Principal Certifying Authority

PoM Plan of Management

POEO Act Protection of the Environment Operations Act 1997

PMF Probable Maximum Flood PN Penalty Notice PP Planning Proposal

PPR Planning Proposal Request
REF Review of Environmental Factors
REP Regional Environment Plan
RFS NSW Rural Fire Service

RL Reduced Levels

RMS Roads and Maritime Services SANSW Subsidence Advisory NSW

SEE Statement of Environmental Effects
SEPP State Environmental Planning Policy
SREP Sydney Regional Environmental Plan
SSD State Significant Development
STP Sewerage Treatment Plant

SWCPP Sydney Western City Planning Panel (District Planning Panel)

TCP Traffic Control Plan
TMP Traffic Management Plan
TNSW Transport for NSW

VMP Vegetation Management Plan
VPA Voluntary Planning Agreement

PLANNING CERTIFICATE - A Certificate setting out the Planning Rules that apply to a property (formerly Section 149

Certificate)

SECTION 603 CERTIFICATE - Certificate as to Rates and Charges outstanding on a property

SECTION 73 CERTIFICATE - Certificate from Sydney Water regarding Subdivision



# 06 August 2024

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 13 August 2024 at 6:30pm.

Lindy Deitz General Manager

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Lease of Council premises - 261 Queen Street, Campbelltown

Update of Possessory Title Claim - Part of Carpark at Ingleburn

Acquisition of SP2 Land - Minto

T2312 Kerbside Collection Services

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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.

Beneath our radiant Southern Cross
We'll toil with hearts and hands;
To make this Commonwealth of ours
Renowned of all the lands;
For those who've come across the seas
We've boundless plains to share;
With courage let us all combine
To 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.

**Ordinary Council Meeting** 

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

#### 3.1 Minutes of the Ordinary Meeting of Council held 9 July 2024

#### Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 9 July 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

# **Report**

That the Minutes of the Ordinary Meeting of Council held 9 July 2024 are presented to Council for confirmation.

#### **Attachments**

1. Minutes of the Ordinary Meeting of Council held 9 July 2024 (contained within this report)

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# **CAMPBELLTOWN CITY COUNCIL**

# **Minutes Summary**

# Ordinary Council Meeting held at 6:30pm on Tuesday, 9 July 2024.

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# Minutes of the Ordinary Meeting of the Campbelltown City Council held on 9 July 2024

**Present** The Mayor, Councillor G Greiss

Councillor G Brticevic
Councillor M Chivers
Councillor M Chowdhury
Councillor J Cotter
Councillor M George
Councillor K Hunt
Councillor M Khalil
Councillor D Lound
Councillor W Morrison
Councillor R Munro
Councillor M Oates
Councillor M Stellino

#### 1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the General Manager.

# **Council Prayer**

The Council Prayer was presented by the Chairperson Councillor Greiss.

#### 2. APOLOGIES/LEAVE OF ABSENCE

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

That the apologies of Councillor J Chew and R Manoto be accepted.

## 3. CONFIRMATION OF MINUTES

## 3.1 Minutes of the Ordinary Meeting of Council held 11 June 2024

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

That the Minutes of the Ordinary Council Meeting held 11 June 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

**181/2024** The Motion on being Put was **CARRIED**.

# 3.2 Minutes of the Extraordinary Meeting of Council held 25 June 2024

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

That the Minutes of the Extraordinary Council Meeting held 25 June 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

**182/2024** The Motion on being Put was **CARRIED**.

#### 4. DECLARATIONS OF INTEREST

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

# **Pecuniary Interests**

Councillor Warren Morrison Item 14.3 – Lease on Council Premises – 261 Queen Street, Campbelltown Councillor Morrison declared a conflict of interest in the item and will leave the chamber.

#### **Non Pecuniary - Significant Interests**

Nil

## Non Pecuniary - Less than Significant Interests

Councillor George Brticevic

Item 8.2 - Post Exhibition Report - Planning Proposal for 80 O'Sullivan Road, Leumeah

Item 8.3 - Post-exhibition Report - Mount Carmel Precinct Planning Proposal - 210 Spitfire Drive and 192, 247, and 345 St Andrews Road, Varroville

Item 8.4 - Planning Proposal - 1 Bugden Place Campbelltown

Item 8.5 - Planning Proposal and Draft Development Control Plan - 34 Queen Street, Campbelltown

Councillor Brticevic advised that he is a member of the Sydney Western City Planning Panel and will leave the chamber for the above items.

#### Councillor Masood Chowdhury

Item 8.2 - Post Exhibition Report - Planning Proposal for 80 O'Sullivan Road, Leumeah

Item 8.3 - Post-exhibition Report - Mount Carmel Precinct Planning Proposal - 210 Spitfire Drive and 192, 247, and 345 St Andrews Road, Varroville

Item 8.4 - Planning Proposal - 1 Bugden Place Campbelltown

Item 8.5 - Planning Proposal and Draft Development Control Plan - 34 Queen Street, Campbelltown

Councillor Chowdhury advised that he is a member of the Sydney Western City Planning Panel and will leave the chamber for the above items.

#### Councillor Karen Hunt

Item 8.2 - Post Exhibition Report - Planning Proposal for 80 O'Sullivan Road, Leumeah

Item 8.3 - Post-exhibition Report - Mount Carmel Precinct Planning Proposal - 210 Spitfire Drive and 192, 247, and 345 St Andrews Road, Varroville

Item 8.4 - Planning Proposal - 1 Bugden Place Campbelltown

Item 8.5 - Planning Proposal and Draft Development Control Plan - 34 Queen Street, Campbelltown

Councillor Hunt advised that she is a member of the Sydney Western City Planning Panel and will leave the chamber for the above items.

#### Councillor Joshua Cotter

Item 8.2 – Post Exhibition Report – Planning Proposal for 80 O'Sullivan Road, Leumeah Councillor Cotter advised that he has a personal conflict in this item and will leave the chamber.

#### Councillor Joshua Cotter

Item 8.3 - Post-exhibition Report - Mount Carmel Precinct Planning Proposal - 210 Spitfire Drive and 192, 247, and 345 St Andrews Road, Varroville

Councillor Cotter advised that he works for the Catholic Education Office and will leave the chamber.

The Mayor, Councillor George Greiss

Item 8.2 – Post Exhibition Report – Planning Proposal for 80 O'Sullivan Road, Leumeah Councillor Greiss advised that he has a personal conflict in this item and will leave the chamber.

#### **Other Disclosures**

Nil

## **Procedural Motion**

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

That Councillor W Morrison will chair the chamber for Item 8.2.

**183/2024** The Motion on being Put was **CARRIED**.

#### **Procedural Motion**

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

That Item 8.2 and Item 8.3 be brought forward to be considered before Item 5.1.

**184/2024** The Motion on being Put was **CARRIED.** 

#### 5. MAYORAL MINUTE

# 5.1 Building a Better Future: Campbelltown's Journey Through Advocacy

It was **Moved** Councillor Greiss:

That the information be noted.

**185/2024** The Motion on being Put was **CARRIED.** 

# 5.2 Dynamic and Informed Election

It was **Moved** Councillor Greiss:

That the information be noted.

### 5.3 Celebration of Macarthur Unity

It was **Moved** Councillor Greiss:

- 1. That the information be noted.
- 2. That Council endorse the establishment of the Shield of Macarthur.

In an unprecedented show of unity and commitment, I, along with my fellow Mayors of the Macarthur region, have been working collectively over the past two and a half years to advocate for the development and prosperity of our communities. This collaborative effort, known as the Macarthur Alliance, represents a significant milestone in regional cooperation.

The Macarthur Alliance is unique in its formation and operation, built not on a formal Memorandum of Understanding but rather on a foundation of mutual respect and shared vision. This approach has allowed us to work together more fluidly and effectively, prioritising the needs and aspirations of our respective communities.

The strength of the Macarthur Alliance lies in our mutual respect and commitment to the region. We have come together, not out of obligation, but out of a shared vision for the future of Macarthur. This collaboration allows us to advocate more powerfully for the infrastructure, services, and development our communities need.

The Macarthur Alliance exemplifies what can be achieved when leaders put aside individual agendas and party affiliation to work together for the greater good. We are proud of what we have accomplished so far and are excited about the future projects and initiatives that will benefit our communities.

To celebrate and strengthen the connections fostered through this Alliance, we are pleased to announce the establishment of a new award: the Shield of Macarthur. This prestigious award will honour individuals who have significantly contributed to the region's development and unity, symbolising their pivotal role in the growth and cohesion of Macarthur.

The rules for the Shield of Macarthur award stipulate that nominees must be made by one of the Mayors and approved by all three Mayors of the Macarthur region. Additionally, the award will be administered by Campbelltown City Council, ensuring a fair and transparent process.

The Shield of Macarthur is our way of recognising and celebrating those who have made outstanding contributions to our region. It is a symbol of our appreciation and a testament to the enduring spirit of collaboration within the Macarthur community.

The Alliance continues to focus on key areas such as infrastructure development, economic growth, and community wellbeing. By leveraging our collective voice, we aim to secure more significant investment and support from state and federal governments.

I thank all of my Macarthur Mayors for their contributions and commitment and as a continuous show of support and collaboration and note a similar Mayoral Minute will be presented to all three councils.

## 6. PETITIONS

#### 7. CORRESPONDENCE

#### 7.1 Pickleball Courts

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

That the letters be received and the information be noted.

**188/2024** The Motion on being Put was **CARRIED.** 

# 7.2 Spring Farm Parkway - South Bound Ramps

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

That the letter be received and the information be noted.

**189/2024** The Motion on being Put was **CARRIED**.

#### 7.3 Ramadan Nights

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

That the letters be received and the information be noted.

**190/2024** The Motion on being Put was **CARRIED**.

#### 7.4 Colonial History

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

That the letter be received and the information be noted.

#### 7.5 Pre-election Commitment Update

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

- 1. That the letters be received and the information be noted.
- 2. That the letter from Greg Warren MP, tabled at the meeting, be noted.

**192/2024** The Motion on being Put was **CARRIED.** 

# 7.6 Western Sydney Transport Infrastructure Panel

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

That the letter be received and the information be noted.

**193/2024** The Motion on being Put was **CARRIED.** 

# 7.7 Naming of Coronation Park Netball Complex

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

- 1. That the letter be received, and the information noted.
- 2. That Council undertake an urgent review of Council Reserves, Roads, Assets and Facilities Names policy in line with guidelines issued by Geographical Names Board, relevant public exhibition requirements and to reflect our community.
- 3. That the member for Macquarie Fields be notified and invited to make submissions on the policy and if appropriate make a formal request based on the policy once approved.

A Division was recorded in regard to the Resolution for Item 7.7 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**194/2024** The Motion on being Put was **CARRIED UNANIMOUSLY**.

# 7.8 Local Planning Panel

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

That the letter be received and the information be noted.

**195/2024** The Motion on being Put was **CARRIED**.

# 7.9 Proposed Federal Electoral Boundary Redistribution

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

That the letters be received and the information be noted.

**196/2024** The Motion on being Put was **CARRIED**.

# 7.10 Queen Street Pedestrian Crossing

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

That the letters be received and the information be noted.

**197/2024** The Motion on being Put was **CARRIED**.

#### **Procedural Motion**

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

That Item 7.11 be considered with Item 8.17.

### 7.11 Code of Meeting Practice

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

That the letters be received and the information be noted.

A Division was recorded in regard to the Resolution for Item 7.11 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**199/2024** The Motion on being Put was **CARRIED UNANIMOUSLY**.

# 7.12 Campbelltown Sports Stadium

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

That the letters be received and the information be noted.

**200/2024** The Motion on being Put was **CARRIED**.

#### 8. REPORTS FROM OFFICERS

#### 8.1 Ambassador Program

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

- 1. That a register of notable residents and personalities with a strong connection to Campbelltown be developed and updated on an annual basis.
- 2. That the list should be considered for any Council run programs or events to offer recommendations to organisations who may enquire about notable Campbelltown personalities for events or programs.

**Meeting Note:** Having declared an interest in Item 8.2 - The Mayor, Councillor Greiss vacated the chair and left the chamber at 6:44 pm.

**Meeting Note:** Having declared interests in Item 8.2 and 8.3 Councillor Brticevic, Councillor Chowdhury, Councillor Cotter and Councillor Hunt left the Chamber at 6:43pm.

# 8.2 Post Exhibition Report - Planning Proposal and Draft Site Specific Development Control Plan for 80 O'Sullivan Road, Leumeah

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

- 1. That Council endorse the Planning Proposal at attachment 1 and request the Department of Planning, Housing and Industry to finalise the Planning Proposal and make the amendment to Campbelltown Local Environmental Plan 2015.
- 2. That Council note the additional submission made in relation to access arrangements and related matters in the draft specific Development Control Plan.
- 3. That the decision on the draft site-specific Development Control Plan be deferred to allow further consultation with the neighbour and the proponent and refining of the draft Development Control Plan as it relates to neighbours access over the development site.

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors D Lound, M Oates, W Morrison, M Khalil, M Stellino, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**Meeting Note:** Councillor Greiss returned to the Chamber and resumed the chair at 7:04pm.

# 8.3 Post-exhibition Report - Mount Carmel Precinct Planning Proposal - 210 Spitfire Drive and 192, 247, and 345 St Andrews Road, Varroville

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

- 1. That Council endorse the Mount Carmel Precinct Planning Proposal 210 Spitfire Drive and 192, 247 and 345 St Andrews Road, Varroville at attachment 1.
- 2. That Council does not exercise its delegated functions for local plan-making in this instance and instead forward the Planning Proposal to the Department of Planning, Housing and Industry to finalise the Planning Proposal and make the amendment to Campbelltown Local Environmental Plan 2015.
- 3. That Council write to those who made a submission and advise them of Council's decision.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors G Greiss, D Lound, M Oates, W Morrison, M Khalil, M Chivers, M George and R Munro.

Voting against the Resolution were Councillor M Stellino.

#### **203/2024** The Motion on being Put was **CARRIED.**

**Meeting Note:** Councillor Brticevic, Councillor Chowdhury, Councillor Cotter and Councillor Hunt returned to the Chamber at 7:18 pm.

**Meeting Note:** Having declared interests in Items 8.4 and 8.5 Councillor Brticevic, Councillor Chowdhury and Councillor Hunt left the Chamber at 8:58 pm.

# 8.4 Planning Proposal - 1 Bugden Place Campbelltown

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

- 1. That Council endorse the Planning Proposal at attachment 1 which seeks to amend the Campbelltown Local Environmental Plan 2015 as it applies to 1 Bugden Place, Campbelltown (Lot 1, DP 882496), by exempting the site from the requirements of clause 7.9 and including a local provision that requires 3,000 m² of non-residential land uses to be provided on the site at ground level.
- 2. That the Planning Proposal be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- 3. That Council undertake community and public authority consultation of the Planning Proposal and the Draft Development Control Plan in accordance with Gateway Determination requirements.
- 4. That Council request delegation to make the local environmental plan under Section 3.36 of the Environmental Planning and Assessment Act, 1979.
- 5. That a report on the outcome of public exhibition of the Planning Proposal be presented to Council.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors G Greiss, D Lound, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

# 8.5 Planning Proposal and Draft Development Control Plan - 34 Queen Street, Campbelltown

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

- 1. That Council endorse the Planning Proposal at attachment 1 which seeks to amend the Campbelltown Local Environmental Plan 2015 as it applies to 34 Queen Street, Campbelltown by rezoning part of the site from MU1 Mixed Use to R4 High Density Residential, increasing the maximum permissible height of building from 26 m to 28 m and 52 m and introducing a maximum floor space ratio of 2.85:1.
- 2. That subject to recommendation No.1, further expert advice regarding flooding be obtained and the Planning Proposal then be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- 3. That subject to recommendation No.1, Council endorse the draft Development Control Plan at attachment 4 and allow its public exhibition, subject to the inclusion of any required adjustments following the receipt of additional flooding information.
- 4. That subject to a positive Gateway determination, the Planning Proposal and draft Development Control Plan be exhibited in accordance with Gateway Determination requirements.
- 5. That Council request delegation to make the local environmental plan under Section 3.36 of the Environmental Planning and Assessment Act, 1979.
- 6. That a report on the outcome of the public exhibition of the Planning Proposal and draft Development Control Plan be presented to Council.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors G Greiss, D Lound, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

**205/2024** The Motion on being Put was **CARRIED**.

**Meeting Note:** Councillor Brticevic, Councillor Chowdhury and Councillor Hunt returned to the chamber at 9:02 pm.

# 8.6 Policy Review: Conflict of Interest Policy - Council Related Development

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

- 1. That Council adopt the amended Managing Conflicts of Interest for Council-Related Development Policy shown at attachment 2.
- 2. That the Managing Conflicts of Interest for Council-Related Development Policy review date be set at 30 June 2028.

**206/2024** The Motion on being Put was **CARRIED**.

# 8.7 Significant Development Applications

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

That the information be noted.

**207/2024** The Motion on being Put was **CARRIED**.

# 8.8 Appointment of Community and Expert Representatives - Campbelltown City Local Planning Panel

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

- 1. That Alison Dunshea, Adam Novek, Sonia Ahmad, Genere Dudang and Shahana Nury be appointed as Community Representatives of the Campbelltown Local Planning Panel subject to them satisfying the required probity checks.
- 2. That Scott Barwick, David Crofts, Schandel Fortu, Vincent Hardy, Anthony Hudson, Glennys James, Elizabeth Kinkade, Brian Kirk, Rod Logan, Erik Maranik, Thomas Mithen, Janette Murrell, David Ryan, Deborah Sutherland, Matthew Taylor, Sue Weatherly and Peter Wells be appointed as expert members of the Campbelltown Local Planning Panel.

# 8.9 Campbelltown Billabong Project Close Out Report

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

- 1. That Council seeks a report into the feasibility of establishing a café or food venue at the Billabong Parklands.
- 2. That the design and aesthetics of the facility is to harmonise with the existing Aboriginal features and appearance of the Billabong Parklands.
- 3. That if possible the Report of the findings be presented in the August Council meeting, to enable consideration before the peak swimming season.

A Division was recorded in regard to the Resolution for Item 8.9 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

209/2024 The Motion on being Put was CARRIED UNANIMOUSLY.

# 8.10 Nepean River Reserve - Due Diligence Investigations

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

- 1. That Council support further investigations to rename Nepean River Reserve in consultation with the community as part of planned upgrade works.
- 2. That Council resolve to consolidate lots at the site and undertake further investigations to resolve historic lot and LGA boundary line changes with regards to the Nepean River.
- 4. That Council resolve to reclassify the site from Operational Land to Community Land under the *Local Government Act 1993*.

### 8.11 Investments and Revenue Report - May 2024

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

That the information be noted.

**211/2024** The Motion on being Put was **CARRIED**.

## 8.12 Sundry Debtor Write Off 2024

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

That the debts listed totalling \$34,459.10 are written-off as uneconomical to recover.

**212/2024** The Motion on being Put was **CARRIED.** 

# 8.13 T24/06 Veterinary Services

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

That Council:

- 1. In accordance with section 178 of the Local Government (General) Regulation 2021, declines to accept the tenders received for Veterinary Services for the Animal Care Facility as they do not meet Council's requirements.
- 2. Enter into negotiations with parties expressing interest in the Request for Tender (RFT) by way of downloading the RFT. As the market has been tested through this process with the current service provision, the evaluation panel do not see any benefit in inviting fresh tenders for the same service.
- 3. Notify the Tenderers of the results of the tender process.

# 8.14 Reports and Letters Requested

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

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

214/2024 The Motion on being Put was CARRIED.

# 8.15 Policy Review: Child Protection Policy

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

- 1. That the Child Protection Policy (attachment 1) be rescinded.
- 2. That the revised Child Protection and Child Safety Policy (attachment 2) be adopted.
- 3. That the Child Protection and Child Safety Policy review date be set at 30 June 2028.

215/2024 The Motion on being Put was CARRIED.

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

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

That the minutes of the Audit Risk and Improvement Committee held 18 June 2024 be noted.

# 8.17 Outcome of Public Exhibition of Code of Meeting Practice - Councillor Briefing amendments

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

- 1. That Council consider the submissions and adopt the Code of Meeting Practice Councillor briefing amendment in accordance with the exhibited draft.
- 2. That all those who made a formal submission on the Code of Meeting Practice exhibition, be notified of Council's decision.

A Division was recorded in regard to the Resolution for Item 8.17 with those voting for the Motion being Councillors G Greiss, D Lound, K Hunt, M Chowdhury, M Oates, W Morrison, M Khalil, M Stellino, J Cotter, G Brticevic, M Chivers, M George and R Munro.

Voting against the Resolution were Nil.

217/2024 The Motion on being Put was CARRIED UNANIMOUSLY.

# 8.18 Minutes of the Campbelltown Arts Centre Strategic Committee Report

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

That the minutes of the Campbelltown Arts Centre Strategic Committee held 27 March 2024 be noted.

**218/2024** The Motion on being Put was **CARRIED**.

#### 8.19 Policy review: Divestment of Land and Building Assets Policy

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

- 1. That the revised Divestment of Land and Building Assets Policy as detailed in this report be adopted.
- 2. That the Divestment of Land and Building Assets Policy review date be set at 30 September 2026.

#### 9. QUESTIONS WITH NOTICE

# 9.1 Gilead Stage 2 Development

Councillor Matt Stellino asked the following Questions with Notice:

- 1. Has the General Manager received a response from Kiersten Fishburn to the letter she sent to her on 21 May 2024?
- 2. In the above mentioned letter, the General Manager wrote that "all relevant government agencies and Sydney Water had issued their concurrence to the planning proposal for an initial sub-stage to continue with the Gilead development". Could the General Manager please provide a copy of who those government agencies were?

# Response:

- 1. No formal response has been received however, there has been verbal communication between the General Manager and the Secretary.
- 2. The comment in the letter was prefaced with "I understand that all relevant government agencies..." The NSW Government's Planning Portal shows that the following agencies provided submissions on the Gilead Stage 2 State Assessed Planning Proposal:
  - Western Parkland City Authority
  - TfNSW
  - Mining, Exploration and Geoscience
  - Subsidence NSW
  - EPA
  - TRANSGRID
  - Sydney Water
  - WaterNSW
  - Fire and Rescue NSW
  - RFS
  - Museums of History NSW
  - NSW Health
  - Heritage NSW
  - Schools Infrastructure NSW
  - Greater Cities Commission
  - Environmental and Heritage Group

#### 10. RESCISSION MOTION

Nil

#### 11. NOTICE OF MOTION

# 11.1 NSW Physical Disability Rugby League Competition

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

1. That Council investigate the NSW Physical Disability Rugby League competition and explore any opportunity for games to be played at Campbelltown Sports Stadium.

**220/2024** The Motion on being Put was **CARRIED**.

# 11.2 Menangle Creek Rezoning

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

- 1. Write to the Hon. Paul Scully MP, NSW Minister of Planning asking them to rezone the Menangle Creek-Noorumba Corridor including Condition 22A land as C2 as a matter of urgency.
- 2. Write to the Hon. Penny Sharpe MLC as the Minister for the Environment seeking her support for the rezoning.
- 3. Write to Greg Warren MP as the local state representative seeking his support for the rezoning.

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

Voting against the Resolution were Nil.

**221/2024** The Motion on being Put was **CARRIED UNANIMOUSLY**.

# 11.3 Hume Motorway - Eastbound onramp

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

Councillor Matt Stellino has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 09 July 2024.

- 1. Write to Jo Haylen MP, NSW Minister for Transport & John Graham MP, NSW Minister for Roads seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.
- 2. Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms Anne Stanley MP & Dr. Mike Freelander MP as the respective State & Federal representatives to seek their attention and support for the repairs.

**222/2024** The Motion on being Put was **CARRIED.** 

# 11.4 Young Mayor's Program

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

- 1. That Council investigate the Young Mayor's Program to understand the opportunity to implement the program in Campbelltown.
- 2. That a report be presented to Council with the results of the investigation.

### 11.5 S.355 Committee of the Campbelltown Theatre Group

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

1. That Council extinguish the s.355 Committee of the Campbelltown Theatre Group connected with the Campbelltown Town Hall, to support equitable access to the significant historical building that they occupy and ensures the ability of all the public to access it as required.

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

Voting against the Resolution were Nil.

**224/2024** The Motion on being Put was **CARRIED UNANIMOUSLY**.

#### 12. URGENT GENERAL BUSINESS

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

That a Notice of Motion be brought forward to discuss in relation to Council undertakes a report and feasibility study into the return of the Fishers Ghost Parade as an item of Urgent General Business.

The Mayor, ruled, in accordance with Clause 9.3(b) of the Code of Meeting Practice that the motion moved by Councillor Cotter is 'out of order' as the required notice was not given and the business is not of 'great urgency' such that must be decided t this meeting. It should be dealt with at the next Council meeting by way of Notice of Motion.

**225/2024** The Motion on being Put was **CARRIED**.

#### **Procedural Motion**

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

That in accordance with Clause 18.2 of the Code of Meeting Practice the finishing time of the meeting be extended by 30 minutes.

#### 13. PRESENTATIONS BY COUNCILLORS

- Councillor Darcy Lound represented the Minister for Planning and Public Spaces, the Hon.
  Paul Scully MP at the official opening of Marsden Park. Councillor Lound thanked The
  Mayor Dr. George Greiss for inviting him to co-cut the ribbon. Councillor Lound
  commended the Council and staff for their excellent work in collaboration with NSW State
  Government in creating a new play space at Marsden Park, situated near public and
  private hospitals in Park Central, it offers families a place to unwind while visiting loved
  ones.
- 2. Councillor Karen Hunt on 22 June 2024 with Councillor Oates attended the Lifeline annual Gala Dinner James Bond 007 at the William Inglis Hotel, Warwick Farm. Councillor Hunt expressed how great it was to see everyone get involved in the theme of the night and enjoying a fun and fantastic evening raising money for Lifeline.
- 3. Councillor Masood Chowdhury on 8 July 2024 attended the NAIDOC flag raising at Campbelltown City Council Forecourt. Councillor Chowdhury was proud to attend the event celebrating the history, culture, and contributions of Aboriginal and Torres Strait Islander peoples and thanked the staff for organising the event.
- 4. Councillor Meg Oates attended the Opening of Chillfest and alongside Councillor John Chew had the pleasure of cutting the ribbon. The fabulous event initiated by Councillor Hunt, which Councillor Oates described as a great success for the Council. The event has seen increasing crowds and improved staging, delighting families in the community. Councillor Oates thanked the staff for their hard work in making the event such a hit.
- 5. Councillor Meg Oates on 28 June 2024 attended the Marsden's Law Group annual Local Government, Planning & Environmental Law Conference at Campbelltown Arts Centre. Councillor Oates expressed how intriguing it was to gain insight into legal issues, particularly related to planning, that are prevalent across the local government sector with a well organised presentation.
- 6. Councillor Meg Oates had the opportunity to take her grandchildren to an event organised by Council, at Oz Comix in the Old Post Office to work with a professional cartoon illustrator, Marcelo Baez, to learn how to do cartoon drawings. It was a great event for all who attended.
- 7. Councillor Warren Morrison on 16 June 2024 along with the Mayor, Dr George Greiss and Councillor Lound, who was representing the Hon. Paul Scully MP, Minister for Planning and Play Spaces at the opening of Marsden Play space. Councillor Morrison expressed what an exciting morning it was witnessing local residents and children enjoying the new play equipment was truly remarkable, the newly opened area promises to be a relaxing space for surrounding residents, hospital visitors, and locals alike to spend quality time with their families and friends in the future. Councillor Morrison thanked the staff for their excellent work in developing the Marsden Park play space.

- 8. Councillor Warren Morrison on 19 June 2024 along with The Mayor, Dr George Greiss, Councillor Cotter and other Councillors from the Macarthur area attended the event Special Speeds for Special Needs at Fast Lane Karting Minto. Councillor Morrison congratulated the owner Dean Choma and a local Ambassador for disability Mark Keaton on the event establishing a disability driving program for kids and hopes it becomes a great event for Campbelltown.
- 9. Councillor Warren Morrison on 25 June 2024 attended the Eloma Olympics for individuals with disabilities at Campbelltown Showground, many adults and children enjoyed a leisurely afternoon participating in sports and having a great time. Councillor Morrison extended a heartfelt thanks to the organizers, Yvonne Julius and Christina Alvares, for their dedicated work with Eloma Care Macarthur. Councillor Morrison was pleased to be able to catch up with Mark Keaton, who formerly played disability NRL for Tigers city country and NSW. Mark was actively engaging with the children, playing touch football with them, which was wonderful to see.
- 10. Councillor Warren Morrison on 29 June 2024, along with Greg Warren MP, The Hon. Anoulack Chanthivong MP, Sally Quinnell MP and Deputy Mayor, Councillor Masud Khalil, attended the Macarthur Multicultural Children's Festival at the Leumeah Station car park area. Councillor Morrison expressed what a vibrant celebration the event was and extended a sincere thanks to Brian Laul and his dedicated team of volunteers for organizing and hosting this fantastic multicultural event for the 6th consecutive year. Their efforts have provided a joyful and enriching experience for children and parents throughout Campbelltown and Macarthur.
- 11. Councillor Warren Morrison on 8 July 2024 along with fellow Councillors and dignitaries participated in the official Flag raising ceremony for NAIDOC week at the Council Forecourt followed by the walk to the Campbelltown Art Centre for a spectacular celebration. Councillor Morrison expressed how proud he was to witness one of the largest crowds ever assembled for the wonderful event. Councillor Morrison thanked the dedicated staff of Campbelltown City Council for their outstanding efforts in organizing yet another memorable community event during NAIDOC week. Their hard work ensured a meaningful and enjoyable experience for all involved.
- 12. Councillor Warren Morrison and Councillor Joshua Cotter announced that for the up and coming local election they will be joining teams. They expressed their enthusiasm about collaborating for the future of Campbelltown, emphasising their shared commitment to the community. Both independents have been dedicated to serving the members of the local government area (LGA) and they plan to continue their efforts after the upcoming election, aiming to secure 2 elected positions. With a goal of integrating community and volunteer experiences seamlessly, preparing to tackle the challenges ahead. Their primary focus remains on advancing the interests of the Campbelltown community, and they extend their best wishes to all seek representative duties for their endeavours.
- 13. Councillor Joshua Cotter on 14 June 2024 with the Mayor, Dr George Greiss attended the 24 hour fight against cancer charity launch at Clintons Toyota. Councillor Cotter advised that \$332,000 was raised which brings the total in 20 years to \$5,636,000 this is all raised by volunteers and all donations go to the Macarthur Therapy Centre at Campbelltown and Camden Palliative care.

- 14. Councillor Matt Stellino on 20 June 2024 along with Councillor Munro attended the opening screening of the documentary "The Koalas" by Georgia Wallace-Crabbe and Gregory Miller, at Dumaresq Street Cinemas. Councillor Stellino described the documentary a heartfelt portrayal on the challenges and resilience of koalas, particularly those in Campbelltown and Sydney. Councillor Stellino encouraged all Councillors to watch it online, emphasizing its insightful look into the species' struggles nationwide.
- 15. Councillor George Brticevic congratulated Abbey Davis who was awarded the future Leaders Award for Graduate Landscape Architects at the Australian Institute of Landscape Architect State Awards. Councillor Brticevic commended her on a fantastic achievement and was fortunate enough to meet her at the opening of the Billabong and see the pride on hers and her families faces. The completed Billabong project is a testament to Abbey's ability as a Design Manager. Councillor Brticevic acknowledged the Council for the focus on training and encouraging staff to excel in their chosen profession.
- 16. Councillor Riley Munro on 30 June 2024 along with Councillor Chowdhury, Councillor Chew, Greg Warren MP, and Sally Quinell MP attended the Multicultural Carnival hosted by the South West Sydney Orchestras at Campbelltown Art Centre. The event showcased a fantastic display of the people in the Macarthur region. It featured two concerts throughout the day, both of which were successfully organized and executed. Councillor Munro expressed gratitude for the opportunity to attend such a well-run event that celebrated the cultural vibrancy of the community.

### 14. CONFIDENTIAL REPORTS FROM OFFICERS

### **Confidentiality Recommendation**

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

1. That this Ordinary Meeting of Council be adjourned and reconvened as a meeting of the Confidential Committee for discussion of items 14.1, 14.2, 14.3 and 14.4 which are considered to be confidential in accordance with Section 10A(2) of the *Local Government Act 1993*, as indicated below:

### Item 14.1 Application to Revoke Dangerous Dog Declaration

Item 14.1 is confidential in accordance with Section 10A(2)(a) of the *Local Government Act 1993* as the report refers to personnel matters concerning particular individuals (other than Councillors).

### Item 14.2 Lease on Council Property - Ambarvale Community Hall

Item 14.2 is confidential in accordance with Section 10A(2)(d)(ii) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a competitor of the council.

### Item 14.3 Lease on Council Premises - 261 Queen Street, Campbelltown

Item 14.3 is confidential in accordance with Section 10A(2)(d)(ii) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a competitor of the council.

### Item 14.4 Lease on Council Property - Ambarvale

Item 14.4 is confidential in accordance with Section 10A(2)(d)(ii) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a competitor of the council.

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

**227/2024** The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 10:41 pm and reconvened as a meeting of the Confidential Committee at 10:42 pm.

### **Recommendations of the Confidential Committee**

### 14.1 Application to Revoke Dangerous Dog Declaration

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

- 1. That the Dangerous Dog Declarations made on 9 December 2014, in respect of a male German Shepherd be revoked in accordance with provision Section 39 (2)(a) Companion Animals Act, 1998.
- 2. That Council give notice to the owner of the dog and to the Director General Division of Local Government of the revocation of the Dangerous Dog Declarations referred to in 1 above within seven days in accordance with the provisions of Sections 39 (3) and 40 (2) Companion Animals Act, 1998.

**228/2024** The Motion on being Put was **CARRIED.** 

### 14.2 Lease on Council Property - Ambarvale Community Hall

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

- 1. That Council endorse the terms of a new Lease agreement at Ambarvale Community Hall on terms set out in the body of this report.
- 2. That all and any documentation associated with this lease be signed by way of delegated authority by the General Manager (or her authorised Delegate) under Section 377 of the Local Government Act 1993.

**229/2024** The Motion on being Put was **CARRIED**.

**Meeting Note:** Having declared an interest in this item Councillor Morrison left the Chamber at 10:42 pm.

### 14.3 Lease on Council Premises - 261 Queen Street, Campbelltown

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

- 1. That Council endorse the renewal of Lease for Shop 6, 261 Queen Street, Campbelltown on terms set out in the body of this report.
- 2. That all and any documentation associated with the renewal of Lease is signed by the General Manager (or her authorised delegate) under Section 377 of the *Local Government Act* 1993.

**230/2024** The Motion on being Put was **CARRIED.** 

Meeting Note: Councillor Morrison returned to the Chamber at 10:43 pm.

### 14.4 Lease on Council Property - Ambarvale

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

- 1. That Council endorse the terms of a new lease on Council property at Ambarvale on terms set out in the body of this report.
- 2. That all and any documentation associated with the new lease is signed by way of delegated authority by the General Manager (or her authorised delegate) under Section 377 of the Local Government Act 1993.

231/2024 The Motion on being Put was CARRIED.

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

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

**232/2024** The Motion on being Put was **CARRIED**.

At the conclusion of the meeting	of the Confidentia	I Committee the	Open Council	Meeting
was reconvened at 10:44 pm				

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

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

**233/2024** The Motion on being Put was **CARRIED.** 

There being no further business the	e meeting closed a	nt 10:46 pm .	
Confirmed by Council on			
(	General Manager		Chairperson

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

### **Statement of Ethical Obligations**

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

### **Declarations of Interest**

Pecuniary Interests

Non Pecuniary - Significant Interests

Non Pecuniary - Less than Significant Interests

Other Disclosures



### 5. MAYORAL MINUTE

# 5.1 Building a Brighter Future: Persistence, Innovation, and Community Spirit

### Recommendation

That the information be noted.

This is not my last Mayoral Minute. Next week we intend to hold an Extraordinary Meeting of Council to celebrate the achievements of this Council, offer my gratitude to my fellow Councillors, wish those who are contesting the election the best of luck, and those who are not a thank you on behalf of Campbelltown. I will share a detailed last Mayoral Minute then, including a thank you to our residents and stakeholders.

Today I would like to offer a reflection.

As I reflect on the last two and a half years, we have worked tirelessly to bring Campbelltown and Macarthur's issues to the forefront of governments of all levels and persuasions. This approach has been central to our journey, but it certainly hasn't been a smooth ride. As the Treasurer of New South Wales, the Hon Daniel Mookhey MLC, described in his Inaugural Speech when he spoke about his early career:

"It is akin to a quest, a hard quest, with defeat, followed by setback, followed by regeneration, some reflection and—at least for the persistent—the chance of triumph."

Persistent we have been, and persistent we should continue to be. In the time I have been Mayor, I have sent 635 letters and had 111 meetings with Ministers, Shadow Ministers, and MPs from the State and Federal governments advocating for a better future for our city and our region.

I paid little attention to partisan politics and willingly worked with anyone and supported any policy that benefitted our city while rejecting anyone or anything that disadvantaged it, regardless of their political affiliation. I have been unashamedly biased. I had one job: to work for the people of Campbelltown, and one area to focus on: the Macarthur region.

In continuing the Treasurer's reflection, I may share a verse from his holy text, the Bhagavad Gita, that resonates with me, especially now as I am exiting politics; It is Chapter 2, Verse 47:

"You have a right to perform your prescribed duties, but you are not entitled to the fruits of your actions. Never consider yourself the cause of the results of your activities, nor be attached to inaction."

We have relentlessly championed the causes that matter most to our residents. Our efforts have seen new projects planned, healthcare services expanded, and infrastructure development initiated that will benefit our city for generations to come.

The investments we received will allow us to develop pedestrian-friendly spaces, expand public arts, rejuvenate community infrastructure, and enhance urban liveability. These projects, which will be delivered in the coming years, will not only enhance our city's future but also foster a more vibrant, sustainable, and inclusive community.

However, amidst our successes, we must also acknowledge the battles still to be won. Our fight for improved public transport connectivity, particularly the long-awaited railway extension from Glenfield to Western Sydney International Airport and the airport to Campbelltown-Macarthur, is only in the business case funding stage, and we are yet to see a funding commitment. In the interim, prior to delivery of the rail, we have advocated for a rapid bus network to connect our community to the new airport, however, we have only received enhancements to our local bus network. Our Justice Precinct is yet to be progressed by the Government to the next stage, but we have completed the Master Plan and delivery framework and invested significant funds to support its delivery.

As the Hon John Howard said when he was Prime Minister of Australia in 2004:

"Politics is a long game... Politics is always a marathon and not a sprint."

We have made our case through detailed proposals, parliamentary inquiry submissions and appearances, and persistent advocacy. While progress has been slow, our resolve remains firm. I am sure that these projects will be delivered—they must be delivered for the benefit of our community. We must keep fighting for our community's needs and desires, ensuring they are front and centre of government, regardless of who is elected to this council or who is in the state and federal government, regardless of the delays or the rejection. As Galatians 6:9 (NKJV) says:

"And let us not grow weary while doing good, for in due season we shall reap if we do not lose heart."

According to the latest housing targets, the Macarthur region is expected to support almost 20 percent of the population growth in Western Sydney and around 10 percent of all metropolitan Sydney housing growth within the next five years. This is on top of having a current population bigger than Darwin and Hobart and being the fastest-growing region in the country over the last five years.

As a region, we are happy to continue the growth. We are happy to do our fair share to deliver housing diversity, and we are happy to support government initiatives to deal with the current housing crisis.

But we need support. We need funding. We need transport. We need water and sewerage infrastructure to support housing supply and ensure that we can deliver, or even exceed, the government's housing targets. We need jobs and economic opportunities to ensure our growth is not only in dormant suburbs but in vibrant, sustainable, and prosperous communities.

We need to make sure we are looking after our current and future residents. We must continue to work with other agencies to achieve these goals. We must keep advocating to governments of all levels and persuasions.

As we stand at the crossroads of history and future planning, it is not only Campbelltown that is changing, but all of Sydney. We must look back to understand and learn from our mistakes and look forward to innovate and build a better future.

Charles Dickens, in 1859, opened his timeless novel, A Tale of Two Cities, with these profound words:

"We had everything before us, we had nothing before us, we were all going direct to Heaven, we were all going direct the other way—in short, the period was so far like the present period."

These words resonate deeply when we reflect on the urban evolution of Sydney. A city that has been shaped by the tireless efforts of those who came before us. Their dedication laid the groundwork for the vibrant, diverse community we enjoy today. Reflecting on their legacy, we recognise the importance of learning from the past. The challenges we faced, the obstacles we overcame, and the victories we celebrated all serve as valuable lessons.

Around the time Dickens wrote these lines, the renowned British economist William Stanley Jevons visited Sydney and noticed that the city exhibited stark urban segregation. Although Sydney's segregation was not as severe as that of English cities, it was significant enough to warrant investigation.

Jevons conducted a population survey and developed a unique social class map of Sydney, vividly illustrating the urban divide. He classified residents into three classes and shaded the map accordingly: red for first-class residences, blue for second-class, and black for third-class. An interesting choice of colours, but it was the 1800s.

Jevons observed that suburbs on elevated grounds and areas with significant open spaces housed a high concentration of first-class residences. The second-class residents were more dispersed, mostly inhabiting built-up areas close to the city centre. Meanwhile, the third-class residents occupied the lowest, most densely packed, and least accessible parts of town.

Amid this urban disparity, foreign capital played a crucial role. British investors funded public utilities such as railways, which in turn spurred urban residential development. The rapid expansion of the public transport network and the establishment of new suburbs enabled the aspiring middle class, and even the higher-paid lower class, to escape the dense city and realise the suburban dream.

Although the term "Australian dream" was not formalised until the post-war era, early observers like Richard Twopeny vividly described its nascent form in the late 19th century. By the turn of the 20th century, suburban life had become an unmistakable symbol of social status, success, and security.

Sydney's urban history demonstrates a complex interplay between density and sprawl—a pattern that mirrors the present period. Over the years, the city's growth patterns have been shaped by the tension between these forces. Higher density areas have often emerged around major public transport hubs, promoting efficient land use and accessibility. Meanwhile, suburban sprawl has spread outward, driven by the quest for more space and lifestyle, necessitating an expansion of road networks and infrastructure.

Our city's history has been recreating itself in an interesting cycle, shifting west with each boom and bust. While I would love to delve into this narrative and highlight the active role of local government, time constraints compel me to be brief.

Innovation is key to our future success. As we embrace new technologies and ideas, we must remain committed to sustainable development and smart urban planning. This includes investing in green infrastructure, enhancing public transportation, and creating more liveable spaces for our residents. By prioritising these initiatives, we can ensure that Campbelltown remains competitive, resilient, and inclusive.

We must continue to advocate for social equity. Ensuring that all residents have access to quality education, healthcare, and economic opportunities is essential. We must continue to advocate for our infrastructure, ensuring that our backlog is addressed, and all residents have good connections to the rest of Western Sydney, Greater Sydney, and the new airport. Only by addressing these disparities can we create a more just and equitable society where everyone has the chance to thrive, because this time, it is unlikely that foreign capital will come to our rescue, rather the mistakes will be paid for by unborn generations of taxpayers.

As we move forward, let us remain steadfast in our commitment to progress, unity, and resilience. By working together, we can overcome any challenge and achieve our shared vision for a brighter, better future. Thank you for your continued support and dedication to our community. Let us embrace the opportunities ahead with confidence and determination, knowing that our best days are yet to come.

In the true spirit of perseverance that the Treasurer has spoken about, I will end with his quote:

"When politics results in the wrong choices, the right response is not to blame the system; the right response is to organise for a better result next time."

### **Attachments**

Nil

CAMPBELLTOWN

## **Ordinary Council Meeting**

#### 6. **PETITIONS**

### Petition seeking reconsideration of funding of Macarthur Centre for Sustainable Living

### Officer's Recommendation

That the petition be received and noted.

Council has received a petition containing over 2500 signatures in electronic and summarised written format and comments seeking continued funding from Campbelltown City Council and Camden Council. The petition comprised an electronic petition of 2454 signatures of which 16% of signatories identified as from the Campbelltown LGA.

### **Attachments**

- 6.1.1 Petition Cover Letter (contained within this report) &
- 6.1.2 Summary of Petition (contained within this report) 4
- 6.1.3 Petition signature and comments (contained within this report) 4
- 6.1.4 List of Signatures in support of the petition (contained within this report) !

Item 6.1 Page 46 From: To:

Cc:

**Subject:** Petition Signatures

**Date:** Monday, 5 August 2024 3:35:20 PM

Attachments: <u>image002.png</u>

image003.png image005.png

Summary of Petition 5 July 2024.xlsx

MCSL petition comments and signatures jobs 490090399 20240805005043.txt

MCSL petition signatures jobs 490090399 20240805005030.txt

**CAUTION:** This email has originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

### Attached are

- 1. petition signatures supporting MCSL
- 2. Comments from people signing the petition supporting MCSL
- 3. Summery of paper petitions handed to MCSL

The Macarthur Centre for Sustainable Livings petition has gained over 2500 signatures and comments so far from people who are invested in seeing the centre stay funded by Campbelltown City Council and Camden Council. The Centre is an important Community Centre for the Macarthur region and should remain being funded and financially supported by the Councils.....please reconsider our funding for your residents. Kind regards

### Centre Coordinator

Macarthur Centre for Sustainable Living

1 Mount Annan Drive, Mount Annan, NSW. 2567

Ph: Email:

Web: www.mcsl.org.au Face Book: Macarthur Centre for Sustainable Living





Proudly sponsored by Campbelltown City Council, Camden Council, and The Australian Botanic Gardens, Mount Annan





## **Summary of Paper Petitions Signed**

Suburb	Local Government	Numbers
Ambarvale	Campbelltown City Council	8
Appin	Wollondilly Shire Council	6
Blairmont	Campbelltown City Council	4
Camden	Camden Council	7
Camden Park	Camden Council	5
Camden South	Camden Council	4
Campbelltown	Campbelltown City Council	5
Casula	Liverpool City Council	2
Chipping Norton	Liverpool City Council	1
Cobbitty	Camden Council	2
Currans Hill	Camden Council	8
Cowdar	Wollondilly Shire Council	3
Denham Court	Campbelltown City Council	3
Eagle Vale	Campbelltown City Council	3
Elderslie	Camden Council	8
Ellis Lane	Camden Council	5
Grassmere	Camden Council	4
Harrington Park	Camden Council	7
Kearns	Campbelltown City Council	4
Leumeah	Campbelltown City Council	4
Macquarie Fields	Campbelltown City Council	4
Moorebank	Liverpool City Council	5
Mount Annan	Camden Council	20
Mount Hutton	Lake Macquarie City Council	1
Minto	Campbelltown City Council	5
Narellan	Camden Council	6
Narellan Vale	Camden Council	5
Oran Park	Camden Council	3
Picton	Wollondilly Shire Council	5
Razorback	Wollondilly Shire Council	4
Ruse	Campbelltown City Council	6
St Andrews	Campbelltown City Council	5
Spring Farm	Camden Council	8
Tahmoor	Wollondilly Shire Council	5
The Oaks	Wollondilly Shire Council	6
Varraville	Maribyrnong City Council	2
Theresa Park	Wollondilly Shire Council	4

## **Summary of Petition**

Suburb	Local Government	Numbers
Camden	Camden Council	7
Camden Park	Camden Council	5
Camden South	Camden Council	4
Cobbitty	Camden Council	2
Currans Hill	Camden Council	8
Elderslie	Camden Council	8
Ellis Lane	Camden Council	1
Grassmere	Camden Council	1
Harrington Park	Camden Council	6
Mount Annan	Camden Council	15
Narellan	Camden Council	4
Narellan Vale	Camden Council	5
Oran Park	Camden Council	3
Spring Farm	Camden Council	6

Total 75

## **Summary of Petition**

Suburb	Local Government	Numbers
Ambarvale	Campbelltown City Council	2
Blairmont	Campbelltown City Council	1
Campbelltown	Campbelltown City Council	2
Denham Court	Campbelltown City Council	1
Eagle Vale	Campbelltown City Council	1
Kearns	Campbelltown City Council	2
Leumeah	Campbelltown City Council	2
Macquarie Fields	Campbelltown City Council	1
Minto	Campbelltown City Council	2
Ruse	Campbelltown City Council	3
St Andrews	Campbelltown City Council	1

Total 18

## **Summary of Petition**

Suburb	Local Government	Numbers
Appin	Wollondilly Shire Council	2
Cowdar	Wollondilly Shire Council	1
Picton	Wollondilly Shire Council	1
Razorback	Wollondilly Shire Council	1
Tahmoor	Wollondilly Shire Council	2
Theresa Park	Wollondilly Shire Council	1

Total 8

Comment

Postal CaDate

City

"This place is one of a kind in NSW and would take millions of dollars to be replaced, let's save it before it closes for good. It help the community to be aware and educated about current issues with sustainability in homes and gardens through their 5/06/2024 programs as well as climate issues, biodiversity and lots more."	"I believe this centre is paramount to quality sustainable education for the Macarthur and surrounding areas. There is nothing else like this place in NSW. Absolutely unique experiences with a wind turbine, solar panels, eco farm, kids gardens, upcycled gardens, aquaponics and hydroponics displays composting and worming displays, so that the public can see sustainable practices working in real life. So many local organisations utilise this facility like the Narellan Mens shed, Macarthur 5/06/2024 Beekeepers, disability groups, the mothers and bubs playgroup, Little Explorers. What a waste of a wonderful local resource."	"Now, more than ever in light of the increasing climate disruption, it is important that the community as a practical resource to learn how to live sustainable lifestyles. MCSL does more than environmental education, it is also a mich loved space for community organisations, children and families, schools and all residents of Campbelltown and Camden LGAs.	ovozzaz Carippettowii warip, Cariberi courcus snoute get together and confe up with a funding plan to keep MCSL open. "This is a invaluable place to learn and educate for all that have an interest in sustainability and a place where people can get	6/06/2024 together socially while helping to maintain the gtounds" 6/06/2024 "This is a wonderful centre and needs to be supported to continue its great work"	6/06/2024 "We have used and love this Centre for our kids. Sustainability is the future!"	6/06/2024 "The centre is a vital hub in the community."  "The centre is great resource for not only our local community but for anyone interested in sustainability and for people of all ages. With all that is going on in our world today with climate change we need this hub more than ever. It is also a great place	6/06/2024 for groups to meet and help our community."	"MCSL has played a huge part in mine and my daughter's lives. The playgroup was the only playgroup that allowed her to feed chickens, Bel the sheep and Lou Lou the pig, plant and harvest veggies. The amazing staff taught us so much about sustainable living like recycling, gardening, insects, bugs and animals. We've continued to go as the school holiday programs continue to teach kids the importance of sustainability and our environment. The waitlist to get into the playgroup and holiday programs show how word of mouth has made this centre such a safe, educational and loving place for families to visit with their children. There is absolutely nothing else like this in our community and without funding the centre will no longer be able	6/06/2024 to service the community that need it. This is heartbreaking for so many families."
2111	2000		2213	2567	2560	2560	2570		2567
Sydney	Sydney	cia care	rallalla	Currans Hill Sydney	Sydney	Campbelltown	Spring Farm		Sydney

nttps://url.au.m.mimecastprotect.com/s/\_HKMCK1qpOfDQ3R3l3iKu5h0D5?domain=i.pro Ed the soil and installed drainage. I have seeded with low growing natives and low white and red over to add iatrogenic. There is no grass to cut reducing pollution and fertiliser. The insects are coming back and we are now hearing the sound of frogs. The entre needs more en ouragement not less . So why on earth would council cut back on funding. I was born 1946. Leeds City Counl set up plots of land for

MCSL provides great programs & sustainability initiatives and programs for all residents in the Macarthur & wider Sydney 7/06/2024 "This service is a benefit to the community" 3/06/2024 region" 2000 Sydney Sydney

6/06/2024 allotments to help the community. Campbelltown Council policy of depriving funding doesn't make sense."

2560

Bradbury

ncrease in funding from Camden Council would lead to the closure of this indispensable centre depriving the community of The Macarthur Centre for Sustainable Living is a vital educational hub in our community, offering invaluable resources and environmental engagement but also strengthen community bonds. Cutting funding by Campbelltown City Council and no programs for children, families, and adults. It provides many hands-on workshops, educational programs, volunteering opportunities and a playgroup that teach essential skills for living sustainably. The centres initiatives not only foster

hese critical learning opportunities. Supporting the Macarthur Centre for Sustainable Living is an investment in our future, 7/06/2024 ensuring that sustainable living practices continue to thrive and benefit generations to come." **Thirlmere** 

"I have valued the courses I have done at MCSL and feel that we need to keep on educating people to live in sustainable ways. 7/06/2024 MCSL does a great job of doing that. Please keep it open!" 2570

"As a Senior, this centre offers events of interest, not seen in a lot of Council ran programs. Once again, it is the community 7/06/2024 which suffers. Please reconsider" 2560 Campbelltown

Elderslie

"I love this centre and what it offers the community. I've learnt valuable skills from this centre, such as worming, composting, 7/06/2024 "They have many community programs which are beneficial. The gardens are always well maintained" 2001 Sydney

intro bee keeping and countless other workshops. It would and a shame to see such a valuable source to our community 7/06/2024 closed down." 2179

Leppington

Ruse

"This place provides support and learning for people of all ages. It is one of the very few places left that are passionate about As a Senior the centre offers both free and affordable classes that a relevant for the Council. Offers opportunities to meet 7/06/2024 other like people in a supportiver environment" 7/06/2024 resuse and recycle" 2566 2560

7/06/2024 these not only run but also able to expand operation. Please don't stop funding"

2560

don't necessarily have the knowledge of ways they can implement solutions to a range of problems that they can action in their "As a former resident of the Campbelltown LGA and a repeat visitor to MCSL, I urge the council to reconsider their decision to cease funding to such a great local initiative. Sustainability is a topic that many seem to care about on at least some level but

Sydney Harrington Park Sydney Wedderburn Rosemeadow	2000 2567 2015 2560 2560	very own homes. MSCL is more than just a building, it's a community and a critical part of the future of the Macarthur region.  To the decision makers at Campbelttown Council, prove that you're worthy of leading this LGA and help ensure that future residents and visitors all have the same opportunities I have had to learn more about contributing to a better tomorrow by 7/06/2024 being able to visit the centre and learn something."  "MCSL is an invaluable resource to the local community and also the future at large. We are the future and we need to look after our planet and MCSL contributes by educating us on the value of sustainability and recycling to name just 2.1 came from 7/06/2024 another LGA 6 years ago and was blown away by what MCSL has to offer. Please continue to support the centre."  7/06/2024 "I enjoy the workshops run here. It is a great service for the community."  7/06/2024 "It's an important resource."  7/06/2024 "This is nuts!!!! We need this to stay open."
Sydney Campbelltown Hammondville Bradbury	2567 2228 2570 2170 2560	"My children attended playgroup at MCSL until they commenced school. This is such a beneficial program for young children and their families. The centre also offers valuable workshops to the community. It would be a shame if such an important 7/06/2024 centre and learning environment was closed due to lack of funding from the Council." 7/06/2024 "This is good organisation and provides good service and education." 7/06/2024 "I think it's important to keep it open." 7/06/2024 "Great place to educate people on sustainable living." 7/06/2024 "I believe in a sustainable future."
Mount Annan	2567	"It's an incredible part of the community. It was an Amazingly educational playgroup for my son and he learnt and grew so myluch by attending here. It offers lots of great opportunities for kids and adults to do courses and for people to feel Like they always had a welcoming place to go too. The staff and volunteers are amazing. It would be a huge loss to so many people, in 7/06/2024 the community. I can't believe the council don't recognise it and support it when it's so valuable to so many."  "I am signing this petition because we live in Campbelltown council area and have visited MCSL many times with kids n they love it. Instead of closing down these places council should increase funding and probably innovate other ways so places like

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Sydney	2560	"I love to attend activities at the McCarthur sustainable centre. They are best if well supported and financed they will do 7/06/2024 incredible work." 7/06/2024 "I have a heart"
	2176	"The MCSL is an invaluable part of our community, for teaching and learning but also for connection. The sustainability workshops are such a resource for the community, and the site is also a fantastic meeting place for community events and 7/06/2024 festivals. We will be a much poorer community if we are to lose this wonderful place!"
	2136	"Sustainable practice is a must in this time and age; for many different reasons people resource to their own growing and 7/06/2024 consumption. Learning to be a green thumb is not only a hobby but a life style." "This is a great centre and valuable resource where people can go to learn about the impact.our living, has on.our.planet and
Bidwill	2560 2770	7/06/2024 how we can be more eco friendly" 8/06/2024 " " "
ST HELENS PARK	2560	8/06/2024 "I support their vital education and work. I have enjoyed their courses." "Have enioved the classes offered, purchased their beautiful honey and been to their markets. This is an unique centre and
Ambarvale	2560	8/06/2024 should be fully supported by local government."
Campbelltown Fairfield Heights	2560 2165 2166	"My children attended little explorers play group in the gardens it was managed by loving Hands . It had such a positive imprint on my children's early childhood and myself as a new Mother at the time with staff and who ran it implementing thoughtful play experiences with conservation and sustainability at the heart of each activity. We'll never forget this special setting and everyone else that worked there. I do hope future families get to enjoy it just as much as we did. I also 8/06/2024 attended a couple adult workshops there such as bee keeping."  8/06/2024 "The place has been so wonderful my kids. It needs to remain funded."
	2196	"The sustainability centre is a wonderful community project that my children love attending. It teaches them (and me) all about how to conserve our environment. It would be a detrement to our council if they had to close due to funding as it is a place for learning, community growth and environmental sustainability. Our community benefit so much from the centre it 8/06/2024 would be a very sad loss for council if it closed down."
enmore	2042	"This centre is vitally important. The council(s) should be looking at ways to INCREASE sustainability given how fast this area is 8/06/2024 growing. It's appauling that defending this centre is even being considered." 8/06/2024 "It will be a big loss if we lose this amazing facility"
Ingleburn	1630	9/06/2024 "This is an important and educational facility for the Macarthur region. Please continue funding to ensure its existence"

Homebush	2140	9/06/2024 "This is a great local resource." 9/06/2024 "Please stop closing Mcsl We have been enjoying the education lectures that was run by you." "This centre has assisted many locals to learn about sustainability. Waste management, growing tips, It's a wonderful service.
Eagle Vale	2558	9/06/2024 Please keep MCSL open." "I signed because this special environmentally aware Centre offers, and should be allowed to continue to offer wonderful experiences and classes that are beneficial now and into the future. Both Councils need to be visionary rather than revisionary. There is quite a difference between being a manager and being a leader. Lead us into a much better future by
Bradbury campbelltown	2560 2560 2560	9/06/2024 funding the Centre." 9/06/2024 "Bloody council always letting the community down on great projects like this one. Shame" 9/06/2024 "This centre needs to remain onen and be funded for the people of Macarthur."
Parramatta	2150	_
Sydney	2000	9/06/2024 "I have seen first hand how important this facility is in educating and empowering local community." 9/06/2024 "Such an important future living project"
Appin Bangalee canberra Leppington	2560 2541 kambah 2179	"I have attended this centre on several occasions and found the knowledge gained to be extremely helpful. I am now composting kitchen and garden waste, leaving flowering herbs etc for the insects, recycling much more material than a year or 10/06/2024 two ago. I would hate to lose such a valuable resource."  10/06/2024 "Support for local community facilities is essential for healthy communities."  10/06/2024 "We need to learn and care for our environment!"  10/06/2024 "This place is such an asset for the local community and the environment."
		"MCSL is and essential addition to Macarthur and deserves the funding to continue running at maximum capacity. My daughter attended Little Explorers playgroup and the love, care and dedication of all those that work and volunteer at MCSL is worthy of continuing the funding well into the future to ensure that we have an educated generation who looks after our environment and
Harrington Park	< 2567	11/06/2024 continues the legacy of MCSL well into the future."  "The facility provides valuable services to the local community. Their workshops are educational and provide connections for those who may otherwise struggle to do so. Come on Camden, step up. I heard you had secured bumper funding for
Narellan	2567 2570	11/06/2024 community projects"  13/06/2024 "This is a valuable educational and research space that is an asset to our community."  "This is where my daughter attends her weekly "Chicken Playgroup" and it will be devastating to see this amazing centre taken
Harrington Park	< 2567 2747 2170	13/06/2024 away from our community." 13/06/2024 "This is an asking programme for kids." 13/06/2024 "My granddaughter attend here and loves it. She would be so sad if it closed."

Homebush Sydney Sydney	2508 2560 2140 2192 2213 2560 2560 2560 2513	14/06/2024 "If children can't learn to be sustainable while they are young, what hope is there for our climate, and communities?" 14/06/2024 "Sustainability is becoming more and more important" 14/06/2024 "Offers great services to community" 15/06/2024 "This is an imperative space in our community" 15/06/2024 "It's what the community needs especially at this time" 15/06/2024 "It's what the community needs especially at this time" 15/06/2024 these sustainability classes have now changed! This is a pivotal part of our community!" 16/06/2024 these sustainability classes have now changed! This is a pivotal part of our community!" 16/06/2024 these sustainability classes have now changed! This is a pivotal part of our community!" 17/06/2024 the outdoors and our environment is something worth keeping x" 17/06/2024 the outdoors and our environment is something worth keeping x" 17/06/2024 the outdoors and our environment is something worth keeping x" 17/06/2024 This centre is a great asset to the Macarthur region, it would be a shame to loose it" 17/06/2024 This centre is a great asset to the Macarthur region, it would be a shame to loose it." 17/06/2024 many friends n family who have attended and enjoyed numerous classes ova the years" 18/06/2024 many friends n family who have attended and enjoyed numerous classes ova the years"
Campbelltown	2560	18/06/2024 "This is a vital community service and must not be lost." "this facility is for the community and it is a valuable community asset and service. Dont remove services when the population
Camden	2570	18/06/2024 is growing esp for the younger generations!"  "The Government both federal and states do not give a flying damn about people doing it tough. We need more of these centres than less. We vote for these clowns on their empty handed election campaigns. When will the voters get it? Politicians
Drummoyne	1470	18/06/2024 really don't care."
		"My daughter attended the Little Explorers Playgroup at MCSL for 4 years and it was the highlight of our week. It was such a support to me as a new Mum to be able to spend time with other parents out in nature and connect with my daughter through gardening at a time where we didn't have our own garden to play in. I am pregnant with my second child now and had been looking forward to sharing the same experiences with him. It will be extremely sad to see the MCSL not be a place the
Mount Annan	2567	18/06/2024 community can utilise."
	2568	"The centre is a local institution - rich in sustainable practices, teaching current and future generations the how-to and 19/06/2024 benefits of looking after our lands. Please continue to fund this place. I have enjoyed all of their workshops and products." "I am associated with the Australian Botanic Garden. Mt Annan. This Centre is a valuable addition to the services offered to the
Balmain	2041	19/06/2024 people of this region."

Sydney	2566	
		"The Macarthur Sustainable Living is a shining example on the multiple levels of it's very existence. Over the years I've personally participated in and enjoyed many activites. Each time I've thought how fortunate we have this in our community. I was shocked to read of it's looming closure. This centre is unique and to close it is a very destructive decision. More money
Sydney	2556 2571	8/07/2024 must be funded. To close it is a tragedy." 8/07/2024 "These animals need there home"
Wollongong	2508	8/07/2024 "I care for the future"
Melbourne	3000	
Kemps Creek	2178	9/07/2024 "It is a wonderful organisation that our community continuously benefits from."
Drummoyne	rh18 5bw	9/07/2024 "Dumped, stray and abused animals need a shelter so they can recover before getting a better home" "We need to support community groups doing great work. Unlike the council who take from the community with no regards to
Bringelly	2556	9/07/2024 ratepayers and their needs."
	2560	9/07/2024 "It needs to stay open for the Community."
	2176	9/07/2024 " "
Appin	2560	10/07/2024 "This work is so important in educating the public"
		"The venue provides excellent sustainable resources and learning opportunities for our community which with their help can
	2570	10/07/2024 positively impact and transform a better future!"
Glen Alpine	2560	10/07/2024 "This is a valuable resource for our community and it would be such a shame to lose it!"
		"This is a very valuable community assest and it is so important for the future generation to have such facilities like this
Mount Annan	2567	10/07/2024 available."
Campbelltown	2560	10/07/2024 "The place should not close , at any instance like this - for a reason like this"
	2570	10/07/2024 "This is a fantastic place run by incredibly passionate people. It's a gem of macarthur."
		"I've had 2 children participate in the playgroup and watched them flourish via the programs provided. I had hoped my 3rd
		child could also attend. I am a primary school teacher and organised 18 classes to attend excursions over a 2 week rotating roster because the experience is invaluable. Shame on the council for even considering closing this facility that is so vital in
		10/07/2024 social interaction for little ones, education for all ages and a community space where there's something for everyone!"
Mt Annan	2567	10/07/2024 "I think this centre is very beneficial to the community."
	2777	10/07/2024 "We need more not less education on sustainability and saving our environment."
		"What is going to happen to Net-zero if councils can't even support this community effort to showcase a way of our future
Sydney	2567	11/07/2024 sustainable living with Net-zero."

		"Campbelltown, Camden, Wollondilly Councils should reinstate the financial support to MCSL to continue their important
	2572	11/07/2024 work in our community."
		"This centre has provided our community with so many educational opportunities. It has prompted us to remember that we are
Mt Annan	2567	11/07/2024 all life long learners. It is an oasis in our busy lives."
	2560	11/07/2024 "It's important to community."
Mount annan	2567	11/07/2024 "Best for our community"
Dulwich Hill	2203	11/07/2024 "Sustainability and educating the community is crucial in our current time with climate change and increasing population."
Sydney	2559	12/07/2024 "A fantastic centre that connects community and enriches children's wellbeing through nature"
	2572	12/07/2024 "It is a valuable training centre for Sustainable Living,"
	2560	12/07/2024 "This centre is for everyone. It provides for all sorts of cultural and educational learning from children to adults."
	2760	13/07/2024 "More of us should be learning to live sustainably"
Mount Annan	2567	13/07/2024 "The centre offer alot classes and workshops, along with the markets. It will be very sad to see this great organisation close."
		"The centre played an important part in my children's preschool life. They also provided educational and technology free
	2570	16/07/2024 activities during term breaks."
	2227	20/07/2024 "This is a very worthy centre and an irreplaceable community resource. Please continue to fund this centre."
		"These facilities will help and educate the children and people of camden. It is needed more for children with special needs as
Spring Farm	2570	26/07/2024 it will allow training for then before they leave school"
Mount Annan	2567	26/07/2024 "This is an essential service within the Macarthur community."
Sydney	2000	26/07/2024 "I have attended there before for events. It's a great community hub."
Appin	2560	4/08/2024 "MCSL provides education to allow people to make the best of resources to the benefit of the environment."

City	State	Postal Code	-	Signed On
			Australia	5/06/2024
Sydney			Australia	5/06/2024
Beenleigh			Australia	5/06/2024
Sydney			Australia	5/06/2024
Sydney			Australia	5/06/2024
Sydney		2140	Australia	5/06/2024
Campbelltown		2560	Australia	6/06/2024
Sydney		2567	Australia	6/06/2024
Campbelltown		2530	Australia	6/06/2024
Bradbury		2560	Australia	6/06/2024
Sydney		2170	Australia	6/06/2024
Sydney		2560	Australia	6/06/2024
Macquarie Fields	New South	2564	Australia	6/06/2024
Sydney		2560	Australia	6/06/2024
Spring Farm		2570	Australia	6/06/2024
Sydney		2560	Australia	6/06/2024
Sydney		2567	Australia	6/06/2024
Campbelltown		2560	Australia	6/06/2024
Naracoorte		5271	Australia	6/06/2024
Panania		2213	Australia	6/06/2024
Currans Hill		2567	Australia	6/06/2024
Sydney		2200	Australia	6/06/2024
Perth		6372	Australia	6/06/2024
Sydney		2000	Australia	6/06/2024
Brisbane			Australia	6/06/2024
Avalon Beach			Australia	6/06/2024
The Oaks		-	Australia	6/06/2024
Sydney			Australia	6/06/2024
Grasmere			Australia	6/06/2024
Sydney			Australia	6/06/2024
Sydney			Australia	6/06/2024
Gydney			Australia	6/06/2024
Cairns			Australia	6/06/2024
Sydney			Australia	6/06/2024
Sydney			Australia	6/06/2024
Chennai		600041		6/06/2024
Sydney			Australia	6/06/2024
• •			Australia	
Sydney				6/06/2024
Raby			Australia	6/06/2024
Appin			Australia	6/06/2024
Sydney			Australia	6/06/2024
Camden			Australia	6/06/2024
Sydney			Australia	6/06/2024
Sydney			Australia	6/06/2024
Sydney			Australia	6/06/2024
Bendigo			Australia	6/06/2024
Camden West		2570	Australia	6/06/2024

Contract		0005	Aahualia	0/00/0004
Sydney			Australia	6/06/2024
Raby			Australia	6/06/2024
Sydney			Australia	6/06/2024
Melbourne			Australia	6/06/2024
Campbelltown			Australia	6/06/2024
Perth			Australia	6/06/2024
Sydney			Australia	6/06/2024
Campbelltown			Australia	6/06/2024
Sydney			Australia	6/06/2024
			Australia	6/06/2024
Leumeah NSW			Australia	6/06/2024
Brisbane			Australia	6/06/2024
Perth			Australia	6/06/2024
Sydney			Australia	6/06/2024
Sydney			Australia	6/06/2024
Sydney	:	2000	Australia	6/06/2024
Adelaide	!	5062	Australia	6/06/2024
Sydney	:	2000	Australia	6/06/2024
Camden			Australia	6/06/2024
Sydney	:	2118	Australia	6/06/2024
Booval, Qld		4304	Australia	6/06/2024
Sydney	:	2571	Australia	6/06/2024
	;	3134	Australia	6/06/2024
Sydney	:	2573	Australia	6/06/2024
Sydney	:	2111	Australia	6/06/2024
Campbelltown	:	2560	Australia	6/06/2024
Mount Annan	:	2567	Australia	6/06/2024
Sydney	:	2560	Australia	6/06/2024
Melbourne	;	3787	Australia	6/06/2024
Spring Farm	:	2570	Australia	6/06/2024
Sydney	:	2144	Australia	6/06/2024
Sydney	:	2567	Australia	6/06/2024
Sydney		2567	Australia	6/06/2024
Marshalltown	5	0158	Australia	6/06/2024
Sydney	:	2567	Australia	6/06/2024
	:	2232	Australia	6/06/2024
Camden	:	2570	Australia	6/06/2024
Malvern	;	3145	Australia	6/06/2024
Campbelltown	;	2560	Australia	6/06/2024
Sydney		2190	Australia	6/06/2024
Sydney	;	2000	Australia	6/06/2024
Sydney	;	2000	Australia	6/06/2024
		6872	Australia	6/06/2024
Sydney			Australia	6/06/2024
Campbelltown			Australia	6/06/2024
Sydney			Australia	6/06/2024
			Australia	6/06/2024
Sydney			Australia	6/06/2024
Cyantoy	THOW GOULT	_000	,	5, 55, 2024

Sydney		2037 Australia	6/06/2024
Bradbury		2560 Australia	6/06/2024
Sydney		2763 Australia	6/06/2024
Sydney		2140 Australia	6/06/2024
		3156 Australia	6/06/2024
		3049 Australia	6/06/2024
Melbourne		3806 Australia	6/06/2024
Emerald		4720 Australia	6/06/2024
		2560 Australia	6/06/2024
Sydney		2570 Australia	6/06/2024
Sydney		2000 Australia	6/06/2024
Sydney		2137 Australia	6/06/2024
sydney	New South	2043 Australia	6/06/2024
Sydney		2567 Australia	6/06/2024
Sydney		2000 Australia	6/06/2024
Sydney		2131 Australia	6/06/2024
Sydney		2127 Australia	6/06/2024
Sydney		2090 Australia	6/06/2024
Sydney		2140 Australia	6/06/2024
Sydney		2190 Australia	6/06/2024
Sydney		2200 Australia	6/06/2024
Sydney		2204 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Castle Hill		2154 Australia	7/06/2024
Mudgee		2850 Australia	7/06/2024
Sunnybank		4109 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Sydney		2567 Australia	7/06/2024
thirlmere		2572 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Sydney		2127 Australia	7/06/2024
Tahmoor		2573 Australia	7/06/2024
Sydney		2113 Australia	7/06/2024
Illawong		2234 Australia	7/06/2024
Sydney	New South	2759 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Sydney		2570 Australia	7/06/2024
Sydney		2131 Australia	7/06/2024
Campbelltown		2560 Australia	7/06/2024
Chiswick		3806 Australia	7/06/2024
Sydney		2009 Australia	7/06/2024
Sydney		2200 Australia	7/06/2024
		2558 Australia	7/06/2024
Sydney		2137 Australia	7/06/2024
Melbourne		3028 Australia	7/06/2024
Sydney		2087 Australia	7/06/2024
Wollondilly		2574 Australia	7/06/2024
		2570 Australia	7/06/2024

Sydney		2560 Australia	7/06/2024
Sydney		2567 Australia	7/06/2024
Sydney		2578 Australia	7/06/2024
		Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Sydney		2015 Australia	7/06/2024
CAMPBELLTOWN		2560 Australia	7/06/2024
Camden		2570 Australia	7/06/2024
Sydney		2174 Australia	7/06/2024
GLEDSWOOD HILLS (NSW)		2557 Australia	7/06/2024
Sydney		2122 Australia	7/06/2024
Sydney	New South	2000 Australia	7/06/2024
Elderslie		2570 Australia	7/06/2024
Campbelltown		2560 Australia	7/06/2024
Sydney		2558 Australia	7/06/2024
Oran Park		2570 Australia	7/06/2024
Clifton Springs		3222 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Sydney		2114 Australia	7/06/2024
ORAN PARK		2570 Australia	7/06/2024
Spring Farm		2570 Australia	7/06/2024
Camden South		2570 Australia	7/06/2024
Sydney		2001 Australia	7/06/2024
Sydney		2567 Australia	7/06/2024
Sydney		2560 Australia	7/06/2024
Leppington		2179 Australia	7/06/2024
Sydney		2560 Australia	7/06/2024
Sydney		2191 Australia	7/06/2024
Douglas Park		2569 Australia	7/06/2024
Sydney		2557 Australia	7/06/2024
		2567 Australia	7/06/2024
Sydney The Oaks		2570 Australia	7/06/2024
Sydney		2160 Australia	7/06/2024
Sydney		2127 Australia	7/06/2024
Civilina		2566 Australia	7/06/2024
Sydney		2560 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Colo Vale		2575 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Port Macquarie		2444 Australia	7/06/2024
Melbourne		3000 Australia	7/06/2024
LEUMEAH		2560 Australia	7/06/2024
Ruse		2560 Australia	7/06/2024
Campbelltown	Western Au	2560 Australia	7/06/2024
Sydney		2127 Australia	7/06/2024
Sydney		2000 Australia	7/06/2024
Sydney		2144 Australia	7/06/2024
Sydney		2568 Australia	7/06/2024

Harrington Park		2567	Australia	7/06/2024
Sydney		2118	Australia	7/06/2024
Sydney		2570	Australia	7/06/2024
Mosman		2088	Australia	7/06/2024
Wilton	New South	2571	Australia	7/06/2024
Sydney		2042	Australia	7/06/2024
Sydney		2203	Australia	7/06/2024
Sydney		2196	Australia	7/06/2024
Sydney		2113	Australia	7/06/2024
Mount annan		2567	Australia	7/06/2024
Sydney		2770	Australia	7/06/2024
Sydney		2567	Australia	7/06/2024
Sydney		2770	Australia	7/06/2024
Sydney		2571	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Mount Annan		2567	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney	New South	2015	Australia	7/06/2024
Sydney		2122	Australia	7/06/2024
Sydney		2113	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
			New Zealar	7/06/2024
Sydney		2760	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney		2030	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney	New South	2134	Australia	7/06/2024
Brisbane		4101	Australia	7/06/2024
Narellan Vale		2567	Australia	7/06/2024
Camden West		2570	Australia	7/06/2024
Sydney		2224	Australia	7/06/2024
Mount Annan		2567	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2195	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2770	Australia	7/06/2024
Sydney		2566	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
Leumeah		2560	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2137	Australia	7/06/2024
Sydney		2570	Australia	7/06/2024
Sydney		2140	Australia	7/06/2024
Sydney		2570	Australia	7/06/2024
Sydney			Australia	7/06/2024
Sydney			Australia	7/06/2024
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Sydney		2567	Australia	7/06/2024
Yarrawonga		3730	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
Sydney		2113	Australia	7/06/2024
Brisbane		4000	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Menangle		2568	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Wedderburn	New South	2560	Australia	7/06/2024
Rosemeadow	New South	2560	Australia	7/06/2024
Camden		2570	Australia	7/06/2024
Bradbury		2560	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Toowoomba		4350	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney		2131	Australia	7/06/2024
Sydney		2565	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Minto		2566	Australia	7/06/2024
Sydney		2567	Australia	7/06/2024
Sydney		2567	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2195	Australia	7/06/2024
Ruse		2560	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
		2567	Australia	7/06/2024
		2762	Australia	7/06/2024
Sydney		2204	Australia	7/06/2024
Sydney		2160	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
Camden South		2570	Australia	7/06/2024
Sydney		2142	Australia	7/06/2024
Bardia		2565	Australia	7/06/2024
Sydney		2090	Australia	7/06/2024
Sydney		2170	Australia	7/06/2024
Sydney		2026	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney		2174	Australia	7/06/2024
Sydney		2228	Australia	7/06/2024
Sydney		2017	Australia	7/06/2024
Sydney		2566	Australia	7/06/2024
Mt annan		2567	Australia	7/06/2024
Orange		2800	Australia	7/06/2024
Sydney		2161	Australia	7/06/2024
Sydney		2046	Australia	7/06/2024

Sydney	2137 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2767 Australia	7/06/2024
Sydney	2008 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2196 Australia	7/06/2024
Sydney	2145 Australia	7/06/2024
Campbelltown	2570 Australia	7/06/2024
Sydney	2564 Australia	7/06/2024
Sydney	2161 Australia	7/06/2024
Sydney	2154 Australia	7/06/2024
Sydney	2079 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2009 Australia	7/06/2024
Sydney	2141 Australia	7/06/2024
Hammondville	2170 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2009 Australia	7/06/2024
Gregory Hills	2557 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2145 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
Sydney	2039 Australia	7/06/2024
Sydney	2192 Australia	7/06/2024
	3029 Australia	7/06/2024
Camden NSW	2570 Australia	7/06/2024
Narellan	2567 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2127 Australia	7/06/2024
Sydney	2035 Australia	7/06/2024
Sydney	2 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
Bradbury	2560 Australia	7/06/2024
NARELLAN VALE, NSW	2567 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
, ,	4505 Australia	7/06/2024
Wollongong	2518 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Raby	2566 Australia	7/06/2024
Sydney	2570 Australia	7/06/2024
Sydney	2046 Australia	7/06/2024
Sydney	2160 Australia	7/06/2024
Sydney	2141 Australia	7/06/2024
Perth	6000 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Bega	2550 Australia	7/06/2024
	2560 Australia	7/06/2024
Leumeah	2560 Australia	7/06/2024

Newcastle		2287	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2017	Australia	7/06/2024
Sydney		2127	Australia	7/06/2024
Sydney		2134	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2136	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Eschol Park		2558	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Bongaree		4507	Australia	7/06/2024
East Maitland		2323	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2038	Australia	7/06/2024
Campbelltown		2560	Australia	7/06/2024
Newcastle		2291	Australia	7/06/2024
Raby		2566	Australia	7/06/2024
Mt Annan		2567	Australia	7/06/2024
Sydney		2009	Australia	7/06/2024
Sydney		2204	Australia	7/06/2024
Sydney		2166	Australia	7/06/2024
Brisbane		4000	Australia	7/06/2024
Fremantle	Western Au	6160	Australia	7/06/2024
Sydney		2034	Australia	7/06/2024
Oran park		2570	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2199	Australia	7/06/2024
St Andrews		2566	Australia	7/06/2024
Sydney		2564	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Ruse		2560	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
		2560	Australia	7/06/2024
			Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Sydney		2560	Australia	7/06/2024
Brisbane		4000	Australia	7/06/2024
EagleVale		2558	Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
Sydney		2567	Australia	7/06/2024
Perth		6000	Australia	7/06/2024
Sydney		2046	Australia	7/06/2024
Sydney			Australia	7/06/2024
Currans Hill			Australia	7/06/2024
Sydney		2000	Australia	7/06/2024
-		-		

Sydney	2000 Australia	7/06/2024
Sydney	2142 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2567 Australia	7/06/2024
	2565 Australia	7/06/2024
Sydney	2567 Australia	7/06/2024
Camden	2570 Australia	7/06/2024
Camden	2567 Australia	7/06/2024
Sydney	2567 Australia	7/06/2024
Sydney	2049 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
Sydney	2039 Australia	7/06/2024
Sydney	2064 Australia	7/06/2024
Sydney	2564 Australia	7/06/2024
Koorawatha	2807 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Spring Farm	2570 Australia	7/06/2024
Sydney	2114 Australia	7/06/2024
Brisbane	4101 Australia	7/06/2024
Sydney	2037 Australia	7/06/2024
Sydney	2160 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Campbelltown	2560 Australia	7/06/2024
Traralgon	3844 Australia	7/06/2024
Sydney	2065 Australia	7/06/2024
, ,	2570 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Campbelltown	2560 Australia	7/06/2024
Sydney	2567 Australia	7/06/2024
	2566 Australia	7/06/2024
Sydney	2134 Australia	7/06/2024
Jordan Springs	2747 Australia	7/06/2024
Ambarvale	2560 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
Longueville	2066 Australia	7/06/2024
Sydney	2564 Australia	7/06/2024
5,45,	4807 Australia	7/06/2024
Sydney	2146 Australia	7/06/2024
o, a.i.o,	Pakistan	7/06/2024
Campbelltown	2560 Australia	7/06/2024
Dundee	DD3 UK	7/06/2024
Mount Annan	2567 Australia	7/06/2024
Claymore	2559 Australia	7/06/2024
Sydney	2141 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Kearns	2558 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Cyantry	2000 Australia	770072024

	2136 Australia	7/06/2024
Sydney	2040 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Eatons Hill	4037 Australia	7/06/2024
Sydney	1001 Australia	7/06/2024
	2560 Australia	7/06/2024
Sydney	2050 Australia	7/06/2024
Perth	6000 Australia	7/06/2024
Reservoir	3073 Australia	7/06/2024
Ingleburn	2565 Australia	7/06/2024
Melbourne	3043 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Glenfield	2167 Australia	7/06/2024
Sydney	2190 Australia	7/06/2024
Mount Annan	2567 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
	2160 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Sydney	2017 Australia	7/06/2024
Sydney	2136 Australia	7/06/2024
Harrington park	2567 Australia	7/06/2024
Wollongong	2518 Australia	7/06/2024
Mount Annan	2567 Australia	7/06/2024
harrington park	2567 Australia	7/06/2024
Sydney	2204 Australia	7/06/2024
Sydney	2560 Australia	7/06/2024
Perth	6000 Australia	7/06/2024
Appin, 2560	2165 Australia	7/06/2024
Sydney	2140 Australia	7/06/2024
Sydney	2000 Australia	7/06/2024
Lidcombe	2141 Australia	7/06/2024
Camden	2570 Australia	7/06/2024
THE OAKS	2570 Australia	7/06/2024
THE OAKS	2570 Australia	7/06/2024
Tacoma South	2259 Australia	7/06/2024
	2000 Australia	7/06/2024
Sydney  Corrimal	2518 Australia	7/06/2024
	2747 Australia	
Sydney	2122 Australia	7/06/2024
Eastwood		7/06/2024
Sydney	2000 Australia	7/06/2024
Elderslie	2570 Australia	7/06/2024
Sydney	2567 Australia	7/06/2024
Sydney	2141 Australia	7/06/2024
Sydney	2190 Australia	8/06/2024
Sydney	2000 Australia	8/06/2024
Bidwill	2770 Australia	8/06/2024
Campbelltown	2560 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024

Sydney		2007	Australia	8/06/2024
Sydney		2145	Australia	8/06/2024
ELDERSLIE		2570	Australia	8/06/2024
Sydney		2118	Australia	8/06/2024
Sydney		2560	Australia	8/06/2024
Wedderburn		2560	Australia	8/06/2024
Bungarribee		2560	Australia	8/06/2024
Brisbane		4000	Australia	8/06/2024
		2567	Australia	8/06/2024
Brisbane		4000	Australia	8/06/2024
Wurtulla, QLD		4575	Australia	8/06/2024
Campbelltown		2560	Australia	8/06/2024
Denham court		2565	Australia	8/06/2024
Sydney		2564	Australia	8/06/2024
Macquarie Fields		2564	Australia	8/06/2024
Elizabeth Bay, Sydney		2011	Australia	8/06/2024
		2560	Australia	8/06/2024
Sydney	New South	2190	Australia	8/06/2024
Sydney		2190	Australia	8/06/2024
Sydney		2160	Australia	8/06/2024
Sydney		2031	Australia	8/06/2024
Den		2565	Australia	8/06/2024
Sydney		2000	Australia	8/06/2024
Sydney	New South	2560	Australia	8/06/2024
Sydney		2570	Australia	8/06/2024
Brisbane		4101	Australia	8/06/2024
Sydney		2010	Australia	8/06/2024
Ingleburn		2565	Australia	8/06/2024
Campbelltown		2560	Australia	8/06/2024
·		2558	Australia	8/06/2024
Sydney		2204	Australia	8/06/2024
Sydney		2028	Australia	8/06/2024
Sydney		2560	Australia	8/06/2024
ST HELENS PARK			Australia	8/06/2024
			Australia	8/06/2024
Sydney		2161	Australia	8/06/2024
Sydney		2042	Australia	8/06/2024
Sydney		2196	Australia	8/06/2024
Newcastle		2290	Australia	8/06/2024
Melbourne	Victoria		Australia	8/06/2024
Narre Warren Sth			Australia	8/06/2024
Campbelltown		2560	Australia	8/06/2024
Sydney		2560	Australia	8/06/2024
Sydney		2131	Australia	8/06/2024
Sydney			Australia	8/06/2024
Ruse			Australia	8/06/2024
Sydney			Australia	8/06/2024
Sydney			Australia	8/06/2024
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Sydney		2142 Aus	stralia	8/06/2024
Gold Coast		4211 Aus	stralia	8/06/2024
		7234 Aus	stralia	8/06/2024
		5107 Aus	stralia	8/06/2024
Sydney		2000 Aus	stralia	8/06/2024
Sydney		2144 Aus	stralia	8/06/2024
RUSE		2560 Aus	stralia	8/06/2024
Perth		6000 Aus	stralia	8/06/2024
Sydney		2199 Aus	stralia	8/06/2024
Sydney		2140 Aus	stralia	8/06/2024
GLENFIELD		2167 Aus	stralia	8/06/2024
GLENFIELD		2167 Aus	stralia	8/06/2024
Ambarvale		2560 Aus	stralia	8/06/2024
Sydney		2127 Aus	stralia	8/06/2024
Sydney		2565 Aus	stralia	8/06/2024
Sydney		2000 Aus	stralia	8/06/2024
Sydney		2560 Aus		8/06/2024
Saint Helens Park		2560 Aus	stralia	8/06/2024
Perth		5000 Aus	stralia	8/06/2024
Sydney		2160 Aus		8/06/2024
Sydney		2000 Aus	stralia	8/06/2024
Sydney		2066 Aus		8/06/2024
Leumeah		2560 Aus		8/06/2024
Sydney		2065 Aus		8/06/2024
Sydney		2127 Aus		8/06/2024
Cyancy		2560 Aus		8/06/2024
Wollongong		2500 Aus		8/06/2024
Wilton		2571 Aus		8/06/2024
Sydney		2040 Aus		8/06/2024
Macquarie Fields		2564 Aus		8/06/2024
Sydney		2000 Aus		8/06/2024
Spring Farm		2570 Aus		8/06/2024
Sydney		2560 Aus		8/06/2024
Sydney		2137 Aus		8/06/2024
Syulley		2783 Aus		8/06/2024
Sydney		2000 Aus		8/06/2024
Woonona		2517 Aus		8/06/2024
Raby	New South	2517 Aus 2566 Aus		8/06/2024
•	New South	2114 Aus		8/06/2024
Sydney Camden		2114 Aus 2567 Aus		8/06/2024
		2560 Aus		
Sydney		4000 Aus		8/06/2024
Brisbane				8/06/2024
Cudnov		2560 Aus		8/06/2024
Sydney		2560 Aus		8/06/2024
Airds		2560 Aus		8/06/2024
Mount Annan		2567 Aus		8/06/2024
Glen Alpine		2560 Aus		8/06/2024
Wilton		2571 Aus	stralia	8/06/2024

Sydney	2000 Australia	8/06/2024
Campbelltown	2560 Australia	8/06/2024
Sydney	2142 Australia	8/06/2024
Sydney	2000 Australia	8/06/2024
Sydney	2111 Australia	8/06/2024
Campbelltown	2560 Australia	8/06/2024
Sydney	2170 Australia	8/06/2024
Sydney	2066 Australia	8/06/2024
Campbelltown	2560 Australia	8/06/2024
Sydney	2000 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024
Sydney	2567 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024
Northmead	2152 Australia	8/06/2024
Sydney	2000 Australia	8/06/2024
Spring Farm	2570 Australia	8/06/2024
NSW	2560 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024
Sydney	2566 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024
Fairfield Heights	2165 Australia	8/06/2024
	2573 Australia	8/06/2024
Perth	6105 Australia	8/06/2024
Sydney	2170 Australia	8/06/2024
mmmmmmm	0 Australia	8/06/2024
Sydney	2567 Australia	8/06/2024
Sydney	2118 Australia	8/06/2024
Sydney	2142 Australia	8/06/2024
Ambarvale	2560 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024
Sydney	2560 Australia	8/06/2024
	2560 Australia	8/06/2024
	2565 Australia	8/06/2024
Sydney	2111 Australia	8/06/2024
Sydney	2000 Australia	8/06/2024
Perth	6060 Australia	8/06/2024
Sydney	2000 Australia	8/06/2024
Sydney	2566 Australia	8/06/2024
Leppington	2179 Australia	8/06/2024
	2166 Australia	8/06/2024
Sydney	2040 Australia	8/06/2024
Werribee	3030 Australia	8/06/2024
Weinboo	2196 Australia	8/06/2024
Sydney	2047 Australia	8/06/2024
Sydney	2047 Australia	8/06/2024
Bradbury	2560 Australia	8/06/2024
Sydney	2145 Australia	8/06/2024
Sydney	2567 Australia	8/06/2024
Syuney	2007 Austidlid	0/00/2024

Sydney		2127	Australia	8/06/2024
Sydney		2000	Australia	8/06/2024
Sydney		2000	Australia	8/06/2024
Sydney		2144	Australia	8/06/2024
Sydney		2170	Australia	8/06/2024
Leppington		2179	Australia	8/06/2024
Campbelltown		2560	Australia	8/06/2024
Sydney		2560	Australia	8/06/2024
		2031	Australia	8/06/2024
Sydney		2161	Australia	8/06/2024
Oran Park		2570	Australia	8/06/2024
Sydney		2000	Australia	8/06/2024
Sydney		2040	Australia	8/06/2024
Sydney Olympic Park			Australia	8/06/2024
Sydney		2000	Australia	8/06/2024
Rosemeadow			Australia	8/06/2024
Leumeah			Australia	8/06/2024
Leppington			Australia	8/06/2024
Ingleburn			Australia	9/06/2024
g.o.cum			Australia	9/06/2024
Ingleburn			Australia	9/06/2024
Sydney			Australia	9/06/2024
Sydney			Australia	9/06/2024
Sydney			Australia	9/06/2024
Sydney			Australia	9/06/2024
Sydney			Australia	9/06/2024
Campbelltown			Australia	9/06/2024
Campbelltown			Australia	9/06/2024
Sydney			Australia	9/06/2024
Sydney			Australia	9/06/2024
			Australia	9/06/2024
Sydney Perth			Australia	9/06/2024
reitii			Australia	9/06/2024
Cydnov	New South		Australia	9/06/2024
Sydney	New South			
Sydney		-	Australia	9/06/2024 9/06/2024
Sydney			Australia	******
Hamada vala			Australia	9/06/2024
Homebush		_	Australia	9/06/2024
Outlines			Australia	9/06/2024
Sydney			Australia	9/06/2024
Leumeah			Australia	9/06/2024
Sydney			Australia	9/06/2024
Eagle Vale			Australia	9/06/2024
Sydney			Australia	9/06/2024
Narellan Vale			Australia	9/06/2024
Gledswood hills			Australia	9/06/2024
Sydney		_	Australia	9/06/2024
Sydney		2567	Australia	9/06/2024

Sydney	2134	1 Australia	9/06/2024
Mount Riverview	2774	1 Australia	9/06/2024
Sydney	2560	) Australia	9/06/2024
Sydney	2560	) Australia	9/06/2024
Perth	6000	) Australia	9/06/2024
Newcastle	228	5 Australia	9/06/2024
eschol park	2558	3 Australia	9/06/2024
	220	5 Australia	9/06/2024
	2903	3 Australia	9/06/2024
Elderslie	2570	) Australia	9/06/2024
Port Macquarie	244	1 Australia	9/06/2024
Sydney	256	7 Australia	9/06/2024
Sydney	2759	Australia	9/06/2024
Campbelltown	2560	) Australia	9/06/2024
Sydney	2000	) Australia	9/06/2024
Perth	6000	) Australia	9/06/2024
Townsville	4810	) Australia	9/06/2024
Sydney	255	7 Australia	9/06/2024
Canberra	261	7 Australia	9/06/2024
Box hill	276	5 Australia	9/06/2024
Brisbane	4116	S Australia	9/06/2024
Sydney	2190	) Australia	9/06/2024
campbelltown	2560	) Australia	9/06/2024
Brisbane	416	5 Australia	9/06/2024
Sydney	2220	) Australia	9/06/2024
Leppington	2179	) Australia	9/06/2024
Sydney		Australia	9/06/2024
Edinburgh	Scotland EH11	UK	9/06/2024
Sydney	New South 2190	) Australia	9/06/2024
-,,		) Australia	9/06/2024
Sydney	2570	) Australia	9/06/2024
Sydney		3 Australia	9/06/2024
Parramatta	214	5 Australia	9/06/2024
Perth		) Australia	9/06/2024
Parramatta		) Australia	9/06/2024
Sydney		6 Australia	9/06/2024
Sydney	252	7 Australia	9/06/2024
-,,		) Australia	9/06/2024
		Australia	9/06/2024
Townsville	Queenslan: 4818	3 Australia	9/06/2024
Sydney	•	) Australia	9/06/2024
Sydney		1 Australia	9/06/2024
	2570	) Australia	10/06/2024
Sydney		) Australia	10/06/2024
Sydney		) Australia	10/06/2024
Sydney		3 Australia	10/06/2024
Sydney		3 Australia	10/06/2024
Sydney		) Australia	10/06/2024
-,,	2200		

Sydney	2110	Australia	10/06/2024
Brisbane	4102	Australia	10/06/2024
Sydney	2017	Australia	10/06/2024
Sydney	2560	Australia	10/06/2024
Sydney	2210	Australia	10/06/2024
Sydney	2560	Australia	10/06/2024
Sydney	2000	Australia	10/06/2024
Sydney	2131	Australia	10/06/2024
Sydney	2000	Australia	10/06/2024
Sydney	2000	Australia	10/06/2024
CAMPSIE	2194	Australia	10/06/2024
Sydney	2162	Australia	10/06/2024
	5173	Australia	10/06/2024
Alice River	4817	Australia	10/06/2024
Camden Park	2570	Australia	10/06/2024
Sydney	2565	Australia	10/06/2024
Sydney	2567	Australia	10/06/2024
Appin	2560	Australia	10/06/2024
Epping	3076	Australia	10/06/2024
Bangalee	2541	Australia	10/06/2024
Sydney	2141	Australia	10/06/2024
Sydney	2141	Australia	10/06/2024
Sydney	2154	Australia	10/06/2024
Campbelltown	2560	Australia	10/06/2024
Sydney	2127	Australia	10/06/2024
Sydney		Australia	10/06/2024
Perth	6000	Australia	10/06/2024
canberra	kambah	Australia	10/06/2024
Sydney	2211	Australia	10/06/2024
Sydney		Australia	10/06/2024
Leppington		Australia	10/06/2024
Sydney		Australia	10/06/2024
Melbourne		Australia	10/06/2024
Coogee, NSW		Australia	10/06/2024
Perth		Australia	10/06/2024
Macquarie Fields		Australia	10/06/2024
Brisbane		Australia	10/06/2024
Sydney		Australia	10/06/2024
Mount Annan		Australia	10/06/2024
Narellan Vale		Australia	10/06/2024
Campbelltown.		Australia	10/06/2024
oumpoeutown.		Australia	11/06/2024
melbourne		Australia	11/06/2024
Townsville	_	Australia	11/06/2024
Picton NSW		Australia	11/06/2024
Melbourne		Australia	11/06/2024
Lethbridge Park		Australia	11/06/2024
Berwick		Australia	11/06/2024
DOIWION	3000	Australia	11/00/2024

Townsville	4810 Australia	11/06/2024
Sydney	2041 Australia	11/06/2024
Melbourne	3166 Australia	11/06/2024
Sydney	2049 Australia	11/06/2024
Harrington Park	2567 Australia	11/06/2024
Sydney	2038 Australia	11/06/2024
Sydney	2194 Australia	11/06/2024
Sydney	2196 Australia	11/06/2024
Perth	6055 Australia	11/06/2024
Surry Hills	2010 Australia	11/06/2024
Nerang	4211 Australia	11/06/2024
Adelaide	5033 Australia	11/06/2024
Sydney	2142 Australia	11/06/2024
Sydney	2001 Australia	11/06/2024
Sydney	2040 Australia	11/06/2024
Sydney	2137 Australia	11/06/2024
Sydney	2767 Australia	11/06/2024
Sydney	2145 Australia	11/06/2024
West hoxton	2171 Australia	11/06/2024
Melbourne	8051 Australia	11/06/2024
Toowoomba	4350 Australia	11/06/2024
Marden	5070 Australia	11/06/2024
Sydney	2000 Australia	11/06/2024
Brisbane	4107 Australia	11/06/2024
	2558 Australia	11/06/2024
Melbourne	3001 Australia	11/06/2024
Sydney	2567 Australia	11/06/2024
Campbelltown	2560 Australia	11/06/2024
	4572 Australia	11/06/2024
Pialba	4655 Australia	11/06/2024
CAMDEN SOUTH	2570 Australia	11/06/2024
	3851 Australia	11/06/2024
Brighton	3186 Australia	11/06/2024
Sydney	2040 Australia	11/06/2024
Kearns	2558 Australia	11/06/2024
	3000 Australia	11/06/2024
Melbourne	3752 Australia	11/06/2024
Sydney	2111 Australia	11/06/2024
	4113 Australia	11/06/2024
Albion Park	2527 Australia	11/06/2024
Sydney	2000 Australia	11/06/2024
Sydney	2167 Australia	11/06/2024
Sydney	2000 Australia	11/06/2024
•	6147 Australia	11/06/2024
Sydney	2154 Australia	11/06/2024
Sydney	2220 Australia	11/06/2024
Robinvale	3549 Australia	11/06/2024
GLEDSWOOD HILLS	2557 Australia	11/06/2024

Sydney	2142 Australia	11/06/2024
GLEDSWOOD HILLS	2557 Australia	11/06/2024
Sydney	2000 Australia	11/06/2024
Northfield	5085 Australia	11/06/2024
Brisbane	4000 Australia	11/06/2024
Warnervale	2261 Australia	11/06/2024
Mount Annan	2570 Australia	11/06/2024
	3030 Australia	11/06/2024
Sydney	2065 Australia	11/06/2024
Melbourne	3111 Australia	11/06/2024
Harrington Park	2567 Australia	11/06/2024
Sydney	2019 Australia	11/06/2024
Sydney	2560 Australia	12/06/2024
	2088 Australia	12/06/2024
Sydney	2046 Australia	12/06/2024
Blue Mountains	2774 Australia	12/06/2024
Perth	6000 Australia	12/06/2024
	2620 Australia	12/06/2024
Pyrmont	2009 Australia	12/06/2024
Somerville	3912 Australia	12/06/2024
Elderslie	2570 Australia	12/06/2024
Elderslie	2570 Australia	12/06/2024
	3016 Australia	12/06/2024
Sydney	2000 Australia	12/06/2024
Sydney	2137 Australia	12/06/2024
Melbourne	3195 Australia	12/06/2024
Burleigh Waters	4220 Australia	12/06/2024
Sydney	2138 Australia	12/06/2024
Melbourne	3122 Australia	12/06/2024
Sydney	2140 Australia	12/06/2024
Ettalong	2257 Australia	12/06/2024
	2120 Australia	12/06/2024
Gledswood Hills	2557 Australia	12/06/2024
Sydney	2567 Australia	12/06/2024
<i>-</i> ,	3806 Australia	12/06/2024
Pennant Hills	1715 Australia	12/06/2024
Sydney	2142 Australia	12/06/2024
cyuncy	3000 Australia	12/06/2024
Melbourne	3040 Australia	12/06/2024
Gledswood Hills	2557 Australia	12/06/2024
Sydney	2000 Australia	12/06/2024
Glenfield	2167 Australia	12/06/2024
Chatswood	2067 Australia	12/06/2024
Elderslie	2570 Australia	12/06/2024
Sydney	2046 Australia	12/06/2024
Sydney	2138 Australia	12/06/2024
Mount Annan	2567 Australia	12/06/2024
Sydney	2560 Australia	12/06/2024
Gyanoy	2000 Australia	12,00,2024

Campbelltown		2560	Australia	12/06/2024
Sydney		2000	Australia	12/06/2024
Sydney		2049	Australia	12/06/2024
CAMBRIDGE PARK		2747	Australia	12/06/2024
Sydney		2011	Australia	13/06/2024
Wollongong		2500	Australia	13/06/2024
Sydney		2061	Australia	13/06/2024
Sydney		2558	Australia	13/06/2024
Gregory Hills		2557	Australia	13/06/2024
Sydney		2141	Australia	13/06/2024
Sydney		2195	Australia	13/06/2024
Sydney		2557	Australia	13/06/2024
Sydney		2000	Australia	13/06/2024
Sydney		2139	Australia	13/06/2024
Ambarvale	New South	2560	Australia	13/06/2024
Sydney		2000	Australia	13/06/2024
Merrylands		2160	Australia	13/06/2024
Sydney		2210	Australia	13/06/2024
Sydney		2000	Australia	13/06/2024
Campbelltown		2560	Australia	13/06/2024
Wollongong		2500	Australia	13/06/2024
Hervey Bay		4655	Australia	13/06/2024
, ,		2560	Australia	13/06/2024
Campbelltown		2560	Australia	13/06/2024
Narellan		2567	Australia	13/06/2024
Sydney		2000	Australia	13/06/2024
Campbelltown		2560	Australia	13/06/2024
Sydney		2000	Australia	13/06/2024
		2560	Australia	13/06/2024
Sydney		2560	Australia	13/06/2024
Sydney	New South	2140	Australia	13/06/2024
Sydney		2038	Australia	13/06/2024
Sydney		2567	Australia	13/06/2024
Sydney		2560	Australia	13/06/2024
Sydney Olympic Park		2570	Australia	13/06/2024
Bradbury		2560	Australia	13/06/2024
		2570	Australia	13/06/2024
Sydney		2038	Australia	13/06/2024
Campbelltown		2560	Australia	13/06/2024
Harrington Park		2567	Australia	13/06/2024
Sydney		2134	Australia	13/06/2024
Sydney		2148	Australia	13/06/2024
		2747	Australia	13/06/2024
Sydney		2036	Australia	13/06/2024
Hobart		7000	Australia	13/06/2024
Sydney		2567	Australia	13/06/2024
Melbourne		3000	Australia	13/06/2024
Sydney		2560	Australia	13/06/2024

Campbelltown NSW	2560 Australia	13/06/2024
Melbourne	3194 Australia	13/06/2024
Cobbitty	2570 Australia	13/06/2024
Camden	2570 Australia	13/06/2024
Brisbane	4034 Australia	13/06/2024
Brisbane	4000 Australia	13/06/2024
Sydney	2000 Australia	13/06/2024
	2200 Australia	13/06/2024
Sydney	2204 Australia	13/06/2024
Sydney	2151 Australia	13/06/2024
Sylvania	2224 Australia	14/06/2024
Sydney	2560 Australia	14/06/2024
Long Point	2564 Australia	14/06/2024
Sydney	2560 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
Sydney	2190 Australia	14/06/2024
Sydney	2161 Australia	14/06/2024
Wollongong	2500 Australia	14/06/2024
Sydney	2134 Australia	14/06/2024
	5006 Australia	14/06/2024
ST HELENS PARK	2560 Australia	14/06/2024
Sydney	2566 Australia	14/06/2024
Marulan	2579 Australia	14/06/2024
Sydney	2062 Australia	14/06/2024
Sydney	2170 Australia	14/06/2024
Sydney	2046 Australia	14/06/2024
Macquarie Fields	2500 Australia	14/06/2024
·	6340 Australia	14/06/2024
Adelaide	5125 Australia	14/06/2024
Sydney	2203 Australia	14/06/2024
Bairnsdale	3875 Australia	14/06/2024
Macquarie Park	2113 Australia	14/06/2024
Sydney	2140 Australia	14/06/2024
Sydney	2041 Australia	14/06/2024
Sydney	2567 Australia	14/06/2024
Morayfield	4506 Australia	14/06/2024
Melbourne	3192 Australia	14/06/2024
Orange	2800 Australia	14/06/2024
<u> </u>	6170 Australia	14/06/2024
Sydney	2162 Australia	14/06/2024
Melbourne	3000 Australia	14/06/2024
Sydney	2138 Australia	14/06/2024
•	2508 Australia	14/06/2024
	2570 Australia	14/06/2024
Sydney	2560 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
Ermington	2115 Australia	14/06/2024
S	2560 Australia	14/06/2024

cairns	4878 Australia	14/06/2024
Campbelltown NSW	2560 Australia	14/06/2024
Sydney	2560 Australia	14/06/2024
Brisbane	4000 Australia	14/06/2024
Mount Annan	2567 Australia	14/06/2024
	2380 Australia	14/06/2024
Cobbitty	2570 Australia	14/06/2024
Oakdale	2570 Australia	14/06/2024
Sydney	2140 Australia	14/06/2024
Perth	6004 Australia	14/06/2024
Sydney	2176 Australia	14/06/2024
Perth	6000 Australia	14/06/2024
PERTH	6108 Australia	14/06/2024
Sydney	2566 Australia	14/06/2024
Corinda	4075 Australia	14/06/2024
Armidale, NSW	2350 Australia	14/06/2024
Sydney	2147 Australia	14/06/2024
Sydney	2001 Australia	14/06/2024
Syuncy	3133 Australia	14/06/2024
Sydney	2065 Australia	14/06/2024
Melbourne	3039 Australia	14/06/2024
Sydney	2041 Australia	14/06/2024
Melbourne	3004 Australia	14/06/2024
Merbourne	7000 Australia	14/06/2024
Condinant	3437 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
	2760 Australia	14/06/2024
Melbourne	3000 Australia	14/06/2024
Meadow Springs	6210 Australia	14/06/2024
Sydney	2136 Australia	14/06/2024
Sydney	2076 Australia	14/06/2024
Sydney	1001 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
Darlinghurst	2010 Australia	14/06/2024
	4000 Australia	14/06/2024
	3133 Australia	14/06/2024
Gin Gin	4671 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
BRISBANE	4070 Australia	14/06/2024
	2222 Australia	14/06/2024
	2101 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
Sydney	2000 Australia	14/06/2024
Erskineville	2043 Australia	14/06/2024
Sydney	2161 Australia	14/06/2024
Kelmscott	6111 Australia	15/06/2024
COBURG	3058 Australia	15/06/2024
	4012 Australia	15/06/2024

	4878 Australia	15/06/2024
Alstonvale	2477 Australia	15/06/2024
	2023 Australia	15/06/2024
Abbotsford	3067 Australia	15/06/2024
Richmond	3121 Australia	15/06/2024
Mentone	3194 Australia	15/06/2024
Sydney	2199 Australia	15/06/2024
Omsk	3134 Australia	15/06/2024
Sydney	2192 Australia	15/06/2024
Orange	2800 Australia	15/06/2024
Sydney	2560 Australia	15/06/2024
Melbourne	3060 Australia	15/06/2024
Sydney	2094 Australia	15/06/2024
Melbourne	3000 Australia	15/06/2024
Perth	6066 Australia	15/06/2024
Melbourne	3004 Australia	15/06/2024
Perth	6036 Australia	15/06/2024
Tetti	4032 Australia	15/06/2024
Sydney	2560 Australia	15/06/2024
Sydney	2560 Australia	15/06/2024
Adelaide	5009 Australia	15/06/2024
	2066 Australia	15/06/2024
Sydney		
geelong	3218 Australia	15/06/2024
Pakenham	3810 Australia	15/06/2024
Ouderen	5351 Australia	15/06/2024
Sydney	2000 Australia	15/06/2024
skye	3977 Australia	15/06/2024
Sydney	2140 Australia	15/06/2024
Sydney	2165 Australia	15/06/2024
Brisbane	4121 Australia	15/06/2024
Melbourne	3000 Australia	15/06/2024
	3149 Australia	15/06/2024
	6210 Australia	15/06/2024
Sydney	2140 Australia	15/06/2024
Minto	2566 Australia	15/06/2024
Sydney	2560 Australia	15/06/2024
Elizabeth Bay	2011 Australia	15/06/2024
Sydney	2000 Australia	15/06/2024
Sydney	2056 Australia	15/06/2024
Adelaide	5095 Australia	15/06/2024
Sydney	2130 Australia	15/06/2024
	Australia	15/06/2024
Sydney	2040 Australia	15/06/2024
Sydney	2167 Australia	15/06/2024
Sydney	2761 Australia	15/06/2024
Sydney	2065 Australia	15/06/2024
CASTLE HILL	2154 Australia	15/06/2024
Picton	2571 Australia	15/06/2024

KEARNS	2558 Australia	15/06/2024
	2213 Australia	15/06/2024
Sorrento	3943 Australia	15/06/2024
Melbourne	3001 Australia	16/06/2024
Adelaide	5162 Australia	16/06/2024
Adelaide	5000 Australia	16/06/2024
Brisbane	4000 Australia	16/06/2024
Wollongong	2518 Australia	16/06/2024
Sydney	2142 Australia	16/06/2024
Sydney	2000 Australia	16/06/2024
Sydney	2570 Australia	16/06/2024
	2773 Australia	16/06/2024
	2650 Australia	16/06/2024
Dapto	2530 Australia	16/06/2024
Narellan	2567 Australia	16/06/2024
Sydney	2560 Australia	16/06/2024
Narellan Vale	2567 Australia	16/06/2024
Sydney	2560 Australia	16/06/2024
Brisbane	4000 Australia	17/06/2024
	2031 Australia	17/06/2024
Sydney	2200 Australia	17/06/2024
•	2560 Hong Kong	17/06/2024
Narellan	2567 Australia	17/06/2024
Sydney	2560 Australia	17/06/2024
Sydney	2567 Australia	17/06/2024
Melbourne	3133 Australia	17/06/2024
Perth	6000 Australia	17/06/2024
Sydney	2090 Australia	17/06/2024
c, and	6230 Australia	17/06/2024
Sydney	2035 Australia	17/06/2024
oyuno,	2350 Australia	17/06/2024
Sydney	2088 Australia	17/06/2024
Sydney	2142 Australia	17/06/2024
Sydney	2560 Australia	17/06/2024
Sydney	2213 Australia	17/06/2024
Sydney	2640 Australia	17/06/2024
Sydney	2220 Australia	17/06/2024
	2144 Australia	17/06/2024
Sydney		
Sydney	2043 Australia	17/06/2024
Leumeah	2560 Australia	17/06/2024
Mermaid Waters	4218 Australia	17/06/2024
Sydney	2140 Australia	17/06/2024
Sydney	2560 Australia	18/06/2024
	Australia	18/06/2024
Sydney	2111 Australia	18/06/2024
Sydney	2042 Australia	18/06/2024
Currans Hill	2567 Australia	18/06/2024
Sunnybank Hills	4109 Australia	18/06/2024

Campbelltown		2560 Australia	18/06/2024
		2560 Australia	18/06/2024
Sydney		2560 Australia	18/06/2024
Sydney		2567 Australia	18/06/2024
Sydney		2131 Australia	18/06/2024
		2557 Australia	18/06/2024
Sydney		2652 Australia	18/06/2024
Campbelltown		2560 Australia	18/06/2024
		2206 Australia	18/06/2024
Camden south		2570 Australia	18/06/2024
Sydney		2194 Australia	18/06/2024
Currans hill		2567 Australia	18/06/2024
Sydney		2145 Australia	18/06/2024
Sydney		2205 Australia	18/06/2024
Sydney		2567 Australia	18/06/2024
Brisbane		1145 Australia	18/06/2024
Campbelltown		2560 Australia	18/06/2024
Brisbane		4000 Australia	18/06/2024
Camden		2570 Australia	18/06/2024
Melbourne		3000 Australia	18/06/2024
Drummoyne		1470 Australia	18/06/2024
Capel Sound.		3940 Australia	18/06/2024
Melbourne		3000 Australia	18/06/2024
Leumeah	New South	2560 Australia	18/06/2024
		7301 Australia	18/06/2024
Sydney		2000 Australia	18/06/2024
Sydney		2566 Australia	18/06/2024
Sydney		2134 Australia	18/06/2024
Sydney		2571 Australia	18/06/2024
Mount Annan		2567 Australia	18/06/2024
Sydney		2560 Australia	18/06/2024
Sydney		2147 Australia	18/06/2024
GLEN ALPINE		2560 Australia	18/06/2024
Sydney		2567 Australia	18/06/2024
Camden		2560 Australia	18/06/2024
Sydney		2565 Australia	18/06/2024
Minto		2566 Australia	18/06/2024
Sydney		2114 Australia	18/06/2024
Sydney		2140 Australia	18/06/2024
Campbelltown		2560 Australia	18/06/2024
Sydney		2145 Australia	18/06/2024
Guney		7054 Australia	18/06/2024
		2570 New Zealar	18/06/2024
Sydney		2560 Australia	19/06/2024
Croydon Park		2133 Australia	19/06/2024
Perth		6020 Australia	19/06/2024
Sydney		2574 Australia	19/06/2024
Gregory Hills		2557 Australia	19/06/2024
Ologory rinks		2007 Australia	13/00/2024

Sydney	2195 Australia	19/06/2024
Sydney	2567 Australia	19/06/2024
Sydney	2050 Australia	19/06/2024
Sydney	2557 Australia	19/06/2024
Sydney	2176 Australia	19/06/2024
Sydney	2000 Australia	19/06/2024
Sydney	2179 Australia	19/06/2024
Sydney	2194 Australia	19/06/2024
Sydney	2195 Australia	19/06/2024
Sydney	2000 Australia	19/06/2024
Camden	2570 Australia	19/06/2024
East Hill	2213 Australia	19/06/2024
Sydney	2137 Australia	19/06/2024
Sydney	2000 Australia	19/06/2024
Sydney	2042 Australia	19/06/2024
Campbelltown	2560 Australia	19/06/2024
Sydney	2086 Australia	19/06/2024
Sydney	2570 Australia	19/06/2024
Thirlmere NSW	2207 Australia	19/06/2024
Perth	6105 Australia	19/06/2024
Sydney	2566 Australia	19/06/2024
Sydney	2144 Australia	19/06/2024
Sydney	2131 Australia	19/06/2024
Sydney	2000 Australia	19/06/2024
Sydney	2176 Australia	19/06/2024
Sydney	2750 Australia	19/06/2024
Sydney	2160 Australia	19/06/2024
Sydney	2529 Australia	19/06/2024
Balmain	2041 Australia	19/06/2024
Sydney	2137 Australia	19/06/2024
Picton	2571 Australia	19/06/2024
Calderwood	2527 Australia	19/06/2024
Gregory Hills	2560 Australia	19/06/2024
Melbourne	3150 Australia	19/06/2024
Sydney	2570 Australia	19/06/2024
Sydney	2029 Australia	19/06/2024
Lakesland	2572 Australia	19/06/2024
Sydney	2144 Australia	19/06/2024
Brisbane	4152 Australia	19/06/2024
Lilyfield	2170 Australia	19/06/2024
-	2195 Australia	19/06/2024
Sydney Mount Annan	2567 Australia	19/06/2024
	2170 Australia	
Sydney		19/06/2024
Sydney	2134 Australia	19/06/2024
Sydney	2761 Australia	19/06/2024
Sydney	2155 Australia	19/06/2024
Minto	2566 Australia	19/06/2024
Hill top	2575 Australia	19/06/2024

Picton	2571 Australia	19/06/2024
Harrington park	2567 Australia	19/06/2024
Adelaide	5000 Australia	19/06/2024
Carrum Downs	3201 Australia	19/06/2024
Sydney	2142 Australia	19/06/2024
Sydney	2067 Australia	19/06/2024
Sydney	2140 Australia	19/06/2024
	Australia	19/06/2024
Gregory Hills	2557 Australia	19/06/2024
Sydney	2166 Australia	19/06/2024
Mortlake	2137 Australia	19/06/2024
Sydney	2000 Australia	19/06/2024
Sydney	2000 Australia	19/06/2024
Sunshine Coast	4573 Australia	19/06/2024
Sydney	2144 Australia	19/06/2024
Sydney	2190 Australia	19/06/2024
Sydney	2140 Australia	19/06/2024
Sydney	2145 Australia	19/06/2024
Sydney	2143 Australia	19/06/2024
Sydney	2127 Australia	19/06/2024
Melbourne	3004 Australia	20/06/2024
Melbourne	3054 Australia	20/06/2024
Sydney	2009 Australia	20/06/2024
Sydney	2200 Australia	20/06/2024
Palmerston	832 Australia	20/06/2024
	4128 Australia	20/06/2024
North Sydney	2059 Australia	20/06/2024
Thirlmere	2572 Australia	20/06/2024
Margaret River	6285 Australia	20/06/2024
Sydney	2560 Australia	20/06/2024
Melbourne	3001 Australia	20/06/2024
Helbourne	2558 Australia	20/06/2024
Sydney	2145 Australia	20/06/2024
Sydney	2570 Australia	20/06/2024
Campbelltown	2560 Australia	20/06/2024
Sydney	2026 Australia	20/06/2024
	2026 Australia	20/06/2024
Sydney	2566 Australia	20/06/2024
Sydney		
Sydney	2026 Australia	20/06/2024
Menangle	2568 Australia	20/06/2024
Wilton	2571 Australia	20/06/2024
Sydney	2066 Australia	20/06/2024
Hove	5048 Australia	20/06/2024
Distant	3876 Australia	20/06/2024
Picton Code and Code	2571 Australia	20/06/2024
Sydney	2560 Australia	20/06/2024
Sydney	2148 Australia	20/06/2024
Sydney	2570 Australia	20/06/2024

Sydney		2200	Australia	20/06/2024
Sydney		2570	Australia	20/06/2024
Wollongong		2500	Australia	20/06/2024
Sydney		2117	Australia	20/06/2024
Sydney		2050	Australia	20/06/2024
Camden		2570	Australia	20/06/2024
Sydney		2171	Australia	20/06/2024
Sydney		2570	Australia	20/06/2024
Perth			Australia	20/06/2024
Ambarvale		2560	Australia	20/06/2024
Perth		6000	Australia	20/06/2024
Brisbane		4000	Australia	20/06/2024
Sydney		2160	Australia	20/06/2024
Adelaide		5000	Australia	20/06/2024
Gregory Hills		2557	Australia	20/06/2024
Sydney		2049	Australia	20/06/2024
Sydney		2567	Australia	20/06/2024
Sydney		2000	Australia	20/06/2024
Melbourne		3136	Australia	20/06/2024
Sydney		2170	Australia	20/06/2024
Sydney	New South	2559	Australia	20/06/2024
Sydney		2000	Australia	20/06/2024
Sydney		2000	Australia	20/06/2024
Sydney		2558	Australia	20/06/2024
Sydney		4000	Australia	20/06/2024
Sydney		2560	Australia	20/06/2024
Sydney		2170	Australia	21/06/2024
Sydney		2567	Australia	21/06/2024
Canberra		2570	Australia	21/06/2024
Sydney		2141	Australia	21/06/2024
Sydney		2195	Australia	21/06/2024
Sydney		2137	Australia	21/06/2024
Sydney		2195	Australia	21/06/2024
Mount Annan		2567	Australia	21/06/2024
Sydney		2000	Australia	21/06/2024
Bundanoon		2578	Australia	21/06/2024
Melbourne		3125	Australia	21/06/2024
Camden		2570	Australia	21/06/2024
Menangle		2568	Australia	21/06/2024
Sydney		2141	Australia	21/06/2024
Sydney		2141	Australia	21/06/2024
Sydney		2040	Australia	21/06/2024
Sydney		2566	Australia	21/06/2024
Sydney		2037	Australia	21/06/2024
Sydney			Australia	21/06/2024
Sydney			Australia	21/06/2024
Logan			Australia	21/06/2024
Sydney			Australia	21/06/2024
		•		

Mount Annan		2567 Austra	alia	21/06/2024
Randwick		2032 Austra	alia	21/06/2024
		2502 Austra	alia	21/06/2024
Sydney		2133 Austra	alia	21/06/2024
		5169 Austra	alia	21/06/2024
		4221 Austra	alia	21/06/2024
Moreton bay		5503 Austra	alia	21/06/2024
		4301 Austra	alia	21/06/2024
		Austra	alia	21/06/2024
		2131 Austra	alia	21/06/2024
Newtown		2042 Austra	alia	21/06/2024
Surfers Paradise		4217 Austra	alia	21/06/2024
KAWANA		4701 Austra	alia	21/06/2024
Pymble		2073 Austra	alia	21/06/2024
		2783 Austra	alia	21/06/2024
		6160 Austra	alia	21/06/2024
Sydney		2560 Austra	alia	21/06/2024
Hervey Bay		4655 Austra	alia	21/06/2024
		2049 Austra	alia	21/06/2024
Griffith		2680 Austra	alia	21/06/2024
Sydney		2306 Austra	alia	22/06/2024
		Austra	alia	22/06/2024
Melbourne		3004 Austra	alia	22/06/2024
Bradbury		5153 Austra	alia	22/06/2024
Coffs Harbour		2450 Austra	alia	22/06/2024
Byron Bay		2481 Austra	alia	22/06/2024
Brisbane		4051 Austra	alia	22/06/2024
		3356 Austra	alia	22/06/2024
		3072 Austra	alia	22/06/2024
Glen Huntly		3163 Austra	alia	22/06/2024
CURRANS HILL		2567 Austra	alia	22/06/2024
	Western Au	6155 Austra	alia	22/06/2024
Brisbane	Queensland	4500 Austra	alia	22/06/2024
Sydney	<b>C</b>	2046 Austra		22/06/2024
Katoomba		2780 Austra		22/06/2024
Eastern creek		2766 Austra		22/06/2024
Granville		2142 Austra		22/06/2024
casey		3977 Austra		22/06/2024
Melbourne		3001 Austra	alia	22/06/2024
Shailer Park		4128 Austra	alia	22/06/2024
Sydney		2144 Austra		22/06/2024
Sydney		2564 Austra		22/06/2024
Baulkham Hills		2153 Austra		22/06/2024
Sydney		2000 Austra		22/06/2024
Sydney		2035 Austra		22/06/2024
Sydney		2046 Austra		22/06/2024
Sydney		2203 Austra		22/06/2024
Melbourne		3127 Austra		22/06/2024
Totaldine		OIZ/ Austro	auu	22,00,2024

0	2530 Australia	22/06/2024
Greenvale	3059 Australia	22/06/2024
Sydney	2566 Australia	22/06/2024
Yarravile	3013 Australia	22/06/2024
Sydney	2131 Australia	22/06/2024
Sydney	2560 Australia	22/06/2024
Brisbane	4064 Australia	22/06/2024
Sydney	2560 Australia	22/06/2024
Melbourne	3000 Australia	22/06/2024
	4161 Australia	22/06/2024
Newport	3015 Australia	22/06/2024
Bentleigh East	3165 Australia	23/06/2024
Gladesville	2111 Australia	23/06/2024
Sydney	1001 Australia	23/06/2024
Adelaide	5000 Australia	23/06/2024
Sydney	2137 Australia	23/06/2024
Melbourne	3001 Australia	23/06/2024
	2500 Australia	23/06/2024
Sydney	2040 Australia	23/06/2024
	2489 Australia	23/06/2024
Sydney	2567 Australia	23/06/2024
Sydney	2127 Australia	24/06/2024
Sydney	2000 Australia	24/06/2024
Melbourne	3046 Australia	24/06/2024
Sydney	2111 Australia	24/06/2024
Sydney	2205 Australia	24/06/2024
Campbelltown	2560 Australia	24/06/2024
Bella Vista	2153 Australia	24/06/2024
Sydney	2045 Australia	24/06/2024
Sydney	2085 Australia	24/06/2024
Sydney	2111 Australia	24/06/2024
Sydney	2143 Australia	24/06/2024
Sydney	2000 Australia	24/06/2024
Sydney	2050 Australia	24/06/2024
Hamilton	2259 Australia	24/06/2024
Thirlmere	2572 Australia	24/06/2024
Melbourne	3000 Australia	24/06/2024
Melbourne 3163	3163 Australia	24/06/2024
Sydney	2167 Australia	24/06/2024
	5038 Australia	24/06/2024
Balmain	2041 Australia	24/06/2024
Mount wnnan	2567 Australia	24/06/2024
Sydney	2037 Australia	25/06/2024
Newcastle	2292 Australia	25/06/2024
Sydney	2208 Australia	25/06/2024
Sydney	2145 Australia	25/06/2024
Sydney	2190 Australia	25/06/2024
Camden South	2570 Australia	25/06/2024

Sydney	2000 Australia	25/06/2024
Melbourne	3127 Australia	25/06/2024
Merimbula	2548 Australia	25/06/2024
Adelaide	5043 Australia	25/06/2024
Brisbane	4122 Australia	25/06/2024
Coal point	2283 Australia	25/06/2024
	2296 Australia	25/06/2024
Sydney	2166 Australia	25/06/2024
Perth	6001 Australia	25/06/2024
	2570 Australia	25/06/2024
	2160 Australia	25/06/2024
	3913 Australia	25/06/2024
Rosemeadow	2560 Australia	25/06/2024
Sydney	2567 Australia	25/06/2024
Sydney	2148 Australia	25/06/2024
Sydney	2011 Australia	25/06/2024
Sydney	2067 Australia	25/06/2024
Sydney	2570 Australia	25/06/2024
Sydney	2113 Australia	25/06/2024
Sydney	2204 Australia	25/06/2024
Sydney	2060 Australia	25/06/2024
Sydney	2141 Australia	25/06/2024
Sydney	2567 Australia	25/06/2024
Sydney	2134 Australia	25/06/2024
Sydney	2076 Australia	25/06/2024
	2257 Australia	25/06/2024
Campbelltown	2560 Australia	25/06/2024
Sydney	2763 Australia	25/06/2024
Sydney	2044 Australia	25/06/2024
Sydney	2060 Australia	25/06/2024
Sydney	2030 Australia	25/06/2024
Sydney	2000 Australia	25/06/2024
Perth	6008 Australia	25/06/2024
Sydney	2560 Australia	25/06/2024
Agnes banks	2753 Australia	25/06/2024
Sydney	2144 Australia	25/06/2024
Sydney	2040 Australia	25/06/2024
Sydney	2566 Australia	25/06/2024
Brisbane	4102 Australia	25/06/2024
Sydney	2560 Australia	25/06/2024
Oran Park	2567 Australia	25/06/2024
Brisbane	4077 Australia	26/06/2024
Sydney	2141 Australia	26/06/2024
Sydney	2195 Australia	26/06/2024
Brisbane	4109 Australia	26/06/2024
Sydney	2145 Australia	26/06/2024
o, and ,	2250 Australia	26/06/2024
Sydney	1001 Australia	26/06/2024
Sydney	TOOT AUSTRALIA	20,00,2024

Sydney		2560 Aus	stralia	26/06/2024
Sydney		2000 Aus	stralia	26/06/2024
Sydney		2010 Aus	stralia	26/06/2024
Sydney		2193 Aus	stralia	26/06/2024
Sydney		2570 Aus	stralia	26/06/2024
Sydney		2145 Aus	stralia	26/06/2024
Sydney		2119 Aus	stralia	26/06/2024
Baranduda		3691 Aus	stralia	26/06/2024
Perth		6155 Aus	stralia	26/06/2024
Subiaco		6008 Aus	stralia	26/06/2024
Hobart	Tasmania	7000 Aus	stralia	26/06/2024
		4127 Aus	stralia	26/06/2024
Melbourne		3122 Hor	ng Kong	26/06/2024
Newcastle		2280 Aus	stralia	26/06/2024
Perth	Western Au	6054 Aus	stralia	26/06/2024
Wilby		3728 Aus	stralia	26/06/2024
		3163 Aus	stralia	26/06/2024
Melbourne		3001 Aus	stralia	26/06/2024
Sydney		2000 Aus	stralia	26/06/2024
Sydney		2142 Aus	stralia	26/06/2024
Brisbane		4000 Aus	stralia	26/06/2024
Sydney		2144 Aus	stralia	26/06/2024
Cobram East		3644 Aus	stralia	26/06/2024
Sydney		2144 Aus	stralia	26/06/2024
Melbourne		3056 Aus	stralia	26/06/2024
Sydney		2138 Aus	stralia	26/06/2024
Sydney		2144 Aus	stralia	26/06/2024
		3079 Aus	stralia	26/06/2024
Sydney		2210 Aus	stralia	27/06/2024
Sydney		2000 Aus	stralia	27/06/2024
Greensborough		3088 Aus	stralia	27/06/2024
Melbourne		3054 Aus	stralia	27/06/2024
Sydney		Aus	stralia	27/06/2024
Millendon		6035 Aus	stralia	27/06/2024
		2144 Aus	stralia	27/06/2024
Sydney		2160 Aus	stralia	27/06/2024
Mollymook Beach		2539 Aus	stralia	27/06/2024
Sydney		2144 Aus	stralia	27/06/2024
Sydney		2570 Aus	stralia	27/06/2024
Sydney		2115 Aus	stralia	27/06/2024
		3037 Aus	stralia	27/06/2024
Sydney		2567 Aus	stralia	27/06/2024
Belrose		2085 Aus	stralia	27/06/2024
Sydney		2209 Aus	stralia	27/06/2024
Sydney		2047 Aus	stralia	27/06/2024
Sydney		2012 Aus	stralia	27/06/2024
Sydney		2144 Aus	stralia	27/06/2024
Sydney		2000 Aus	stralia	27/06/2024

Sydney	2155 Australia	27/06/2024
Sydney	2155 Australia	27/06/2024
Adelaide	5000 Australia	27/06/2024
Sydney	2060 Australia	27/06/2024
Sydney	2160 Australia	27/06/2024
Sydney	2090 Australia	27/06/2024
Winmalee	2777 Australia	27/06/2024
Denham Court	2565 Australia	27/06/2024
Sydney	2220 Australia	27/06/2024
Glenmore park	2745 Australia	27/06/2024
Sydney	2134 Australia	27/06/2024
Sydney	2117 Australia	27/06/2024
Sydney	2153 Australia	27/06/2024
Sydney	2210 Australia	27/06/2024
Sydney	2138 Australia	27/06/2024
Sydney	2000 Australia	27/06/2024
Sydney	2207 Australia	27/06/2024
Sydney	2000 Australia	27/06/2024
Sydney	2195 Australia	27/06/2024
Sydney	2076 Australia	27/06/2024
Sydney	2221 Australia	27/06/2024
Gold Coast	4225 Australia	27/06/2024
Sydney	2165 Australia	27/06/2024
Kindervale	2622 Australia	27/06/2024
Campbelltown	2557 Australia	27/06/2024
Camden	2570 Australia	28/06/2024
	4227 Australia	28/06/2024
Sydney	2539 Australia	28/06/2024
Sydney	2111 Australia	28/06/2024
Sydney	2519 Australia	28/06/2024
Seven Hills	2147 Australia	28/06/2024
Sydney	2573 Australia	28/06/2024
Mackay	4740 Australia	28/06/2024
Bendigo	3550 Australia	28/06/2024
Sydney	2000 Australia	28/06/2024
Melbourne	3006 Australia	29/06/2024
Phillip	2606 Australia	29/06/2024
Victoria Point	4165 Australia	29/06/2024
Sydney	2015 Australia	29/06/2024
Geelong	3220 Australia	29/06/2024
Sydney	2009 Australia	29/06/2024
Camden	2570 Australia	29/06/2024
Camden	2570 Australia	29/06/2024
Sydney	2190 Australia	29/06/2024
Kellyville	2155 Australia	29/06/2024
Hammondville	2170 Australia	30/06/2024
Riverstone	2765 Australia	30/06/2024
Sydney	2144 Australia	30/06/2024
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Sydney		2560 Australia	30/06/2024
Sydney		2144 Australia	30/06/2024
Brownlow Hill		2570 Australia	30/06/2024
		2250 Australia	30/06/2024
Adelaide		5000 Australia	30/06/2024
Melton West		3337 Australia	30/06/2024
Mount Annan		2567 Australia	30/06/2024
Sydney		2144 Australia	30/06/2024
Sydney		2137 Australia	30/06/2024
Sydney		2141 Australia	1/07/2024
Sydney		2088 Australia	1/07/2024
Sydney		2017 Australia	1/07/2024
Sydney		2155 Australia	1/07/2024
Sydney		2193 Australia	1/07/2024
Spring Farm		2570 Australia	1/07/2024
, ,		2565 Australia	1/07/2024
Sydney		2000 Australia	1/07/2024
Sydney		2000 Australia	1/07/2024
Sydney		2566 Australia	1/07/2024
Adelaide		5001 Australia	1/07/2024
Melbourne		3001 Australia	1/07/2024
Brisbane		4506 Australia	1/07/2024
Cleveland		4163 Australia	1/07/2024
Brisbane		4101 Australia	1/07/2024
Melbourne		3806 Australia	1/07/2024
Aspley		4034 Australia	1/07/2024
Sydney		2011 Australia	1/07/2024
Sydney		2131 Australia	1/07/2024
Cobbitty		2570 Australia	1/07/2024
Sydney		2204 Australia	1/07/2024
Mackay		4740 Australia	1/07/2024
Cairns		4878 Australia	1/07/2024
Echuca		3111 Australia	1/07/2024
Katoomba	New South	2780 Australia	1/07/2024
Gold Coast	New Godin	4218 Australia	1/07/2024
Sydney		2560 Australia	1/07/2024
Adelaide		5000 Australia	2/07/2024
Queensland		4720 Australia	2/07/2024
Sydney		2000 Australia	2/07/2024
Sydney		2137 Australia	2/07/2024
Canberra		2602 Australia	2/07/2024
Gold Coast		4213 Australia	2/07/2024
Sydney		2190 Australia	2/07/2024
Darwin		810 Australia	2/07/2024
Melbourne		3004 Australia	2/07/2024
Mitchells Island		2430 Australia	2/07/2024
Melbourne			2/07/2024
		3001 Australia	2/07/2024
Sydney		2137 Australia	2/0//2024

Sydney		2009 Australia	2/07/2024
Sydney		2560 Australia	2/07/2024
Sydney		2134 Australia	2/07/2024
		2560 Australia	2/07/2024
Brisbane		4000 Australia	2/07/2024
Sydney		2161 Australia	2/07/2024
Sydney		2560 Australia	2/07/2024
Tahmoor		2640 Australia	2/07/2024
Bargo		2574 Australia	2/07/2024
Sydney		2017 Australia	2/07/2024
Sydney		2560 Australia	2/07/2024
Kiama		2533 Australia	2/07/2024
Sydney		2148 Australia	3/07/2024
Cydney		2000 Australia	3/07/2024
Mount Annan		2567 Australia	3/07/2024
Sydney		2560 Australia	3/07/2024
Currans Hill		2567 Australia	3/07/2024
Campbelltown		2560 Australia	3/07/2024
•		2134 Australia	3/07/2024
Sydney Sydney		2170 Australia	3/07/2024
Syulley		2567 Australia	3/07/2024
Cudnov		2560 Australia	3/07/2024
Sydney			
Sydney		2567 Australia	3/07/2024
Dahu		2570 Australia	3/07/2024
Raby		2566 Australia	3/07/2024
		2567 Australia	3/07/2024
Sydney		2570 Australia	3/07/2024
		2570 Australia	3/07/2024
		2167 Australia	3/07/2024
Macquarie Fields		2212 Australia	3/07/2024
Sydney		2190 Australia	3/07/2024
Sydney		2140 Australia	3/07/2024
Sydney		2137 Australia	3/07/2024
Sydney		2017 Australia	3/07/2024
Sydney		2560 Australia	3/07/2024
Sydney		2200 Australia	3/07/2024
Sydney		2000 Australia	3/07/2024
Sydney	New South	2565 Australia	3/07/2024
Campbelltown		2560 Australia	3/07/2024
Pascoe Vale		3044 Australia	3/07/2024
Sydney		2560 Australia	3/07/2024
Sydney		2565 Australia	3/07/2024
		2560 Australia	3/07/2024
Sydney		2000 Australia	3/07/2024
Campbelltown	New South	2560 Australia	3/07/2024
Mount Annan		2567 Australia	3/07/2024
Sydney		Australia	3/07/2024
Sydney		2560 Australia	3/07/2024

	3004 Australia	3/07/2024
	2068 Australia	3/07/2024
	2572 Australia	3/07/2024
	2566 Australia	3/07/2024
	2567 Australia	3/07/2024
	2190 Australia	3/07/2024
	2000 Australia	3/07/2024
	2560 Australia	3/07/2024
	2536 Australia	3/07/2024
	2229 Australia	3/07/2024
	1001 Australia	4/07/2024
	2570 Australia	4/07/2024
	2564 Australia	4/07/2024
	2199 Australia	4/07/2024
	2196 Australia	4/07/2024
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Name Oanstla		4/07/2024
New South		4/07/2024
		4/07/2024
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		4/07/2024
	256/ Australia	4/07/2024
	New South	2068 Australia 2572 Australia 2566 Australia 2567 Australia 2190 Australia 2000 Australia 2560 Australia 2536 Australia 2536 Australia 2536 Australia 2570 Australia 2570 Australia 2594 Australia 2199 Australia 2199 Australia 2196 Australia 2572 Australia 2560 Australia 2570 Australia 2005 Australia 2005 Australia 2006 Australia 2007 Australia 2570 Australia 2571 Australia 2570 Australia 2570 Australia 2571 Australia 2571 Australia 2572 Australia 2573 Australia 2574 Australia 2575 Australia 2576 Australia 2577 Australia 2578 Australia 2137 Australia 2137 Australia 2137 Australia 2138 Australia 2139 Australia 2130 Australia 2131 Australia

Sydney		2558 Australia	5/07/2024
Brisbane		4178 Australia	5/07/2024
BILGOLA		2107 Australia	5/07/2024
Brisbane		4069 Australia	5/07/2024
Brisbane		4105 Australia	5/07/2024
Sydney		2220 Australia	5/07/2024
Melbourne		3207 Australia	5/07/2024
Sydney		2000 Australia	5/07/2024
		2577 Australia	5/07/2024
		2567 Australia	5/07/2024
lpswich		4305 Australia	5/07/2024
Mitchelton		4053 Australia	6/07/2024
Eschol Park		2558 Australia	6/07/2024
Campbelltown		2560 Australia	6/07/2024
Spring Farm		2570 Australia	6/07/2024
Perth		6147 Australia	6/07/2024
Sydney		2000 Australia	6/07/2024
Brisbane		4000 Australia	6/07/2024
Sydney		2134 Australia	6/07/2024
Mackay		4740 Australia	6/07/2024
Sydney		2037 Australia	6/07/2024
Sydney		2134 Australia	6/07/2024
Melbourne		3029 Australia	6/07/2024
Sydney		2142 Australia	6/07/2024
Sydney		2116 Australia	7/07/2024
Adelaide		5169 Australia	7/07/2024
Brisbane		4000 Australia	7/07/2024
Sydney		2190 Australia	7/07/2024
Sydney		2566 Australia	7/07/2024
Sydney		2045 Australia	7/07/2024
Sydney		2000 Australia	7/07/2024
Revesby		2212 Australia	7/07/2024
Sydney		2142 Australia	8/07/2024
Sydney		2200 Australia	8/07/2024
Sydney		2560 Australia	8/07/2024
Harrington park		2567 Australia	8/07/2024
Sydney		2153 Australia	8/07/2024
Sydney		2565 Australia	8/07/2024
Bradbury		2560 Australia	8/07/2024
Sydney		2567 Australia	8/07/2024
o, and,		2000 Australia	8/07/2024
Sydney		2560 Australia	8/07/2024
Sydney		2567 Australia	8/07/2024
Melbourne		3056 Australia	8/07/2024
Kyogle	New South	2474 Australia	8/07/2024
Yarraville	NOW COULT	3013 Australia	8/07/2024
Brisbane		4000 Australia	8/07/2024
		2019 Australia	8/07/2024
Leppington		ZOTO VASILARIA	0/0//2024

Sydney		2560 Australia	8/07/2024
Sydney		2128 Australia	8/07/2024
Bargo		2574 Australia	8/07/2024
Camden south		2570 Australia	8/07/2024
Tahmoor		2573 Australia	8/07/2024
Gilead		2560 Australia	8/07/2024
Sydney		2156 Australia	8/07/2024
Sydney		2141 Australia	8/07/2024
		2566 Australia	8/07/2024
Otford		2508 Australia	8/07/2024
Sydney		2140 Australia	8/07/2024
Sydney		2040 Australia	8/07/2024
Sydney		2564 Australia	8/07/2024
Sydney		2166 Australia	8/07/2024
Rossmore		2557 Australia	8/07/2024
Sydney		2011 Australia	8/07/2024
Sydney		2065 Australia	8/07/2024
Sydney		2000 Australia	8/07/2024
Sydney		2153 Australia	8/07/2024
Sydney		2759 Australia	8/07/2024
Bradbury		2560 Australia	8/07/2024
Sydney		2160 Australia	8/07/2024
Sydney	New South	2205 Australia	8/07/2024
Sydney		2567 Australia	8/07/2024
Sydney	New South	2211 Australia	8/07/2024
narellan		2567 Australia	8/07/2024
Sydney		2065 Australia	8/07/2024
Sydney		2000 Australia	8/07/2024
Tahmoor		2573 Australia	8/07/2024
Currans Hill		2567 Australia	8/07/2024
		2573 Australia	8/07/2024
Ingleburn		2565 Australia	8/07/2024
Sydney		2556 Australia	8/07/2024
Sydney		2040 Australia	8/07/2024
Mount Annan		2567 Australia	8/07/2024
Sydney		2007 Australia	8/07/2024
Yass		2582 Australia	8/07/2024
Bundaberg		4670 Australia	8/07/2024
Sydney		2571 Australia	8/07/2024
Brisbane		4152 Australia	8/07/2024
Concord		2137 Australia	8/07/2024
Sydney		2000 Australia	8/07/2024
Sydney		2142 Australia	8/07/2024
-		2571 Australia	8/07/2024
Leumeah		2560 Australia	8/07/2024
Sydney		2066 Australia	8/07/2024
Sydney		2560 Australia	8/07/2024
Sydney		2165 Australia	8/07/2024
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Sydney		2144	Australia	8/07/2024
Sydney		2193	Australia	8/07/2024
Camden		2570	Australia	8/07/2024
Sydney		2000	Australia	8/07/2024
Douglas Park		2569	Australia	8/07/2024
Sydney		2076	Australia	8/07/2024
Sydney		2141	Australia	8/07/2024
Sydney		2141	Australia	8/07/2024
Mount Annan		2567	Australia	8/07/2024
Sydney		2000	Australia	8/07/2024
Sydney		2570	Australia	8/07/2024
Mount Annan		2567	Australia	8/07/2024
Calamvale		4116	Australia	8/07/2024
Sydney		2001	Australia	8/07/2024
Evans Head		2473	Australia	8/07/2024
Sydney		2560	Australia	8/07/2024
Sydney		2570	Australia	8/07/2024
Sydney		2190	Australia	8/07/2024
Wollongong		2508	Australia	8/07/2024
Sydney		2176	Australia	8/07/2024
Sydney		2567	Australia	8/07/2024
Sydney		2140	Australia	8/07/2024
Sydney		2572	Australia	8/07/2024
Sydney		2200	Australia	8/07/2024
Brisbane		4000	Australia	8/07/2024
Sydney		2125	Australia	8/07/2024
		2567	Australia	8/07/2024
Sydney		2567	Australia	8/07/2024
Brisbane		4006	Australia	8/07/2024
Sydney		2566	Australia	8/07/2024
Douglas park		2569	Australia	8/07/2024
Sydney		2145	Australia	8/07/2024
Gerringong		2534	Australia	8/07/2024
Sydney		2567	Australia	8/07/2024
Sydney		2131	Australia	8/07/2024
Gold Coast		4217	Australia	8/07/2024
Spring Farm		2570	Australia	8/07/2024
Sydney		2566	Australia	8/07/2024
Sydney		2131	Australia	8/07/2024
Melbourne		3029	Australia	9/07/2024
Sydney		2000	Australia	9/07/2024
Sydney	New South	2040	Australia	9/07/2024
		2566	Australia	9/07/2024
Kellyville		2155	Australia	9/07/2024
Sydney		2010	Australia	9/07/2024
Sydney		2558	Australia	9/07/2024
Bringelly		2556	Australia	9/07/2024
-		2210	Australia	9/07/2024

Sydney		2148	Australia	9/07/2024
			Australia	9/07/2024
Campbelltown		2560	Australia	9/07/2024
Sydney		2557	Australia	9/07/2024
Sydney		2560	Australia	9/07/2024
Melbourne		3000	Australia	9/07/2024
Melbourne		3000	Australia	9/07/2024
Essendon		3040	Australia	9/07/2024
Sydney		2571	Australia	9/07/2024
		2213	Australia	9/07/2024
		3161	Australia	9/07/2024
		2567	Australia	9/07/2024
Sydney	New South	2560	Australia	9/07/2024
Sydney		2567	Australia	9/07/2024
Perth		6000	Australia	9/07/2024
Kemps Creek	New South	2178	Australia	9/07/2024
Sydney		2170	Australia	9/07/2024
Sydney		2570	Australia	9/07/2024
Sydney		2046	Australia	9/07/2024
Sydney		2037	Australia	9/07/2024
Five Dock		2046	Australia	9/07/2024
		2569	Australia	9/07/2024
Sydney		2567	Australia	9/07/2024
Sydney			Australia	9/07/2024
Sydney	New South	2567	Australia	9/07/2024
Sydney	rtow courn		Australia	9/07/2024
Sydney			Australia	9/07/2024
Sydney			Australia	9/07/2024
Sydney			Australia	9/07/2024
Canberra			Australia	9/07/2024
Sydney			Australia	9/07/2024
Melbourne			Australia	9/07/2024
Brisbane			Australia	9/07/2024
Concord			Australia	9/07/2024
			Australia	9/07/2024
Drummoyne Bradbury			Australia	9/07/2024
			Australia	
Bringelly			Australia	9/07/2024
Sydney				9/07/2024
Sydney			Australia	9/07/2024
Sydney			Australia	9/07/2024
Sydney			Australia	9/07/2024
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Sydney			Australia	9/07/2024
			Australia	9/07/2024
Airds			Australia	9/07/2024
Sydney		-	Australia	9/07/2024
Wilton			Australia	9/07/2024
		5087	Australia	9/07/2024

Melbourne		3082 Australia	9/07/2024
Narellan		2567 Australia	9/07/2024
Cedar Brush Creek		2259 Australia	9/07/2024
Central coast nsw		2261 Australia	9/07/2024
Campbelltown		2560 Australia	9/07/2024
Sydney		2114 Australia	9/07/2024
Minto		2566 Australia	9/07/2024
Mornington		3931 Australia	9/07/2024
		4510 Australia	9/07/2024
Sydney		2560 Australia	9/07/2024
		2560 Australia	9/07/2024
Brisbane		4350 Australia	9/07/2024
Perth		6001 Australia	10/07/2024
Tahmoor	New South	2573 Australia	10/07/2024
Sydney		2137 Australia	10/07/2024
Sydney		2560 Australia	10/07/2024
Sydney		2021 Australia	10/07/2024
Sydney		2000 Australia	10/07/2024
Sydney		2145 Australia	10/07/2024
Narellan Vale		2567 Australia	10/07/2024
Appin		2560 Australia	10/07/2024
• •		2557 Australia	10/07/2024
Sydney		2049 Australia	10/07/2024
Sydney		2570 Australia	10/07/2024
sydney		2759 Australia	10/07/2024
Sydney		2137 Australia	10/07/2024
Sydney		2069 Australia	10/07/2024
Minto	New South	2566 Australia	10/07/2024
Sydney		2220 Australia	10/07/2024
Sydney		2000 Australia	10/07/2024
		2570 Australia	10/07/2024
Sydney		2000 Australia	10/07/2024
Wattle Grove		2173 Australia	10/07/2024
Sydney		2160 Australia	10/07/2024
Sydney		2000 Australia	10/07/2024
Sydney		2148 Australia	10/07/2024
Sydney		2160 Australia	10/07/2024
Cyancy		2760 Australia	10/07/2024
Brisbane		4000 Australia	10/07/2024
Sydney		2577 Australia	10/07/2024
Sydney		2048 Australia	10/07/2024
Sydney		2000 Australia	10/07/2024
Mickleham		3064 Australia	10/07/2024
. nortonam		2620 Australia	10/07/2024
Airds		2560 Australia	10/07/2024
Sydney		2088 Australia	10/07/2024
Campbelltown	New South	2560 Australia	10/07/2024
Brisbane	INEM SOUTH	4000 Australia	10/07/2024
niionalie		4000 Australia	10/0//2024

Narellan		2567	Australia	10/07/2024
Sydney		2134	Australia	10/07/2024
Oran park		2560	Australia	10/07/2024
Sydney		2567	Australia	10/07/2024
Campbelltown		2560	Australia	10/07/2024
Canberra		2602	Australia	10/07/2024
Brownlow Hill		2570	Australia	10/07/2024
Sydney		2176	Australia	10/07/2024
GILEAD		2560	Australia	10/07/2024
Camden		2570	Australia	10/07/2024
Sydney		2000	Australia	10/07/2024
		2170	Australia	10/07/2024
Sydney	New South	2000	Australia	10/07/2024
Sydney		2131	Australia	10/07/2024
Sydney		2131	Australia	10/07/2024
Sydney		2567	Australia	10/07/2024
Prestons		2170	Australia	10/07/2024
Sydney		2000	Australia	10/07/2024
Sydney		2154	Australia	10/07/2024
Sydney		2570	Australia	10/07/2024
Campbelltown		2560	Australia	10/07/2024
Condell Park		2200	Australia	10/07/2024
Sydney			Australia	10/07/2024
Gosford			Australia	10/07/2024
Sydney			Australia	10/07/2024
			Australia	10/07/2024
Sydney			Australia	10/07/2024
			Australia	10/07/2024
Sydney		2146	Australia	10/07/2024
Sydney			Australia	10/07/2024
Cydney			Australia	10/07/2024
			Australia	10/07/2024
Camden			Australia	10/07/2024
Camden			Australia	10/07/2024
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Sydney Sydney Olympia Park			Australia	10/07/2024
Sydney Olympic Park			Australia	10/07/2024
Sydney			Australia	10/07/2024
Sydney			Australia	10/07/2024
Sydney			Australia	10/07/2024
MOUNT ANNAN		256/	Australia	10/07/2024

Campbelltown         2560 Australia         10/07/2024           Sydney         2572 Australia         10/07/2024           Glen Alpine         2560 Australia         10/07/2024           Sydney         2560 Australia         10/07/2024           Sydney         2160 Australia         10/07/2024           Mount Annan         2567 Australia         10/07/2024           Sydney         2560 Australia         10/07/2024           Sydney         2572 Australia         10/07/2024           Sydney         2573 Australia         10/07/2024           Sydney         2566 Australia         10/07/2024           Sydney         2164 Australia         10/07/2024           Sydney         2640 Australia         10/07/2024           Sydney         2161 Australia         10/07/2024           Sydney         2161 Australia         10/07/2024           Sydney         2164 Australia         10/07/2024           Sydney         2164 Australia         10/07/2024           Sydney         2144 Australia         10/07/2024           Sydney         2144 Australia         10/07/2024           Sydney         2144 Australia         10/07/2024           Sydney         215 Australia			
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Marsden Park         2765 Australia         10/07/2024           Sydney         2164 Australia         10/07/2024           Albury         2640 Australia         10/07/2024           Sydney         2161 Australia         10/07/2024           Sydney         2161 Australia         10/07/2024           Brisbane         4107 Australia         10/07/2024           Sydney         2144 Australia         10/07/2024           Sydney         2144 Australia         10/07/2024           Gosnells         6110 Australia         10/07/2024           Glen Alpine         2560 Australia         10/07/2024           Sydney         2170 Australia         10/07/2024           Sydney         2170 Australia         10/07/2024           Sydney         2100 Australia         10/07/2024           Sydney         2103 Australia         10/07/2024           Melbourne         3000 Australia         10/07/2024           Mt Annan         2567 Australia         10/07/2024           Sydney         2140 Australia         10/07/2024           Sydney         2140 Australia         10/07/2024           Sydney         2195 Australia         10/07/2024           Sydney         2195 Australia	Thirlmere	2572 Australia	10/07/2024
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Sydney	2567 Australia	11/07/2024
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Sydney	2145 Australia	11/07/2024
Thirlmere	2572 Australia	11/07/2024
Sydney	2117 Australia	11/07/2024
	2572 Australia	11/07/2024
	2232 Australia	11/07/2024
Sydney	2000 Australia	11/07/2024
Sydney	2156 Australia	11/07/2024
Robertson	2577 Australia	11/07/2024
Sydney	2567 Australia	11/07/2024
Adelaide	5047 Australia	11/07/2024
Gledswood Hills	2557 Australia	11/07/2024
Camden	2570 Australia	11/07/2024
Sydney	2570 Australia	11/07/2024
Sydney	2570 Australia	11/07/2024
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Sydney	2115 Australia	11/07/2024
Spring Farm	2570 Australia	11/07/2024
Sydney	2567 Australia	11/07/2024
Elderslie	2570 Australia	11/07/2024
Sydney	2127 Australia	11/07/2024
Sydney	2114 Australia	11/07/2024
Sydney	2170 Australia	11/07/2024
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Brisbane	4000 Australia	11/07/2024
Sydney	2000 Australia	11/07/2024
Sunshine Coast	4556 Australia	11/07/2024
Sydney	2141 Australia	11/07/2024
Mount annan	2567 Australia	11/07/2024
Melbourne	3000 Australia	11/07/2024
Sydney	2127 Australia	11/07/2024
Macarthur	2567 Australia	11/07/2024
Dulwich Hill	2203 Australia	11/07/2024
Sydney	2000 Australia	11/07/2024
Sydney	2131 Australia	11/07/2024
Melbourne	3039 Australia	11/07/2024
Greystanes	2145 Australia	11/07/2024
Central Coast	2250 Australia	11/07/2024
Mount Annan	2567 Australia	11/07/2024
Sydney	2144 Australia	12/07/2024
Sydney	2050 Australia	12/07/2024
Gold Coast	4221 Australia	12/07/2024
Killara	2071 Australia	12/07/2024
Campbelltown	2560 Australia	12/07/2024
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Adelaide		5251	Australia	12/07/2024
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Perth			Australia	12/07/2024
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Sydney		2144	Australia	12/07/2024
Sydney		2570	Australia	12/07/2024
Sydney		2131	Australia	12/07/2024
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Sydney		2137	Australia	12/07/2024
		2760	Australia	13/07/2024
Sydney		2195	Australia	13/07/2024
Karalee		4306	Australia	13/07/2024
Blairmount		2559	Australia	13/07/2024
Mount Annan		2567	Australia	13/07/2024
Moree		2400	Australia	13/07/2024
Sydney		2000	Australia	13/07/2024
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Denham Court			Australia	13/07/2024
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Sydney	2090 Australia	13/07/2024
Sydney	2018 Australia	13/07/2024
Campbelltown	2560 Australia	14/07/2024
Blakehurst	2221 Australia	14/07/2024
Sydney	2090 Australia	14/07/2024
Sydney	2176 Australia	14/07/2024
Sydney	2145 Australia	14/07/2024
Melbourne	3000 Australia	14/07/2024
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Middleton Grange	2171 Australia	15/07/2024
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Box Hill	2765 Australia	16/07/2024
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Sydney	2038 Australia	17/07/2024
Sydney	2134 Australia	17/07/2024
	2141 Australia	17/07/2024
Sydney	2567 Australia	17/07/2024
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Orangeville	2570 Australia	17/07/2024
Adelaide	5035 Australia	17/07/2024
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Orangeville	2570 Australia	17/07/2024
Bomaderry	2541 Australia	17/07/2024
Adelaide	5001 Australia	17/07/2024
Perth	6065 Australia	18/07/2024
Sydney	2111 Australia	18/07/2024
Sydney	2145 Australia	18/07/2024
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Sydney	2160 Australia	18/07/2024
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Sydney	2000 Australia	19/07/2024
Melbourne	3075 Australia	19/07/2024
Sydney	2000 Australia	19/07/2024
Sydney	2140 Australia	19/07/2024
Camden	2570 Australia	19/07/2024
Sydney	2170 Australia	19/07/2024
Melbourne	3000 Australia	19/07/2024
Sydney	2160 Australia	19/07/2024
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		2619	Australia	20/07/2024
Spring Farm		2570	Australia	20/07/2024
Sydney			Australia	21/07/2024
Cobbitty		2570	Australia	21/07/2024
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Ryde		1680	Australia	23/07/2024
			Australia	23/07/2024
Sydney		2160	Australia	23/07/2024
Sydney		2570	Australia	23/07/2024
brisbane		4021	Australia	23/07/2024
Keilor		3036	Australia	23/07/2024
Sydney		2065	Australia	23/07/2024
Ingleburn		2565	Australia	23/07/2024
Mount Nathan		4211	Australia	23/07/2024
Kogarah		2217	Australia	23/07/2024
Mount Annan		2567	Australia	23/07/2024
Sydney		2560	Australia	23/07/2024
Sydney		2192	Australia	23/07/2024
Melbourne		3977	Australia	24/07/2024
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Macgregor		2615	Australia	24/07/2024
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Sydney		2565	Australia	24/07/2024
Parramatta		2123	Australia	24/07/2024
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Sydney		2567	Australia	25/07/2024
Narellan NSW		2567	Australia	25/07/2024
Sydney		2145	Australia	25/07/2024
Hobart		7009	Australia	25/07/2024
Auburn		2144	Australia	26/07/2024
Sydney		2118	Australia	26/07/2024
Sydney		2160	Australia	26/07/2024
Camden	New South	2570	Australia	26/07/2024
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Sydney		2566	Australia	26/07/2024
Sydney		2161	Australia	26/07/2024
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Sydney		2144 Australia	26/07/2024
Narellan		2567 Australia	26/07/2024
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Sydney		2032 Australia	26/07/2024
Sydney		2567 Australia	26/07/2024
Sydney		2567 Australia	26/07/2024
Newcastle		2289 Australia	26/07/2024
Sydney		2233 Australia	26/07/2024
Sydney		2196 Australia	26/07/2024
Sydney		2142 Australia	26/07/2024
Camden		2570 Australia	26/07/2024
Melbourne		3001 Australia	26/07/2024
		2350 Australia	26/07/2024
Sydney		2134 Australia	26/07/2024
Melbourne		3000 Australia	26/07/2024
Sydney		2133 Australia	26/07/2024
Camden West		2570 Australia	26/07/2024
Adelaide		5022 Australia	26/07/2024
Adelaide		5159 Australia	26/07/2024
Ascot Pk		5043 Australia	26/07/2024
		2316 Australia	26/07/2024
Sydney		2564 Australia	26/07/2024
Sydney		2000 Australia	26/07/2024
Mount Annan		2567 Australia	26/07/2024
Sydney		2570 Australia	26/07/2024
Sydney		2566 Australia	26/07/2024
Sydney		2156 Australia	26/07/2024
Sydney		2560 Australia	26/07/2024
Sydney		2229 Australia	26/07/2024
Sydney		2570 Australia	26/07/2024
Brisbane		4053 Australia	26/07/2024
Corrigin	Western Au	6375 Australia	26/07/2024
Camden	Woodoniii	2570 Australia	26/07/2024
Telopea		2117 Australia	26/07/2024
Sydney		2118 Australia	26/07/2024
Melbourne		3141 Australia	26/07/2024
Brisbane		4103 Australia	26/07/2024
Briddane		4566 Australia	26/07/2024
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Adelaide		5001 Australia	26/07/2024
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Hervey bay		4655 Australia	26/07/2024
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Port Maquarie		2443 Australia	26/07/2024
Bungarribee		2767 Australia	27/07/2024
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Sydney	2570 Australia	27/07/2024
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Melbourne	3000 Australia	27/07/2024
Sydney	2066 Australia	27/07/2024
Auckland	New Zealar	27/07/2024
Sydney	2171 Australia	27/07/2024
Melbourne	3936 Australia	27/07/2024
	3936 Australia	27/07/2024
	3072 Australia	27/07/2024
Sydney	2116 Australia	28/07/2024
Sydney	2230 Australia	28/07/2024
Mount Hunter	2570 Australia	28/07/2024
Newcastle	2290 Australia	28/07/2024
Brisbane	4000 Australia	28/07/2024
Sydney	2557 Australia	29/07/2024
Sydney	2100 Australia	29/07/2024
Sydney	2170 Australia	29/07/2024
Maitland	2320 Australia	29/07/2024
Sydney	2560 Australia	30/07/2024
Oran Park	2570 Australia	30/07/2024
Karama	812 Australia	30/07/2024
Sydney	2752 Australia	30/07/2024
Sydney	2213 Australia	30/07/2024
Thirlmere	2572 Australia	31/07/2024
Sydney	2560 Australia	31/07/2024
Tahmoor	2573 Australia	31/07/2024
Mount Coolum	4573 Australia	31/07/2024
Sydney	2204 Australia	31/07/2024
Darwin	810 Australia	31/07/2024
Clifton Hill	3068 Australia	1/08/2024
Razorback	2571 Australia	1/08/2024
Sydney	2566 Australia	1/08/2024
Collie	6225 Australia	1/08/2024
Adelaide	5001 Australia	1/08/2024
Sydney	2567 Australia	1/08/2024
Bossley Park	2176 Australia	1/08/2024
	6107 Australia	1/08/2024
Gold Coast	4212 Australia	1/08/2024
Sydney	2191 Australia	1/08/2024
Sydney	2141 Australia	1/08/2024
Melbourne	3101 Australia	1/08/2024
Sydney	2000 Australia	1/08/2024
	5116 Australia	1/08/2024
	4341 Australia	1/08/2024
Geelong	3220 Australia	1/08/2024
Sydney	2136 Australia	2/08/2024
Doncaster	3108 Australia	2/08/2024
Domoustoi	Australia	2/08/2024
	Australia	2/00/2024

Coolangatta	4225 Australia	2/08/2024
Perth	6001 Australia	2/08/2024
Geelong	3216 Australia	2/08/2024
Fernvale	4036 Australia	2/08/2024
ALEXANDRIA	2015 Australia	2/08/2024
	4069 Australia	2/08/2024
Sydney	2560 Australia	3/08/2024
Melbourne	3056 Australia	4/08/2024
Sydney	2000 Australia	4/08/2024
Appin	2560 Australia	4/08/2024

Item 6.1 - Attachment 4 Page 109



# 7. CORRESPONDENCE

# 7.1 Minto Railway Station Improvements

### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from The Hon Jo Haylen MP, Minister for Transport dated 6 July 2024.

### **Attachments**

7.1.1 Letter from Jo Haylen MP, Minister for Transport dated 6 July 2024 (contained within this report)  $\underline{\mathbb{J}}$ 

Item 7.1 Page 110

# The Hon Jo Haylen MP Minister for Transport



Ref: 02110235 Your Ref: DOC-24-129269

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

Dear Dr Greiss,

Thank you for your correspondence about installing a roof on the overbridge and ramps at Minto Station.

I note your advocacy for upgrades to Minto Station and I appreciate you taking the time to share your suggestions for increased weather protection for passengers.

The NSW Government is committed to delivering a public transport system that is accessible, affordable, safe and reliable. Ensuring accessibility on our public transport system is essential to ensuring everyone can move around our communities, access critical services and connect with others.

The NSW Government is working to accelerate upgrades at train stations. The Safe Accessible Transport program announced on 12 February 2024, is a new combined fund established by the NSW Government to upgrade stations making them more accessible, safe and secure.

This \$800.7 million program is a combination of the old Transport Access Program fund, and the Commuter Car Parking Program fund, with an additional \$300 million that the NSW Government committed at the 2023 election.

The Safe Accessible Transport program assessment process uses evidence-based criteria, including current and future patronage, passenger demographics, proximity to important services such as hospitals or schools, and accessibility to nearby interchanges. More information can be found at www.transport.nsw.gov.au/projects/programs/safe-accessible-transport-program.

While Minto Station is not currently scheduled for an accessibility upgrade, Council's request will be considered in any future plans.

52 Martin Place Sydney NSW 2000 GPO Box 5341 Sydney NSW 2001 02 7225 6060 nsw.gov.au/ministers

Item 7.1 - Attachment 1 Page 111

02110235

- 2 -

Thank you again for taking the time to write. Please do not hesitate to contact me again if there is anything further I can do to be of assistance.

Sincerely,

Signature has been removed

**Jo/Haylen MP** Minister for Transport

06/07/2024

52 Martin Place Sydney NSW 2000 GPO Box 5341 Sydney NSW 2001 02 7225 6060 nsw.gov.au/ministers



# 7.2 Campbelltown Sports Stadium

### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from Chief Executive NSW Office of Sport on behalf of The Hon Steve Kamper MP, Minister for Sport dated 11 July 2024.

### **Attachments**

7.2.1 Letter from Chief Executive NSW Office of Sport on behalf of The Hon Steve Kamper MP, Minister for Sport dated 11 July 2024 (contained within this report) 1.

Item 7.2 Page 113

### Office of Sport



CRML24/328

Dr George Griess Mayor Campbelltown City Council PO Box 57 Campbelltown NSW 2560 Email: council@campbelltown.nsw.gov.au

Re: Campbelltown Sport Stadium

11 July 2024

#### **Dear Dr Griess**

I refer to your letter of 17 June 2024 to the Minister for Sport, the Hon Stephen Kamper MP, regarding funding to improve the Campbelltown Sport Stadium. The Minister has asked me to respond on his behalf.

Thank you for sharing your proposal to upgrade the Campbelltown Sport Stadium and precinct area with the NSW Government. The NSW Government considers investment in sport infrastructure on a case-by-case basis. Your proposal will be considered in due course when funding becomes available.

The NSW Government is committed to supporting sport in the Campbelltown area and has provided more than \$350,400 for sport infrastructure builds and upgrades in the local government area.

The Office of Sport administers several grant programs that focus on building and/or upgrading sport facilities and infrastructure. It supports local government councils and sporting organisations to deliver community sport infrastructure because it understands that appropriate playing facilities and spaces contribute to opportunities to be active. Unfortunately, the Office of Sport does not have any suitable sport infrastructure grant programs at present.

I would encourage you to monitor for suitable NSW Government grant funding at <a href="https://www.nsw.gov.au/grants-and-funding">www.nsw.gov.au/grants-and-funding</a>. The Australian Government also provides grant information on the GrantConnect website at <a href="https://help.grants.gov.au">https://help.grants.gov.au</a>.

Thank you for bringing this matter to the Government's attention.

Sincerely.

Signature has been removed

Karen Jones

**Chief Executive** 

Level 3, 6B Figtree Drive, Sydney Olympic Park NSW 2127 Locked Bag 1422, Silverwater NSW 2128 ABN: 31 321 190 047 13 13 02 sport.nsw.gov.au

1



# 7.3 Cat enclosure program for the protection of wildlife

### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from The Hon Penny Sharpe MLC, Minister for the Environment dated 17 July 2024.

13/08/2024

### **Attachments**

7.3.1 Letter from The Hon Penny Sharpe MLC, Minister for the Environment dated 17 July 2024. (contained within this report) 4

Item 7.3 Page 115

**OFFICIAL** 

The Hon Penny Sharpe MLC

Minister for Climate Change, Minister for Energy, Minister for the Environment, Minister for Heritage, Leader of the Government in the Legislative Council



MD24/4041

Dr George Greiss Mayor of Campbelltown

By email: ea.mayor@campbelltown.nsw.gov.au

Dear Mayor Greiss

Thank you for your letter about Campbelltown City Council's resolutions about establishment of a Community Grant Program for cat enclosures. I appreciate you bringing this matter to my attention and for council's action in this important area.

In October 2020, the NSW Government provided a \$2.5 million grant to the Royal Society for the Prevention of Cruelty to Animals (RSPCA) NSW to help reduce the impact of domestic cats on native wildlife. Keeping Cats Safe at Home is a four-year program, funded through the NSW Environmental Trust, that will deliver targeted education and behaviour change campaigns, free de-sexing, and microchipping in 11 local government areas (LGAs), including Campbelltown City Council LGA.

The evidence-based social marketing campaigns are designed to shift community attitudes and behaviours towards keeping pet cats contained safely at home, where they do not pose a threat to local wildlife.

Learnings and resources developed through the program are intended to be shared and implemented in local government areas across NSW. This includes discounts offered to owners for the purchase of outdoor cat enclosures, to incentivise their uptake. More information about the program, including educational resources available to all pet owners, is available at: <a href="https://www.rspcansw.org.au/keeping-cats-safe">www.rspcansw.org.au/keeping-cats-safe</a>.

The NSW Environmental Trust supports projects which enhance the environment of NSW by administering grants across a diverse range of programs, including contestable grants, major projects, and various NSW Government initiatives. In general, the Trust does not accept unsolicited proposals. However, I encourage Council to visit the Trust's website for further information about the types of grant programs available, what activities are funded and eligibility criteria at: www.environment.nsw.gov.au/funding-and-support/nsw-environmental-trust.

The Trust has often had grants available in the area of invasive species management – including cat management – so I do encourage you to explore this option.

Alternatively, for other potential NSW Government funding options Council may wish to explore: www.nsw.gov.au/grants-and-funding.

If you have any further questions about the Keeping Cats Safe at Home program, please contact Ms Gina Pinget, Project Officer, Office of the Secretary, Department of Climate Change, Energy, the Environment and Water on 8275 1638 or at gina.pinget@environment.nsw.gov.au.

Sincaraly

Signature has been removed

Penny Sharpe MLC

52 Martin Place Sydney NSW 2000 GPO Box 5341 Sydney NSW 2001 02 7225 6020 nsw.gov.au/ministers



# 7.4 Thank You - Campbelltown Local Planning Panel

### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from the Mayor to The Hon Terence Sheahan AO dated 17 July 2024

### **Attachments**

7.4.1 Letter from the Mayor to The Hon Terence Sheahan AO dated 17 July 2024 (contained within this report) 1.

Item 7.4 Page 117



17 July 2024

The Hon Terence Sheahan

Dear Mr Sheahan,

### Thank you - Campbelltown City Council Local Planning Panel

On behalf of team Campbelltown, I would like to extend our gratitude for your service to the community through the Campbelltown Local Planning Panel over the last 3 years.

We thank you for your service, input and guidance to the decisions of the Panel and know that the work you have done has contributed to a better future for all Campbelltown residents.

We appreciate the effort you made to work with all Panel members, applicants, community members and Council staff and for your dedication to making sure decisions were made in a timely and transparent manner.

Our team is grateful for your practical approach to planning decisions and the respectful manner in which you engaged with Council staff at all levels.

We all wish you the best for the future.

Yours sincerely

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-220464

Campbelltown City Council 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 campbelltown.nsw.gov.au
T 02 4645 4000
E council@campbelltown.nsw.gov.au



### 7.5 Road Repair Works, Campbelltown Road and M31, Campbelltown

### Officer's Recommendation

That the letters be received and the information be noted.

- 1. Letter from the Mayor to The Hon Jo Haylen MP, Minister for Transport dated 17 July 2024.
- 2. Letter from the Mayor to The Hon John Graham MLC, Minister for Roads dated 17 July 2024.
- 3. Letter from the Mayor to Mr Nathan Hagarty MP, Member for Leppington dated 17 July 2024.
- 4. Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown dated 17 July 2024.
- 5. Letter from the Mayor to The Hon Anoulack Chanthivong MP, Member for Macquarie Fields dated 17 July 2024.
- 6. Letter from the Mayor to Ms Anne Stanley MP, Member for Werriwa dated 17 July 2024.
- 7. Letter from the Mayor to Dr Mike Freelander MP, Federal Member for Macarthur 17 July 2024.
- 8. Letter from Ms Anne Stanley MP, Member for Werriwa dated 25 July 2024.
- 9. Letter from The Hon Anoulack Chanthivong MP, Member for Macquarie Fields dated 31 July 2024.

### **Attachments**

- 7.5.1 Letter from the Mayor to The Hon Jo Haylen MP, Minister for Transport dated 17 July 2024 (contained within this report) 4
- 7.5.2 Letter from the Mayor to The Hon John Graham MLC, Minister for Roads dated 17 July 2024 (contained within this report) 4
- 7.5.3 Letter from the Mayor to Mr Nathan Hagarty MP, Member for Leppington dated 17 July 2024 (contained within this report)  $\underline{\mathbb{J}}$
- 7.5.4 Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown dated 17 July 2024 (contained within this report) ...
- 7.5.5 Letter from the Mayor to The Hon Anoulack Chanthivong MP, Member for Macquarie Fields dated 17 July 2024 (contained within this report) 1.
- 7.5.6 Letter from the Mayor to Ms Anne Stanley MP, Member for Werriwa dated 17 July 2024 (contained within this report) 1.
- 7.5.7 Letter from the Mayor to Dr Mike Freelander MP, Federal Member for Macarthur dated 17 July 2024 (contained within this report) 1.
- 7.5.8 Letter from Ms Anne Stanley MP, Member for Werriwa dated 25 July 2024 (contained within this report) \$\mathcal{L}\$
- 7.5.9 Letter from The Hon Anoulack Chanthivong MP, Member for Macquarie Fields dated 31 July 2024 (contained within this report) 1.

Item 7.5 Page 119



17 July 2024

The Hon Jo Haylen MP Minister for Transport Via web portal

Dear Minister,

### Re: Urgent Road Repair Works: Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that I write to you seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.

As a key thoroughfare for the community of Campbelltown, M31 and Campbelltown Road is essential for the daily commutes of our community and the smooth operation of local businesses.

The road surface is delaminated at locations, which not only poses a hazard to motorists but also negatively impacts the safety of road users, efficiency of transportation and the overall quality of life. Despite ongoing maintenance efforts by Transport for NSW, the current state of disrepair requires more substantial intervention.

We look forward to your urgent attention in prioritising the necessary repair works for M31 (northbound) and Campbelltown Road on and off ramps at Raby Road.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-222724

Campbelltown City Council 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 campbelltown.nsw.gov.au T 02 4645 4000 E council@campbelltown.nsw.gov.au



17 July 2024

The Hon John Graham MP Minister for Roads Via web portal

Dear Minister,

### Re: Urgent Road Repair Works: Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that I write to you seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.

As a key thoroughfare for the community of Campbelltown, M31 and Campbelltown Road is essential for the daily commutes of our community and the smooth operation of local businesses.

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We look forward to your urgent attention in prioritising the necessary repair works for M31 (northbound) and Campbelltown Road on and off ramps at Raby Road.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-222727

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

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



17 July 2024

Mr Nathan Hagarty MP Member for Leppington

Via: <a href="mailto:leppington@parliament.nsw.gov.au">leppington@parliament.nsw.gov.au</a>

Dear Mr Hagarty,

#### Re: Road Repair Works, Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that Council:

- Write to the Hon Jo Haylen MP, NSW Minister for Transport and the Hon John Graham MLC, Minister for Roads seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.
- Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms
   Anne Stanley MP and Dr Mike Freelander MP as the respective State and Federal
   representatives to seek their attention and support for the repairs.

As a key thoroughfare for the community of Campbelltown, M31 and Campbelltown Road is essential for the daily commutes of our community and the smooth operation of local businesses.

The road surface is delaminated at locations, which not only poses a hazard to motorists but also negatively impacts the safety of road users, efficiency of transportation and the overall quality of life. Despite ongoing maintenance efforts by Transport for NSW, the current state of disrepair requires more substantial intervention.

Council has written to Minister Haylen and Minister Graham seeking urgent attention for repair works, and in accordance with the resolution, is also seeking your support for the repairs.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-222748

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

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



17 July 2024

Mr Greg Warren MP Member for Campbelltown

Via: campbelltown@parliament.nsw.gov.au

Dear Mr Warren,

#### Re: Road Repair Works, Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that Council:

- Write to the Hon Jo Haylen MP, NSW Minister for Transport and the Hon John Graham MLC, Minister for Roads seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.
- Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms
   Anne Stanley MP and Dr Mike Freelander MP as the respective State and Federal
   representatives to seek their attention and support for the repairs.

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Council has written to Minister Haylen and Minister Graham seeking urgent attention for repair works, and in accordance with the resolution, is also seeking your support for the repairs.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-222736

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

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



17 July 2024

The Hon Anoulack Chanthivong MP Member for Macquarie Fields

Via: macquariefields@parliament.nsw.gov.au

Dear Mr Chanthivong,

#### Re: Road Repair Works, Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that Council:

- Write to the Hon Jo Haylen MP, NSW Minister for Transport and the Hon John Graham MLC, Minister for Roads seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.
- Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms
   Anne Stanley MP and Dr Mike Freelander MP as the respective State and Federal
   representatives to seek their attention and support for the repairs.

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Council has written to Minister Haylen and Minister Graham seeking urgent attention for repair works, and in accordance with the resolution, is also seeking your support for the repairs.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-222745

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

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



17 July 2024

Ms Anne Stanley MP Member for Werriwa

Via: Anne.Stanley.MP@aph.gov.au

Dear Ms Stanley,

#### Re: Road Repair Works, Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that Council:

- Write to the Hon Jo Haylen MP, NSW Minister for Transport and the Hon John Graham MLC, Minister for Roads seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.
- Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms
   Anne Stanley MP and Dr Mike Freelander MP as the respective State and Federal
   representatives to seek their attention and support for the repairs.

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Council has written to Minister Haylen and Minister Graham seeking urgent attention for repair works, and in accordance with the resolution, is also seeking your support for the repairs.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-222756

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

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



17 July 2024

Dr Mike Freelander MP Federal Member for Macarthur

Via: Mike.Freelander.MP@aph.gov.au

Dear Dr Freelander,

#### Re: Road Repair Works, Campbelltown Road and M31, Campbelltown

At its meeting on 9 July 2024, Council resolved that Council:

- Write to the Hon Jo Haylen MP, NSW Minister for Transport and the Hon John Graham MLC, Minister for Roads seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.
- Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms
   Anne Stanley MP and Dr Mike Freelander MP as the respective State and Federal
   representatives to seek their attention and support for the repairs.

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Council has written to Minister Haylen and Minister Graham seeking urgent attention for repair works, and in accordance with the resolution, is also seeking your support for the repairs.

If you require any further information, please contact Council's Deputy General Manager, Mr Ben Hoyle (02) 4645 4636

Yours sincerely,

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DDC-24-222751

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

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



25 July 2024

The Mayor
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560
Via Email: ea.mayor@campbelltown.nsw.gov.au

2813910/240725/AR

Dear Dr Greiss,

I refer to your letter dated 17/7/2024.

I advise that I have written to the Hon. John Graham MLC, Minister for Roads regarding your request for an upgrade.

I will advise of a response in due course.

Yours sincerely.

Signature has been removed

Anne Stanley MP Government Whip Federal Member for Werriwa

Shop 7, 441 Hoxton Park Rd, Hinchinbrook NSW 2168 PO Box 88, Hoxton Park, 2171 T: (02) 8783 0977 F: (02) 9825 0244 E: Anne.Stanley.MP@aph.gov.au www.annestanley.com.au Anne.Stanley.Werriwa

Authorised by Anne Stanley MP, Australian Labor Party, Shop 7, 441 Hoxton Park Rd, Hinchinbrook NSW.

Item 7.5 - Attachment 8 Page 127



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

Via email: ea.mayor@campbelltown.nsw.gov.au

31 July 2024

Dear Mayor,

Thank you for your correspondence dated 17 July 2024 seeking urgent attention for repair works to the Hume Motorway eastbound onramp at Campbelltown Road and Raby Road.

Further to your representations, I have written to the NSW Minister for Roads seeking his advice.

When I am in receipt of a response from the Minister, I will write to you again.

If I can be of further assistance, please do not hesitate to contact my office.

Yours sincerely,

Signature has been removed

Anoulack Chanthivong MP
Member for Macquarie Fields

Office Unit 9 Centennial House, 12 Ingleburn Road, Ingleburn NSW 2565 Mail PO Box 882, Ingleburn NSW 1890 Phone 02 9618 2077 Email macquariefields@parliament.nsw.gov.au Website connectwithanoulack.com

Item 7.5 - Attachment 9 Page 128



### 7.6 Screen Culture

### 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 23 July 2024.
- 2. Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown dated 23 July 2024.
- 3. Letter from the Mayor to Mr Nathan Hagarty MP, Member for Leppington dated 23 July 2024.
- 4. Letter from the Mayor to Ms Anne Stanley MP, Member for Werriwa dated 18 July 2024 (sic) 23 July 2024.
- 5. Letter from the Mayor to Dr Mike Freelander MP, Federal Member for Macarthur dated 23 July 2024.

### **Attachments**

- 7.6.1 Letter from the Mayor to The Hon Anoulack Chanthivong MP, Member for Macquarie Fields dated 23 July 2024 (contained within this report) J.
- 7.6.2 Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown dated 23 July 2024 (contained within this report)  $\underline{J}$
- 7.6.3 Letter from the Mayor to Mr Nathan Hagarty MP, Member for Leppington dated 23 July 2024 (contained within this report) 4
- 7.6.4 Letter from the Mayor to Ms Anne Stanley MP, Member for Werriwa dated 23 July 2024 (contained within this report) 4
- 7.6.5 Letter from the Mayor to Dr Mike Freelander MP, Federal Member for Macarthur dated 23 July 2024 (contained within this report) J.

Item 7.6 Page 129



23 July 2024

The Hon. Anoulack Chanthivong MP Member for Macquarie Fields

Via: macquariefields@parliament.nsw.gov.au

Dear Mr Chanthivong,

### Re: Screen Culture in the Campbelltown LGA

At its meeting on 14 May 2024, Council considered Campbelltown's recently-endorsed Cultural Strategy and resolved as follows:

- 1. That Council note the opportunity to further explore the development of Screen Culture in the Campbelltown Local Government Area as highlighted in the recently endorsed Cultural Strategy.
- 2. That the Campbelltown Local Government Area be promoted as a filming location.
- 3. That Council liaise with relevant government departments and screen agencies to discuss partnership and strategic funding opportunities.
- 4. That Council write to the local Members of Parliament seeking their support for the establishment of these community opportunities.

I am writing to you in accordance with the fourth resolution above.

Our 'Creative Campbelltown | Cultural Strategy 2024-2030 may be found at: <a href="https://www.campbelltown.nsw.gov.au/Services-and-Facilities/Campbelltown-Arts-Centre/Creative-Campbelltown-Cultural-Strategy-2024-2030">https://www.campbelltown.nsw.gov.au/Services-and-Facilities/Campbelltown-Arts-Centre/Creative-Campbelltown-Cultural-Strategy-2024-2030</a>.

We would welcome an opportunity to discuss partnerships and funding with you to allow us to implement skills development programs that support the development of screen based practitioners, contribute to the creative sector, and particularly focus on nurturing the next generation of talent from the Macarthur and South West region.

Over the past three years, we have delivered a number of screen programs with limited funding, resulting in positive outcomes. We are committed to continuing to develop programs for our community and supporting the growing interest in screen activities in the Campbelltown LGA. Currently, several small production companies are based in the Campbelltown LGA, creating content and engaging with local communities, talent, and stories. We are aware that over 40 emerging screen practitioners live in the Campbelltown LGA but do not have many opportunities to create content or access skills development programs and network with the broader NSW screen industry.

Campbelltown City Council

91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 campbelltown.nsw.gov.au

T 02 4645 4000

E council@campbelltown.nsw.gov.au



Our priorities would be centered around the following:

**Funding for targeted programs**: seeking financial support to sustain programs for young people interested in screen-based activities. These programs are crucial for developing local talent and providing opportunities for youth to engage in creative endeavours.

**Promoting Campbelltown as a filming location**: collaborating with other agencies to promote Campbelltown as a premier filming destination is essential. We seek to develop a location resource/guide for filmmakers and production companies, both local and international. The unique landscapes, historic sites, and modern infrastructure of the Campbelltown LGA make it an attractive destination for filmmakers. Promoting our area can attract a wide range of productions, thereby boosting local businesses and creating job opportunities.

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To organise a meeting, please contact Council's Executive Manager City Culture, Mouna Zaylah on 4645 4100 or <a href="mailto:mouna.zaylah@campbelltown.nsw.gov.au">mouna.zaylah@campbelltown.nsw.gov.au</a>.

We look forward to hearing from you.

Yours sincerely

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-223888

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

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



23 July 2024

Mr Greg Warren MP Member for Campbelltown Via: campbelltown@parliament.nsw.gov.au

Dear Mr Warren.

#### Re: Screen Culture in the Campbelltown LGA

At its meeting on 14 May 2024, Council considered Campbelltown's recently-endorsed Cultural Strategy and resolved as follows:

- 1. That Council note the opportunity to further explore the development of Screen Culture in the Campbelltown Local Government Area as highlighted in the recently endorsed Cultural Strategy.
- 2. That the Campbelltown Local Government Area be promoted as a filming location.
- 3. That Council liaise with relevant government departments and screen agencies to discuss partnership and strategic funding opportunities.
- 4. That Council write to the local Members of Parliament seeking their support for the establishment of these community opportunities.

I am writing to you in accordance with the fourth resolution above.

Our 'Creative Campbelltown | Cultural Strategy 2024-2030 may be found at: <a href="https://www.campbelltown.nsw.gov.au/Services-and-Facilities/Campbelltown-Arts-Centre/Creative-Campbelltown-Cultural-Strategy-2024-2030">https://www.campbelltown.nsw.gov.au/Services-and-Facilities/Campbelltown-Arts-Centre/Creative-Campbelltown-Cultural-Strategy-2024-2030</a>.

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We look forward to hearing from you.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-223887

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

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



23 July 2024

Mr Nathan Hagarty MP Member for Leppington

Via: leppington@parliament.nsw.gov.au

Dear Mr Hagarty,

### Re: Screen Culture in the Campbelltown LGA

At its meeting on 14 May 2024, Council considered Campbelltown's recently-endorsed Cultural Strategy and resolved as follows:

- That Council note the opportunity to further explore the development of Screen Culture in the Campbelltown Local Government Area as highlighted in the recently endorsed Cultural Strategy.
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I am writing to you in accordance with the fourth resolution above.

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We look forward to hearing from you.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-224349

Campbelltown City Council
91 Queen Street, Campbelltown
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T 02 4645 4000

E council@campbelltown.nsw.gov.au



18 July 2024

Ms Anne Stanley MP Member for Werriwa

Via: Anne.Stanley.MP@aph.gov.au

Dear Ms Stanley,

#### Re: Screen Culture in the Campbelltown LGA

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- 1. That Council note the opportunity to further explore the development of Screen Culture in the Campbelltown Local Government Area as highlighted in the recently endorsed Cultural
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I am writing to you in accordance with the fourth resolution above.

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We look forward to hearing from you.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-223890

Campbelltown City Council 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 | E council@campbelltown.nsw.gov.au

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23 July 2024

Dr Mike Freelander MP Federal Member for Macarthur Via: Mike.Freelander.MP@aph.gov.au

Dear Dr Freelander,

### Re: Screen Culture in the Campbelltown LGA

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We look forward to hearing from you.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

D0C-24-223889

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91 Queen Street, Campbelltown
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T 02 4645 4000
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# 7.7 Menangle Creek Rezoning

### Officer's Recommendation

That the letters be received and the information be noted.

- 1. Letter from the Mayor to The Hon Paul Scully MP, Minister for Planning dated 23 July 2024.
- 2. Letter from the Mayor to The Hon Penny Sharpe MLC, Minister for the Environment dated 23 July 2024.
- 3. Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown dated 23 July 2024.
- 4. Letter from Mr Greg Warren MP, Member for Campbelltown on behalf of Campbelltown City Council to The Hon Paul Scully MP, Minister for Planning and Public Spaces dated 26 July 2024.

### **Attachments**

- 7.7.1 Letter from the Mayor to The Hon Paul Scully MP, Minister for Planning dated 23 July 2024 (contained within this report) ...
- 7.7.2 Letter from the Mayor to The Hon Penny Sharpe MLC, Minister for the Environment dated 23 July 2024 (contained within this report) 4
- 7.7.3 Letter from the Mayor to Mr Greg Warren MP, Member for Campbelltown dated 23 July 2024 (contained within this report)  $\underline{\mathbb{J}}$
- 7.7.4 Letter from Mr Greg Warren MP, Member for Campbelltown on behalf of Campbelltown City Council to The Hon Paul Scully MP dated 26 July 2024 (contained within this report).

Item 7.7 Page 140



23 July 2024

The Hon Paul Scully MP
Minister for Planning and Public Spaces
Via email: office@scully.minister.nsw.gov.au

Dear Minister Scully,

#### Menangle Creek Rezoning - Koala Corridor

I write to you seeking your assistance with a matter that Council agreed to unanimously, at its ordinary meeting of 9 July 2024.

At that meeting, Council considered a Notice of Motion moved by Cr Matt Stellino, which sought Council's support to write to the Hon. Penny Sharpe MLC, Mr Greg Warren MP, and yourself in relation to a rezoning matter that it would like resolved as a matter of urgency.

The matter relates specifically to the rezoning of land within the Figtree Hill development site at Gilead, generally known as the Condition 22A lands. The intention of the rezoning is to convert land currently zoned for residential development purposes, to a C2 – Environmental Conservation zone that will significantly improve the biodiversity and ecological capacity and benefits of the Menangle Creek biodiversity corridor.

On considering Cr Stellino's Notice of Motion, the Council resolved the following:

- Write to the Hon. Paul Scully MP, NSW Minister of Planning asking them to rezone the Menangle Creek-Noorumba Corridor including Condition 22A land as C2 as a matter of urgency.
- Write to the Hon. Penny Sharpe MLC as the Minister for the Environment seeking her support for the rezoning.
- 3. Write to Greg Warren MP as the local state representative seeking his support for the rezoning.

By way of context on this matter, I can provide the following details. Also, for your convenience and a better understanding of the lands subject of this request, I have included as an attachment to this letter, spatial details of the site and the specific location of the site.

As for the site subject of the request, the site is located in the development lands known as the Gilead Stage 1(Figtree Hill) Urban release area. The development site is adjacent to Appin Road, Gilead and is currently being developed by Lendlease.

In 2020, Lendlease submitted a development application (DA/2984/2020) for tree removal, dam dewatering, bulk earthworks and remediation works for an area that included the area of the site subject of this request.

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The application was approved by the Campbelltown Local Planning Panel (LPP) on the 16 December 2020 with an additional condition (Condition 22A) introduced into the final conditions of consent as follows:

Condition 22A - Prior to the commencement of any works or the issuing of a subdivision works certificate, whichever is to occur first, a plan must be provided to the satisfaction of Council's Executive Manager Urban Release and Engagement (or equivalent), that identifies a revised boundary of proposed works adjacent to the section of the Noorumba-Mt Gilead Biobank/Conservation Stewardship Site located between Lot 3 DP 730136 Appin Road Gilead and Pt Lot 102 DP 611552 Noorumba Reserve. The purpose of the plan is to identify a corridor of minimum 250 metre width, measured south from the centre line of Menangle Creek, within which no works will be permitted to occur under this consent.

The following text is the reason given by the LPP for the addition of Condition 22A:

In response to public submissions concerning the width of the Menangle Creek corridor in proximity to Noorumba Reserve, the Panel considers there is utility in widening this section of corridor for the purpose of supporting its function as a Strategic Linkage Area for Koalas and other fauna. The Panel notes the recommendations of the Chief Scientist and Engineer report, titled Advice on the protection of the Campbelltown Koala Population suggest that efforts to widen the corridor should be made. The nexus for widening this section would be dependent on securing an effective Appin Road crossing which the Panel understands is being separately addressed via proposed amendments to the State Voluntary Planning Agreement (2018/9398) for Mt Gilead. A minimum suitable width, consistent with the advice of Dr Steve Phillips, as reported to Council's Ordinary Meeting on 13 October 2020 would be Local Planning Panel Meeting

Following the determination of the development application by the LPP, and the inclusion of Condition 22A, Council at its meeting of 2 November 2021 resolved the following:

That a report be prepared for Council, that investigates rezoning of land identified by Condition 22A of DA2984/2020/DA-CW, to a land use zone suitable for a koala strategic linkage corridor, consistent with the recommendations of the NSW Chief Scientist and Engineer report - Advice on the protection of the Campbelltown Koala Population.

To this end, Council staff have engaged with staff at the Department of Planning, Housing and Infrastructure (DPHI) to discuss the opportunity to rely upon Section 3.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to undertake a speedy amendment to Council's Local Environmental Plan.

Given the amendment sought is considered to be of a minor nature, but with great significance to our ecological communities, s3.22 is deemed to be a suitable amendment pathway as it allows certain types of minor amendments to be made to environmental planning instruments without following the usual lengthy and resource intensive plan-making procedures (particularly public exhibition) under Part 3 of the EP&A Act.

I am advised that DPHI staff are of a similar opinion to Council staff and are not opposed to a \$3.22 amendment to rezone residential land identified as a Koala Corridor at Figtree Hill, being land related to Condition 22A of DA2984/2020/DA-CW, to a more suitable environmental conservation zone should there be written support to do so from both Council and Lendlease.

Campbelltown City Council 91 Queen Street, Campbelltown

campbelltown.nsw.gov.au T 02 4645 4000 



We agree that this is an appropriate method of land rezoning in the circumstances.

The overarching purpose of this letter is to reinforce the urgent need to amend the land use zone of the subject lands, in order to meet community expectations and ensure the establishing of viable and safe koala corridors at the earliest of opportunities. The s3.22 pathway will achieve that.

Further to the above, I wish to raise an equally important matter relating to Koala corridor connectivity and viability, and I draw to your attention an issue that has the potential to frustrate the council's and government's commitments and expectations around the delivery of viable and safe koala corridors across the Gilead area.

While the rezoning of the Condition 22A lands and its revegetation will have a significantly beneficial impact on the viability of the Menangle Creek koala corridor, it should be noted that our efforts to establish a viable and connected koala corridor may be in vain as the extension of the koala corridor towards the Nepean River is currently hampered on two fronts being the existence of the WaterNSW upper canal as a physical barrier, and the lack of active and considered engagement by WaterNSW in resolving the issue of the upper canal being a barrier to the delivery of a viable and connected koala corridor.

This matter has been raised with WaterNSW, but unfortunately there has been little cooperation received from within its ranks, and a sense of unwillingness to assist with the provisioning of a viable and safe koala corridors linking the two rivers, that is expected by all levels of government, the developer, and the community.

I find this response from WaterNSW as extremely disappointing, and more so given that Lendlease have been willing to provide WaterNSW with the necessary crossings.

I trust that you appreciate the importance of the above and I thank you for your consideration of the same. As I believe that both matters are relatively simple to resolve, and their resolution is in the best interest of the government, I trust that your response will be positive and timely.

If you have any need to seek clarity or discuss the above in more detail, please don't hesitate to contact Council's Director City Planning and Environment - Mr Jim Baldwin - on 4645 4221.

Yours Sincerely

Signature has been removed

Dr George Greiss **Mayor of Campbelltown** 

Att: Figtree Hill

DOC-24-225246

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

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

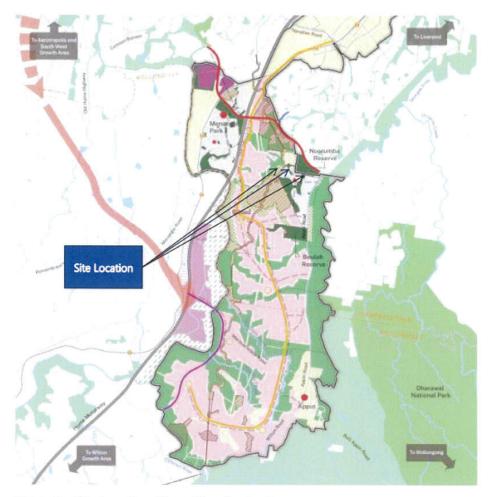


Figure 1 - Site Location (Macarthur Context)

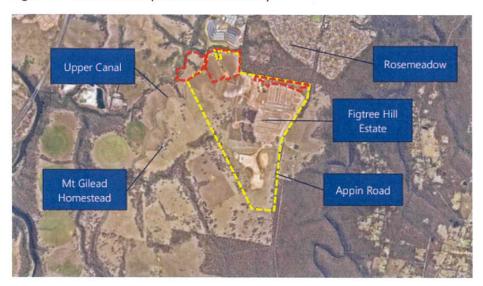


Figure 2 - Site and surrounds

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Figure 3 – Proposed Koala corridor zoning area



Figure 4 - Current zoning



Figure 5 – Proposed Koala area and fencing



23 July 2024

The Hon Penny Sharpe MLC
Minister for Environment
Via email: office@sharpe.minister.nsw.gov.au

Dear Minister Sharpe,

### Menangle Creek Rezoning - Koala Corridor

I write to you seeking your assistance with a matter that Council agreed to unanimously, at its ordinary meeting of 9 July 2024.

At that meeting, Council considered a Notice of Motion moved by Cr Matt Stellino, which sought Council's support to write to the Hon. Penny Sharpe MLC, Mr Greg Warren MP, and yourself in relation to a rezoning matter that it would like resolved as a matter of urgency.

The matter relates specifically to the rezoning of land within the Figtree Hill development site at Gilead, generally known as the Condition 22A lands. The intention of the rezoning is to convert land currently zoned for residential development purposes, to a C2 – Environmental Conservation zone that will significantly improve the biodiversity and ecological capacity and benefits of the Menangle Creek biodiversity corridor.

On considering Cr Stellino's Notice of Motion, the Council resolved the following:

- Write to the Hon. Paul Scully MP, NSW Minister of Planning asking them to rezone the Menangle Creek-Noorumba Corridor including Condition 22A land as C2 as a matter of urgency.
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@campbelltown.nsw.gov.au ABN: 31 459 914 087



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Following the determination of the development application by the LPP, and the inclusion of Condition 22A, Council at its meeting of 2 November 2021 resolved the following:

That a report be prepared for Council, that investigates rezoning of land identified by Condition 22A of DA2984/2020/DA-CW, to a land use zone suitable for a koala strategic linkage corridor, consistent with the recommendations of the NSW Chief Scientist and Engineer report - Advice on the protection of the Campbelltown Koala Population.

To this end, Council staff have engaged with staff at the Department of Planning, Housing and Infrastructure (DPHI) to discuss the opportunity to rely upon Section 3.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to undertake a speedy amendment to Council's Local Environmental Plan.

Given the amendment sought is considered to be of a minor nature, but with great significance to our ecological communities, s3.22 is deemed to be a suitable amendment pathway as it allows certain types of minor amendments to be made to environmental planning instruments without following the usual lengthy and resource intensive plan-making procedures (particularly public exhibition) under Part 3 of the EP&A Act.

I am advised that DPHI staff are of a similar opinion to Council staff and are not opposed to a s3.22 amendment to rezone residential land identified as a Koala Corridor at Figtree Hill, being land related to Condition 22A of DA2984/2020/DA-CW, to a more suitable environmental conservation zone should there be written support to do so from both Council and Lendlease.

Campbelltown City Council 91 Queen Street, Campbelltown

campbelltown.nsw.gov.au T 02 4645 4000



We agree that this is an appropriate method of land rezoning in the circumstances.

The overarching purpose of this letter is to reinforce the urgent need to amend the land use zone of the subject lands, in order to meet community expectations and ensure the establishing of viable and safe koala corridors at the earliest of opportunities. The s3.22 pathway will achieve that.

Further to the above, I wish to raise an equally important matter relating to Koala corridor connectivity and viability, and I draw to your attention an issue that has the potential to frustrate the council's and government's commitments and expectations around the delivery of viable and safe koala corridors across the Gilead area.

While the rezoning of the Condition 22A lands and its revegetation will have a significantly beneficial impact on the viability of the Menangle Creek koala corridor, it should be noted that our efforts to establish a viable and connected koala corridor may be in vain as the extension of the koala corridor towards the Nepean River is currently hampered on two fronts being the existence of the WaterNSW upper canal as a physical barrier, and the lack of active and considered engagement by WaterNSW in resolving the issue of the upper canal being a barrier to the delivery of a viable and connected koala corridor.

This matter has been raised with WaterNSW, but unfortunately there has been little cooperation received from within its ranks, and a sense of unwillingness to assist with the provisioning of a viable and safe koala corridors linking the two rivers, that is expected by all levels of government, the developer, and the community.

I find this response from WaterNSW as extremely disappointing, and more so given that Lendlease have been willing to provide WaterNSW with the necessary crossings.

I trust that you appreciate the importance of the above and I thank you for your consideration of the same. As I believe that both matters are relatively simple to resolve, and their resolution is in the best interest of the government, I trust that your response will be positive and timely.

If you have any need to seek clarity or discuss the above in more detail, please don't hesitate to contact Council's Director City Planning and Environment - Mr Jim Baldwin - on 4645 4221.

Yours Sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

Att: Figtree Hill

DOC-24-225269

Campbelltown City Council
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PO Box 57, Campbelltown NSW 2560 DX5114

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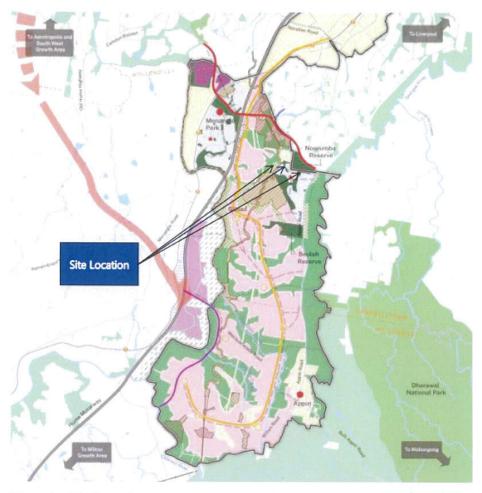


Figure 1 - Site Location (Macarthur Context)



Figure 2 – Site and surrounds

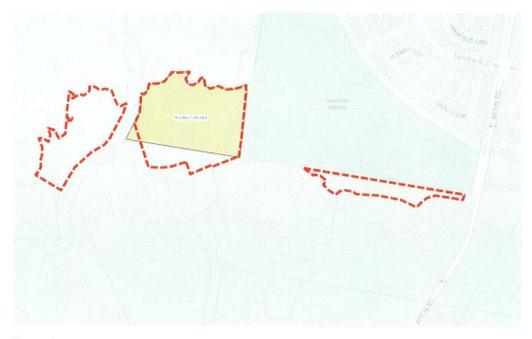


Figure 3 – Proposed Koala corridor zoning area



Figure 4 - Current zoning



Figure 5 - Proposed Koala area and fencing



23 July 2024

Mr Greg Warren MP Member for Campbelltown

Via email: ElectorateOffice.Campbelltown@parliament.nsw.gov.au

Dear Mr Warren,

### Menangle Creek Rezoning - Koala Corridor

I write to you seeking your assistance with a matter that Council agreed to unanimously, at its ordinary meeting of 9 July 2024.

At that meeting, Council considered a Notice of Motion moved by Cr Matt Stellino, which sought Council's support to write to the Hon. Penny Sharpe MLC, Mr Greg Warren MP, and yourself in relation to a rezoning matter that it would like resolved as a matter of urgency.

The matter relates specifically to the rezoning of land within the Figtree Hill development site at Gilead, generally known as the Condition 22A lands. The intention of the rezoning is to convert land currently zoned for residential development purposes, to a C2 - Environmental Conservation zone that will significantly improve the biodiversity and ecological capacity and benefits of the Menangle Creek biodiversity corridor.

On considering Cr Stellino's Notice of Motion, the Council resolved the following:

- 1. Write to the Hon. Paul Scully MP, NSW Minister of Planning asking them to rezone the Menangle Creek-Noorumba Corridor including Condition 22A land as C2 as a matter of urgency.
- 2. Write to the Hon. Penny Sharpe MLC as the Minister for the Environment seeking her support for the rezoning.
- 3. Write to Greg Warren MP as the local state representative seeking his support for the rezoning.

By way of context on this matter, I can provide the following details. Also, for your convenience and a better understanding of the lands subject of this request, I have included as an attachment to this letter, spatial details of the site and the specific location of the site.

As for the site subject of the request, the site is located in the development lands known as the Gilead Stage 1(Figtree Hill) Urban release area. The development site is adjacent to Appin Road, Gilead and is currently being developed by Lendlease.

In 2020, Lendlease submitted a development application (DA/2984/2020) for tree removal, dam dewatering, bulk earthworks and remediation works for an area that included the area of the site subject of this request.

Campbelltown City Council

91 Queen Street, Campbelltown 

campbelltown.nsw.gov.au T 02 4645 4000

ABN: 31 459 914 087



The application was approved by the Campbelltown Local Planning Panel (LPP) on the 16 December 2020 with an additional condition (Condition 22A) introduced into the final conditions of consent as follows:

**Condition 22A** – Prior to the commencement of any works or the issuing of a subdivision works certificate, whichever is to occur first, a plan must be provided to the satisfaction of Council's Executive Manager Urban Release and Engagement (or equivalent), that identifies a revised boundary of proposed works adjacent to the section of the Noorumba–Mt Gilead Biobank/Conservation Stewardship Site located between Lot 3 DP 730136 Appin Road Gilead and Pt Lot 102 DP 611552 Noorumba Reserve. The purpose of the plan is to identify a corridor of minimum 250 metre width, measured south from the centre line of Menangle Creek, within which no works will be permitted to occur under this consent.

The following text is the reason given by the LPP for the addition of Condition 22A:

In response to public submissions concerning the width of the Menangle Creek corridor in proximity to Noorumba Reserve, the Panel considers there is utility in widening this section of corridor for the purpose of supporting its function as a Strategic Linkage Area for Koalas and other fauna. The Panel notes the recommendations of the Chief Scientist and Engineer report, titled Advice on the protection of the Campbelltown Koala Population suggest that efforts to widen the corridor should be made. The nexus for widening this section would be dependent on securing an effective Appin Road crossing which the Panel understands is being separately addressed via proposed amendments to the State Voluntary Planning Agreement (2018/9398) for Mt Gilead. A minimum suitable width, consistent with the advice of Dr Steve Phillips, as reported to Council's Ordinary Meeting on 13 October 2020 would be Local Planning Panel Meeting

Following the determination of the development application by the LPP, and the inclusion of Condition 22A, Council at its meeting of 2 November 2021 resolved the following:

That a report be prepared for Council, that investigates rezoning of land identified by Condition 22A of DA2984/2020/DA-CW, to a land use zone suitable for a koala strategic linkage corridor, consistent with the recommendations of the NSW Chief Scientist and Engineer report – Advice on the protection of the Campbelltown Koala Population.

To this end, Council staff have engaged with staff at the Department of Planning, Housing and Infrastructure (DPHI) to discuss the opportunity to rely upon Section 3.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to undertake a speedy amendment to Council's Local Environmental Plan.

Given the amendment sought is considered to be of a minor nature, but with great significance to our ecological communities, s3.22 is deemed to be a suitable amendment pathway as it allows certain types of minor amendments to be made to environmental planning instruments without following the usual lengthy and resource intensive plan-making procedures (particularly public exhibition) under Part 3 of the EP&A Act.

I am advised that DPHI staff are of a similar opinion to Council staff and are not opposed to a s3.22 amendment to rezone residential land identified as a Koala Corridor at Figtree Hill, being land related to Condition 22A of DA2984/2020/DA-CW, to a more suitable environmental conservation zone should there be written support to do so from both Council and Lendlease.

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



We agree that this is an appropriate method of land rezoning in the circumstances.

The overarching purpose of this letter is to reinforce the urgent need to amend the land use zone of the subject lands, in order to meet community expectations and ensure the establishing of viable and safe koala corridors at the earliest of opportunities. The s3.22 pathway will achieve that.

Further to the above, I wish to raise an equally important matter relating to Koala corridor connectivity and viability, and I draw to your attention an issue that has the potential to frustrate the council's and government's commitments and expectations around the delivery of viable and safe koala corridors across the Gilead area.

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This matter has been raised with WaterNSW, but unfortunately there has been little cooperation received from within its ranks, and a sense of unwillingness to assist with the provisioning of a viable and safe koala corridors linking the two rivers, that is expected by all levels of government, the developer, and the community.

I find this response from WaterNSW as extremely disappointing, and more so given that Lendlease have been willing to provide WaterNSW with the necessary crossings.

I trust that you appreciate the importance of the above and I thank you for your consideration of the same. As I believe that both matters are relatively simple to resolve, and their resolution is in the best interest of the government, I trust that your response will be positive and timely.

If you have any need to seek clarity or discuss the above in more detail, please don't hesitate to contact Council's Director City Planning and Environment - Mr Jim Baldwin - on 4645 4221.

Yours Sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

Att: Figtree Hill

D0C-24-225279

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

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

elltown.nsw.gov.au ABN: 31 459 914 087

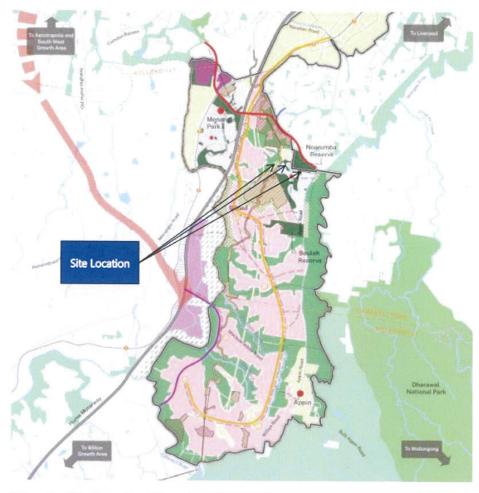


Figure 1 - Site Location (Macarthur Context)



Figure 2 - Site and surrounds



Figure 3 – Proposed Koala corridor zoning area



Figure 4 - Current zoning



Figure 5 - Proposed Koala area and fencing



26/07/2024

The Hon. Paul Scully MP Minister for Planning and Public Spaces GPO Box 5341 SYDNEY NSW 2001

By email: office@scully.minister.nsw.gov.au

### Dear Minister

I write on behalf of Campbelltown City Council with regards to a re-zoning matter that the Council is seeking to resolve as a matter of urgency.

The matter relates specifically to the rezoning of land within the Figtree Hill development site at Gilead, generally known as the Condition 22A lands. The intention of the rezoning is to convert land currently zoned for residential purposes, to a C2 – Environmental Conservation zone that will significantly improve the biodiversity and ecological capacity and benefits of the Menangle Creek biodiversity corridor. Please see attached a copy of correspondence received from Campbelltown City Council, dated 23 July 2024 for your reference.

Accordingly, your appropriate and timely consideration in this matter is greatly appreciated and I look forward to your response at your earliest.

Yours sincerely.

Signature has been removed

Member for Campbelltown

cc: the Hon. Penny Sharpe MLC

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



### 7.8 NAIDOC week celebrations

### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from the Mayor to The Hon Jihad Dib MP, Minister for Customer Service & Digital Government, Emergency Services and Youth Justice dated 10 July 2024

### **Attachments**

7.8.1 Letter from Mayor to The Hon Jihad Dib MP, Minister for Customer Service & Digital Government dated 10 July 2024 (contained within this report) \$\frac{1}{2}\$

Item 7.8 Page 160



10 July 2024

The Hon Jihad Dib MP Minister for Customer Service and Digital Government Minister for Emergency Services Minister for Youth Justice Via portal

Dear Minister,

### Re: NAIDOC week celebrations

Thank you for attending the NAIDOC week Youth Justice Exhibition Opening at Campbelltown Arts Centre yesterday. The collaboration with Youth Justice is very important to our community and we're pleased to continue to support this event.

As mentioned, I'd like to meet with you before my Mayoral term comes to an end, particularly to discuss our Community and Justice Precinct proposal.

Please contact me on <a href="mailto:George.Greiss@campbelltown.nsw.gov.au">George.Greiss@campbelltown.nsw.gov.au</a> to organise a mutually convenient time.

Yours sincerely,

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-215438

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91 Queen Street, Campbelltown
P0 Box 57, Campbelltown NSW 2560 DX5114

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

### 7.9 Creative Campbelltown - Cultural Strategy (with attachment)

### Officer's Recommendation

That the letters be received and the information be noted.

- 1. Letter from the Mayor to The Hon John Graham MLC, Minister for Roads dated 23 July 2024
- 2. Letter from the Mayor to The Hon Prue Car MP, Deputy Premier dated 23 July 2024
- 3. Letter from the Mayor to Ms Julia Finn MP, Parliamentary Secretary for the Premier and Parliamentary Secretary for the Arts dated 23 July 2024
- 4. Letter from the Mayor to The Hon Tony Burke MP, Minister for Employment and Workplace Relations and the Arts dated 23 July 2024
- 5. Letter from the Mayor to Michael Rodrigues, 24 Hour Economy Commissioner Investment NSW dated 23 July 2024
- 6. Attachment Creative Campbelltown Cultural Strategy

### **Attachments**

- 7.9.1 Letter from the Mayor to The Hon John Graham MLC, Minister for Roads dated 23 July 2024 (contained within this report) 4
- 7.9.2 Letter from the Mayor to The Hon Prue Car MP, Deputy Premier dated 23 July 2024 (contained within this report).
- 7.9.3 Letter from the Mayor to Ms Julia Finn MP, Parliamentary Secretary for the Premier & the Arts dated 23 July 2024 (contained within this report) \$\mathcal{L}\$
- 7.9.4 Letter from the Mayor to The Hon Tony Burke MP, Minister for Employment & Workplace Relations & the Arts dated 23 July 24 (contained within this report) \$\bar{\Psi}\$
- 7.9.5 Letter from the Mayor to Michael Rodrigues, 24 Hour Economy Commissioner Invesment NSW dated 23 July 2024 (contained within this report) 4
- 7.9.6 Attachment Creative Campbelltown Cultural Strategy 2024-2030 (contained within this report) .

Item 7.9 Page 162



23 July 2024

The Hon John Graham, MLC Special Minister for State, Minister for Roads, Minister for the Arts, Minister for Music and the Night-time Economy, and Minister for Jobs and Tourism Via: <a href="mailto:john.graham@parliament.nsw.gov.au">john.graham@parliament.nsw.gov.au</a>

Dear Minister,

### Re: Creative Campbelltown | Cultural Strategy 2024-2030

It is with pleasure that I write to you to share Campbelltown City Council's inaugural Cultural Strategy.

'Creative Campbelltown 2024-2030' aims to guide Campbelltown City Council's focus and investment in arts and culture over the next 6 years. 'Creative Campbelltown' has been developed through community engagement and consultation alongside industry stakeholders. It is informed by NSW and Federal Government cultural policies and related Council strategies and plans. The focus areas of 'Creative Campbelltown 2024-2030' include Identity, Creativity, Experience and Creative Economy.

Please find enclosed a printed copy of 'Creative Campbelltown 2024-2030'. Digital access is available here:

https://www.campbelltown.nsw.gov.au/Services-and-Facilities/Campbelltown-Arts-Centre/Creative-Campbelltown-Cultural-Strategy-2024-2030

We would welcome an opportunity to meet with you to discuss this further and identify opportunities for funding and/or collaboration.

To arrange a convenient time to meet or if you would like further information please don't hesitate to contact Council's Executive Manager City Culture and Campbelltown Arts Centre Director, Mouna Zaylah on 4645 4100 or <a href="mailto:mouna.zaylah@campbelltown.nsw.gov.au">mouna.zaylah@campbelltown.nsw.gov.au</a>.

Yours Sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-225725

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

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



23 July 2024

The Hon Prue Car MP Deputy Premier, Minister for Education and Early Learning, and Minister for Western Sydney

Via: londonderry@parliament.nsw.gov.au

Dear Minister,

### Re: Creative Campbelltown | Cultural Strategy 2024-2030

It is with pleasure that I write to you to share Campbelltown City Council's inaugural Cultural Strategy.

'Creative Campbelltown 2024-2030' aims to guide Campbelltown City Council's focus and investment in arts and culture over the next 6 years. 'Creative Campbelltown' has been developed through community engagement and consultation alongside industry stakeholders. It is informed by NSW and Federal Government cultural policies and related Council strategies and plans. The focus areas of 'Creative Campbelltown 2024-2030' include Identity, Creativity, Experience and Creative Economy.

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Yours Sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

D0C-24-225726

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

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



23 July 2024

Ms Julia Finn, MP

Parliamentary Secretary for the Premier, and Parliamentary Secretary for the Arts

Via: granville@parliament.nsw.gov.au

Dear Ms Finn,

### Re: Creative Campbelltown | Cultural Strategy 2024-2030

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To arrange a convenient time to meet or if you would like further information please don't hesitate to contact Council's Executive Manager City Culture and Campbelltown Arts Centre Director, Mouna Zaylah on 4645 4100 or mouna.zaylah@campbelltown.nsw.gov.au.

Yours Sincerely

### Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-225728

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

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

@campbelltown.nsw.gov.au ABN: 31 459 914 087



23 July 2024

The Hon Tony Burke MP
Minister for Emplyment and Workplace Relations
Minister for the Arts
Via: <a href="mailto:ltony.burke.mp@aph.gov.au">ltony.burke.mp@aph.gov.au</a>

Dear Minister,

### Re: Creative Campbelltown | Cultural Strategy 2024-2030

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Yours Sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-225730

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

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



23 July 2024

Michael Rodrigues 24 Hour Economy Commissioner Investment NSW Via: <u>michael.rodrigues@investment.nsw.gov.au</u>

Dear Mr Rodrigues,

### Re: Creative Campbelltown | Cultural Strategy 2024-2030

It is with pleasure that I write to you to share Campbelltown City Council's inaugural Cultural Strategy.

'Creative Campbelltown 2024-2030' aims to guide Campbelltown City Council's focus and investment in arts and culture over the next 6 years. 'Creative Campbelltown' has been developed through community engagement and consultation alongside industry stakeholders. It is informed by NSW and Federal Government cultural policies and related Council strategies and plans. The focus areas of 'Creative Campbelltown 2024-2030' include Identity, Creativity, Experience and Creative Economy.

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Yours Sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

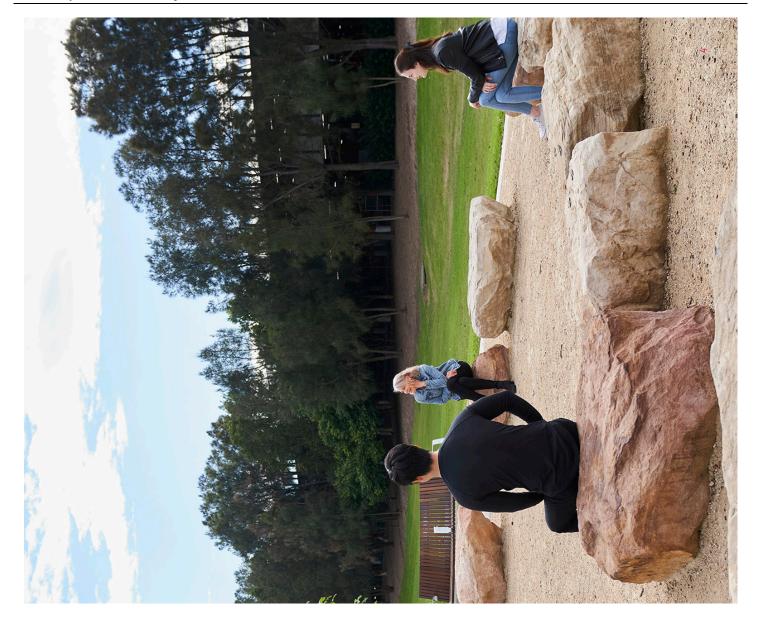
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E council@campbelltown.nsw.gov.au







# LACE

# WAYS WAS, ALWAYS WILL BE DHARAWAL LA

Today's Campbelltown Aboriginal community is made up of mobs from far and wide. Located between two rivers (the Nepean and the Georges River) Campbelltown has always been a fertile place providing the Dharawal people with abundant food sources, bushland, and wildlife. Its landscape made the area a meeting place for people from all mobs to unite, to yarn, to trade, discuss lore and resolve any grievances that may have occurred between them with the Dharawal people being known as the "peacemakers".

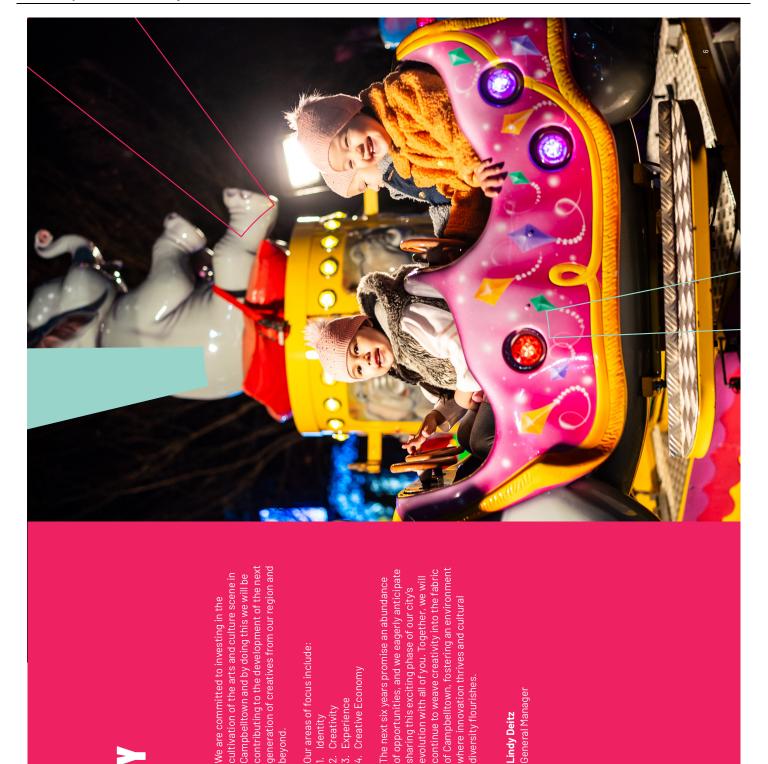
The Appin Massacre in 1816 forever changed this, with survivors fleeing to neighbouring country never to return and the impact of this tragic event continuing to resonate. Much of the traditional lore from this time has been lost with remnants being kept alive by the few remaining Dharawal descendants who have fought hard to hold on to our local stories, customs and knowledge of cultural sites entrusted to us by previous generations. The cultural practices from other mobs also helps strengthen our connection to Country and each other as more people make Dharawal land their home.

By Aboriginal and non-Aboriginal people walking together peacefully on Dharawal land, we honour the ongoing legacy of the Dharawal people by ensuring that the stories of the Dreamtime are never forgotten, and that traditional knowledge is used to inform how we grow as a community and how we treat each other as people.

As a direct descendent of the Dharawal people, I welcome all new people to Campbelltown through the telling of stories and the sharing of the world's oldest living culture.

### Glenda Chalker

Dharawal Elder



lives, forming an integral part of our seamlessly integrates into our daily Campbelltown is a city steeped in cultural richness, where creativity identity and sense of place.

Creative Campbelltown 2024-2030, we As we embark on the journey towards seeks to harness the city's boundless period of unprecedented growth and present a forward-thinking plan that creative potential, preparing it for a transformation. Creative Campbelltown 2024–2030 has not only shaping this strategy but also community and industry consultation, that have surfaced through extensive been developed through community related Council strategies and plans This plan highlights the key themes nfluencing other pivotal initiatives t is informed by NSW and Federal Government cultural policies and alongside industry stakeholders. engagement and consultation, undertaken by Council.

contributing to the development of the next generation of creatives from our region and Campbelltown and by doing this we will be beyond.

We are committed to investing in the

Our areas of focus include:

- Creativity
- **Creative Economy** 3. Experience

of Campbelltown, fostering an environment of opportunities, and we eagerly anticipate continue to weave creativity into the fabric evolution with all of you. Together, we will sharing this exciting phase of our city's where innovation thrives and cultural diversity flourishes.

General Manager **Lindy Deitz** 

used to solve problems in new ways

to change the way we do things.

preconceived notions. Creativity is

explore new ideas and challenge us the ability to think differently,

Creativity is the process that allows



City Council's investment in arts and Cultural Strategy for Campbelltown and aims to guide Campbelltown This document presents the first culture over the next 6 years.

acknowledges the significance of arts that arts and culture play in shaping a city that is where people want to live, acknowledgement of the pivotal role work and play. The strategy not only and culture in creating an appealing, underscored by the rapid growth in Creative Campbelltown 2024-2030 serves as a testament to our deep inclusive, and liveable city but also and diversity within our culturally Campbelltown and the Macarthur rich community. Its timeliness is region, alongside the increasing strives to enhance the creative economy by promoting growth diversity of our community.

of this strategy. This comprehensive and provides high level direction that informs the delivery and operational identified in essential city plans and community during the development Creative Campbelltown 2024-2030 outlines the aspirations of Council new aspirations identified by the plan is set to invigorate the city's planning. This strategy is in line with the major projects already

creative growth, breathe new life into our cultivate a dynamic and thriving creative cultural assets, enhance public spaces through creative transformation, and community.

for every place 2023-2027, as well as the recently released NSW Government arts, - "Revive" a place for every story, a story aligns with the National Cultural Policy culture and creative industries policy, Creative Campbelltown 2024-2030 Creative Communities 2024-2033







<u>Arts is th</u>e expression or application

of creative skill, imagination and/or

tradition, typically in a visual form,

people's interactions within a social

or creative context.

It is often used as interchangeable mean different things to everyone. reference points when describing

Arts, culture, and creativity can

including but not limited to painting sculpture, printmaking, photograph



performing arts, music, theatre, film,

architecture, design, literature,

dance, digital expression and more.

Culture extends beyond tangible and of interacting and the strengthening of social bonds. It is a characteristic

intangible objects to include modes

shared between two or more people

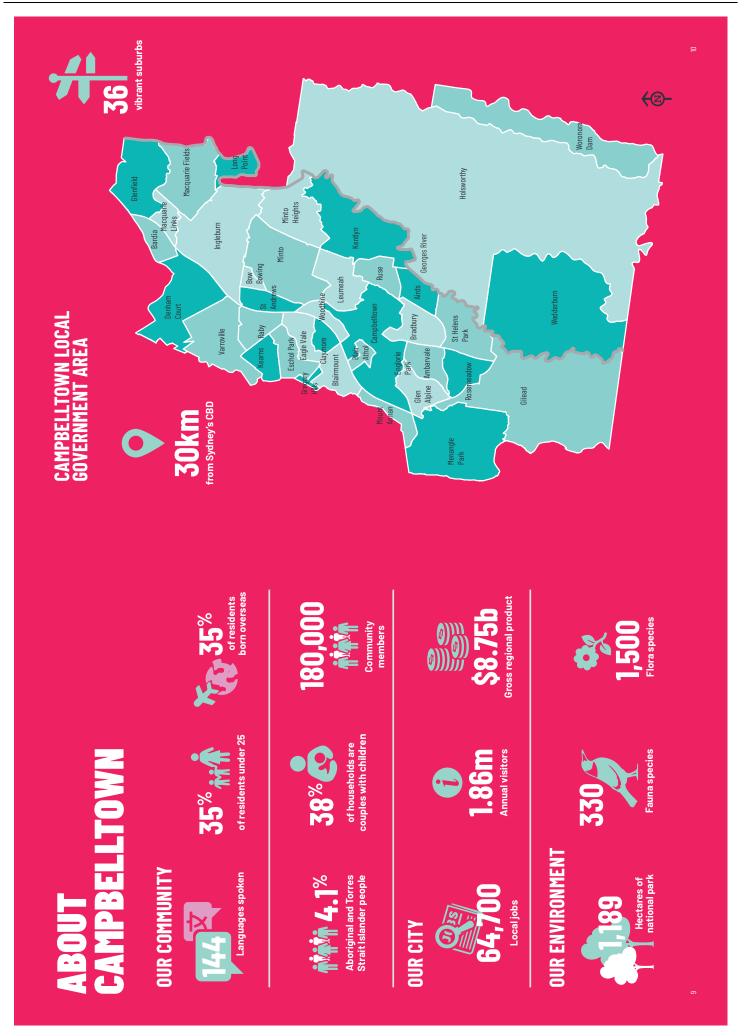
and can be an essential ingredient for a fulfilling and richly rewarding we are, where we have come from,

life. It helps build our sense of who

guides where we are going and clarifies our identity.









Campbelltown values community, arts and culture and recognises the significant role local government must play in nurturing and supporting creativity. Campbelltown City and contributing to programs that will revitalise spaces, facilitating opportunities for Council is proud of its leadership and advocacy for the arts in the region and ensures that creativity is part of many conversations, influencing the look and feel of our city artists and the creative industry.

## Community Outcome 1

### Community strategies

- Provide initiatives that foster a proud, inclusive, and connected community for all
- Provide a diverse range of cultural and creative activities and events, for all interests and people
  - Acknowledge and protect our local cultural heritage
- Respect and support our local Aboriginal history, wisdom, and peoples.

# Community Outcome 2

### Community strategies

Provide public places and facilities that encourage leisure, recreation, and physical activity.

# Community Outcome 4

### ECONOMY

### Community strategies

- Support socio-economic factors including education and training, family and community services Support recreation, sport, arts, culture, facilities and events

  - Support infrastructure including transport, communications, energy and water supply Support entrepreneurship and innovation.

- Reimagining Campbelltown City Centre Master Plan Economic Development Strategy
  - Aboriginal Interpretation Strategy
- Disability Inclusion Action Plan

· Library Strategic Plan 2038



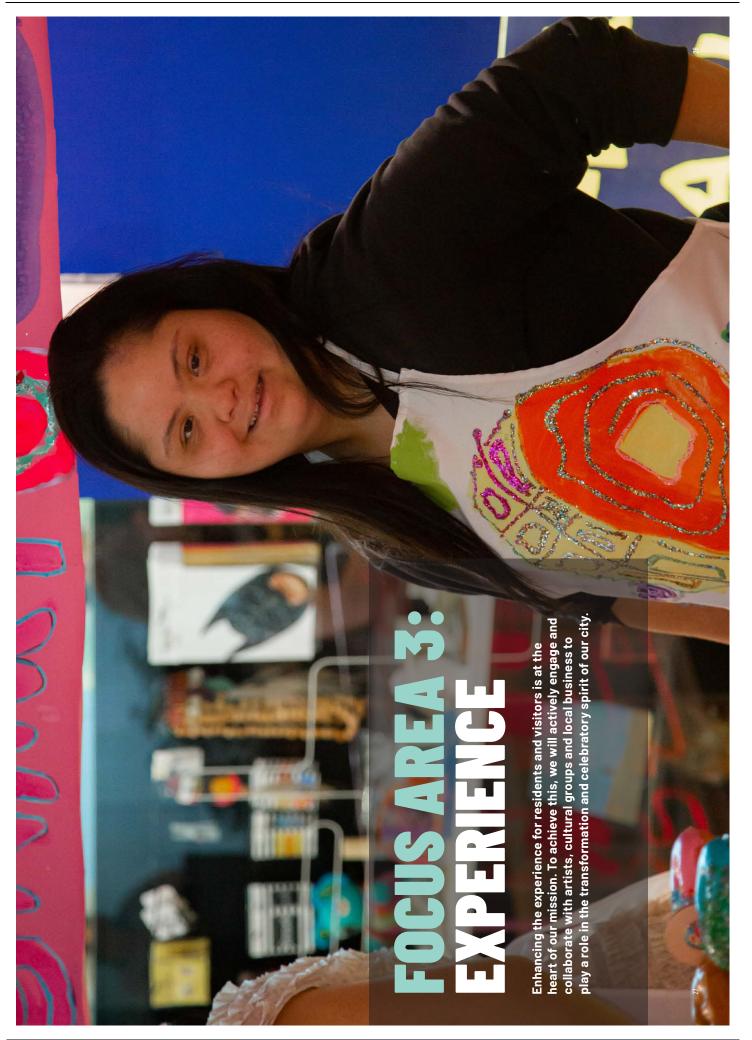














## OCUS AREA 1: DENTITY

We are a growing and evolving community, young and culturally diverse. Dharawal land has always been a place where our community has a deep connection to one another and the landscape that surrounds us. We share our stories that reflect the essence of our community and the spirit of innovation that defines us. These stories, a testament to our shared experiences and aspirations, are not meant to remain within the confines of our city but to be shared with the world, inviting others to join us on this remarkable journey of growth, discovery, and mutual inspiration.

### Goals

- To further improve our recognition and celebration of our Aboriginal community and connections
- To enhance our cultural identity, heritage, pride, and sense of belonging
- . To celebrate and deepen our engagement
- with our culturally diverse community

  . To showcase and promote our diverse culture and unique identity through telling our stories in oral, written and visual ways, woven throughout the city.

# Progress indicators

- Increase community satisfaction -"Feeling part of your neighbourhood"
- Increase community satisfaction -"Arts and cultural activities in your local area"
- Increase visitation and participation
- Increase in the number of arts and cultural activities.

# **FOCUS AREA 2:**

Campbelltown is a proud home to a rich tapestry of artists and cultural groups, each brimming with talent and creativity. These groups often find themselves facing constrained prospects to work, create, showcase, perform, or market their creations within our local community. Creativity is at the heart of everything we do, it fuels our passion for self-expression, empowers our artists, and enriches our community's vibrant artists, and enriches our community's vibrant cultural landscape.

### Sledi

- To increase opportunities to participate in arts and cultural activities through programs and events
- .. To foster Campbelltown as a flourishing creative economy
- To embed creativity and culture into the revitalisation of our city and development of new community infrastructure
- 4. To invest in multidisciplinary arts programs (performance, visual, screen and experimental) that is bold and experiments with new technologies and forms of engagement.

# rogress indicators

- Increase number of arts and cultural
- Increase customer satisfaction
- Increase local artists engaged in programs and events
- Engagement of local artists in revitalisation projects
- Increase the amount and quality of cultural infrastructure (net lettable area).

# **CUS AREA 3:**

Enhancing the experience for residents and visitors is at the heart of our mission. We will be meded creativity into the core of our public spaces and cultural assets, revitalising them into vibrant, welcoming, and accessible places for all to enjoy and explore. To achieve hitis, we will actively engage and collaborate with artists, cultural groups and local businesses to play a role in the transformation and celebratory spirit of our city.

### oals

- Position Campbelltown as an attractive destination for major arts and cultural events
- 2. To actively contribute to the creation of a lively and vibrant atmosphere in the Campbelltown CBD (Leumeah-Campbelltown-Macarthur) through collaborative efforts with artists, community, and local businesses
- Create a lively and engaging environment in Campbelltown by embracing and enabling communal and flexible spaces for all (Third Space).

# rogress indicators

- Increase visitor satisfaction metrics
- Increase in positive media coverage
- Increase in positive social media engagement
- Increased participation in community, cultural and recreation spaces including Libraries, Arts Centre, Stadium, and the

# **FOCUS AREA 4:**

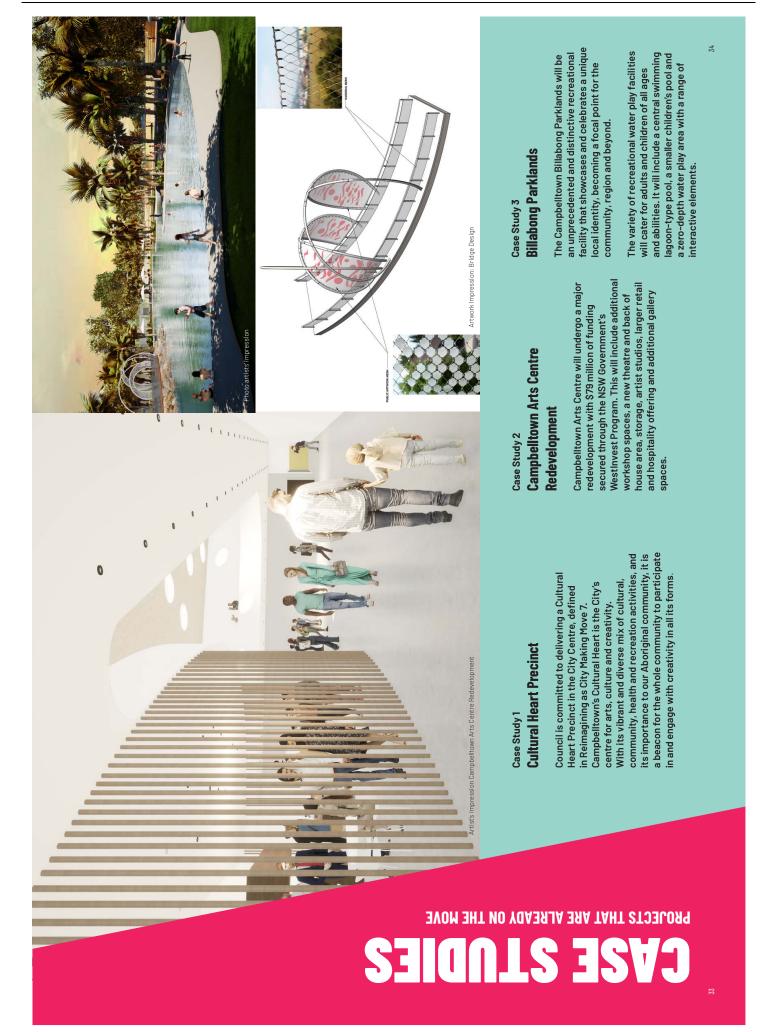
Creative industries are essential for community enrichment and economic growth. This sector includes cultural productions like performances, exhibitions, music, film, libraries, museums, and television, along with creative services encompassing digital, advertising, publishing, and design. Nurturing and investing in these sectors will contribute positively to the economy, including job creation, increased visitation rates, innovation, and a robust local identity.

### oals

- To activate the city's economy through cultural events and creative activities
- .. To enhance career prospects for local artists and creatives by fostering skills development and clear pathways
- Attract new creative service providers, fostering creative enterprises and generating employment opportunities
- To encourage and support local screen culture initiatives.

# Progress indicators

- Increase in number of people employed in the creative industries
- Increase in number of new arts and cultural programs delivered in Campbelltown
- Increase in the number of artists engaged by City Library services
- Increase in customer satisfaction in response to arts and culture activations in the CBD
- Increase the representation of Campbelltown and its people on screen.







### 7.10 Outer South West Integrated Transport Plan

#### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from Trudi Mares, Deputy Secretary Greater Sydney Transport for NSW to General Manager of Campbelltown City Council dated 23 July 2024.

#### **Attachments**

7.10.1 Letter from Trudi Mares, Deputy Secretary Greater Sydney Transport for NSW to General Manager of CCC dated 23 July 2024 (contained within this report) 4

Item 7.10 Page 188

#### Transport for NSW



Lindy Deitz General Manager Campbelltown City Council Lindy.deitz@campbelltown.nsw.gov.au

Re: Outer South West Integrated Transport Plan

23 July 2024

Dear Ms. Deitz,

As you know, the Outer South West area is one of Sydney's fastest growing regions. It is well placed to take advantage of connections between Sydney and the Illawarra, Canberra and the Southern Highlands, as well as with the new Western Sydney Airport and Airport Precinct.

We have heard from you about the importance of improving connectivity in the region and the need for Transport to be clear about its priorities to help support the region's liveability for existing and future communities. While Transport for NSW has significant work completed or underway, such as the South West Structure Plan, Greater Macarthur Transport Plan, and the Spring Farm Parkway, we know there is more to be done.

We've taken on board your feedback, and feedback from your communities and industry from the recent public inquiry into *Current and future public transport needs in Western Sydney*, about the key challenges in the Outer South West, including:

- Creating equity for your communities through more travel choices including public and active transport
- Unlocking growth to support housing
- Reducing congestion and providing better public transport links to existing centres in the region
- Providing better connectivity and improved road networks
- Improving safety on our roads
- Protecting the unique biodiversity of the region.

To ensure we're aligned in our efforts to meet these needs and support the accelerating growth in the region, we're leading a short program to develop a clear vision for the region and key priorities for integrated transport. The team that led the Aerotropolis vision and prioritisation work will now take a similar, yet tailored, approach to the Outer South West region. The program will focus on aligning the planning work done to date and identifying gaps, quick wins and investment opportunities.

We invite you to meet with us, together with Wollondilly and Camden Councils, for a briefing on this work. Please nominate a contact for us to send a calendar invitation to with further details.

I look forward to working together with you on progressing this important planning for the region. Sincerely,

Signature has been removed

Trudi Mares
Deputy Secretary Greater Sydney
Transport for NSW

231 Elizabeth Street, Sydney NSW 2000 PO Box K659, Haymarket, NSW 1240 transport.nsw.gov.au OFFICIAL



#### 7.11 National Housing Accord

#### Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from The Hon Paul Scully MP, Minister for Planning and Public Spaces to the Mayor dated 3 July 2024.

#### **Attachments**

7.11.1 Letter from The Hon Paul Scully MP, Minister for Planning and Public Spaces dated 3 July 2024 (contained within this report) 1.

Item 7.11 Page 190

#### The Hon Paul Scully MP

Minister for Planning and Public Spaces



Ref: IRF24/1443

Cr George Greiss

Mayor

Campbelltown City Council

Civic CentreCnr Queen & Broughton Streets

Campbelltown NSW 2560

Magdalena.Przybylo@campbelltown.nsw.gov.au

Dear Mayor

As you are aware, the NSW Government is taking immediate action to meet our commitment under the National Housing Accord to build 377,000 new well-located homes by June 2029 to help address the housing crisis.

Local government are a critical enabler of housing, assessing about 85 per cent of housing development applications (DA) in NSW. However, over the past two years, average council DA timeframes have increased by 37 per cent, from 83 in FY21/22 to 114 days in FY23/24, which is contributing to the delays in housing completions and costing the NSW economy at least \$89 million each year.

In line with the beginning of the National Housing Accord, and our shared commitment to addressing the housing crisis, I am providing an updated Ministerial Statement of Expectations Order planning.nsw.gov.au/statement-of-expectations-order.

This new Statement of Expectations sets out expectations for council performance in the areas of development assessment, planning proposals and strategic planning. The performance of councils in meeting this Statement of Expectations will be monitored and reported publicly, as will the Department of Planning, Housing and Infrastructure's timeframes for approval of planning proposals and state significant development.

Addressing the housing crisis is a shared responsibility, and all levels of government must do more.

52 Martin Place Sydney NSW 2000 GPO Box 5341 Sydney NSW 2001 02 7225 6080 nsw.gov.au/ministerscully

2

The Government is also developing a program to support councils achieve local housing targets, reduce average DA timeframes and deliver more homes. We have started this through initiatives funding cadetships for planners in councils and opening a new TAFE course for para-planning. We've completed substantial work on the NSW Planning Portal and are introducing artificial intelligence to support further efficiencies in the local DA process and timely decision-making.

The attached document outlines the key performance metrics within the Statement of Expectations and the associated infrastructure grant funding program. Additional initiatives to support councils achieve faster assessments will be announced in the coming months to help local and State government deliver approvals and particularly homes more effectively.

With these measures, I am confident that councils in NSW can achieve a significant reduction in average DA timeframes and meet our Housing Accord commitments.

I appreciate your leadership and support for this critical work in the spirit of shared responsibility that underpins the National Housing Accord and I look forward to working with you and all councils across New South Wales to deliver more housing for our communities.

Yours sincerely

Signature has been removed

#### Paul Scully MP

Minister for Planning and Public Spaces

03/07/2024

#### Attachment A

This Attachment provides an overview of the initial programs the NSW Government is proposing to support councils in determining more housing-related planning matters during the period of the National Housing Accord. More details of these programs and initiatives will be released in the coming months.

#### **Updated Statement of Ministerial Expectations**

- The Ministerial Statement of Expectations establishes the planning-related expectations of the Minister for Planning and Public Spaces in terms of planning assessment performance.
   The updated Statement includes the expectation for councils to:
  - o lodge DAs as soon as practical and within an average of:
    - 14 days from submission, from 1 July 2024 to 30 June 2025
    - 7 days from submission, from 1 July 2025 onwards
  - determine DAs as soon as practical and whichever is the lesser of council's previous financial year average, or an average of:
    - 115 days from lodgement, from 1 July 2024 to 30 June 2025
    - 105 days from lodgement, from 1 July 2025 to 30 June 2026
    - 95 days from lodgement, from 1 July 2026 to 30 June 2027
    - 85 days from lodgement, from 1 July 2027 onwards
  - assess Regionally Significant DAs and refer them to the relevant planning panel for determination as soon as practical and within an average of 250 days from lodgement.

#### **Department of Planning, Housing and Infrastructure Performance**

- To assist with delivering major housing projects, the Department will be required to determine State Significant DAs for infill affordable housing and housing in transport-oriented development precincts within an average of 275 days from lodgement.
- As per the LEP Making Guidelines (August 2023) the Department must collaborate with councils to finalise planning proposals in 140 business days for basic proposals, 225 business days for standard proposals, 300 business days for complex proposals, and 380 business days for principal proposals.

#### Resourcing and financial incentives

 The Department will establish a new \$200 million grant program that provides milestone payments to councils based on their performance in meeting the Statement of Expectations.
 These grants will be for use in improving critical local infrastructure.

3

4

- The Department has made \$5.6 million worth of funding for grants to councils to integrate AI and other digital solutions into the development assessment process.
- The Department is working with industry, local government and the private sector to support a skilled planning workforce through the Strong Start mentoring program as well as a new TAFE pathway into the planning profession.

CAMPBELLTOWN CITY COUNCIL

#### 7.12 Campbelltown Art Centre Strategic Committee - Thank You

#### Officer's Recommendation

That the letter be received and the information be noted.

- 1. Letter from the Mayor to Cr Meg Oates dated 1 August 2024
- 2. Letter from the Mayor to Cr Margaret Chivers dated 1 August 2024
- 3. Letter from the Mayor to Cr Masud Khalil dated 1 August 2024
- 4. Letter from the Mayor to Cr Suzy Brandstater dated 1 August 2024
- 5. Letter from the Mayor to Roger Percy dated 1 August 2024
- 6. Letter from the Mayor to Glenda Chalker dated 1 August 2024
- 7. Letter from the Mayor to Brenden Broadbent dated 1 August 2024
- 8. Letter from the Mayor to Charlie McMahon dated 1 August 2024
- 9. Letter from the Mayor to Lorna Grear dated 1 August 2024
- 10. Letter from the Mayor to Megan Monte dated 1 August 2024
- 11. Letter from the Mayor to Nadia Maljkovic dated 1 August 2024
- 12. Letter from the Mayor to Joan Long dated 1 August 2024

#### **Attachments**

- 7.12.1 Letter from the Mayor to Cr Meg Oates dated 1 August 2024 (contained within this report)  $\underline{\mathbb{Q}}$
- 7.12.2 Letter from the Mayor to Cr Margaret Chivers dated 1 August 2024 (contained within this report) U
- 7.12.3 Letter from the Mayor to Cr Masud Khalil dated 1 August 2024 (contained within this report)  $\underline{\mathbb{J}}$
- 7.12.4 Letter from the Mayor to Cr Suzy Brandstater dated 1 August 2024 (contained within this report).
- 7.12.5 Letter from the Mayor to Roger Percy dated 1 August 2024 (contained within this report) 4.
- 7.12.6 Letter from the Mayor to Glenda Chalker dated 1 August 2024 (contained within this report)  $\mathbb{J}$
- 7.12.7 Letter from the Mayor to Brenden Broadbent dated 1 August 2024 (contained within this report) \$\Pi\$
- 7.12.8 Letter from the Mayor to Charlie McMahon dated 1 August 2024 (contained within this report).
- 7.12.9 Letter from the Mayor to Lorna Grear dated 1 August 2024 (contained within this report) 😃
- 7.12.10 Letter from the Mayor to Megan Monte dated 1 August 2024 (contained within this report)  $\underline{\mathbf{J}}$
- 7.12.11 Letter from the Mayor to Nadia Maljkovic dated 1 August 2024 (contained within this report) ...
- 7.12.12 Letter from the Mayor to Joan Long dated 1 August 2024 (contained within this report) 4

Item 7.12 Page 195



1 August 2024

Cr Med Oates

Dear Cr Oates

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

With your support and advocacy, Campbelltown Arts Centre has continued to deliver quality arts and cultural programming that has engaged over 100,000 visitors and community members annually. Campbelltown Arts Centre is recognised as a leading cultural institution working with exceptional artists and meaningfully engaged with community and partners. Its multidisciplinary program, incorporating contemporary art, theatre, music, dance and screen/digital artforms, sees emerging and established local and international artists participate in ongoing creation, practice and engagement.

As a committee member, you have been instrumental in achieving the following:

- Increased entries and audience numbers for the Fisher's Ghost Art Award
- Growth of the Campbelltown City Council collection, with significant acquisitions through donations
- Supporting the development of a public art program
- Refined vision for the Arts Centre Capital Redevelopment Business Case and submission to WestInvest
- Development and launch of the inaugural 'Cultural Strategy Creative Campbelltown 2024-2030'.

Thank you once again for your dedication and commitment to the Campbelltown Arts Centre Strategic Committee and congratulations on reaching this significant milestone.

Yours sincerely

Signature has been removed

Dr George Greiss

Mayor of Campbelltown

DOC-24-240441

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

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



1 August 2024

Cr Margaret Chivers

Dear Cr Chivers

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

DOC-24-237036

Campbelltown City Council
91 Queen Street, Campbelltown
P0 Box 57, Campbelltown NSW 2560 DX5114

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



1 August 2024

Cr Masud Khalil

Dear Cr Khalil

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown DOC-24-237045

Campbelltown City Council 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 E council@campbelltown.nsw.gov.au

campbelltown.nsw.gov.au T 02 4645 4000



1 August 2024

Cr Suzy Brandstater

Dear Cr Brandstater

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss **Mayor of Campbelltown** 

DOC-24-237057

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campbelltown.nsw.gov.au T 02 4645 4000



1 August 2024

Mr Roger Percy

Dear Roger

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown DOC-24-237072

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P0 Box 57, Campbelltown NSW 2560 DX5114

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E council@campbelltown.nsw.gov.au



1 August 2024

Glenda Chalker

Dear Aunty Glenda

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown DOC-24-237080

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

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



1 August 2024

Brenden Broadbent

Dear Brenden

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown DOC-24-237084

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P0 Box 57, Campbelltown NSW 2560 DX5114

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



1 August 2024

Charlie McMahon

Dear Charlie

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Yours sincerely

Signature has been removed

Dr George Greiss **Mayor of Campbelltown** 

DOC-24-237087

Campbelltown City Council 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 E council@campbelltown.nsw.gov.au

campbelltown.nsw.gov.au T 02 4645 4000



1 August 2024

Lorna Grear

Dear Lorna

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two vears.

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Yours sincerely

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Dr George Greiss Mayor of Campbelltown DOC-24-237090

Campbelltown City Council 91 Queen Street, Campbelltown

campbelltown.nsw.gov.au T 02 4645 4000 PO Box 57, Campbelltown NSW 2560 DX5114 E council@campbelltown.nsw.gov.au



1 August 2024

Megan Monte

Dear Megan

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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Thank you once again for your dedication and commitment to the Campbelltown Arts Centre Strategic Committee and congratulations on reaching this significant milestone.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown DOC-24-237093

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P0 Box 57, Campbelltown NSW 2560 DX5114

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1 August 2024

Nadia Maljkovic

Dear Nadia

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

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- Refined vision for the Arts Centre Capital Redevelopment Business Case and submission to WestInvest
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Thank you once again for your dedication and commitment to the Campbelltown Arts Centre Strategic Committee and congratulations on reaching this significant milestone.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown

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

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1 August 2024

Mrs Joan Long

Dear Joan

We would like to sincerely thank you for your contribution and commitment in your role as committee member of the Campbelltown Arts Centre Strategic Committee over the past two years.

With your support and advocacy, Campbelltown Arts Centre has continued to deliver quality arts and cultural programming that has engaged over 100,000 visitors and community members annually. Campbelltown Arts Centre is recognised as a leading cultural institution working with exceptional artists and meaningfully engaged with community and partners. Its multidisciplinary program, incorporating contemporary art, theatre, music, dance and screen/digital artforms, sees emerging and established local and international artists participate in ongoing creation, practice and engagement.

As a committee member, you have been instrumental in achieving the following:

- Increased entries and audience numbers for the Fisher's Ghost Art Award
- Growth of the Campbelltown City Council collection, with significant acquisitions through donations
- Supporting the development of a public art program
- Refined vision for the Arts Centre Capital Redevelopment Business Case and submission
- Development and launch of the inaugural 'Cultural Strategy Creative Campbelltown 2024-2030'.

Thank you once again for your dedication and commitment to the Campbelltown Arts Centre Strategic Committee and congratulations on reaching this significant milestone.

Yours sincerely

Signature has been removed

Dr George Greiss Mayor of Campbelltown DOC-24-237110

Campbelltown City Council 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 E council@campbelltown.nsw.gov.au

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### **Ordinary Council Meeting**

CAMPBELLTOWN

#### 8. REPORTS FROM OFFICERS

#### 8.1 Draft Development Control Plan - 80 O'Sullivan Road, Leumeah

#### **Reporting Officer**

Manager Strategic Land Use Planning City Planning and Environment

#### **Community Strategic Plan**

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

#### **Delivery Program**

Principal Activity		
4.2.1.1	Develop a range of partnerships to strengthen opportunities for the local economy	

#### Officer's Recommendation

- 1. That Council adopt the Site-Specific Development Control Plan as amended with the commencement date being the gazettal date of the amendment to the Campbelltown Local Environmental Plan 2015 for the Planning Proposal at 80 O'Sullivan Road, Leumeah.
- 2. That Council notify its decision to adopt the Site-Specific Development Control Plan within 28 days of the date of this meeting.
- 3. That Council write to those who made a submission and advise them of Council's decision.

#### **Executive Summary**

- This report discusses the amendments made to the Site-Specific Development Control Plan for 80 O'Sullivan Road, Leumeah in consultation with a representative of the adjoining land owner and the proponent.
- The amendments made to the Site-Specific Development Control Plan have been made following consultation with the neighbour and proponent and include updated diagrams in Figures 2 to 8, deletion of irrelevant diagrams and further refinement to the wording in the controls to refer the development site with greater clarity.

 This report recommends that Council adopt the Site-Specific Development Control Plan as amended for 80 O'Sullivan Road, Leumeah and Council write to those who made a submission on the proposal.

#### **Background**

Council considered the Planning Proposal and Site-Specific Development Control Plan for 80 O'Sullivan Road, Leumeah, at its meeting on 9 July 2024 and resolved the following:

- That Council endorse the Planning Proposal at attachment 1 and request the Department of Planning, Housing and Industry to finalise the Planning Proposal and make the amendment to Campbelltown Local Environmental Plan 2015.
- 2 That Council note the additional submission made in relation to access arrangements and related matters in the draft specific Development Control Plan.
- That the decision on the draft site-specific Development Control Plan be deferred to allow further consultation with the neighbour and the proponent and refining of the draft Development Control Plan as it relates to neighbour's access over the development site.

#### **Purpose**

The purpose of this report is:

- For Councillors to consider the amendments made to the Site-Specific Development Control Plan (draft DCP) following consultation with the proponent and neighbour.
- To advise Council of the specific controls and figures that have been updated in the draft DCP.
- To seek Council endorsement of the draft DCP (as amended).

#### Report

Following further engagement with the Proponent and the adjoining landowner's representative, the following changes are proposed to the draft DCP:

### Proposed Amendment 1 - Update DCP Figures 2, 3, 4, 5, 6, 7 and 8 to show a clear easement area

The following DCP figures have been updated to clearly show the existing access easement free from all obstructions i.e. removing landscaping, indicative building encroachments and other obstructions:

- Figure 2 Indicative 3D Building Envelope Plan
- Figure 3 Stage 1 Plan
- Figure 4 Stage 2 Plan
- Figure 5 Masterplan
- Figure 6 Building Separation and Setbacks Plan
- Figure 7 Building Heights Plan + Artist Impression
- Figure 8 Landscape and Publicly Accessible Area Plan

Refer to attachment 2 to view the updated figures.

### Proposed Amendment 2 – Update Control 17.3.6(1) – Streetscape, Activation and Connectivity and delete associated Figure 11 – Pedestrian Connectivity Plan

Control 17.3.6(1) of the draft DCP requires that the Proponent:

Provide a central activated pedestrian connection from the site to the Leumeah train station to the broader suburb of Leumeah to the east in accordance with Figure 11.

The intent of Figure 11 was to visually show that pedestrian connections from the site to the Leumeah train station and broader precinct were achievable (see below). Similar figures currently exist in other site-specific DCPs approved by Council, but these are used for larger precinct-level projects where the need for such a figure is beneficial to show the broader connections of a precinct.

As the site is a corner allotment and located less than 200 m from the Leumeah Train Station, the supporting figure to visualise pedestrian connections from the site does not add benefit to the interpretation of the control.



Existing Figure 11 - Pedestrian Connectivity Plan - Proposed to be deleted from the draft DCP.

It is proposed to update the relevant control so that it does not reference connections 'to the east' in accordance with Figure 11. References to figures have also been updated.

Proposed revised Control 17.3.6(1):

Provide an activated pedestrian connection from the site to the Leumeah train station and to the broader suburb of Leumeah.

#### Proposed Amendment 3 - Update Control 17.3.7 (2) - Parking and Access

Control 17.3.7(2) of the draft DCP requires that:

Vehicle access is to be provided in accordance with the Staging Plans provided at Figure 3 and Figure 4 as follows:

- During Stage 1 vehicle access to the existing Leumeah Hotel shall continue to be provided via Pembroke Road. This access shall be used to service Stage 1 of the development.
- Upon completion of Stage 2, vehicle access to the basement car park shall be provided via O'Sullivan Road.

After completion of Stage 1 vehicle access on the State Road (Pembroke Road) will be restricted to construction vehicles only. On completion of Stage 2 development, all access to the site is to be via O'Sullivan Road.

Following concerns raised by the adjoining landowner's representative, this controls has been amended as follows:

Vehicle access is to be provided in accordance with the Staging Plans provided at Figure 3 and Figure 4 as follows:

- During Stage 1 vehicle access to the existing Leumeah Hotel shall continue to be provided via Pembroke Road. This access shall be used to service Stage 1 of the development.
- Upon completion of Stage 2, vehicle access to the basement car park shall be provided via O'Sullivan Road.

After completion of Stage 1 vehicle access to the development from the State Road (Pembroke Road) will be restricted to construction vehicles only. On completion of Stage 2 development, all access from the Stage 1 and 2 development is to be via O'Sullivan Road.

The existing use of the right of carriageway for access from Pembroke Road to neighbouring properties shall remain, during Stages 1 and 2, and post completion of the development

References to figures have also been updated.

This amendment provides the level of certainty requested by the adjoining owner's representative by restating that the draft DCP access control is only applicable to the proposed development site.

#### Proposed Amendment 4 - Defining setbacks from ROW

Setbacks for the podium and tower for the stage 2 development have been added to the DCP to ensure that future development is clear of the existing right of way easement.

#### **General Housekeeping Amendments**

To maintain the accuracy and consistency of the draft DCP, additional minor amendments are proposed to ensure the changes negotiated between the Proponent, adjoining landowner and Council are reflected and successfully applied.

Minor issues such as typographical errors, references, and formatting issues are addressed through the housekeeping amendments, as well as some additional detail related to flooding.

Table 1 outlines the proposed general housekeeping amendments by section.

Table 1 - General Housekeeping Amendments

Clause or Control	Proposed Amendment
Section 17.1 – Application	
17.1.1 Land to which this Part applies	Location description updated to accurately reflect the current surrounding land uses to the site.
17.1.2 Purpose of this Part	Updated references to the draft DCP.
17.1.3 Relationship with Campbelltown (Sustainable City) DCP	
Section 17.2 – Vision and Development	Objectives
17.2.1 Vision	Updated Vision description to reference the Reimagining Campbelltown City Centre Masterplan and removed a statement requiring the Leumeah Hotel to be 'retained.' Retention of the Leumeah Hotel is a matter for the landowner.
	Updated references to the draft DCP.
	Updated titles of Figures.
17.2.2 Development Objectives	Updated Objectives to reenforce that it applies to the development site only, at the request of the adjoining landowner.
	Updated references to State Environmental Planning Policies.
Section 17.3 - Development Objectives	and Controls
17.3.2 Building Design, Orientation and Layout	Updated Objectives to reinforce that it applies to the development site only, at the request of the adjoining landowner.
	Updated Control to remove the requirement to refer future development applications to Campbelltown Design Excellence Panel (DEP) before detailed design has occurred. A level of detailed design will be required to inform the Panel's decisions. Referral to the DEP will still be required but can occur at DA stage.
	Removing a Control requiring a maximum building length of 40m as this is not necessary given the development controls within the Apartment Design Guide (ADG).
	Updated Control to consider tower overshadowing to existing residential properties.
17.3.3 Building Separation and Setbacks	Updated Controls with minimum tower setback and that the requirement for a wind impact assessment report provided with a development application only apply to new buildings.
17.3.4 Building Heights	Removing Controls to consider the skyline and maximum number of storeys of the towers which are considered as unnecessary as the CLEP 2015 provide a development standard in relation to the maximum building height.

Clause or Control	Proposed Amendment
17.3.5 Landscaping, Open Space and Public Amenity	Updated wording of an Objective and Controls for consistent wording with other controls.
	Updated references to the draft DCP.
	Removing the cross-section Figure under this part of the DCP as it does not represent an accurate depiction of the proposed layout and development controls within the draft DCP and led to confusion with the adjoining landowner.
17.3.6 Streetscape, Activation and Connectivity	A new Control consistent with other approved site specific DCPs to integrate access elements such as stairs, ramps, and sloping walkways seamlessly into the overall design.
	Removing a Control requiring that active uses be located along O'Sullivan Road as this is a duplication.
	Removing the cross-section Figure as it does not represent an accurate depiction of the proposed development and led to confusion with the adjoining landowner.
	Removing the pedestrian connectivity Figure as it did not add value to the corresponding Control and led to confusion with the adjoining landowner.
17.3.7 Parking and Access	Updated Control to reinforce access during the development's stages.
	Updated references to the draft DCP.
17.3.8 Flooding and Stormwater Management	Updated Objectives to reenforce that it applies to the development site only, at the request of the adjoining landowner.
	A new Control consistent with other approved DCPs to ensure safe emergency vehicle access to the site during a flood event.
17.3.9 Security, Privacy and Acoustic	Updated Control references.
Amenity	Removing a Control requiring shared entries to be lockable as it is considered unnecessary.

Council received an email from the adjoining landowners representative on 30 July 2024 confirming that the proposed changes are acceptable.

#### Conclusion

Council staff have conducted further consultation with the proponent and adjoining land owner's representative in accordance with Council's resolution of 9 July 2024.

Amendments have been made to the Site-Specific Development Control Plan as a result of this further consultation which include the clear delineation of easement areas, the removal of an unnecessary pedestrian connectivity figure, and updated controls on access to ensure that the development will proceed smoothly while respecting the legal rights and interests of all stakeholders.

The amendments made to the Site-Specific Development Control Plan are considered to have addressed the issues raised by the adjoining land owner and their representatives and it is recommended that Council endorse the Site-Specific Development Control Plan as amended.

#### **Attachments**

- 8.1.1 Current Site Specific DCP (contained within this report) &
- 8.1.2 Revised Site Specific DCP (contained within this report) 4

# Part 17 Site-Specific Development Control Plan

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This version of Volume 2, Part 17 was adopted by Council on the XX month 2024.

It came into effect on XX month 2024.

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## 17.1 Application

#### 17.1.1 Land to which this Part applies

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

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



Figure 1 - Land Application Map

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#### 17.1.2 Purpose of this Part

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

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

#### 17.1.3 Relationship with Campbelltown (Sustainable City) DCP

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

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## 17.2 Vision and Development Objectives

#### 17.2.1 Vision

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

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

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

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

A crucial aspect of the vision entails establishing an active pedestrian link traversing through the site to establish links to Leumeah train station, the future Civic Square and the emerging sports and entertainment precinct.

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

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Figure 2 - Indicative Building Footprint

#### 17.2.2 Development Objectives

#### Objectives:

- To ensure new development on the site responds to its context, including streetscape and adjoining properties, and provides appropriate levels of amenity for the private and public domain.
- To ensure the new development on the site enhances the public domain through active street frontages, modulation, articulation and the use of high-quality materials and finishes.
- To ensure the new development on the site complies with the standards outlined in the Housing SEPP and the Apartment Design Guide (published by the NSW Department of Planning, Housing and Industry), in addition to meeting the requirements of this DCP.
- To provide vibrant and active pedestrian links connecting the site to Leumeah train station and the rest of the suburb of Leumeah.
- To encourage a building form that is conducive to the creation of a vibrant, mixed-use town centre that provides a range of retail, business, and residential uses.
- To provide a high level of ground floor activation, through site connections to streets and important places, pedestrian amenity, and new public domain in the town centre.
- To ensure podium and tower relationships on the site retain pedestrian scale in the articulation and detailing of the lower levels of the buildings.
- To create a fine-grained pattern of development which is generally oriented to maximise solar access.
- To ensure the development contributes to the realisation of the Re-imagining Campbelltown City Centre Master Plan.

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# 17.3 Development Objectives and Controls

## 17.3.1 Staging of Development

#### **Controls**

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



Figure 3 - Stage 1 Plan

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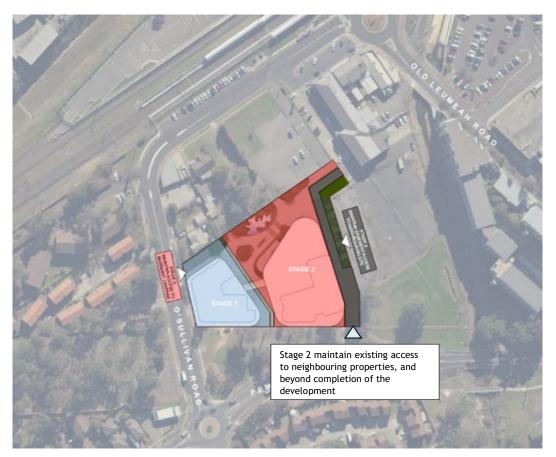


Figure 4 - Stage 2 Plan

#### 17.3.2 Building Design, Orientation and Layout

#### Objectives:

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

#### **Controls**

- 1. Development including building footprints, open space and pedestrian areas is to generally comply with the concept Masterplan for the site shown at **Figure 5**.
- 2. Landscape design is to be high quality and create interest and character through measures such as indigenous tree species, pavement design and other appropriate elements.
- 3. All development applications for new buildings shall be referred to the Campbelltown Design Excellence Panel prior to lodgement.
- 4. The architectural character of the development shall provide a fine grain appearance at the street wall level.
- 5. The architectural design shall incorporate the use of durable and high-quality materials and include a variety of colours together with visually integrated treatment of plant areas.
- 6. All development proposals shall include public domain spaces which add to the

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- visualand environmental amenity of the site, and which are designed to maximise safety and security.
- 7. The street wall height must relate to the human scale and be designed to provide a well-modulated pedestrian experience at street level.
- 8. Towers are to be located and designed to minimise overshadowing to existing residential properties and to the communal open space provided within the site.



Figure 5 - Masterplan

#### 17.3.3 Building Separation and Setbacks

#### **Objectives:**

- To reinforce street edges and the public domain.
- To create a sense of visual distinction and separation between the podium and tower levels.

#### **Controls**

- 1. Building setbacks shall be provided in accordance with Figure 6.
- 2. A zero setback for podium is to be provided along O'Sullivan Road and Pembroke Road to provide a strong built form and activation.
- 3. Tower setbacks of at least 3 metres are required for O'Sullivan Road and Pembroke Road. Tower design elsewhere is to provide for distinction between the tower and podium within the design detailing.
- 4. Podium setback of at least 2.5m from the edge of the right of way easement along the eastern boundary.
- 5. Setbacks are to enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and weather protection.
- 6. A wind impact assessment report is to be provided with a development application for new buildings.

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Figure 6 - Building Separation and Setbacks Plan

#### 17.3.4 Building Heights

#### **Objectives:**

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

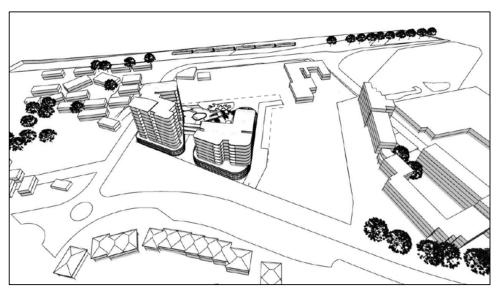
#### **Controls**

- 1. The building massing and arrangement must carefully consider how the development makes a positive contribution to the skyline.
- 2. A minimum 1-storey podium shall be provided as shown in Figure 7.

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Figure 7 - Indicative Building Heights Plan



Artisit Impression of Indciative Building Heights on the site

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#### 17.3.5 Landscaping, Open Space and Public Amenity

#### Objectives:

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

#### **Controls**

- 1. Publicly accessible open space shall be provided in accordance with Figure 8.
- 2. A minimum of 2,600sqm sqm of publicly accessible open space shall be provided at ground level.
- 3. The development shall include the provision of utility services and furniture to facilitate the movement of pedestrians through the site as shown indicatively in Figure 9. Details shall be provided at the development application stage.
- 4. Future development applications must adhere to the specifications detailed in Part 2, 2.13 of the CSCDCP, which addresses Crime Prevention Through Environmental Design.
- 5. A public domain plan shall be prepared and submitted to Council with a development application for new buildings.

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Figure 8 - Landscape and Publicly Accessible Open Space Plan

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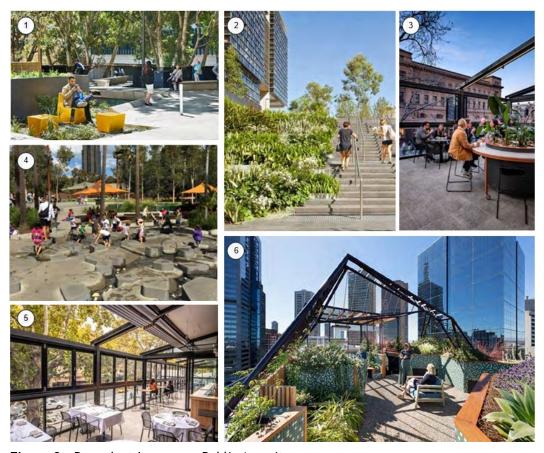


Figure 9 - Precedent Imagery — Public Amenity

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#### 17.3.6 Streetscape, Activation and Connectivity

#### **Objectives:**

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

#### **Controls**

- 1. Provide an activated pedestrian connection from the site to the Leumeah trainstation and to the broader suburb of Leumeah.
- 2. Buildings constructed to the boundary must provide active operable/transparent façades at ground level fronting the street to promote visual surveillance, access, and active street frontages, shown indicatively in Figure 10.
- 3. Integrate access elements such as stairs, ramps, and sloping walkways seamlessly into the overall design, ensuring a human-scale approach and creating a welcoming atmosphere. When incorporating ramps, ensure they are logically placed and easily accessible without obstructing circulation or sightlines.
- 4. Pedestrian connections are to be activated where possible through design and active uses.
- 5. Public awnings for weather protection and public amenity are to be included along Pembroke Road and O'Sullivan Road, and between the buildings along the pedestrian through site link.
- 6. Blank walls to the public domain are to be minimised and where incorporated should be treated with appropriate levels of design detail and visual articulation to create visual interest.
- 7. Pedestrian movement is to be prioritised by appropriate crossings, footpath designs, street furniture, parking layouts

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 $\textbf{Figure 10 -} Precedent\ Imagery - Streetscape\ Activation$ 

#### 17.3.7 Parking and Access

#### Objectives:

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

#### **Controls**

- 1. Provide a high-quality public domain with awnings along all street frontages and the pedestrian links to create a pedestrian friendly and weather protected environment.
- 2. Vehicle access is to be provided in accordance with the Staging Plans provided at Figure 3 and Figure 4 as follows:
  - a. During Stage 1 vehicle access to the existing Leumeah Hotel shall continue to be provided via Pembroke Road. This access shall be used to service Stage 1 of the development.
  - b. Upon completion of Stage 2, vehicle access to the basement car park shall be provided via O'Sullivan Road.

After completion of Stage 1, vehicle access to the development from the State Road (Pembroke Road) will be restricted to construction vehicles only. On completion of Stage 2 development, all access from the Stage 1 and 2 development is to be via O'Sullivan Road. The existing use of the right of carriageway for access from Pembroke Road to neighbouring properties shall remain, during Stages 1 and 2, and post completion of the development.

- 3. Existing access arrangements for adjoining properties are to remain unchanged unless altered through agreement with adjacent property owners.
- 4. A basement setback is not required from the boundary along O'Sullivan Road.
- 5. Car parking rates for the retail component of the development are to be provided inaccordance with the relevant rates set out in the CSCDCP.
- 6. Car parking rates for the existing Leumeah Hotel are to be provided in accordance

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with the existing approved number of spaces currently provided (98 spaces).

- 7. Bicycle spaces are to be provided in accordance with the relevant rates set out in the CSCDCP.
- 8. There is to be no provision made for loading bays on O'Sullivan Road.

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#### 17.3.8 Flooding and Stormwater Management

#### **Objectives:**

- To ensure development is designed in consideration of potential flood hazards.
- To ensure effective and adequate drainage is provided for new buildings on the site.
- To ensure that there is no increased risk to human life.
- To minimise the risk to life by ensuring the provision of appropriate evacuation measures are available.
- To prevent adverse impacts on adjoining properties.

#### Controls

- 1. The proposed development should not result in any increased risk to human life.
- 2. The proposed development should not result in any additional flood impacts to any other properties.
- 3. Ensuring constant access to and from a building is essential to minimise the risk to people's safety during a flood event. Effective building design takes into consideration the surrounding terrain and site knowledge to facilitate easier access for emergency services and building users. Measures to achieve this include:
  - a. Position building entrances and vehicle access points above the nominated Flood Planning Level.
  - b. Establish safe pathways to designated places of refuge during flood events, either within the site or external to it.
  - c. Incorporate landscaping that contribute to the overall design and seamlessly blend of these features into the surroundings. By implementing these strategies, buildings can enhance their resilience against floods while prioritising the safety and convenience of occupants and emergency responders.
- 4. Stormwater runoff generated by new development should be managed to protect against any potential damage to persons, property or adjoining sites.
- 5. Compliance with Council's Flood Policy and the provisions of the State Government's "Flood Risk Management Manual" available from the NSW Department of Planning, Housing and Industry.

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#### 17.3.9 Security, Privacy and Acoustic Amenity

#### **Objectives:**

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

#### **Controls**

- 1. Private open spaces and living areas of adjacent dwellings should be protected from overlooking.
- 2. Site layout and building design ensures that windows do not provide direct and close views into windows, or private open spaces of adjoining dwellings.
- 3. Any future development application for built form must be accompanied by an acoustic assessment which demonstrates that the development will comply with the Development Near Rail Corridors and Busy Roads.
- 4. Buildings adjacent to streets or public spaces are designed to allow casual surveillanceand should have at least one habitable room window facing that area.

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# Part 17 Site-Specific Development Control Plan

Campbelltown (Sustainable City) Development Control Plan 2015

This version of Volume 2, Part 17 was adopted by Council on the XX month 2024.

It came into effect on XX month 2024.

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# 17.1 Application

#### 17.1.1 Land to which this Part applies

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

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



Figure 1 - Land Application Map

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#### 17.1.2 Purpose of this Part

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

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

#### 17.1.3 Relationship with Campbelltown (Sustainable City) DCP

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

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## 17.2 Vision and Development Objectives

#### 17.2.1 Vision

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

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

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

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

A crucial aspect of the vision entails establishing an active pedestrian link traversing through the site to establish links to Leumeah train station, the future Civic Square and the emerging sports and entertainment precinct.

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

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Figure 2 - Indicative Building Footprint

#### 17.2.2 Development Objectives

#### Objectives:

- To ensure new development on the site responds to its context, including streetscape and adjoining properties, and provides appropriate levels of amenity for the private and public domain.
- To ensure the new development on the site enhances the public domain through active street frontages, modulation, articulation and the use of high-quality materials and finishes.
- To ensure the new development on the site complies with the standards outlined in the Housing SEPP and the Apartment Design Guide (published by the NSW Department of Planning, Housing and Industry), in addition to meeting the requirements of this DCP.
- To provide vibrant and active pedestrian links connecting the site to Leumeah train station and the rest of the suburb of Leumeah.
- To encourage a building form that is conducive to the creation of a vibrant, mixed-use town centre that provides a range of retail, business, and residential uses.
- To provide a high level of ground floor activation, through site connections to streets and important places, pedestrian amenity, and new public domain in the town centre.
- To ensure podium and tower relationships on the site retain pedestrian scale in the articulation and detailing of the lower levels of the buildings.
- To create a fine-grained pattern of development which is generally oriented to maximise solar access.
- To ensure the development contributes to the realisation of the Re-imagining Campbelltown City Centre Master Plan.

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# 17.3 Development Objectives and Controls

## 17.3.1 Staging of Development

#### **Controls**

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



Figure 3 - Stage 1 Plan

Campbelltown (Sustainable City) Development Control Plan 2015

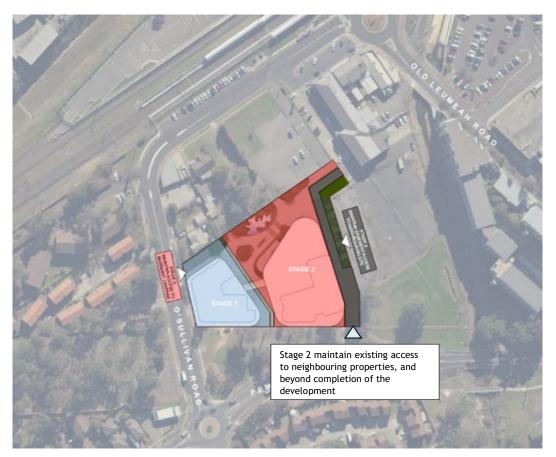


Figure 4 - Stage 2 Plan

#### 17.3.2 Building Design, Orientation and Layout

#### Objectives:

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

#### **Controls**

- 1. Development including building footprints, open space and pedestrian areas is to generally comply with the concept Masterplan for the site shown at **Figure 5**.
- 2. Landscape design is to be high quality and create interest and character through measures such as indigenous tree species, pavement design and other appropriate elements.
- 3. All development applications for new buildings shall be referred to the Campbelltown Design Excellence Panel prior to lodgement.
- 4. The architectural character of the development shall provide a fine grain appearance at the street wall level.
- The architectural design shall incorporate the use of durable and high-quality materials and include a variety of colours together with visually integrated treatment of plant areas.
- 6. All development proposals shall include public domain spaces which add to the

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- visualand environmental amenity of the site, and which are designed to maximise safety and security.
- 7. The street wall height must relate to the human scale and be designed to provide a well-modulated pedestrian experience at street level.
- 8. Towers are to be located and designed to minimise overshadowing to existing residential properties and to the communal open space provided within the site.



Figure 5 - Masterplan

#### 17.3.3 Building Separation and Setbacks

#### **Objectives:**

- To reinforce street edges and the public domain.
- To create a sense of visual distinction and separation between the podium and tower levels.

#### **Controls**

- 1. Building setbacks shall be provided in accordance with Figure 6.
- 2. A zero setback for podium is to be provided along O'Sullivan Road and Pembroke Road to provide a strong built form and activation.
- 3. Tower setbacks of at least 3 metres are required for O'Sullivan Road and Pembroke Road. Tower design elsewhere is to provide for distinction between the tower and podium within the design detailing.
- 4. Podium setback of at least 2.5m from the edge of the right of way easement along the eastern boundary.
- 5. Setbacks are to enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and weather protection.
- 6. A wind impact assessment report is to be provided with a development application for new buildings.

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Figure 6 - Building Separation and Setbacks Plan

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# 17.3.4 Building Heights

# **Objectives:**

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

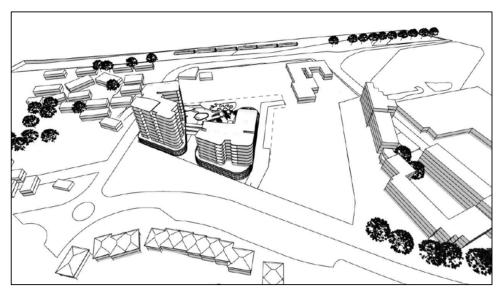
#### **Controls**

- 1. The building massing and arrangement must carefully consider how the development makes a positive contribution to the skyline.
- 2. A minimum 1-storey podium shall be provided as shown in Figure 7.

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Figure 7 - Indicative Building Heights Plan



Artisit Impression of Indciative Building Heights on the site

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# 17.3.5 Landscaping, Open Space and Public Amenity

# Objectives:

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

# **Controls**

- 1. Publicly accessible open space shall be provided in accordance with Figure 8.
- 2. A minimum of 2,600sqm sqm of publicly accessible open space shall be provided at ground level.
- 3. The development shall include the provision of utility services and furniture to facilitate the movement of pedestrians through the site as shown indicatively in Figure 9. Details shall be provided at the development application stage.
- 4. Future development applications must adhere to the specifications detailed in Part 2, 2.13 of the CSCDCP, which addresses Crime Prevention Through Environmental Design.
- 5. A public domain plan shall be prepared and submitted to Council with a development application for new buildings.

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Figure 8 - Landscape and Publicly Accessible Open Space Plan

Ordinary Council Meeting



Figure 9 - Precedent Imagery — Public Amenity

# 17.3.6 Streetscape, Activation and Connectivity

# Objectives:

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

#### **Controls**

- 1. Provide an activated pedestrian connection from the site to the Leumeah trainstation and to the broader suburb of Leumeah.
- 2. Buildings constructed to the boundary must provide active operable/transparent façades at ground level fronting the street to promote visual surveillance, access, and active street frontages, shown indicatively in Figure 10.
- 3. Integrate access elements such as stairs, ramps, and sloping walkways seamlessly into the overall design, ensuring a human-scale approach and creating a welcoming atmosphere. When incorporating ramps, ensure they are logically placed and easily accessible without obstructing circulation or sightlines.
- 4. Pedestrian connections are to be activated where possible through design and active uses.
- 5. Public awnings for weather protection and public amenity are to be included along Pembroke Road and O'Sullivan Road, and between the buildings along the pedestrian through site link.
- 6. Blank walls to the public domain are to be minimised and where incorporated should be treated with appropriate levels of design detail and visual articulation to create visual interest.
- 7. Pedestrian movement is to be prioritised by appropriate crossings, footpath designs, street furniture, parking layouts

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 $\textbf{Figure 10 -} Precedent\ Imagery - Streetscape\ Activation$ 

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# 17.3.7 Parking and Access

# Objectives:

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

#### **Controls**

- 1. Provide a high-quality public domain with awnings along all street frontages and the pedestrian links to create a pedestrian friendly and weather protected environment.
- 2. Vehicle access is to be provided in accordance with the Staging Plans provided at Figure 3 and Figure 4 as follows:
  - a. During Stage 1 vehicle access to the existing Leumeah Hotel shall continue to be provided via Pembroke Road. This access shall be used to service Stage 1 of the development.
  - b. Upon completion of Stage 2, vehicle access to the basement car park shall be provided via O'Sullivan Road.

After completion of Stage 1, vehicle access to the development from the State Road (Pembroke Road) will be restricted to construction vehicles only. On completion of Stage 2 development, all access from the Stage 1 and 2 development is to be via O'Sullivan Road. The existing use of the right of carriageway for access from Pembroke Road to neighbouring properties shall remain, during Stages 1 and 2, and post completion of the development.

- 3. Existing access arrangements for adjoining properties are to remain unchanged unless altered through agreement with adjacent property owners.
- 4. A basement setback is not required from the boundary along O'Sullivan Road.
- 5. Car parking rates for the retail component of the development are to be provided inaccordance with the relevant rates set out in the CSCDCP.
- 6. Car parking rates for the existing Leumeah Hotel are to be provided in accordance

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with the existing approved number of spaces currently provided (98 spaces).

- 7. Bicycle spaces are to be provided in accordance with the relevant rates set out in the CSCDCP.
- 8. There is to be no provision made for loading bays on O'Sullivan Road.

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# 17.3.8 Flooding and Stormwater Management

# Objectives:

- To ensure development is designed in consideration of potential flood hazards.
- To ensure effective and adequate drainage is provided for new buildings on the site.
- To ensure that there is no increased risk to human life.
- To minimise the risk to life by ensuring the provision of appropriate evacuation measures are available.
- To prevent adverse impacts on adjoining properties.

#### **Controls**

- 1. The proposed development should not result in any increased risk to human life.
- 2. The proposed development should not result in any additional flood impacts to any other properties.
- 3. Ensuring constant access to and from a building is essential to minimise the risk to people's safety during a flood event. Effective building design takes into consideration the surrounding terrain and site knowledge to facilitate easier access for emergency services and building users. Measures to achieve this include:
  - a. Position building entrances and vehicle access points above the nominated Flood Planning Level.
  - b. Establish safe pathways to designated places of refuge during flood events, either within the site or external to it.
  - c. Incorporate landscaping that contribute to the overall design and seamlessly blend of these features into the surroundings. By implementing these strategies, buildings can enhance their resilience against floods while prioritising the safety and convenience of occupants and emergency responders.
- 4. Stormwater runoff generated by new development should be managed to protect against any potential damage to persons, property or adjoining sites.
- 5. Compliance with Council's Flood Policy and the provisions of the State Government's "Flood Risk Management Manual" available from the NSW Department of Planning, Housing and Industry.

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# 17.3.9 Security, Privacy and Acoustic Amenity

# **Objectives:**

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

#### **Controls**

- 1. Private open spaces and living areas of adjacent dwellings should be protected from overlooking.
- 2. Site layout and building design ensures that windows do not provide direct and close views into windows, or private open spaces of adjoining dwellings.
- 3. Any future development application for built form must be accompanied by an acoustic assessment which demonstrates that the development will comply with the Development Near Rail Corridors and Busy Roads.
- 4. Buildings adjacent to streets or public spaces are designed to allow casual surveillanceand should have at least one habitable room window facing that area.

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# 8.2 Post-exhibition Report - Glenlee Estate (House) Planning Proposal and Draft Site Specific Development Control Plan

# **Reporting Officer**

Manager Strategic Land Use Planning City Planning and Environment

# **Community Strategic Plan**

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

# **Delivery Program**

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

#### Officer's Recommendation

- 1. That Council endorse the Glenlee Estate (House) Planning Proposal, 60 Glenlee Road, Menangle Park (comprising Lots 1-3 in DP 713646).
- 2. That Council does not exercise its delegated functions for local plan-making in this instance and instead forward the Glenlee Estate (House) Planning Proposal to the Department of Planning, Housing and Infrastructure to finalise the Planning Proposal and make the amendment to Campbelltown Local Environmental Plan 2015.
- 3. That Council adopt the site-specific Development Control Plan and notify its decision within 28 days of the date of this decision.
- 4. That Council adopt the Voluntary Planning Agreement and authorise the General Manager to execute the Agreement with the owners of Lots 1-3 DP 713646 on behalf of Council.
- 5. That Council write to those who made a submission and advise them of Council's decision.

# **Executive Summary**

• On 6 June 2023 Council considered and endorsed a Planning Proposal (the Proposal) that sought to amend the Campbelltown Local Environmental Plan 2015 as it relates to the site known as Glenlee Estate (refer to attachment 1).

- On 27 September 2023, the Gateway Determination was issued by the Department of Planning, Industry and Environment.
- The Proposal, draft site-specific Development Control Plan (Part 8B DCP), draft Voluntary Planning Agreement and supporting documentation were placed on public exhibition from Wednesday 27 March 2024 until Friday 10 May 2024.
- In response to public exhibition, one submission was received from a visitor to Campbelltown and 8 submissions were received from state agencies and public authorities.
- The Department of Climate Change, Energy, Environment and Water (DCCEEW) submission (i.e. Heritage NSW and Environment and Heritage Group) included a detailed list of outstanding issues that need to be addressed from the relationship between the Conservation Management Plan and draft Part 8B DCP, refinement of lot layout to undertaking a thorough Aboriginal Cultural Heritage Assessment. The proponent provided the majority of the information requested. The DCCEEW's primary issues have been addressed and any minor issues can be addressed as part of any future Development Application to subdivide the land.
- The Transport for NSW submission primarily required new access arrangements to accommodate designs for the proposed Spring Farm Parkway. Transport for NSW primary issues have been addressed and any minor issues can be addressed as part of any future Development Application to subdivide the land.
- It is recommended that Council endorse the Proposal at attachment 1 and adopt the draft Part 8B DCP at attachment 2 and request the Department of Planning, Housing and Infrastructure (DPHI) to finalise the Proposal and make the amendment to Campbelltown Local Environmental Plan 2015. It is also recommended that Council adopt the Voluntary Planning Agreement.

# **Purpose**

The purpose of this report is for Council to consider the outcome of the public exhibition of the Proposal, the draft Part 8B DCP and draft Voluntary Planning Agreement (VPA) and to seek Council endorsement to forward the Proposal to the Department of Planning, Housing and Infrastructure (DPHI) for plan making purposes, adopt the draft Part 8B DCP, and authorise the General Manager to execute the VPA.

**Property Description** 60 Glenlee Road, Menangle Park

**Lot and DP:** Lots 1, 2 and 3 DP 713646

**Application No:** PP-2023-1841

**Applicant** Premise

**Owner** William David Wilson and Patricia Maree Wilson

History

• On 6 June 2023 Council supported the Proposal and on 27 September 2023, the Gateway Determination was issued by Department of Planning, Housing and Industry (DPHI).

- The Gateway Determination covering letter identified that the Proposal was inconsistent with the following Local Planning Directions under section 9.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), but they are justified in accordance with the terms of the Direction:
  - 1.4 Site Specific Provisions.
  - o 4.1 Flooding.
  - 4.6 Mine Subsidence and Unstable Land.
  - 5.1 Integrating Land Use and Transport.
  - o 6.1 Residential Zones.
  - o 8.1 Mining, Petroleum Production and Extractive Industries.
  - o 9.1 Rural Zones) are justified in accordance with the terms of the Direction.
- Consultation was required with the NSW Rural Fire Service (RFS) prior to public exhibition in accordance with Local Planning Direction 4.3 Planning for Bushfire Protection. RFS responded on 18 December 2023 advising they did not object to the Proposal.
- Consultation was also required and occurred with the former Environment and Heritage Group (now a part of DCEECW), Transport for NSW (TfNSW), Heritage NSW, Tharawal Local Aboriginal Land Council, Department of Regional NSW, NSW Subsidence Advisory, NSW Rural Fire Service, Sydney Water, and utility providers under Section 3.34(2)d of the EP&A Act.
- Letters to adjoining landowners were issued advising of the public exhibition from Wednesday 27 March 2024 until Friday 10 May 2024.
- The Proposal, the associated draft Part 8B DCP and draft VPA including all supporting documentation were placed on public exhibition from Wednesday 27 March 2024 until Friday, 10 May 2024.
- Following exhibition, submissions were received from DCEECW and TfNSW, which the Proponent provided responses to.
- The condition in the Gateway Determination outlining the time by which the LEP should be completed on or before is 27 September 2024.
- The Proposal has been progressively updated to reflect consultation with public agencies and amendments to legislation.
- Attachment 2 details the action taken in response to the conditions of the Gateway Determination.

# Report

#### The Site

Glenlee Estate (the site) is located at 60 Glenlee Road, Menangle Park on Lots 1- 3 DP 713646 and has an area of 17.86 ha.

The site is located off Glenlee Road within the Menangle Park Urban Release Area (MPURA) and is surrounded by land zoned generally for urban purposes. The site is located approximately 5 km south of the Campbelltown CBD (refer to Figure 1).

The site is occupied by the Glenlee House, gardens, gate house (remnants) and outbuildings and comprises an open general rural landscape. This broader landscape has been extensively cleared for past agricultural activities, including until recently an olive grove.

The site comprising, the homestead, outbuildings, garden and gate lodge (and rural setting), is listed as a State Heritage Item (CLEP Item No. 100009). The site is part of a historically significant pastoral holding and was created in its current form as a reduced property holding when in the former ownership of the NSW State Planning Authority in 1972.

The site is currently zoned RU2 Rural Landscape under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).



Figure 1 - Aerial Photo of Site

# The Planning Proposal

The planning proposal (the Proposal) seeks to undertake the following amendments to the CLEP 2015:

- 1. Amend the zoning map from RU2 Rural Landscape to part C4 Environmental Living, part C3 Environmental Management, part R3 Medium Density Residential and part RE1 Public Recreation and maintain the balance as RU2 zoned land.
- 2. Amend the minimum lot size map from 40 ha to 200 m<sup>2</sup>, 1,200 m<sup>2</sup> and 10 ha.
- 3. Amend the minimum lot size for dual occupancy map from 40 ha to 1,200 m<sup>2</sup>.

- 4. Amend the maximum building height from 8.5 m to 5 m (except for the homestead precinct- i.e. the land to be rezoned C3 Environmental Management which is to be retained at 8.5 m), and from 8.5 m to 9 m for the land to be rezoned R3 Medium Density Residential.
- 5. Dedicate a ridgetop park at no cost to Council.
- 6. Introduce a maximum site coverage provision of 30 per cent for residential accommodation in Zone C4 Environmental Living.

The Proposal is supported by the draft Part 8B DCP and a draft Voluntary Planning Agreement.

# Draft Site-Specific Development Control Plan - The draft Part 8B DCP

The Proposal is supported by the draft Part 8B DCP which will guide future development of the site. This draft Part 8B DCP will be included in Volume 2 as Part 8B - Glenlee Estate, supplementing Part 8A - Menangle Park, which currently excludes this site.

The draft Part 8B DCP was placed on public exhibition along with the Proposal. Following public exhibition, the Proposal has been amended to reflect submissions received from public agencies. Additionally, the draft DCP has been updated with additional controls to re-enforce the protection of historical archaeology. The medium density precinct is required to be master planned to ensure that future medium density development is designed and delivered in an orderly manner that does not impact of the heritage significance of the Glenlee House Estate.

The revised draft Part 8B DCP is included as attachment 3 to this report.

# **Voluntary Planning Agreement**

On 11 May 2021, Council received a signed irrevocable letter of offer from the proponent. The letter set out the terms of the offer and the draft Voluntary Planning Agreement (draft VPA) (refer to attachment 4). The draft VPA offer contains the following components:

#### 1. Restoration Works

- Restoration of the 'Gatehouse' to the standard identified in the Conservation Management Plan (CMP) at a contribution of \$250,000.
- Restoration works must be completed prior to the release of the first subdivision certificate for the creation of a residential lot as part of the development.

# 2. Ongoing Maintenance Works

- To the existing main residence known as 'Glenlee House' and to the Gatehouse to the standard identified in the CMP and the requirements of Council (if required).
- The obligation to undertake the Ongoing Maintenance Works in accordance with a Positive Covenant must be registered on the title of Lot 1 DP713646 (Burdened Land) prior to the release of the first subdivision certificate for the creation of a residential lot as part of the development.

- the maintenance cost will be determined based on a detailed Quantity Surveyor (QS)
  costing report prepared by a certified QS for the adopted CMP. This is required as a
  development control in the Draft Part 8B DCP. This report must be submitted at the
  subdivision application stage and costs reflected in the VPA.
- Security is required for 2 years' worth of maintenance and is then upgraded annually.

#### 3. Dedication of Open Space land

- Dedicate part of the land as open space for use by the public (refer to Figure 7).
- The 'ridge-top' park will be approximately 30,000 m², and with RE1 Public Recreation land estimated at \$65/m², equates to a contribution of approximately \$1.95 m.

#### **Public Consultation**

The Proposal, draft Part 8B DCP, draft VPA and supporting documentation, were placed on public exhibition from Wednesday 27 March until Friday, 10 May 2024.

In response to the public exhibition, one submission was received from a visitor to Campbelltown. There were 9 submissions received from State agencies.

The issues raised in the public submission included:

a) Objects to the Proposal, stating that new developments need to stop building around historic landmarks and that profit and greed are being put ahead of preservation of history.

#### **Staff Comment:**

The Proposal is designed to ensure that future development will not impact the heritage significance of the Glenlee House Estate. Council has been collaborating closely with the Proponent and the DCCEEW to create an appropriate visual setting that preserves the heritage significance of the site. This includes incorporating site-specific visual controls within the draft Part 8B DCP to acknowledge that the site is within a sensitive visual catchment. For instance, to preserve visual amenity, section 3.10 of the draft Part 8B DCP stipulates that detached dwelling houses on new lots in the proposed C4 Environmental Living Zone are limited to a maximum height of one storey."

The Proposal is also supported by a VPA that is to provide funds for the ongoing maintenance of the heritage item and dedication of land for the provision of public open space.

# **Agency Submissions**

Consultation with the following public authorities was undertaken in accordance with the Gateway Determination:

- 1. Transport for NSW.
- 2. The Department of Climate Change, Energy, Environment and Water (i.e. Heritage NSW and Environment and Heritage Group).
- 3. Division of Resources and Geoscience of the Department of Regional NSW.

- 4. Tharawal Local Aboriginal Land Council.
- 5. NSW Subsidence Advisory.
- 6. NSW Rural Fire Service.
- 7. Sydney Water.
- 8. Utility providers (2 submissions, Endeavour Energy and Jemena (Gas provider)).

All agencies, with the exception of Tharawal Local Aboriginal Land Council, provided a response to the Proposal.

Council officers made multiple attempts to communicate with Tharawal Local Aboriginal Land Council following the exhibition period to confirm their impartial stance; however, no response has been received.

The matters raised by each agency are discussed below.

#### **Transport for NSW**

TfNSW has reviewed the Proposal and noted that it is unlikely to have a significant impact on the classified road network. TfNSW does not object to this Proposal subject to the following requirements:

- 1. All traffic to access the site will be via a new intersection with the proposed Spring Farm Parkway (SPF).
- 2. A Traffic Impact Assessment be provided for further consultation prior to the Development Application stage.
- 3. The Proposed C4 residential zoning area in the southern part of the site be amended following the boundary of Spring Farm Parkway Stage 2 Central Registry of Restrictions (CRR) buffer area.

These matters are discussed in more detail below:

#### **Access Arrangement**

Future access to the site is proposed to be via the existing/draft street layout contained within the proposed amendments to the Menangle Park Master Plan, which will require all traffic to access the site from a new intersection with the proposed Spring Farm Parkway (SFP). Provision of this work is secured by the State Voluntary Planning Agreement 2017/8774 (Menangle Park - Urban Growth) and is currently under construction.

TfNSW has recommended that a Traffic Impact Assessment be conducted, and that the road layout be designed to align closely with the existing Menangle Park Master Plan, and that all traffic access from Glenlee Road via Menangle Road be restricted. TfNSW has requested that this be undertaken and submitted for review before the DA stage.

Additionally, TfNSW requested that the Council, as the relevant Planning Authority, not issue any development consent until the road connection via the SFP (Stage 1) new intersection to the site is provided. Stage 1 is currently undergoing major construction from July 2022 and is expected to be completed by late 2024.

#### **Staff Comment:**

It is agreed that a Traffic Impact Assessment is required, however, the timing should be linked to the DA stage. The Proposal will result in 50 new lots using the established road layout for the Menangle Park Master Plan. A small increase in the number of vehicles is unlikely to significantly alter traffic patterns, congestion levels, or the capacity of existing road infrastructure. At the concept stage, it is not justifiable to incur the expenses associated with a comprehensive traffic report when the anticipated traffic increase is minimal.

As Stage 1 of the SFP is currently under construction, with an estimated completion date of late 2024, it is unlikely that the following DA approval will be granted before completion and the request to not issue any development consent before the road connection via Stage 1 is therefore acceptable.

## **Spring Farm Parkway**

The new intersection for site access is included in SFP Stage 1. West of this new intersection, SFP Stage 2 includes a proposed bridge over the Main Southern Rail Line. Given the site's proximity to SFP Stage 2, TfNSW has identified that potential visual impact, acoustic, noise, and vibration must be considered as part of the future Development Application.

A CRR buffer zone has been published based on boundaries established from the strategic design for the Spring Farm Parkway corridor, which could potentially trigger acquisition or construction lease requirements in the future, the CRR buffer map is provided as Figure 2.

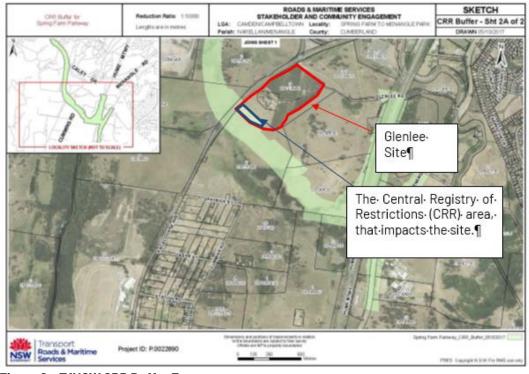


Figure 2 - TfNSW CRR Buffer Zone

TfNSW has requested that the proposed C4 residential zoning area in the southern part of the site be amended to follow the boundary of the CRR buffer zone prior to finalisation.

TfNSW have advised that the CRR buffer area boundary may be subject to change as the design progresses. Ongoing coordination with TfNSW is required to ensure the most updated CRR buffer area boundary is considered in any future DAs for the site.

#### Staff Comment:

Council supports the need to realign the master plan for the site with the CRR boundary. This was communicated to the applicant, and the master plan boundaries have been adjusted accordingly, and the draft DCP and the Proposal have been updated accordingly.

# The Department of Climate Change, Energy, Environment and Water

Ongoing consultation has occurred between DCCEEW, Council and the proponent and directly between the Proponent and DCCEEW since the Proposal was lodged. DCCEEW have raised consistent concerns regarding the level of information provided by the proponent, mainly in relation to heritage matters.

In 2021, a sub-committee was formed to investigate issues of the site arising from a previous Proposal that was submitted. Members comprised of representatives from the Heritage Council Approvals Committee, Heritage NSW, DPHI, Council and the Proponent. A site visit was conducted with members on Thursday 10 February 2023.

On 14 February 2022, the sub-committee met and discussed the following matters relating to the site:

- grading of significance on the site
- were other subdivision options considered?
- what further modelling is required? (e.g. Landscape master plan)
- wider context of the urban release area and how to respond
- working with TfNSW on better design outcomes for the new arterial road
- complexities of subdivision and curtilage amendment
- closeness of proposed new buildings in the southern pastures of the site to the heritage listed outbuildings, a wider curtilage for these buildings is required
- closeness to the homestead of the westernmost lots in the proposed rezoning, the density should be reduced, and a wider curtilage identified around the homestead group
- separation of the proposed new development from the Former Gatehouse is too small, an appropriate curtilage should be identified for this item.

A number of these issues were worked through culminating in the re-lodgement of the Proposal in 2023. However, not all issues were resolved, which has been identified in the DCCEEW concurrence response, detailed in Table 1 below.

On 15 May 2024, detailed advice was received from DCCEEW. Given the extensive list of requirements by DCCEEW, Council sought further clarification to confirm which issues of the Proposal needed to be resolved in the Proposal compared to the DA stages. Table 1 includes DCCEEWs recommendations, their recommended stage to resolve the issues, the proponent's response to each recommendation and Council's comment based on the review of the updated CMP.

In DCCEEWs advice from 15 May 2024, the following outstanding issues were identified:

DCCEEW Recommendation	Stage Resolution	Additional DCCEEW Comment	Proponent Response (summary)
1. Funding Mechanism for Glenlee Estate Maintenance  The draft VPA should ensure funding for the entire Glenlee Estate, not just the Gate House. This funding should be legally binding, separate from the CMP, and financially sustainable.	VPA – Proposal stage Landscape Management Plan – DA stage	The VPA provided with Proposal needs to be updated as previously advised by letter dated 15 May 2024. Updated VPA should be provided as part of the Proposal process and exhibition.	The funding mechanism as contained in the Draft VPA stands alone from the CMF and would be a legally binding agreement on the parties.  Landscape Management Plan to be provided at DA stage.
maintenance supported The draft Part 8B DCP h	l by a maintenance sche as also been amended to	itive covenant and the bank dule under the VPA have ad o ensure a quantity surveyo velopment application stag	dressed the above concern. rs costing report on the
2. Exempt and Complying Development Codes Further resolution is needed to address how	Proposal stage	Not yet provided.	Unless a s57(1A) or s57(3)  Heritage Act 1970  exemption were to be  made to the R3 zoned land  the complying  development pathway  would not be available.

these codes will not apply to the C4 and R3 Similar to the exempt zoned land, ensuring development provisions, future developments s1.17(2) provides some are consistent with exemptions to the above, heritage values and do but in the case of Glenlee not visually impact the Estate, this is restricted to heritage item, the s57(2) standard exemptions, essentially relating to maintenance of the Homestead. Council Response: Agreed, concern addressed. Preventing Proposal stage Not yet provided. The RU2 zoning of the residue land, in Further combination with the

DCCEEW Recommendation	Stage Resolution	Additional DCCEEW Comment	Proponent Response (summary)
Subdivision  Clarification is required on whether the proposed amendment to the LEP will prevent further subdivision of Glenlee Estate or if it merely constitutes a development standard that can be varied,			proposed minimum lot size standard of 10ha and the area of the residue land, effectively prevents the use of clause 4.6 to even consider an exception to the development standard. This is because of the limitations imposed by clause 4.6(6), which prevents development consent being granted for subdivision of RU2 zone land to create 2 or more lots less than 10 ha and to create a lot less than 90% of the 10ha minimum lot size standard, i.e., 9ha.
Council Response: Con to control this issue.	cern addressed – the mir	nimum lot size controls und	ler the Proposal are sufficient
4. DCP details The draft Part 8B DCP should be refined to ensure it aligns with the current State Heritage Register (SHR) boundary and does not include a reduced homestead precinct boundary	Proposal stage	Proposal stage (draft received – already on exhibition as part of Proposal). Some minor amendments may be required prior to finalisation as agreed with Council e.g., roof form being pitched roof, no flat roof.	The reference to the Homestead Precinct was simply intended to be a reference that enabled distinguishment from the medium density precinct and new dwelling lots areas referred to in the Draft Part 8B DCP.  It is not intended to conflict with the SHR boundary. If its assists, the reference could be changed to residue land including the homestead and associated buildings.
Council Response: The above concern is a misinterpretation of the reference in the draft Part 8B DCP. It is considered appropriate to refer to the Glenlee House, the Gateway House and the gardens as the Homestead Precinct. As such, no amendments to the draft Part 8B DCP are recommended.			se and the gardens as the
5. Refinement of Lot Layout  The layout of the proposed new lots should be refined to ensure no built form is visible above the ridgeline, minimising visual impact on the heritage item. A detailed visual	Visual impact assessment – DA stage	The visual assessment included in the Proposal does not adequately demonstrate that the potential built form on the new lots, closer to the Glenlee historic building group on the southern slope, will not be visible from	The lot layout within the southeast foot slope area has been revised from that previously considered by the Approvals Committee. The refined lot layout was endorsed by Council as part of proceeding to the public exhibition of the documents. The provision of further visual analysis

DCCEEW Recommendation	Stage Resolution	Additional DCCEEW Comment	Proponent Response (summary)
analysis, revised Heritage Impact Statement (HIS), and a detailed Landscape Masterplan should inform the future subdivision and development of the site,		Glenlee House and its setting.	and a revised heritage impact statement as part of an initial development application for Glenlee Estate is consistent with the Advancement Strategy prepared by Council and previously agreed to by Heritage NSW. This requirement can be reinforced through additional DCP controls for future development of Glenlee Estate.
development does not i	mpact on the ridgeline of se 3.10A of the draft Part		nsure that future tional development control form not be visible above the
6. Linking CMP with VPA  If the CMP is to be linked with the VPA, it should be finalised in consultation with Heritage NSW before submitting any future DA.	Proposal stage	The draft CMP submitted as part of Proposal is not endorsed and was not supported by the Heritage Council Approvals Committee (HCAC) previously.	An updated and Final CMP will be provided under separate cover. Please refer to our response in relation to the Draft VPA which would link ongoing maintenance work with recommended conservation management strategy 8.1.7 in the CMP.
Council Response: The	l e CMP has been update	d to address the above n	natter.
7. Historic Archaeology Investigation The proponent should assess the likelihood of historic relics and manage any findings in accordance with the Heritage Act 1977.	Proposal stage	Prior to subdivision DA, to inform DA and any housing footprints for the draft subdivision plan.	Investigations to assess the likelihood of 'relics' and any subsequent management required under the Heritage Act 1977 can be undertaken as part of a revised heritage impact statement as part of an initial development application for Glenlee Estate. Again, this can be reinforced through additional DCP controls for future development of Glenlee Estate
-	-	ssessment was prepared a	• •
Additional development controls have been added to Clause 3.1C that requires a statement of heritage impacts that covers historical archaeology at the initial DA stage.			
8. Updating Aboriginal	DA stage	Prior to DA -This can be done building on	Updated Aboriginal Heritage Assessment

DCCEEW Recommendation	Stage Resolution	Additional DCCEEW Comment	Proponent Response (summary)
Heritage Assessment Report  The report should be updated to reflect recent assessments and investigations, use a current Aboriginal Heritage Information Management System (AHIMS) search, and include full consultation with the Aboriginal community.		current report potentially through an addendum. It should include assessment of proposed impacts, proposed conservation outcomes (noting the current subdivision plan conserves one of the AHIMS recorded sites and approx. half the area of potential archaeological deposit) and recommendations for any mitigation measures. The updated report should inform the subdivision DA.	Report and AHIMS search were provided. The recommendation of the Aboriginal Heritage Assessment Report included a requirement to undertake full consultation with the Aboriginal community in accordance with Aboriginal cultural heritage consultation requirements for proponents (DECCW 2010). This would be undertaken as part of a comprehensive Aboriginal cultural heritage assessment as part of an initial development application for Glenlee Estate. This requirement can be reinforced through
9. Investigation of Aboriginal Archaeological Potential  The area identified as having potential Aboriginal archaeological sensitivity should be investigated through test excavation to confirm and characterize any subsurface deposits. The results should inform the design of future developments and be recorded in the AHIMS as a potential archaeological deposit.	Proposal stage	Proposal stage	additional DCP controls for future development of Glenlee Estate. It is considered that this approach would be consistent with Ministerial
10. Comprehensive Aboriginal Cultural Heritage Assessment A thorough assessment, including community consultation, is needed	Proposal stage	Proposal stage	

DCCEEW Recommendation	Stage Resolution	Additional DCCEEW Comment	Proponent Response (summary)
to inform the DA and optimise conservation outcomes. This aligns with Ministerial Direction 2.3 on Heritage Conservation and should be done at the Proposal stage to mitigate cumulative impacts on Aboriginal cultural heritage,			
11. Future Aboriginal Heritage Impact Permit (AHIP) applications  Any future AHIP applications should comply with legislated guidelines and policy, ensuring they meet the requirements for assessing and reporting on Aboriginal cultural heritage.	DA stage	Must be investigated (test excavation under Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW 2010)) and assessed as a part of the Aboriginal Cultural Heritage Assessment to determine the presence (including extent and nature) or absence of subsurface archaeological deposits. AHIP is required for any proposed impacts	
		to registered AHIMS sites (2 within proposal area) and any confirmed subsurface archaeological deposits.	

**Council Response**: Concerns not addressed by the consultant.

Additional development controls have been added to Clause 3.1 D that requires additional Aboriginal cultural heritage assessment at the initial DA stage.

# Department of Regional NSW (Regional NSW)

On 24 April 2024, advice was received identifying that the site is covered by a Petroleum Production Lease (PPL) 4 held by AGL Upstream Investments Pty Limited and partly covered by Coal Authorisation (AUTH) 248 held by Illawarra Coal Holdings Pty Ltd. In addition, the site is located within the South Campbelltown Mine Subsidence District.

The Department recommended consultation with all title holders and with Subsidence Advisory NSW (SANSW), consistent with previous advice provided in October 2015 (OUT15/24896) and February 2018 (OUT18/2438) (note: SANSW was a concurrence agency).

The Department concluded that it has no resource sterilisation issues to raise against the Proposal and there are no outstanding issues (as the SANSW was contacted as part of concurrence processes).

#### Staff Comment:

No issues raised.

#### **NSW Subsidence Advisory**

The site of is partially located within a declared Mine Subsidence District and future development (where located in a district) will require approval from SANSW.

#### Staff Comment:

No issues raised.

# **NSW Rural Fire Service (RFS)**

Condition 1 of the Gateway Determination required that RFS be consulted prior to the commencement of public exhibition. On 16 October 2023, a copy of the Proposal was provided by Council to RFS for assessment.

On 18 December 2023, RFS advised that they had reviewed the Proposal regarding Direction 4.3 Planning for Bushfire, of the Local Planning Directions, issued in accordance with Section 9.1 of the EP&A Act.

Based on their assessment, RFS raised no objections to the Proposal, subject to a requirement that the future subdivision/development of the land complies with Planning for Bush Fire Protection 2019. This advice was reaffirmed during the public exhibition period.

#### Staff Comment:

No issues raised.

# **Endeavour Energy**

On 5 April 2024, Endeavour Energy provided generic commentary to support the Proposal including information that will assist the developer to meet their requirements should the development proceed. There were no issues raised in relation to the Proposal or proposed development.

#### Staff Comment:

No issues raised.

# Jemena (Gas Provider)

On 5 May 2023, Jemena provided generic commentary to support the Proposal including information that will assist the developer to meet their requirements should the development proceed. There were no issues raised in relation to the Proposal or proposed development.

#### Staff Comment:

No issues raised.

#### **Sydney Water**

Sydney Water has provided 'high-level initial advice only' on different elements of the Proposal, including:

- Request for 'Growth Information' to provide servicing advice and investigate staged servicing possibilities, Sydney Water requires the anticipated 'ultimate and annual growth data' and for the proponent to submit a feasibility application.
- Water Service capacity the site is located within the Campbeltown South Remainder Water Supply Zone. Based on the estimated flow requirement, Sydney Water advise that the current system has capacity to service the proposed development adding that the final site plan will be reassessed during S73 application when further details are available.
- Wastewater Service capacity no existing wastewater servicing is available in the area.
  Historically, the site was not part of the original Menangle Park Urban Release Area and
  therefore was not considered in the Menangle Park Growth Area Options Assessment as
  the land was yet to be rezoned.

Sydney Water has advised that it is currently conducting a capacity review for the broader Greater Macarthur area, which is anticipated to be finalised in approximately 3 months. Sydney Water will contact Council and provide the outcome of the capacity review and their position on this Proposal upon the completion of the reviewing process.

Sydney Water also provided 'next steps' requesting that Council defer the approval of the Proposal until the wastewater servicing position is confirmed by Sydney Water.

Sydney Water recommends that a Sydney Water Water-Servicing Coordinator is engaged, and a 'Feasibility application' submitted with Sydney Water.

#### **Staff Comment:**

The advice provided by Sydney Water is 'high-level initial advice only.' Requesting Council to defer the Proposal until their wastewater capacity review for the broader Greater Macarthur area is complete is unreasonable given the Gateway determination deadline. There is currently no existing wastewater servicing available in the area. However, work is currently taking place in respect of the provision of reticulated water and wastewater services to the Menangle Park URA, with trunk infrastructure focused on servicing existing approved subdivision applications.

Since this is the Proposal stage, the confirmed impact of the proposed development of 50 new homes is expected to be minor on the future wastewater infrastructure and treatment plant. It is logical to assume that the new network would have substantial unused capacity, meaning the addition of these homes would likely be accommodated without significant upgrades.

Similarly, requesting the Proponent for detailed servicing data when Sydney Water has already confirmed that water can be serviced, wastewater as well, is onerous and better addressed in the DA stage when that level of detail is required by Clause 7.10 of CLEP 2015 prior to consent being granted to any development application.

#### Conclusion

The Planning Proposal, draft site-specific Development Control Plan and Voluntary Planning Agreement have undergone rigorous review and consultation, securing a positive Gateway Determination and addressing feedback from various stakeholders and State agencies.

All Gateway Determination Conditions have been addressed, refer to attachment 2.

While the proponent has made additional updates to the documents informing the Conservation Management Plan, it is not yet clear whether the amendments made to the draft site-specific Development Control Plan satisfy the Department of Climate Change, Energy, Environment and Water's concerns in relation to Aboriginal heritage matters.

Key issues raised by the Department of Climate Change, Energy, Environment and Water and Transport for New South Wales have been generally resolved, with some issues left to be addressed in future development applications for subdivision.

In addition, Sydney Water has not yet confirmed whether it will be able to service the development in terms of wastewater. Given that the proposal will deliver an additional 50 dwellings, it is considered that Sydney Water should provide wastewater services for these additional dwellings, as the overall dwelling yield is not substantial.

It is recommended that the Proposal be endorsed by Council and Department of Planning, Housing and Infrastructure be requested to finalise the Proposal and amend the Campbelltown Local Environmental Plan 2015. This Proposal represents a significant step forward in the development of the historically significant Glenlee Estate, balancing heritage conservation with urban development needs.

#### **Attachments**

- 8.2.1 Planning Proposal (contained within this report) \$\frac{1}{2}\$
- 8.2.2 Gateway Determination Compliance (contained within this report) &
- 8.2.3 Glenlee Site Specific DCP (contained within this report) 4
- 8.2.4 Draft Voluntary Planning Agreement (contained within this report) &
- 8.2.5 Ordinary Council Meeting Decision of 6 June 2023 (contained within this report) 4
- 8.2.6 Glenlee Conservation Management Plan (due to size) (distributed under separate cover)

Proposed Amendment to Campbelltown Local Environmental Plan 2015

GLENLEE ESTATE (HOUSE)
PLANNING PROPOSAL



# Planning Proposal Glenlee Estate (House) PP-2023-1841

60 Menangle Road, Menangle Park

August 2024

Version 1

1

# Proposed Amendment to Campbelltown Local Environmental Plan 2015

# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

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Proposed Amendment to Campbelltown Local Environmental Plan 2015

# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

#### INTRODUCTION

The Planning Proposal (PP) applies to the Glenlee Estate House, known as 60 Menangle Road, Menangle Park (comprising Lots 1, 2 and 3 in DP 713646).

The PP will facilitate the following outcome:

- 50 x new lots:
  - 26 x environmental living lots (zoned C4) 1,200m² lot size,
  - 24 x new small terraces houses (zoned R3) with a 200m<sup>2</sup> lot size,
- 1x residential lot (zoned RU2) approximately 106,600 m<sup>2</sup> lot size containing the original homestead Glenlee House, Glenlee House, gardens, gate house (remnants) and outbuildings,
- 1x new ridgetop park (approximately 30,000m²) (no cost to Council).

The PP seeks to undertake the following amendments to the Campbelltown Local Environmental Plan 2015 (CLEP 2015):

- Amend the zoning map from RU2 Rural Landscape to part C4 Environmental Living, part C3 Environmental Management, part R3 Medium Density Residential and part RE1 Public Recreation and maintain the balance RU2 zoned land,
- 2. Amend the minimum lot size map from 40ha to 200m<sup>2</sup>, 1,200m<sup>2</sup> and 10ha,
- 3. Amend the minimum lot size for dual occupancy map from 40ha to 1,200m<sup>2</sup>,
- 4. Amend the maximum building height from 8.5m to 5m (except for the homestead precinct-i.e., the land to be rezoned C3 Environmental Management which is to be retained at 8.5m, and from 8.5m to 9m for the land to be rezoned R3 Medium Density Residential,
- 5. Dedicate a ridgetop park at no cost to Council, and
- 6. Introduce a maximum site coverage provision of 30% for residential accommodation in Zone C4 Environmental Living.

#### THE SITE

The site is identified as Glenlee Estate, known as 60 Menangle Road, Menangle Park on Lots 1, 2 and 3 in DP 713646 and has an area of 17.86ha. It is located off Glenlee Road within the Menangle Park Urban Release Area (MPURA) and is surrounded by land zoned generally for urban purposes. The land is located approximately 5km south of the Campbelltown CBD (refer to Figures 1 and 2).

The Main Southern Railway aligns with the north western boundary of the site with proposed industrial development beyond. The north eastern and south eastern boundaries abut residential and open space zoned land; whilst the proposed Spring Farm Parkway and future open space are located

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Proposed Amendment to Campbelltown Local Environmental Plan 2015

# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

to the south. Further, the site is visually connected to the former Glenlee coal washery, Australian Botanic Garden Mount Annan and broader Nepean River flood plain.

The site is occupied by the Glenlee House, gardens, gate house (remnants) and outbuildings and comprises an open general rural landscape. This broader landscape has been extensively cleared for past agricultural activities, including until recently an olive grove (refer to Figure 3). The site comprising, the homestead, outbuildings, garden and gate lodge (and rural setting), is listed as a State Heritage Item (CLEP Item No. 100009). The site is part of a historically significant pastoral holding and was created in its current form as a reduced property holding when in the former ownership of the NSW State Planning Authority in 1972.



Figure 1 - Site Locality Map

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Proposed Amendment to Campbelltown Local Environmental Plan 2015

# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

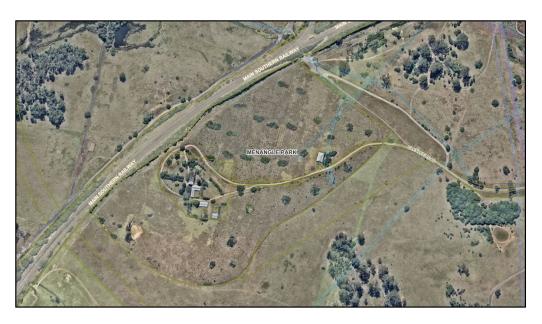


Figure 2 - Aerial Photo of Site

# Proposed Amendment to Campbelltown Local Environmental Plan 2015

# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

Views Map Legend



1 View towards the west of the site from the Gatehouse



2View to the North of the Site from the road leadinf to the house





4View to the East of the site from the road



5 Glenee House



Figure 3 - Photographic review of existing development

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Proposed Amendment to Campbelltown Local Environmental Plan 2015

# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

#### **HISTORY**

The property has a long history of historical investigations and studies undertaken over a number of years. These studies relate to the historical significance of the property since the property was developed in early 1820's, including historical relationship to owners and usage. The current owners (Mr. & Mrs. Wilson) have lived at the property for over 35 years. In that time, the property and buildings have been restored with the approval of the relevant State heritage department at that time.

A number of years ago, an olive grove was introduced onto the property, but of recent times the olive grove operation has ceased and the trees have been removed from production.

On 29 October 2019, a Councilor briefing was held to discuss the merits of the PP. The PP was generally supported at this meeting.

#### Campbelltown Local Planning Panel (LPP)

In early 2021, the PP was forward to the LPP for consideration.

On 28 April 2021, the LPP communicated qualified support for the PP subject to:

- including a mechanism to control dwelling size and provide an adequate landscape context,
- preparation of a Development Control Plan for concurrent exhibition which addresses development matters outlined in the submitted Heritage Impact Statement,
- consolidation of homestead and southern pastures groups as a single E3 Environmental Management zone, and
- an irrevocable letter of offer to address land dedication and conservation actions.

The above matters have been generally addressed, and a more detailed discussion is included in the report to the Council for the meeting on 13 August 2024.

# **Previous Planning Proposal**

On 8 June 2021, at its ordinary meeting, Council supported the PP to rezone the subject land to permit limited environmental living opportunities (with attendant reduction in maximum building height), realise dedication of a strategic ridge as open space (at no cost), ensure a long term conservation strategy, including restoration works.

The PP was deemed to exhibit strategic and site specific merit and had received prior qualified support from the Local Planning Panel.

The PP was referred to the former Department of Planning and Environment (DPE) for a Gateway Determination.

On 28 July 2021, a Conditional Gateway Determination (Conditional Gateway) was issued that required

## GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

prior consultation with the then Heritage NSW over a limited 4-month period.

Heritage NSW's Heritage Council Approvals Committee (HCAC) met outside the 4-month time horizon and resolved to <u>not</u> support the PP in the form submitted and to form a subcommittee to further workshop heritage matters with Council staff and the Proponent.

On 9 March 2022, DPE "rescinded" the Conditional Gateway in response to concerns from Heritage NSW and the likely timeframe required to resolve heritage matters. An invitation was also issued to reapply for a new Conditional Gateway after resolving issues with Heritage NSW.

Accordingly, the Concept Plan underwent numerous iterations prior to receiving conditional support from the HCAC on 1 November 2022. The HCAC advised that it supported the underlying planning principles for the PP noting that the realignment of the subdivision boundaries and smaller size of the developable areas have reduced the potential heritage impacts on the State heritage values of the Glenlee Estate.

The HCAC further supported the use of planning provisions, including a site-specific Development Control Plan (DCP) to control development within the northern and southern residential subdivisions, minimising impacts on the heritage values of the Glenlee Estate including its rural character and setting, and a mechanism to ensure that sufficient funds are available for the ongoing heritage conservation and maintenance of the Glenlee Estate.

Council staff prepared an 'Advancement Strategy' to facilitate the incremental and timely progress of an amended PP. This was accepted by Heritage NSW on 21 December 2022.

### **Current Planning Proposal**

On 6 June 2023, Council at its Ordinary Meeting endorsed the PP and recommended it be forwarded to the Minister for Planning and Public Spaces for Gateway Determination.

On 27 September 2023, the Gateway Determination was issued by the former Department of Planning and Environment. The PP represents the amended product of extensive consultation with representatives of the HCAC of the NSW Heritage Council.

The PP was publicly exhibited from 27 March until 10 May 2024.

One submission was received from a visitor to Campbelltown.

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# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

## Existing Site Controls under the CLEP 2015

Figure 5 below identifies the current controls applicable to the site.



# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

### THE PROPOSAL

This PP intends to deliver:

- 50 x new lots:
  - 26 x environmental living lots (zoned C4) 1,200 m<sup>2</sup> lot size,
  - 24 x new small terraces houses (zoned R3) with a 200m<sup>2</sup> lot size,
- 1x residential lot (zoned RU2) approximately 106,600m² lot size containing the original homestead Glenlee House, Glenlee House, gardens, gate house (remnants) and outbuildings,
- 1x new ridgetop park (approximately 30,000m²) (no cost to Council).

A copy of the proposed concept plan can be seen below in Figure 6.



Figure 6: Proposed Concept Plan

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## GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

#### Draft Voluntary Planning Agreement (VPA)

A draft VPA has been negotiated between the Proponent and Council. The revised PP considered by Council in June 2023 was a refined version of the 2021 Planning Proposal, having been amended to satisfy concerns raised by the HCAC.

On 11 May 2021, Council received a signed irrevocable letter of offer from the Proponent. The letter set out the terms of the offer and the draft VPA.

The draft VPA retains the same objectives secured by a formal offer to enter into a Planning Agreement under Section 7.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) made in conjunction with the 2021 Planning Proposal. On 11 July 2023, Council at its Ordinary Planning Meeting, endorsed the draft VPA for public exhibition.

The draft VPA offer contains the following components:

#### 1. Restoration Works

- o restoration of the 'Gatehouse' to the standard identified in the Conservation Management Plan (CMP) at a contribution of \$250,000; and
- o restoration works must be completed prior to the release of the first subdivision certificate for the creation of a residential lot as part of the development.

#### 2. Ongoing Maintenance Works

- o to the existing main residence known as 'Glenlee House' and to the Gatehouse to the standard identified in the CMP and the requirements of Council (if required),
- the obligation to undertake the Ongoing Maintenance Works in accordance with a Positive Covenant must be registered on the title of Lot 1 DP713646 (Burdened Land) prior to the release of the first subdivision certificate for the creation of a residential lot as part of the development,
- the maintenance cost will be determined based on the final CMP. Security is required for 2 years' worth of maintenance and is then upgraded annually, and

#### 3. <u>Dedication of Open Space land</u>

- o dedicate part of the land as open space for use by the public (refer to Figure 7),
- o the 'ridge-top' park will be approximately 30,000m², and with RE1 Public Recreation land estimated at \$65/m², equates to a contribution of approximately \$1,950,000.

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# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL



Figure 7: Proposed Open Space

The subsequent subdivision of the rezoned land will contribute in accordance with the *Menangle Park Contributions Plan* as the draft VPA clearly states that it does <u>not</u> exclude the application of 7.11 or 7.12. The rates under that Plan range from \$38,680.30 per lot to \$56,408.79 per lot.

### Site-specific Development Control Plan (DCP)

The PP is supported by a draft site specific DCP which will guide future development of the site.

The draft DCP is a site specific DCP will be included in Volume 2 as Part 8B - Glenlee Estate. It is noted that this Part will supplement Part 8 (A) - Menangle Park which currently excludes the Site.

The key components of the draft DCP include:

- Introduction key information and the relationship between this part and the Campbelltown (Sustainable City) Development Control Plan (SCDCP) as a whole, broader legislative context, relationship to engineering design requirements and principal aim,
- <u>Vision and Development Objectives</u> elaborates on the Vision that is held for the site and outlines the objectives of the site, and
- <u>Development Principles and Controls</u> outlines the specific development principles and

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controls that will apply to development on the site. Controls have been included to influence development in a number of areas but are principally focussed on the conservation of the heritage qualities of the precinct and its broader landscape and visual context.

This draft DCP has been prepared to be consistent with the Council endorsed PP and preliminary advice provided by the HCAC and Department of Planning, Housing and Industry.

The controls of the Draft DCP have been prepared to complement the following proposed changes to the CLEP 2015 within the Proposal:

#### **Height of Buildings**

- Development Control 3.10 B limits the detached dwelling houses within the C4 zone to single storey structures, and
- Development Control 3.12.A limits the proposed terraces/townhouses in the R3 Zone to 2 storeys.

#### Site Coverage / Minimum Lot Size

- the impact of excessively large footprint buildings was raised as a concern by Heritage NSW and is addressed by maximum site coverage provisions and minimum "open areas" / landscaped areas within control 3.10.G of the draft DCP (refer to Table 1).

#### Heritage and Views

- requirement to prepare a Statement of Heritage Impact (which includes historical archaeology) at the initial development application stage. This includes investigations studies within the Glenlee, outbuildings, garden and Gatelodge State Heritage Register item (Listing No. 00009) to confirm Approval and/or Exemption requirements under the Heritage Act 1977.
- additional control reenforcing that recorded sites and areas of Potential Archaeological Deposits within the site are protected under the National Parks & Wildlife Act 1974 and additional Aboriginal cultural heritage assessment is required at the initial Development Application stage.

### <u>Development of the Medium Density Lot (R3 Medium Density Zone)</u>

- the ad hoc development of dual occupancy dwelling in the R3 zone have caused undesirable planning outcomes in other areas of the local government area. To prevent this from occurring, an additional control has been included requiring dwellings and dual occupancies to be master planned and sympathetic to the setting and the heritage values of the site. This control will provide certainty to Council on final configurations.

General housekeeping and references in the draft DCP to documents, agencies, resources etc. have also been updated.

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Table 1 - Draft DCP Site Controls

Site Controls		
Site Coverage	Maximum of 30% for dwelling houses and 10% for all ancillary buildings (Total 40%)	
Open / Landscaped Area	Minimum of 60%	
Primary Private Open Space	Minimum of 25m <sup>2</sup>	
Dwelling Setbacks		
Front Setback Minimum	7.5m	
Secondary Street Setback	Minimum 3m	
Articulation Zone (open Verandahs, balconies and pergolas)	Up to 1.5m of setback	
Side Setback	Minimum 2m	
Rear Setback	Minimum 6m	
Garage and Outbuilding Setbacks		
Front Setback	As per controls D and E above.	
Side Setback	Minimum 1m	

## GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

## Part 1 - Objectives or intended outcomes

The objectives of the PP are to amend the CLEP 2015 to facilitate limited development of the site for environmental living, medium density housing and park-side living purposes as depicted conceptually in the proposed concept plan and in doing so facilitate conservation of the important cultural and landscape context

In seeking to realise this objective, the PP and development scenario aims to deliver the following outcomes:

- a planning template for environmental living and park side living opportunities,
- strategic vegetation, bushfire hazard and landscape character management,
- sensitive integration with the existing and future interfaces,
- a strategic approach to community and physical infrastructure integration, and
- augmentation and reticulation of all essential services.

### Part 2 - Explanation of provisions

The objective or intended outcomes of the PP are as follows:

- Amend the zoning map from RU2 Rural Landscape to part C4 Environmental Living, part C3 Environmental Management, part R3 Medium Density Residential and part RE1 Public Recreation and maintain the balance RU2 zoned land,
- 2. Amend the minimum lot size map from 40ha to 200m<sup>2</sup>, 1,200m<sup>2</sup> and 10ha,
- 3. Amend the minimum lot size for dual occupancy map from 40 ha to 1,200m<sup>2</sup>,
- 4. Amend the maximum building height from 8.5m to 5m (except for the homestead precincti.e., the land to be rezoned C3 Environmental Management which is to be retained at 8.5m, and from 8.5m to 9m for the land to be rezoned R3 Medium Density Residential,
- 5. Dedicate a ridgetop park at no cost to Council
- 6. Introduce a maximum site coverage provision of 30% for residential accommodation in Zone C4 Environmental Living

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# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

## Part 3 - Justification

## Table 2: Summary of Part 3

Section	n A – need for the planning proposal				
1.	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	No			
2.	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way	Yes			
3.	Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	Yes			
4.	Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?	Yes			
5.	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	N/A			
Section	n B – relationship to the strategic planning framework				
6.	Is the planning proposal consistent with applicable SEPPs?	Yes			
7.	Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?	Yes			
Section	n C – environmental, social and economic impact				
8.	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	No			
9.	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	Yes, refer to discussion			
10.	Has the planning proposal adequately addressed any social and economic effects?	Yes, refer to discussion			
Section	Section D - Infrastructure (Local, State and Commonwealth)				
11.	Is there adequate public infrastructure for the planning proposal?	No			
Section	n E – State and Commonwealth Interests				
12.	What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	Refer to Council report dated 13 August 2024			

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# GLENLEE ESTATE (HOUSE) PLANNING PROPOSAL

## Section A - Need for the planning proposal.

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

No.

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

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

Yes.

The PP is considered to be the best means of achieving the planning objective and intended outcomes. There are no other relevant means of accommodating the proposed development and facilitating the conservation outcomes than to amend CLEP 2015 as proposed in this PP. Alternative incremental changes would not deliver the projected integrated and sustainable outcome.

### Section B - Relationship to strategic planning framework

# 3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

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

Please refer to Appendix 1 for a detailed review of the PP against the below strategic planning instruments.

#### Greater Sydney Region Plan (Regional Plan)

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

The PP is generally consistent with the Region Plan as the PP seeks to ensure that development is aligned with the existing and proposed urban zoning of adjoining land. The PP also provides housing diversity in the form of environmental living and park side living and deliver important sustainable environmental, conservation and infrastructure outcomes.

### Western City District Plan (District Plan)

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

The PP is considered to be consistent with the District Plan, as the PP acknowledges the cultural and contextual sensitivity of the site by limiting the siting and form of proposed development. Additionally, it seeks to ensure the prominent ridgeline is conserved as public open space.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes.

#### Campbelltown Local Strategic Planning Statement (LSPS)

The Campbelltown LSPS came into effect on 31 March 2020. All PPs are now required to demonstrate consistency with the LSPS. A number of actions within the LSPS are relevant to the PP, and an assessment of the PP against these actions is contained in Appendix 1. In summary, the

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amended PP is generally consistent with the actions of the LSPS.

#### Campbelltown Community Strategic Plan 2032 (CCSP)

The Campbelltown CCSP outlines the strategic direction of Council for a 10-year period based on the feedback of the local community and research on successful and resilient communities. The purpose of the CCSP is to identify the community's main priorities and aspirations for the future and to plan an approach to achieve these goals. The CCSP has been structured to address key outcomes that Council and other stakeholders will work to achieve. These outcomes are:

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

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

- 2.1.1 Provide public places and facilities that are accessible, safe, shaded, and attractive,
- 2.2.1 Ensure transport networks are integrated, safe and meet the needs of all people,
- 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing,
- 3.1.1 Protect, rehabilitate, and promote our natural areas, waterways and biodiversity,
- 3.1.2 Ensure urban development is considerate of the natural environment, and
- 4.3.2 Enhance the reputation and tell the stories of Campbelltown.

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

### Campbelltown Local Housing Strategy 2020 (LHS)

The Regional and District Plan require all Sydney Councils to develop a housing strategy to manage projected population growth and meet housing targets set by the State Government. The LHS was prepared by Council in 2020 in accordance with the District Plan and as a required action of the LSPS.

The LHS emphasises the importance of large lot housing and semi-rural lifestyle opportunities. In doing so, it is emphasising that the vistas to the Scenic Hills are not compromised in any such developments. Additionally, protection of the Metropolitan Rural Area (MRA) from urban encroachment.

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A related action associated with such objective is for Council to identify suitable locations for executive housing and large lot environmental living. The relevant extract from the LHS states:

"There is a need to attract talent to Campbelltown to support the implementation of the Reimaging Campbelltown City Centre Masterplan. Growth in the health, education and justice sectors will attract professionals and executives to the Campbelltown LGA. Providing housing stock that is attractive the needs of professional and their families will enable the LGA to capture the demand from this group."

"The LGA is fortunate to offer pleasant semi-rural lifestyle opportunities which, when combined with high quality housing, provides an ideal opportunity to attract professionals and executives with families. Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professional in higher incomes to the LGA. Stakeholders have identified the scenic hills as being important to the semi-rural character and identity of Campbelltown. DPE has indicated that Council must protect the Metropolitan Rural Area from encroachment of urban development."

The PP in addition to providing large lot housing opportunities in a unique setting also provides medium density residential development as an alternative in such setting.

The PP is not located in the sensitive Scenic Hills Area. Notwithstanding, it is within a sensitive visual catchment, but has importantly been refined to reflect appropriate visual and heritage sensitivity such as limiting building heights to 1 and 2 storeys depending on the visual impact. The PP is therefore considered to be aligned with the objectives of the LHS.

#### Greater Macarthur Growth Area 2040

The *Greater Macarthur Growth Area 2040* sets out the strategic planning framework for the growth area, bringing new homes, local centres and jobs to Macarthur.

The site is located in the Menangle Park Precinct, the land surrounding the site has been rezoned for residential purposes. The PP is generally consistent with the Greater Macarthur Structure Plan as the majority of the site remains a State heritage item but now with proposed residential development on the peripheries of the site.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

N/A

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

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Table 2 provides an assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the PP.

Table 2 - State Environmental Planning Policies Assessment

Focus areas	State Environmental Planning Policies	Consistent	Comment
Planning systems	Planning Systems SEPP	N/A	The PP does not include a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development.
	Precincts SEPPs:	N/A	The site is not within the defined SEPP
	Eastern Harbour City SEPP		areas.
	Western Parkland City SEPP		
	Central River City SEPP		
	Regional SEPP		
	Codes SEPP	Yes	Exempt or complying development or introduction of State-wide codes is not proposed.
Housing	Housing SEPP	Yes	The PP is consistent with the SEPP. Any future development on the site may incorporate housing types identified in the SEPP which would be considered in conjunction with the SEPP.
Transport and infrastructure	Transport and Infrastructure SEPP	Yes	Delivery of infrastructure is not proposed.
Primary production	Primary Production SEPP	Yes	Economic use and development of lands for primary production is not proposed.
Biodiversity and conservation	Biodiversity and Conservation SEPP	Yes	No works are proposed that will impact on the biodiversity of the site.
Resilience and hazards	Resilience and Hazards SEPP	N/A	The site is not within the defined coastal SEPP area.
Industry and employment	Industry and Employment SEPP	N/A	The site is not within the Western Sydney Employment Area.
Resources and energy	Resources and Energy SEPP	N/A	The PP does not propose mining or energy uses.

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# 7. Is the planning proposal consistent with applicable section 9.1 Local Planning Directions (formerly Ministerial Directions) or key government priority?

Yes.

Table 3 provides an assessment of consistency against each 9.1 direction.

Table 3 – Local Planning Directions Assessment

Consideration of Local Planning Directions	Consistent	Comment	
Focus Area 1: Planning Systems			
1.1 Implementation of Regional Plans	Yes	The PP achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions or actions.	
1.2 Development of Aboriginal Land Council land	N/A	Not relevant to the PP.	
1.3 Approval and Referral Requirements	Yes	The Planning Proposal is not proposing to include provisions that require concurrence from any public authority.	
1.4 Site Specific Provisions	Justified inconsistency	The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls. As part of this amendment to the CELP, a site-specific provision is proposed to limit the scale of development within the C4 Zone and to encourage increased landscaped areas by setting a maximum site coverage of 30%.  In this case, including a site-specific development standard to limit the bulk of development on larger sites is deemed	
		necessary, given that the site is within the curtilage of Glenlee House, a state-listed heritage item.  This minor inconsistency is justified as it aligns with the objective of this direction; it	
		is essential to limit dwelling size and ensure an adequate landscape setting for dwellings and ancillary development.	

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Consideration of Local Planning Directions	Consistent	Comment
		Notably, a similar approach has been used successfully for development near Macquarie Fields Heritage House. Refer to Clause 8.5 of the CLEP
Focus Area 1: Planning Systems - Place	e-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not relevant to the PP as the PP is not located within this area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not relevant to the PP as the PP is not located within this area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the PP as the PP is not located within this area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the PP as the PP is not within the Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not relevant to the PP as the PP is not within the Wilton Priority Growth Area.
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	Not relevant to the PP as the site is not located within the Glenfield to Macarthur Urban Renewal Corridor.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not relevant to the PP as the site is not located within this area.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not relevant to the PP as the site is not located within this area.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not relevant to the PP as the site is not located within this area.
1.14 Implementation of Greater Macarthur 2040	Yes	The PP is within the Greater Macarthur Land Release Area and is not inconsistent with the planning principles or the broader precinct; the site, being identified to be existing urban capable land in the Greater Macarthur Structure Plan (land release areas).
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.

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Consideration of Local Planning Directions	Consistent	Comment
1.16 North West Rail Link Corridor Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.17 Implementation of the Bays West Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not relevant to the PP as the site is not located within this area.
1.19 Implementation of the Westmead Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.20 Implementation of the Camellia- Rosehill Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.21 Implementation of South West Growth Area Structure Plan	N/A	Not relevant to the PP as the site is not located within this area.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
Focus Area 2: Design and Place	<u> </u>	
2.1 Design and Place (Not adopted)	N/A	N/A
Focus Area 3: Biodiversity and Conserv	vation	
3.1 Conservation Zones	Yes	The planning proposal aligns with this direction, as the site is not identified as an environmentally sensitive area. It is not zoned C2 Environmental Conservation nor designated for conservation or protection purposes under the CLEP 2015 or any other SEPP.
		The site does not contain areas of biodiversity significance as identified on the Terrestrial Biodiversity Map and is part of the Menangle Park Urban Release Area (MRA). Additionally, the site is classified as 'Excluded Land' under the Cumberland Plain Conservation Plan (CPCP) due to the previous Menangle Park URA rezoning. Therefore, there is no inconsistency with this direction
3.2 Heritage Conservation	The inconsistency is justifiable.	This direction applies to all planning authorities when preparing a planning proposal. It requires that planning proposals include provisions for the protection of heritage items.

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Consideration of Local Planning Directions	Consistent	Comment
		A planning proposal may be inconsistent with this direction if the environmental or Indigenous heritage significance of the item, area, object, or place is conserved by existing or draft environmental planning instruments, legislation, or regulations applicable to the land.
		Clause 5.10 of the CLEP 2015, Heritage Conservation, satisfies these requirements. Additionally, the Glenlee House, outbuildings, garden, and gate lodge are identified as heritage items under Schedule 5 of the CLEP 2015.
		Therefore, in this instance, the inconsistency is justifiable
3.3 Sydney Drinking Water Catchments	N/A	Not relevant to the PP.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	N/A	Not relevant to the PP.
3.5 Recreation Vehicle Areas	N/A	Not relevant to the PP.
3.6 Strategic Conservation Planning	N/A	Not relevant to the PP.
3.7 Public Bushland	N/A	Not relevant to the PP.
3.8 Willandra Lakes Region	N/A	Not relevant to the PP.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not relevant to the PP.
3.10 Water Catchment Protection	N/A	Not relevant to the PP.
Focus Area 4: Resilience and Hazards		1
4.1 Flooding	Yes	The PP is not considered consistent with this Direction 4 as it would not allow significant increase of density on the land. The land is slightly impacted by flooding, refer to Map below for the 1% (1 in a 100) Annual Exceedance Probability (AEP).

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Consideration of Local Planning Directions	Consistent	Comment
		Future development of the Concept Plan would require a comprehensive flood mitigation and stormwater management strategy. Such a strategy would likely require civil works that modify the landscape to control the potential flood impact and integrate with a stormwater strategy to control stormwater quantity and quality standards. Further consideration of the stormwater strategy would be
		appropriate at the Development Application stage.  As no flood study has been prepared at this stage, sufficient flooding controls have been included under the DCP that requires any created lots at the subdivision stage, to demonstrate a flood free building footprint.
4.2 Coastal Management	N/A	Not relevant to the PP.
4.3 Planning for Bushfire Protection	Justified inconsistency	The site contains bushfire prone land (Vegetation Category 3 and Vegetation Buffer) comprising principally of grasslands.
		A Bushfire Assessment report prepared by Harris Environmental Consulting, was submitted with the PP providing an assessment of whether PP is appropriate in the bushfire hazard context.
		In summary, the indicative concept plans with the inclusion of a proposed '88B Asset Protection Zone' buffer on the southern and

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Consideration of Local Planning Directions	Consistent	Comment
		northern development areas can meet all of the strategic issues relating to bushfire risk.
		The surrounding area is proposed to be developed in the Menangle Park DCP. This development will provide the infrastructure for a proposed road network which will ensure there is no potential for the development to be isolated in the event of a bushfire. The indicative layout plan provides compliant perimeter roads for the medium density lots and detailed access design for the large lots can be achieved at the DA stage.
		Pre-consultation with the NSW RFS also occurred, a Gateway Determination requirement, and has resulted in a positive conclusion. Any future vegetation rehabilitation and enhancement must ensure the principles of <i>Planning for Bushfire Protection</i> 2019 are complied with.
		The PP location will not be exposed to potential fire runs that could potentially impact life or property in the context of the broader surrounding landscape. Furthermore, any bushfire risk can be met by complying with the requirements of APZ and BAL buffer setbacks as identified by the Planning for Bushfire Protection 2019, and associated restrictions/positive covenants on the title.
4.4 Remediation of Contaminated Land	Yes	A Preliminary Site Investigation for Contamination report prepared by Douglas Partners was submitted with the PP.
		Ten (10) Areas of Environmental Concern (AEC) were identified across the site. Any future development of the site will be subject to further detailed environmental investigations and these matters addressed as part of a future development application/s.
		The investigation concluded that the site can be made suitable for the proposed uses.

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Consideration of Local Planning Directions	Consistent	Comment
4.5 Acid Sulfate Soils	N/A	Not relevant to the PP.
4.6 Mine Subsidence and Unstable Land	Justifiably inconsistent	A portion of the site falls within the South Campbelltown Mine Subsidence District. Whilst referral to the Subsidence Advisory Board is required, the relevant mine subsidence considerations underpinned the zoning of the MPURA.
		In this regard in 2006, the former Department of Planning advised that mining of coal resources beneath Menangle Park should be restricted to enable urban development to occur at a scale and form necessary to make the development viable - given the important contribution of Menangle Park to land supply in the Sydney Metropolitan Region.
Focus Area 5: Transport and Infrastru	cture	
5.1 Integrating Land Use and Transport	Justified inconsistency	The PP leverages off the public transport strategy for the MPURA and in particular proposed local bus services and the limited train services. Further, the subject accessibility network will link readily with the proposed Spring Farm Parkway and proposed Menangle Park Town Centre. Access and infrastructure generally are noted to be dependent on the development of the surrounding urban release area with the existing bridge over the Hume Highway not suited as a principal access for vehicles.
		TfNSW reviewed the PP and concluded that it is unlikely to have a significant impact on the classified road network, therefore, TfNSW does not object to this Proposal subject to the following requirements:
		<ul> <li>all traffic to access the site will be via a new intersection with the proposed Spring Farm Parkway,</li> </ul>
		<ul> <li>a Traffic Impact Assessment be provided for further consultation prior to the development application stage, and</li> </ul>

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Consideration of Local Planning Directions	Consistent	Comment
		<ul> <li>proposed C4 residential zoning area in the southern part of the site being amended following the boundary of Spring Farm Parkway Stage 2 CRR buffer area, prior to the finalisation of the PP.</li> </ul>
5.2 Reserving Land for Public Purposes	Yes	TfNSW has requested that the proposed C4 residential zoning area in the southern part of the site being amended following the boundary of Spring Farm Parkway (SFP) Stage 2 CRR buffer area prior to the finalisation of the Accordingly, the PP has been amended to address the above.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not relevant to the PP.
5.4 Shooting Ranges	N/A	Not relevant to the PP.
Focus Area 6: Housing		
6.1 Residential Zones	Justified inconsistency	The proposal is inconsistent with this direction as it seeks to rezone rural land for urban development that is not currently serviced. However, the site is part of the Menangle Park URA and will benefit from future infrastructure and servicing planned for the area. It will also broaden the housing types in the area.
		The PP provides housing choice including larger lot 'lifestyle housing' opportunities and unique smaller park side living, generally driven by good design aspirations. In doing so, by its very nature, it cannot reduce the consumption of land on the urban fringe and is considered an acceptable outcome given more intense residential development would never be suitable on the site.
		CLEP 2015 includes provisions which require minimum service requirements to be met. Further, the PP does not include provisions that reduce the permissible residential density.

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Consideration of Local Planning Directions	Consistent	Comment
		Therefore, any inconsistency with this direction is considered to be of minor significance.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not relevant to the PP.
Focus Area 7: Industry and Employmen	it	
7.1 Business and Industrial Zones	N/A	Not relevant to the PP.
7.2 Reduction in non-hosted short- term rental accommodation period	N/A	Not relevant to the PP.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the PP.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum and Extractive Industries	Justified inconsistency	The site is located within the South Campbelltown Mine Subsidence District. But any inconsistency with this direction is considered to be of minor significance as the risks to further mining under the site was considered and justified as part of the Menangle Park URA rezoning.
Focus Area 9: Primary Production		
9.1 Rural Zones	Justifiably inconsistent	The PP relates to a limited parcel of constrained land with little inherent productive capacity. The application of capital in the form of intensive agriculture would lead potentially to significant neighbourhood conflicts and potential adverse visual impacts. Further, intensive cultivation would be severely curtailed by the prevailing topography.
9.2 Rural Lands	Justified inconsistency	The proposal is inconsistent with this direction as it seeks to rezone part of the site from rural to residential.
		However, the inconsistency with this direction is considered to be of minor significance as the site is located in the Menangle Park URA and is surrounded by residential zoned land. Therefore, the use of the land for intensive agriculture is no longer

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Consideration of Local Planning Directions	Consistent	Comment
		suitable due to the potential land use conflicts.
9.3 Oyster Aquaculture	N/A	Not relevant to the PP.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	N/A	Not relevant to the PP.

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### Section C - Environmental, social, and economic impact

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

No.

The site has largely been cleared in the past to facilitate various broadacre agricultural activities. Only strategic plantings generally remain. The Terrestrial Biodiversity Map contained in CLEP 2015 does not identify the subject land to have significant vegetation present.

The PP would assist in establishing local biodiversity through some screen planting and street planting initiatives together with future domestic plantings associated with the development of new residential premises.

The bio retention facilities of the stormwater management strategy will also likely contribute to enhanced ecological values.

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

Yes

The PP is informed by a Conservation Management Plan (CMP) prepared by Tropman and Tropman (Heritage Architects) and a Heritage Impact Statement prepared by Architectural Projects in 2021.

Also accompanying the PP are a draft VPA, which includes a conservation commitment and a site-specific DCP amendment to the CLEP 2015 that further addresses the heritage sensitivity of the proposed conceptual outcome.

### Conservation and Protection of Environment

A Conservation Management Plan (CMP) has been prepared which outlines what is significant about the site and how to manage changes over time to ensure the significance is retained. The core components of the CMP include:

- Analysis of Documentary and Physical Evidence (Section 4) this study concludes that Glenlee
  homestead and outbuildings are generally in good condition. The gate lodge is in poor
  condition. It is critical that any works at the site be documented and implemented in a way
  that allows for the retention in-situ of the maximum amount of existing significant fabric,
- Assessment of Cultural Significance (Section 5) Glenlee has historical, aesthetic, social and technical/research significance at a State level (The State of New South Wales) and at a Local

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level (Campbelltown LGA),

- Constraints and Opportunities (Section 6) generally, the Glenlee House, grounds and
  associated recreational and service structures should be retained, conserved and maintained
  within the SHR boundary curtilage. Generally, the external and internal planning and detailing
  features of the house should be respected and appropriately conserved,
- Conservation Policy (Section 7) the Conservation Policies provide for the conservation and retention of significant fabric and the natural and cultural landscape setting of the site and provide clear guidance for assessing proposals for change within the curtilage. This study suggests conservation strategies for the site, as well as various recommended actions which should be taken to conserve the existing place.

The house and outbuildings require repair and maintenance works. Conservation Works Schedules have been prepared for individual components of the place should be undertaken to guide conservation and adaptive works.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site are retained and fully interpreted by the community.

• Implementation Strategy (Section 8) – are a set of high-level strategies for the implementation of the conservation policy relating to conservation management, future works, maintenance and management of future development. Any other proposals for the site shall comply with the conservation policies contained in Section 7 of the CMP.

General conservation works must be undertaken in accordance with the prioritised 'Conservation and maintenance Works Schedules,' on a regular basis to prevent deterioration of the significant fabric of the subject buildings. Table 3 outlines the plans, documents and guidelines included in the CMP. The Schedule of Works and Maintenance Plan will be explained further.

Table 3 - CMP Documentation

Document	Objective/ Comment	Priority	Timeframe
Schedule of Works	A Schedule of Works will ascertain the prioritised conservation and new works required to be undertaken.	High	Available
Maintenance Plan	A Maintenance Plan details the cyclical maintenance tasks required to ensure the house, grounds, structures and garden elements do not deteriorate.	High	Available

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Document	Objective/ Comment	Priority	Timeframe
Interpretation Plan and Interpretation Strategy	The subject site is of heritage significance to the development of the Campbelltown Local Government area and this should be interpreted to the public. An Interpretation Plan for the site would determine the themes and messages to be interpreted at the site and the best media to accomplish this. The Interpretation Strategy would develop the Interpretation Plan and prioritise the proposed interpretation works and appropriate media.	Medium	To accompany development proposals
Photographic Archival records	The purpose of an archival record is to record the heritage item before, during and after any proposed works to document the heritage item and any changes made. NSW Heritage Branch guidelines shall be followed.	High	As major works take place – before, during and after works
Heritage Impact Statements	Heritage Impact Statements will be required to accompany any development applications for the site.	N/A	To accompany development proposals
Access Review	Should the building be given over to a wholly commercial function, an Access Review shall be conducted to determine the feasibility of providing universal access to the building.	Low	Dependent on use of building
Public Domain Plan	Landscape treatments within and around the site must be carefully considered and controlled so as not to detract from the significance of the place.	Medium	As subdivision development works commence

This Schedule of Conservation and Maintenance Works covers significant built elements identified as The Former Gatehouse, The Glenlee Homestead, The Former Servants Quarters, and The Former Milking Shed. Conservation, repair and reconstruction work are identified, and maintenance work is programmed. The Schedules form part of the 'Site Specific Exemptions' of the CMP, and once endorsed, no further separate approval would be required.

Currently, the house and site are in excellent condition having been continually occupied and subject to various conservation and maintenance programs since the late 1970s and 1980s. Repairs including

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replacement of floors, roof and joinery in the main house, rebuilding and alterations in the outbuildings have occurred through the early 20thC. Major conservation programs overseen by conservation specialists have been conducted for Glenlee Homestead, the former Servants quarters and the former Milking Shed. (Refer CMP) The work did not extend to the Gatehouse.

Exterior conservation works identified to structures include works to roofing, walls, stonework, brickwork, render, timber slab walling, damp, openings, woodwork, metalwork, timber window and door repairs,

Interior conservation works identified to structures include sub-floor and flooring, plaster wall and ceiling finishes, and timber boarding and joinery.

#### Contamination

A preliminary Site Investigation (PSI) undertaken by Douglas and Partner's identified a total of 10 Areas of Environmental Concern (AEC) on the site.

The AECs are considered to be a result of previous land use and management across the site including utilisation of the site for the cultivation of olives.

Any future development of the site would be subject to further detailed environmental investigations and potential remediation actions. The PSI concludes that the site can be made suitable for the proposed uses.

#### **Bushfire Hazard**

Council's Bushfire Prone Land Map identifies the site as containing Bushfire prone land with a Category 3 and vegetation buffer classification, due to existing grasslands.

Asset protection zones are capable of being achieved and managed in accordance with *Planning for Bushfire Protection 2019* (PFBP). Furthermore, construction standards and access would be subject to future compliance with PFBP.

A Strategic Bushfire Assessment was undertaken by Hayes Environmental in November 2023 and has been accepted by the NSW Rural Fire Service.

#### Flooding and Stormwater Management

The site is generally flood free apart from a small section adjacent to the northern boundary. Future development of the Concept Plan would require a comprehensive flood mitigation and stormwater management strategy.

Such a strategy would likely require civil works that modify the landscape to control the potential

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flood impact and integrate with a detention and treatment train strategy to control gross pollutants, sediment, and nutrients in accordance with Council's relevant stormwater quantity and quality standards.

Further consideration of the stormwater strategy would be appropriate at the Development Application stage.

It is concluded that environmental effects of the PP have been comprehensively addressed and a draft DCP compiled to ensure sustainable environmental outcomes are achieved.

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

Yes.

Rezoning for residential purposes is expected to yield positive economic effects. The PP is likely to create short and medium-term employment opportunities related to development and construction activities associated with the subdivision work and the subsequent construction of homes.

The increased supply of diverse housing stock would also have positive social impacts, particularly by enhancing housing opportunities. Additionally, a rise in the resident population could have beneficial social and economic impacts on the proposed Menangle Park Town Centre.

The PP includes zoning land for public open space. The Proponent has offered to dedicate the knoll and ridge as open space for public use, although they have not committed to developing these areas. A formal irrevocable offer addressing land dedication and perpetual conservation actions has been provided, including a draft Voluntary Planning Agreement (VPA) and an explanatory note.

#### <u>Heritage</u>

The site is listed as a State Heritage Item (Item No. 100009) – comprising the homestead, outbuildings, garden and gate lodge (and rural setting) (refer to Figure 8). The site is part of a historically significant pastoral holding and was created in its current form as a reduced property holding when in the former ownership of the NSW State Planning Authority in 1972. The site may contain areas of moderate to high archaeological potential as detailed in the CMP and supporting studies. The Campbelltown LEP includes provisions that require the protection of these heritage features prior to development occurring. The European Archaeology as expanded now identifies areas of Low to Moderate and Nil to Low archaeological potential for the majority of the site.

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Figure 8: European Heritage

The updated Aboriginal Heritage Assessment by AMBS Ecology in May 2024 identifies two Aboriginal sites recorded on the edges but within the current lot boundaries and two just outside the site. Figure 9 which identifies Indigenous Archaeological and cultural sensitivity zones relates to the potential for finds due to the hilltop viewing point. Archaeological significance is unlikely to be a limiting fact however the visual analysis limits new buildings to small scale development at the base of the hill. Portions of the study area have potential to retain Aboriginal heritage objects in a disturbed context and are considered to be of moderate archaeological research potential. As such, the study area does not meet the scientific (archaeological) value for Aboriginal heritage. Aboriginal heritage significance does not place a restriction on development to north and southeast as proposed.

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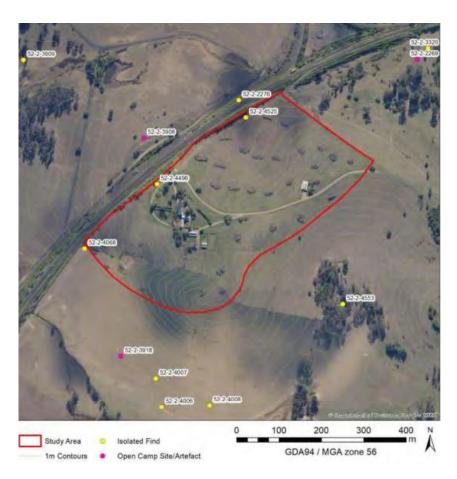


Figure 9: Aboriginal Heritage

Council notes that the proposed Concept Plan was developed in consultation with the NSW Heritage Council, and they issued conditional support at its meeting of 1 November 2022. Limited low density residential development is proposed in the 'northern bowl' and 'south eastern foot slopes' as C4 Environmental Living Zone and the heritage sensitivities attached to the Homestead outbuildings and immediate curtilage proposed to be zoned C3 Environmental Management.

### Visual Amenity

An appropriate visual setting should be created to maintain the heritage significance of the site. An analysis of the documentary and physical evidence of the site in the CMP indicates the visual setting for Glenlee should include:

• the Glenlee homestead and significant plantings surrounding the homestead,

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- former Servants Quarters and courtyards,
- former Milking Shed and yard,
- the interpretive woolshed,
- former gate lodge and associated farm buildings,
- the site's archaeological potential and plantings (with the exception of the Bunya pine) while not reflective of early plantings contribute to the rural setting,
- the access driveway to the property and sequential views to Glenlee from the driveway,
- the old fence lines south west of the house evident on the 1858 plan,
- the prospect to the western paddocks,
- the prospect of the northern paddocks,
- visual catchment of the alluvial flats extending from the homestead to Nepean River, and
- generally following the original grant lines west of the railway line (outside the current property boundary.

Retaining an appropriate curtilage around place is integral and essential in retaining and interpreting its significance. Heritage Curtilage is defined by the NSW Heritage Office Manual (p.3) as:

The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- o Land which is integral to the heritage significance of items of the built heritage; or
- A precinct which includes buildings, works, relics, trees or places and their setting.

In the case of a SHR listed item, the Heritage Curtilage equates to the SHR boundary. The CMP proposes a curtilage based on historic, visual and archaeological assessment of the site shown in Figure 10. This proposed curtilage defines the historic parish line and protects the residential balance area of the site. This proposed curtilage is protected by a dedication of open space and limits to where future development can occur. The primary visual setting (south of parish line) – forms the curtilage.

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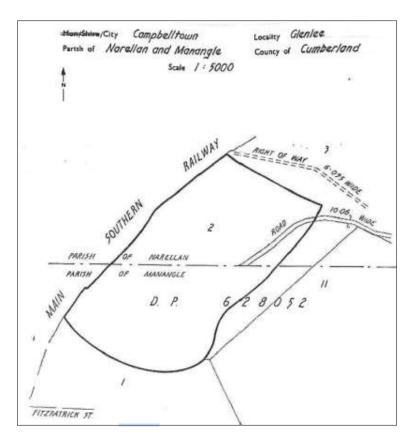


Figure 10: SHR Curtilage

Source: Conservation Management Plan, 2024

The secondary visual setting (north of parish line) – lies beyond the curtilage. Future sensitive development is strictly controlled by siting of buildings and restrictions to form and scale through provisions in the draft DCP.

The site is not located in the sensitive Scenic Hills Area. Notwithstanding, it is within a sensitive visual catchment, but has importantly been refined to reflect appropriate visual and heritage sensitivity such as limiting building heights to 1 and 2 storeys depending on the visual impact (refer to Figure 11).

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Figure 11: Key Visual Links

The visual setting for Glenlee House and Outbuilding is therefore protected. Significant views to Mount Annan and Camden Park from Glenlee House are also protected. Furthermore, the layout of proposed lots closest to the heritage buildings on the southern slopes has been amended prior to exhibition to ensure visual suppression relative to the ridge. This reflects a lot size recently adapted in the Glenfield rezoning in the vicinity of Macquarie Fields House.

The PP is therefore considered to address visual amenity appropriately.

### Accessibility (Transport, Traffic, Pedestrian and Cycle)

The site is currently accessed from Menangle Road via a bridge over the Hume Highway. However, future access via this route would require significant works, including detailed engineering review of the highway overpass, realignment and widening of the water canal crossing (State Heritage Item) and intersection improvements to Menangle Road.

Council recommends that future access to the land be via the existing / draft street layout contained with the proposed amendments to the Menangle Park Master Plan which would require all traffic to access the site from a new intersection with the proposed Spring Farm Parkway. Provision of this work is secured by the State Voluntary Planning Agreement 2017/8774 (Menangle Park - Urban Growth) and is currently under construction.

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#### **Utilities and Services**

Proposals to service the MPURA are currently being advanced in fulfilment of clause 6.2 of CLEP 2015, in relation to satisfactory arrangements for development servicing. Investigations are currently taking place in respect of the provision of reticulated water and wastewater services to the MPURA, with trunk infrastructure focused on servicing existing approved subdivision applications.

Apart from limited electrical services from supply in Menangle Road, a 66 KV feeder and zone substation are being provided proximate to the southwest boundary of the site.

Advice has been provided that existing telecommunications services including NBN can be extended to service the PP site.

Sydney Water is yet to commit to service the future residential lots.

#### Acoustic, Noise and Vibration

The site adjoins the Southern Railway Line, as does the broader MPURA. Despite the railway being partly in cut, further development in accordance with the Concept Plan would be exposed to various levels of noise associated with passenger and freight trains and potentially vibration impacts.

Further, the proposed Spring Farm Parkway is located south of the site and is proposed as an elevated viaduct that would be a future source of traffic noise. Various mitigation measures are potentially capable of occurring in the form of civil works and noise suppression measures in building design and insulation.

An acoustic and vibration assessment strategy may be required to address, as a minimum, the NSW 'Department of Planning's Development near Rail Corridors and Busy Roads (interim Guideline).'

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#### Section D - State and Commonwealth Interests

### 11. Is there adequate public infrastructure for the planning proposal?

No.

Proposals to service the MPURA are currently being advanced in fulfilment of clause 6.2 of CLEP 2015, in relation to satisfactory arrangements for development servicing. Investigations are currently taking place in respect of the provision of reticulated water and wastewater services to the MPURA, with trunk infrastructure focused on servicing existing approved subdivision applications.

Apart from limited electrical services from supply in Menangle Road, a 66 KV feeder and zone substation are being provided proximate to the southwest boundary of the site.

Advice has been provided that existing telecommunications services including NBN can be extended to service the PP site.

Sydney Water is yet to commit to service the future residential lots.

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

Consultation occurred with public authorities identified in the Gateway Determination below:

- Transport for NSW,
- Heritage NSW,
- Tharawal Local Aboriginal Land Council,
- Environmental and Heritage Group,
- Division of Resources and Geoscience of the Department of Regional NSW,
- NSW Subsidence Advisory,
- NSW Rural Fire Service,
- Sydney Water, and
- Utility providers.

Council undertook consultation with the above public authorities/agencies, with all agencies responding during the consultation period, except for Tharawal Local Aboriginal Land Council who did not comment. The matters raised by each agency are discussed in detail in the Council report dated 13 August 2024.

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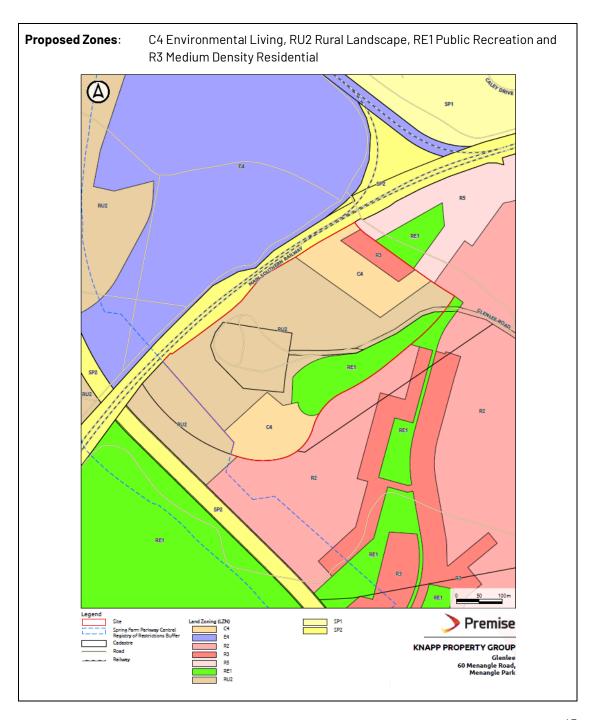
#### Part 4 - Mapping

The PP seeks to amend the Land Zoning, Minimum Lot Size, Minimum Lot Size for Dual Occupancy and Height of Buildings map in CLEP 2015 to apply to the site as proposed in Table 5 below.

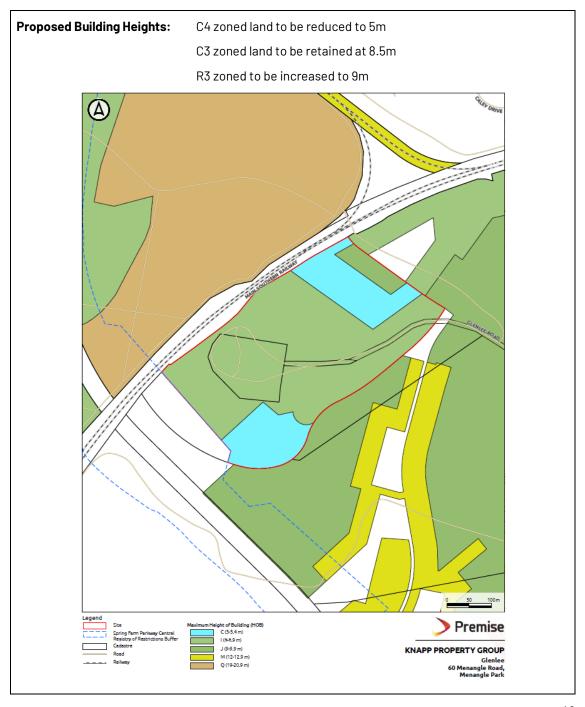
Table 5 - Mapping Amendments

Мар	No	Requested Amendment
Land Zoning	LZN_003_020_20220426 Date: 25 Apr 2023	Amend the zoning map from RU2 – Rural Landscape to part C4 – Environmental Living, part C3 – Environmental Management, part R3 – Medium Density Residential and part RE1 – Public Recreation and maintain the balance RU2 zoned land
Minimum Lot Size	LSZ_003_020_20240408 Date: 14 Jun 2024	Amend the minimum lot size map from 40ha to 200m², 1,200m² and 10ha
Minimum Lot Size for Dual Occupancy	LSD_003_020_20220523 Date: 3 Jun 2022	Amend the minimum lot size for dual occupancy map from 40 ha to 1,200m²,
Height of Buildings	HOB_003_020_20220426 Date: 29 Apr 2022	Amend the maximum building height from 8.5m to 5m (except for the homestead precinct- i.e. the land to be rezoned C3 – Environmental Management which is to be retained at 8.5m, and from 8.5m to 9m for the land to be rezoned R3 Medium Density Residential

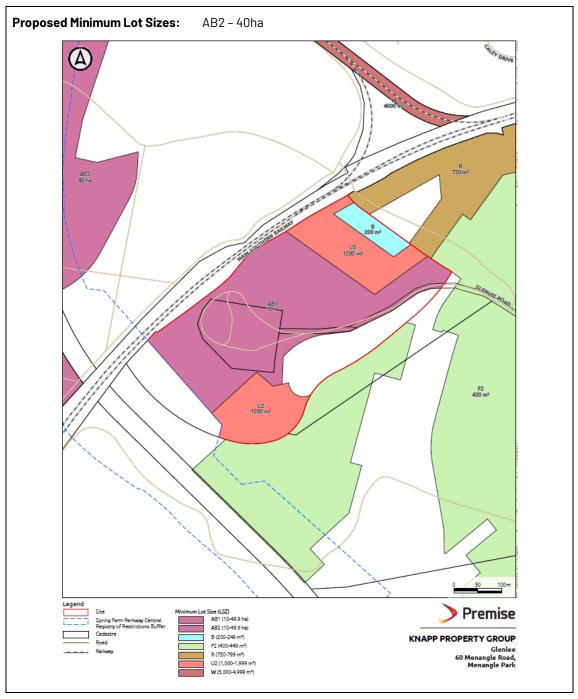
The proposed maps are included below.



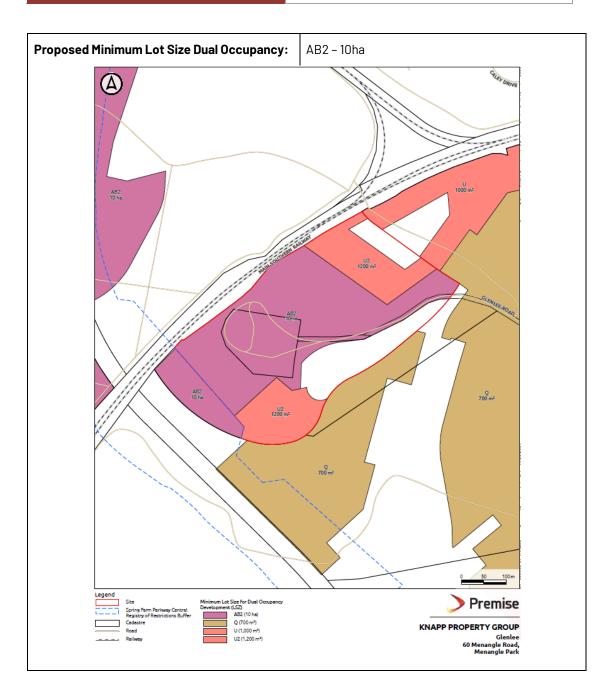
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Table 6 - Standard PP Criteria

Criteria	Comments
To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone	The PP includes an amendment to zoning map from RU2 – Rural Landscape to part C4 – Environmental Living, part C3 – Environmental Management, part R3 – Medium Density Residential and part RE1 – Public Recreation and maintain the balance R2 zoned land.
That relates to altering the principal development standards of the LEP.	The PP includes an amendment to amend the minimum lot size map from 40ha to $200m^2$ , $1,200m^2$ and $10ha$ , the minimum lot size for dual occupancy map from 40 ha to $1,200m^2$ , and the maximum building height from $8.5m$ to $5m$ (except for the homestead precinct- i.e. the land to be rezoned C3 – Environmental Management which is to be retained at $8.5m$ , and from $8.5m$ to $9m$ for the land to be rezoned R3 Medium Density Residential.
That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP	N/A
That is consistent with an endorsed District/ Regional Strategic Plan and/or LSPS	The PP is considered consistent with the LSPS and the Regional and District Plans – refer to the relevant section under this PP for more information.
Relating to classification or reclassification of public land through the LEP	NA

#### Part 5 - Community consultation

This PP aligns with the standard criteria under the LEP Making Guideline as shown in Table 6 below:

The PP and associated studies were publicly exhibited from Wednesday 27 March to Friday 10 May 2024.

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

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

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

#### **Adjoining Landowners**

Adjoining landowners did not make a submission.

#### **Public Submissions**

One submission was received from a visitor to the Campbelltown area. The submitter stated that they were unsupportive of the PP and to stop building around historic landmarks, noting profit and greed was driving this PP rather than preservation of history.

## Part 6 - Project Timeline

#### Table 7 - Project Timeline

Date	Action
Ongoing since early 2010's	Consideration by Council
6 June 2023	Council decision
27 September 2023	Gateway Determination
October 2023 – February 2024	Pre-exhibition
27 March- 10 May 2024	Commencement and completion of public exhibition period
June 2024	Consideration of submissions
June 2024	Post-exhibition review and additional studies
August 2024	Submission to the Department for finalisation (where applicable)
September 2024	Gazettal of LEP amendment

#### Appendix 1 - Assessment against strategic planning framework

#### **Regional and District Plan**

Greater Sydney Region Plan	Western City District Plan	Consistency
Infrastructure and Collaboration		
A City Supported by Infrastructure		
Infrastructure supports the three cities	Planning for a city supported by infrastructure (W1)	Generally Consistent
Infrastructure aligns with forecast growth - growth infrastructure compact		
Infrastructure adapts to meet future needs		
Infrastructure use is optimised		
further 24 medium density dwellings. The proposed utilities infrastructure to service the Menangle Park Urban Release Area (MPURA) can be readily augmented to service the proposed development, as the adjoining residential release occurs. Further, the road network proposed to service the surrounding precincts in the MPURA can accommodate the increased traffic demands whilst appropriate connectivity to the proposed surrounding pedestrian/cycle network can be achieved. Therefore, it is considered that the proposal is consistent with the objectives within the direction 'A City Supported by Infrastructure.'		
A Collaborative City		
Benefits of growth realised by collaboration of governments, community and business	Working through collaboration (W2)	Generally Consistent
compulsory community engageme	tified in the plan as a specific Collabo nt and consultation with authorities/ , the PP can be considered consisten	agencies in accordance with the
Liveability		
A City for People		
Services and infrastructure meet communities' changing needs	Providing services and social infrastructure to meet peoples	Generally Consistent
Communities are healthy, resilient and socially connected	changing needs (W3)  Fostering healthy, creative,	
Greater Sydney's communities are culturally rich with diverse neighbourhoods	culturally rich and socially connected communities (W4)	

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Greater Sydney Region Plan	Western City District Plan	Consistency
Greater Sydney celebrates the arts and supports creative industries and innovation	,	•
not impact significantly on the soci access to proposed open space an	d any additional education or health f ial infrastructure planned for the MPL d visual access (as a minimum) to the an be considered consistent with the	IRA. However, the PP provides culturally significant elements of
Housing the City		
Greater housing supply Housing is more diverse and affordable	Providing housing supply, choice and affordability, with access to jobs, services and public transport (W5)	Generally Consistent
<b>Response:</b> The PP envisages approximately 50 additional allotments to provide for a housing/lifestyle opportunity rarely catered for in Campbelltown's current housing provision and includes larger Environmental Living Lots and more compact park side housing. Housing affordability is more than adequately catered for in the urban release and urban renewal housing programs. Housing supply, however, fails to adequately cater for diversity at the 'lifestyle/environmental living' end of the housing spectrum but this is offset by the inclusion of the same number of medium density product which tend to be more affordable. The PP will importantly contribute to the subject housing void in a location with adequate access to Campbelltown LGA employment opportunities and city facilities and services, including those in the proposed Menangle Park Town Centre and existing Macarthur Centre. The PP importantly addresses a void in housing diversity and can be considered generally consistent with the objectives of 'Housing the City.'		
A City of Great Places		
Great places that bring people together Environmental heritage is identified, conserved and enhanced	Creating and renewing great places and local centres, and respecting the district's heritage (W6)	Generally Consistent
<b>Response:</b> The PP's intent is to create a place that sensitively integrates with and facilitates the conservation of important elements of the cultural environment. The PP has the potential to meet the objectives of 'Housing the City' and therefore can be considered consistent.		
Productivity		
A Well-Connected City		
A metropolis of three cities - integrated land use and transport creates walkable and 30-minute cities The Eastern, GPOP and Western Economic corridors are better	Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City (W7)	Generally Consistent

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Greater Sydney Region Plan	Western City District Plan	Consistency
connected and more competitive and efficient		
Freight and logistics network is competitive and efficient		
Regional connectivity is enhanced		
system and proposed road system Road. Such road network will be pr provide opportunities for integrate	y impact this Direction. It seeks to lev of the developing MPURA, including t ovided progressively as the release and d cycle/pedestrian provision and acc ad consistent with the direction 'A We	he proposed Spring Farm Link rea develops. Additionally, it will ess to local centres/facilities.
Jobs and Skills for the City		
Harbour CBD is stronger and more competitive	Leveraging industry opportunities from the Western	Generally Consistent
Greater Parramatta is stronger and better connected	Sydney Airport and Badgerys Creek Aerotropolis (W8)	
Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Growing and strengthening the metropolitan city cluster (W9)  Maximising freight and logistics opportunities and planning and	
Internationally competitive health, education, research and innovation. precincts	managing industrial and urban services land (W10) Growing investment, business	
Investment and business activity in centres	opportunities and jobs in strategic centres (W11)	
Industrial and urban services land is planned, protected and manager		
Economic sectors are targeted for success		
<b>Response:</b> the PP does not directly impact this Direction. It provides a potential housing environment for a more skilled workforce and/or local business people sparingly catered for to date. It also provides an approximate for some unique home business apportunities. Therefore, the PP can be considered.		

more skilled workforce and/or local business people sparingly catered for to date. It also provides an environment for some unique home business opportunities. Therefore, the PP can be considered consistent with the direction 'Jobs and Skills for the City.'

#### Sustainability

A City in its Landscape

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Greater Sydney Region Plan	Western City District Plan	Consistency
The coast and waterways are	Protecting and improving the	Generally Consistent
protected and healthier	health and enjoyment of the District's waterways (W12)	
A cool and green parkland city in	•	
the South Creek corridor	Creating a Parkland City urban	
Biodiversity is protected, urban bushland and remnant	structure and identity with South Creek as a defining spatial element (W13)	
vegetation is enhanced	Protecting and enhancing bush	
Scenic and cultural landscapes are protected	land and biodiversity (W14)	
Environmental, social and economic values in rural areas	Increasing urban tree canopy cover and delivering Green Grid connections (W15)	
are protected and enhanced	Protecting and enhancing scenic	
Urban tree canopy cover is increased	and cultural landscapes (W16)	
Public open space is accessible, protected and enhanced	Better managing rural areas (W17)	
The Green Grid links, parks, open spaces, bushland and walking and cycling paths	Delivering high quality open space (W18)	

**Response**: the PP provides an opportunity through part of the limited urbanisation of the site to achieve cultural heritage outcomes that would alternatively not be achieved. The significant heritage elements will be bought to a maintainable standard and a mechanism established for future maintenance, as part of the draft VPA. The proposed open space will form part of a broader strategic network consistent with the underpinning City and District Plan Key Directions and Planning Priorities. Building envelope restrictions on title can be enforced at subdivision stage, together with maximum site coverage provision, to minimise the impact, particularly in the southeast slope's quadrant. Water Sensitive Urban Design principles will underpin stormwater management to ensure neutral or beneficial effect water quality outcomes (NorBE). Therefore, the PP can be considered to meet the of "A City in its Landscape."

An Efficient City		
A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Reducing carbon emissions and managing energy, water and waste efficiently (W19)	Generally Consistent
Energy and water flows are captured, used and re-used		
More waste is re-used and recycled to support the development of a circular economy		

**Response**: the PP proposes, through the planting initiatives compensating in part for any limited carbon emissions. Additionally, passive solar design principles beyond BASIX can be detailed. Also, on-site

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Greater Sydney Region Plan	Western City District Plan	Consistency
capacity exists for managing green waste. Protection of the cultural/scenic landscape is a fundamental underpinning of the PP. As mentioned above NorBE principles will underpin stormwater management. Therefore, the PP can be considered consistent with the direction 'An Efficient City.'		
A Resilient City		
People and places adapt to climate change and future shocks and stresses	Adapting to the impacts of urban and natural hazards and climate change (W20)	Generally Consistent
Exposure to natural and urban hazards is reduced		
Heatwaves and extreme heat are managed		

**Response**: the PP will likely produce an outcome which is at least neutral in terms of hazard management. The additional plantings will likely contribute to combating any urban heat generation. Further, the stormwater management system will be designed to address local flooding prospects. Finally, the principles contained in *Planning for Bushfire Protection 2019* would underpin the future development. Therefore, the PP can be considered consistent with the direction 'A Resilient City.'

## **Campbelltown Local Strategic Planning Statement**

Action	Comment
2.5 Contain urban development to existing urban areas and within identified growth and investigation areas, in order to protect the functions and values of scenic lands and the Metropolitan Rural Area (MRA).	The site is located in the MPURA, which was rezoned principally for urban purposes in November 2017 and is surrounded by land zoned largely for urban purposes, including residential, industrial and open space.
	The PP acknowledges the cultural and contextual sensitivity of the site by limiting the siting and form of proposed development. Additionally, it seeks to ensure the prominent ridgeline is conserved as public open space.
	Further, the limited areas identified for potential residential occur in locations considered less sensitive to the main vistas and cultural values of the heritage item. The revised curtilage contained with the supporting Conservation Management Plan (CMP) ensures the items and areas of greatest cultural sensitivity are conserved.
	The site does not comprise part of the Metropolitan Rural Area (MRA).
	The proposed development of larger lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. The cell of medium density residential development seeks to leverage off the distant park side setting and utilise the prevailing slope innovatively / sensitively.
3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	The specialist background documents have identified zones of sensitivity and limited areas for potential development that do not impact unacceptably on the essential elements of the Estate and their setting (with such further refined the engagement with the NSW heritage Council) and promoted in the Local Housing Strategy (LHS). The proposal also identifies significant landscape elements such as the ridge which are to be retained for both resident and broader public enjoyment.
	The ultimate development scenario would provide a mechanism for facilitating the long-term conservation of the important cultural heritage elements of the Estate.

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Action	Comment
5.11 Promote community management of scenic and cultural landscapes in the LGA	The proposal would provide for both private (through subdivision design) and public management (Ridgetop Reserve) of the important scenic and cultural landscape elements of the Estate.

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#### **Attachment 2 - Gateway Conditions Compliance**

 ${\sf Table\,1\,outlines\,how\,Council\,has\,addressed\,each\,Gateway\,Determination\,condition.}$ 

#### Table 1 - Gateway Conditions Assessment

Gateway Condition	Council Response	
1. Prior to public exhibition:	Complete	
<ul> <li>(a) The proposal must be amended as follows:         <ol> <li>i. Update the explanation of provisions so the proposed amendments are clear and consistent throughout the documentation including the supporting proposed maps.</li> </ol> </li> </ul>	(a) The explanation of provisions has been updated to ensure that the proposed amendments are clear and consistent throughout the documentation, including the supporting proposed maps. All revisions have been thoroughly reviewed to maintain coherence and accuracy.	
<ul><li>ii. Label the map as either the current map or proposed map; and</li><li>(b) Consult the NSW Rural Fire Service.</li></ul>	(b) On 18 December 2023, NSW RFS advised that they had reviewed the PP with regard to Direction 4.3 Planning for Bushfire, of the Local Planning Directions, issued in accordance with Section 9.1 of the EP&A Act (attached).	
	Based on their assessment, RFS raised no objections to the PP, subject to a requirement that the future subdivision/development of the land complies with Planning for Bush Fire Protection 2019.	
	Compliance with 1(b) was further confirmed by the Department of Planning, Housing and Industry by way of an email on 5 July 2024.	
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:  (a) the planning proposal is categorised as complex as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 days; and  (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guidelines (Department)	Complete  The Planning Proposal, Draft Development Control Plan and supporting documentation were placed on public exhibition within the 6-month timeframe for 30 days from Wednesday 27 March until Friday, 10 May 2024.	

#### Attachment 2 - Gateway Conditions Compliance

Gateway Condition	Council Response
of Planning and Environment, August 2023).	
Exhibition must commence 6 months from the date of Gateway determination.	
<ul> <li>3. Consultation is required with the following public authorities:</li> <li>Transport for NSW,</li> <li>Heritage NSW,</li> <li>Tharawal Local Aboriginal Land Council,</li> <li>Environmental and Heritage Group,</li> <li>Division of Resources and Geoscience of the Department of Regional NSW,</li> <li>NSW Subsidence Advisory,</li> <li>NSW Rural Fire Service,</li> <li>Sydney Water, and</li> <li>Relevant utility providers.</li> </ul>	Complete  Consultation was undertaken through the NSW Planning Portal with the listed agencies.  All agencies, with the exception of Tharawal Local Aboriginal Land Council, provided a response to the PP.  A follow up email was sent to the Tharawal Local Aboriginal Land Council on 11 July 2024, and Council is waiting for a response.
a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.	
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	No public hearings have been held as they are not required.
<ol> <li>The planning proposal must be reported to Council for a final recommendation 9 months from the date of the Gateway determination.</li> </ol>	Pending Completion  Council has requested a revised Gateway amendment to remove this condition on the advice of Department of Planning, Housing and Industry. Nevertheless, Council will be able to request DPHI to finalise the plan within the timeframe provided by this Gateway Determination (27 September 2024)
<ul> <li>6. The Council as planning proposal authority planning proposal authority is authorised to exercise the functions of the local planmaking authority under section 3.36(2) of the Act subject to the following: <ul> <li>(a) the planning proposal authority has satisfied all the conditions of the gateway determination;</li> <li>(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or</li> </ul> </li> </ul>	Complete  (a) All the conditions of the Gateway Determination have been satisfied.  (b) DCCEEW, is yet to provide a response back on the revised CMP, which was revised by the proponent. It is considered that all unresolved matters can be dealt with at the subdivision stage.

#### Attachment 2 - Gateway Conditions Compliance

Gateway Condition	Council Response
the Secretary has agreed that any inconsistencies are justified; and  (c) there are no outstanding written objections from public authorities.	Given the above, it is recommended Council not exercise its delegated authority to make the plan.  The Proposal is consistent with the Section 9.1 directions which have been addressed in the PP at Attachment 1.  There are no outstanding Ministerial Directions that need to be addressed. For more information refer to Section 6 of Attachment 1.
7. The LEP should be completed on or before 27 September 2024.	Pending Completion  A request to finalise the planning proposal will be submitted to the DPHI immediately after the Council meeting, subject to Council's resolution to support the progression of the amendment to the CLEP 2015 to the plan-making stage. It is anticipated that the LEP will be updated by the required date.

# DRAFT

# Campbelltown (Sustainable City) Development Control Plan2015



### VOLUME 2

Site Specific DCPs

DRAFT Part 8B: Glenlee Estate DCP

Creating Campbelltown's Future



#### Part 8B - Glenlee Estate

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#### Note

Unnumbered images used in this document are for design purposes only and should not be taken to represent desirable or permissible outcomes.

DRAFT - Campbelltown Sustainable City DCP 2015 - Volume 2 - Part 8B - Glenlee Estate

#### 1.1 Name and Application of this Part

This Part is known as Part 8B Glenlee Estate Development Control Plan (DCP).

 $This \, DCP \, applies \, to \, land \, identified \, in \, the \, Land \, Application \, Map \, at \, \textbf{Figure 1.1}, \, known \, as \, the \, Glenlee \, Estate.$ 

 $\textbf{Note:} \ This land is excluded from the Part 8AM enangle Park DCP.$ 

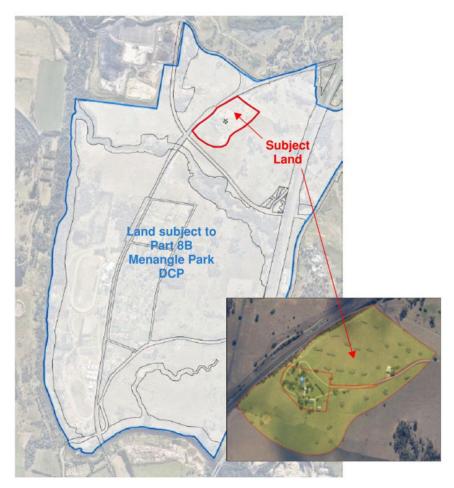


Figure 1.1: Land Application Map

#### 1.2 Legislative Context

This Part has been prepared in accordance with the provisions of Section 3.43 of the Environmental Planning and Assessment Act 1979.

It has been prepared to satisfy DCP provisions as required by Clause 6.3 Development control plan at Part 6 Urban release areas of Campbelltown Local Environmental Plan 2015 (CLEP 2015).

 $Consistency of these \, DCP \, provisions \, with \, clause \, 6.3 \, is \, summarised \, in \, Table \, 1.1 below.$ 

CLEP 2015 Clause 6.3 Requirement	Relevant Provision / Control
(a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,	Development may be undertaken in a single stage or in any number of sub-stages provided that development reflects the progressive delivery of local infrastructure over the land. Development Application's will need to explain compatibility with the delivery of infrastructure.
(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,	The site shall be serviced by the perimeter roads(and implied pedestrian network) in the Menangle Park Streetscape Masterplan (JMD Design 2016).
(c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,	A site specific Landscape Master Plan is a requirement of this Part. It shall integrate with Figure 121–Glenlee Estate Landscape Plan from the Conservation Management Plan. V7, 2023.
(d) a network of active and passive recreationareas,	The Knoll is to be dedicated as passive open space. This site is also accessible to other Menangle Park local parks.
(e) stormwater and water quality management controls,	A WSUD strategy is a requirement of this part. It will leverage off the relevant principles in Part 8A, Council's prevailing Engineering Design for Developments Standards, and integrate with the broader Menangle Park Strategy.

Table 1.1: Consistency with Clause 6.3 (continued on following page)

#### CLEP 2015 Clause 6.3 Requirement **Relevant Provision / Control** (f) amelioration of natural and environmental Bushfire-Futuredevelopmentistocomply hazards, including bush fire, flooding and site with the Harris Environmental Strategic contamination and, in relation to natural Bushfire Assessment November 2023 and NSW Rural Fire Service's Planning for Bushfire hazards, the safe occupation of, and the evacuation from, any land so affected, Protection 2019. Flooding - The site contains a small section of flood prone land to the north which is proposed for residential development. A comprehensive flood mitigation and stormwater management strategy is required. All stormwater impacts will be managed appropriately so as to prevent inundation. Contamination - Development shall have regard to the Preliminary Site Investigation undertaken by Dougles Partners September 2020 and other required actions pursuant to SEPP Resilience and Hazards 2021. Mine Subsidence - All future development shall comply with NSW Subsidence Authority requirements. This Part provides unique controls beyond the detailed urban design controls for significant development sites, standard DCP controls for the Estate. measures to encourage higher density The multi dwelling development node seizes the living around transport, open space and service unique local open space environment. nodes, measures to accommodate and control Notrelevanttothisprecinct. appropriate neighbourhood commercial and retailuses, suitably located public facilities and Appropriate traffic management facilities will

Table 1.1: Consistency with Clause 6.3 (continued from previous page)

traffic management facilities and parking.

services, including provision for appropriate beimplemented.



## 1.3 Relationship to Part 8A Menangle Park (Volume 2) and Volume 1 - Campbelltown (Sustainable) City DCP

Part 8A Menangle Park (Volume 2) establishes detailed planning controls for the Menangle Park Urban Release Area, excluding the Glenlee Estate (the Estate). In surrounding the Estate it is critical that there is a seamless transition with planning for the Estate.

It is noted that the prevailing planning provisions in Part 8A are currently being revised and accordingly provide an opportunity to ensure enhanced compatibility.

When a development provision is not specified in this Part (Part 8B), development should be consistent with all other relevant provisions in Volume 1 Campbell town (Sustainable City) DCP 2015.

Where there is an inconsistency between Part 8B and any part of the DCP, Part 8B applies to the extent of the inconsistency.

The maps and diagrams in this Part (Part 8B) are noted to be indicative.

#### 1.4 Engineering Design for Development

Council's prevailing Engineering Design Requirements are contained in part 8A of Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015.

The application of some of the design standards may need to be varied having regard to the heritage context of Glenlee Estate and achieving the desired heritage sensitive outcomes.

#### 1.5 Principal Aims

The Glenlee Estate DCP 2024 (Part 8B) seeks to provide a series of objectives and controls that ensure development permitted at the Estate by the foreshadowed Local Environmental Plan amendment is compatible with the Estate's unique heritage qualities and facilitates the conservation of these qualities. This includes provision of an enhanced landscape contextual setting.

#### 1.6 Background Documents / Information Sources

The following principal documents / information sources informed the rezoning of the Estate and are of relevance to the conservation and future development of the Estate:

- State Heritage Register Listing No.00009
- Glenlee, Outbuildings, Garden and Gatelodge Conservation Management Plan (Tropman & Tropman Architects, April 2023),
- Revised Historical Archaeological Assessment (Casey and Lowe, July 2020),
- Glenlee Estate Aboriginal Heritage Assessment, (AMBS Ecology & Heritage, July 2020),
- Preliminary Site Investigation for Contamination (Douglas Partners, September 2020),
- Strategic Bushfire Assessment for the proposed rezoning of Glenlee Estate, 60 Menangle Road, Menangle Park, NSW (Harris Environmental Consulting, November 2023), and
- Glenlee Estate Planning Agreement.

DRAFT - Campbelltown Sustainable City DCP 2015 - Volume 2 - Part 8B - Glenlee Estate

## **2** Vision and Development Objectives

#### 2.1 Vision for Glenlee Estate

To conserve, embellish and interpret the Estate as a unique and evolving place of cultural heritage: an 'oasis' in the rapidly developing contemporary urban release area of Menangle Park.

Limited, sensitively located and tightly controlled residential precincts shall be located on the perimeter of the Estate in a master planned landscape context that draws inspiration from and integrates with the existing Estate landscape pallet and vegetation remnants.

Additionally, the evolution of the Estate will reflect in a harmonious transition with the future public realm including the Glenlee knoll, perimeter roads and parks.



DRAFT - Campbelltown Sustainable City DCP 2015 - Volume 2 - Part 8B - Glenlee Estate

#### **Objectives**

- Ensure the conservation and ongoing maintenance of the Glenlee Estate Homestead, outbuildings and curtilage.
- Ensure that the adopted Construction Management Plan maintenance costs are accurately reflected in its conservation and maintenance schedules.
- Enable the adaptive re-use of the Homestead Precinct for compatible uses if not retained as a residence and support buildings consistent with the Conservation Management Plan.
   Protect the broader contextual setting, including visual elements within the landscape, being long views, significant trees and vegetation and immediate landscape framework.
- Promote an urban form in limited residential precincts that complements the landscape characteristics of the site and heritage significance of the homestead, outbuildings and their respective curtilages.
- Protect the immediate visual setting of the Homestead and outbuildings through appropriate siting, form and landscaping of residential development and ancillary facilities.
- Retain and enhance significant remnant vegetation and cultural plantings.
- Allow limited additional housing that provides a high standard of residential amenity and architectural design.
- Create walkable precincts and active transport links on site and with adjoining residential development.
- Preserve the open space (Glenlee) knoll as a reflective and visually accessible space.

Note: a copy of the adopted Conservation Management Plan is provided in Appendix 1. Specifically, Appendix I of the CMP details the conservation and maintenance schedules.

#### **Controls**

#### 3.1 Heritage and Views

- A. New development is to maintain the significant views and vistas to Glenlee Homestead from its entry drive to the Gatelodge, from the Main Southern Railway and from Mt Annan, Camden Park and Menangle Park. Equally, the significant views from Glenlee Homestead to Camden Park, the Great Dividing Range, Mt Annan and the Nepean River and alluvial flats are to be maintained.
- **B.** Development plans for the future use of the Glenlee Homestead Precinct shall conserve and maintain significant views and vistas and the significant external and internal fabric of the subject buildings and gardens so that the significance of the site is maintained.

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- C. A statement of heritage impact (which includes historical archaeology) is required for all future works at the initial development application stage. This includes investigations studies within the Glenlee, outbuildings, garden and Gatelodge State Heritage Register item (Listing No. 00009) to confirm Approval and/or Exemption requirements under the Heritage Act 1977.
- **D.** All recorded sites and areas of potential (Potential Archaeological Deposits PAD) within the boundaries of the site are protected under the *National Parks & Wildlife Act 1974* and additional Aboriginal cultural heritage assessment is required at the initial development application stage.
- E. A detailed Quantity Surveyor (QS) costing report prepared by a certified Quantity Surveyor for the adopted Conservation Management Plan (CMP) must be submitted at the subdivision application stage. The QS costing report must include a detailed breakdown of all costs associated with the implementation of the CMP and be certified by a registered and accredited Quantity Surveyor. The CMP and the QS costing report must be clearly linked, with the latter reflecting all aspects of the former. Any discrepancies or omissions must be addressed prior to approval.

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#### **3 Development Principles and Controls**



Figure 3.1: Concept Masterplan

#### 3.2 Subdivision

- A. The subdivision of the Estate is to be generally consistent with the Concept Masterplan at Figure 3.1.
- **B.** The overall lot layout must include:
  - i. A 'Glenlee' lot which includes the Homestead and associated outbuildings, the restored Gatehouse, access driveway and rural landscape curtilage to the north / north east and south / south west of the buildings group.
  - **ii.** An open space lot to be dedicated to Council in accordance with the Glenlee Estate Planning Agreement.
  - iii. 13 new dwelling lots (minimum lot size of 1,200 m²) on the lower south-east foot slopes of the Estate buildings group.
  - iv. 13 new dwelling lots (minimum lot size of 1,200 m²) and a 'medium density' lot that will be developed and further subdivided in future on the north-eastern part of the site. The 'medium density' lot will accommodate terrace style housing with a primary frontage / active interface to open space on the adjoining Menangle Park Precinct.

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#### 3.3 Contamination

**A.** A detailed site investigation ('DSI') must be carried out on the site and the results submitted with the initial development application for the site. The DSI shall be prepared having regard to the findings of the Preliminary Site Investigation for Contamination, prepared by Douglas Partners (Project 92425.00 Revision 1, September 2020).

#### 3.4 Flooding and Stormwater Management

- **A.** A Water Cycle Management Plan (WCMP) for the entire site must be prepared and submitted with the initial development application on the site.
- **B.** Future subdivision development shall be designed so that no new dwellings are located within the 1% AEP Flood extent.
- **C.** Where development is proposed within or adjacent to land that is identified as being affected by the 1% AEP level, a detailed flood study is to be undertaken to confirm the extent of the flood affectation.
- **D.** All future developments must comply with the Council's Engineering Design for Development(asamended), Volume 1, Part 2, 2.10 of the Campbelltown (Sustainable City) DCP and the Western Sydney Engineering Design Guidelines and NSW Rural Fire Service *Planning for Bushfire Protection 2019*.

#### 3.5 Noise and Vibration

- A. A noise and vibration impact assessment must be prepared and submitted with the initial development application on the site. The assessment shall consider potential noise and vibration impacts from the Main Southern Railway corridor and Spring Farm Parkway and specify recommended mitigation measures.
- **B.** The use of acoustic fencing as a mitigation measure is generally not supported. The use of noise attenuation materials in the construction of dwellings and the siting / design of buildings to shield noise impacts to principal private open space areas is preferred.

#### 3.6 Bushfire Hazard Management

- **A.** All future development shall be consistent with Planning for Bushfire Protection 2019.
- **B.** Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be generally in accordance with the document entitled Strategic Bushfire Assessment for the proposed rezoning of Glenlee Estate, 60 Menangle Road, Menangle Park, NSW, by Harris Environmental Consulting (ref: 4668, dated November 30, 2023).

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#### 3.7 Landscaping and Weed Management

- **A.** A Landscape masterplan for the entire site must be prepared and submitted with the initial development application on the site. The Landscape masterplan must address the following:
  - i. The location of all existing and proposed structures and associated services on the site.
  - **ii.** A planting schedule indicating proposed plant species, quantities and growth characteristics / mature heights. This must include street tree planting.
  - **iii.** Landscaping must respect the rural character of the site / setting of the Estate by maintaining the prominent open grassed areas and limiting new vegetation to appropriate locations. The placement of replacement trees and shrubs along with their mature heights is to be carefully considered so as to not obscure significant views and vistas.
  - **iv.** Location of existing and proposed fencing. Solid boundary fencing, other than that required as part of development of the 'medium density' lot, is not permitted. Post and rail and wire rural-style fencing is an appropriate form of fencing.
  - **v.** Access roads, kerbing, driveway and footpath surfacing and treatments.
  - **vi.** Walkable and active transport links between precincts within Glenlee Estate and with adjoining residential development in Menangle Park Precinct.
  - vii. A weed management strategy.

#### 3.8 Utilities

- **A.** All essential utilities / services are to be recessive in the landscape, including underground where possible.
- **B.** Utility and ancillary structures must adopt darker, recessive toned colours and utilise non reflective surfaces.



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#### 3.9 Vehicular Access

- **A.** Vehicular access to the subdivision development of the south-east foot slope and north-eastern portions of the site is to be achieved from the perimeter roads within the adjoining Menangle Park Precinct.
- **B.** Access roads within the site are generally to be designed in accordance with Council's Engineering Design for Development documents, available on Council's website (link below). The application of some of the design requirements may need to be revised having regard to the prevailing heritage context and / or desired sensitive outcome. Access roads must be constructed using appropriate materials and finishes in the context of the site. To soften the appearance of the road it is preferred that rolled edge kerbing be used and that raw white concrete kerbing be avoided.

https://www.campbelltown.nsw.gov.au/Build-and-Develop/Planning-Policies-and-Controls/ Development-Control-Plans/Campbelltown-Sustainable-City-Development-Control-Plan-2015

- **C.** Access roads must be designed and constructed to allow access by waste collection and other service vehicles.
- **D.** The individual access driveways to each of the new dwelling lots must be constructed using gravel, bitumen or recessive coloured concrete. The use of raw white concrete or stenciled concrete is not permitted.

#### 3.10 Detached Dwelling Houses on New Dwelling Lots (C4 Environmental Living Zone)

- A. The scale, massing and form of new dwellings and ancillary buildings must be carefully considered and be sympathetic and subservient to the Glenlee Homestead. It must be easily interpretable as new work and not intrude upon the significance of the site. A Statement of Heritage Impact that has regard to the above and the relevant recommendations for new work, future development and use as contained in Glenlee, Outbuildings, Garden and Gatelodge Conservation Management Plan (Tropman & Tropman Architects, April 2023) will be required to accompany future development applications.
- **B.** The maximum height of new dwellings and ancillary buildings is 1 storey.
- C. Dwellings and any ancillary buildings must be constructed using appropriate materials that achieve an appearance that is complementary to the Glenlee Estate outbuildings. Such materials may include timber or cladding for external walls, corrugated metal roofing and guttering in non-reflective and recessive colours. Masonry and brickwork may be used provided they are of a recessive finished colour.

- **D.** Car parking facilities, such as garages or carports, must be designed so that they are not visually dominant when viewed from the front of the dwelling. Preference must be given to locating car parking behind the rearmost point of the dwelling rather than integrating the garaging within the front façade of the dwelling.
- **E.** Outbuildings must be located behind the rearmost point of the dwelling.
- Post and rail / post and wire rural fencing (maximum height 1200mm) must be used to delineate the side and rear boundaries of the new dwelling lots, with screening vegetation used to enhance privacy where necessary. Fences forward of the building are not permitted in any form. Solid non-transparent boundary fencing is not permitted.
- **G. Table 3.1** sets out the numerical controls applying to dwelling houses and ancillary buildings on new dwelling lots:

Site Controls			
Site Coverage	Maximum of 30% for dwelling houses and 10% for all ancillary buildings (Total 40%)		
Open/ Landscaped Area	Minimum of 60%		
Primary Private Open Space	Minimum of 25m <sup>2</sup>		
Dwelling Setbacks			
Front Setback	Minimum 7.5m		
Secondary Street Setback	Minimum 3m		
Articulation Zone (open Verandahs, balconies and pergolas)	Up to 1.5 m of setback		
Side Setback	Minimum 2m		
RearSetback	Minimum 6m		
Garage and Outbuilding Setbacks			
Front Setback	As per controls <b>D</b> and <b>E</b> above.		
Side Setback	Minimum 1m		



#### 3.12 Development of the Medium Density Lot (R3 Medium Density Zone)

- **A.** Future development of the 'medium density' lot shall be consistent with the following controls.
  - i. The R3 precinct within the site shall be subject to a master plan, consistent with a medium density development approach (i.e. attached dwellings) that is sympathetic to the setting and the heritage values of the site. Future development applications shall be generally consistent with this master plan.
  - **ii.** Medium density housing comprising two storey 'terrace house' style attached dwellings, consistent with the sensitivity principles detailed elsewhere in this Part.
  - **iii.** An active interface with the adjoining open space land within the Menangle Park Precinct. Elements to include primary dwelling frontage/address and access.
  - **iv.** Dwellings shall have a "dual orientation" when viewed from both the proposed park and the Glenlee Homestead precinct.
  - **v.** Dwellings shall be integrated in terms of land and dwelling / landscape setting.
  - **vi.** Earthwork shall be minimised and ensure integrated retaining structures where required.
- **B.** The relevant general requirements at Section 3.4 and requirements for Medium Density Residential Development at Section 3.7 of Part 3 of Volume 1 of Campbelltown (Sustainable City) Development Control Plan 2015, where not inconsistent with control (A) above, shall apply to future development of the 'medium density' lot.

https://www.campbelltown.nsw.gov.au/files/sharedassets/public/v/2/build-and-develop/documents/dcp/volume-1/part-3-low-and-medium-desnity-residential-development.pdf

## 4 Adjoining Public Realm

#### 4.1 Adjoining Public Realm

The development principles and controls in respect of the interfacing public realm are noted in Part 8A to facilitate the sensitive integration / harmonisation of the Glenlee Estate Precinct, as it evolves.



## **5** Change Log

Date of Council Meeting	Amendment Description
	Date of Council Meeting

Table 5.1 - Change Log

## **6** Attachments

Attachment 1 - Conservation Management Plan



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

# Planning Agreement Glenlee Estate – Menangle Park

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

William David Wilson and Patricia Maree Wilson (Developer)

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# Planning Agreement Glenlee Estate – Menangle Park

#### **Parties**

Council	Name	Campbelltown City Council		
	Address	PO Box 57 Campbelltown NSW 2560		
	ABN	31 459 914 087		
Developer	Name	William David Wilson and Patricia Maree Wilson		
	Address	Glenlee House 60 Glenlee Road Menangle Park NSW 2563		

# **Background**

- A The Developer owns the Land.
- B The Developer wishes to carry out the Development.
- **C** The Developer has applied for the Instrument Change with respect to the Development.
- D The Developer has offered to enter into a planning agreement and make Development Contributions in connection with the carrying out of the Development, 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 Part 7 of the Act.

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# 3.2 Application

This document applies to both the Land and the Development.

# 3.3 Operation

This document will only operate if and when Council grants the Instrument Change.

# 4 Application of s7.11 and s7.12

#### 4.1 Application

This document does not exclude the application of section 7.11 or 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 Developer must make Development Contributions

The Developer must make Development Contributions to Council in accordance with this document, and in particular in accordance with **Schedule 3** and **Schedule 4**.

#### 5.2 Designated Land

- (1) The Developer must dedicate the Designated Land to Council free of any trusts, estates, interests, covenants and Encumbrances by the time specified in **Schedule 3**.
- (2) The Developer must meet all costs associated with the dedication of the Designated Land in accordance with paragraph (1) of this clause, including any costs incurred by Council in relation to that dedication.
- (3) For the purpose of this document, the Designated Land is dedicated to Council:
  - (a) if the relevant land is dedicated in a plan registered with NSW Land Registry Services, when that plan is so registered; or
  - (b) otherwise when the Developer delivers to Council:
    - (i) a transfer of the Dedicated Land in registrable form;
    - (ii) any document in registrable form which, when registered, will remove any Encumbrances registered on the title of that land, excluding encumbrances that would not impede the intended use of all or any part of the Designated Land to be dedicated to the Council including but not limited to easements and covenants for services and drainage.

# 5.3 Restoration Works

The Developer, at its cost, must:

- obtain Development Consent, and any other form of consent required by a relevant Authority, to conduct the Restoration Works;
- (2) carry out and complete the Restoration Works by the time specified in **Schedule 4**; and

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- (3) carry out and complete the Restoration Works:
  - (a) in accordance with the specifications referred to in **Schedule 4**;
  - (b) in accordance with any relevant Development Consent;
  - (c) in accordance with the CMP;
  - (d) in accordance with the requirements of, or consents issued by, any Authority; and
  - (e) in a proper and workmanlike manner complying with current industry practice and standards relating to each aspect of the Restoration Works.

#### 5.4 Contribution Value

If the Developer's actual cost to perform an obligation to carry out the Restoration Works or dedicate land under this document differs from the Contribution Value, then:

- neither party will be entitled to claim credit or reimbursement, as the case may be, for the difference; and
- (2) the Developer is not required to carry out further work, dedicate further land or pay money to Council to make up the difference between the Contribution Value and the cost incurred by the Developer in performing the obligation.

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

- (1) The Developer is to 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 Restoration Works.
- (2) Where Council, its officers, employees, agents and contractors enter the Land for the purposes outlined within this clause 5.5, Council must abide by all reasonable work, health and safety requirements of the Developer.

#### 6 Completion of Restoration Works

#### 6.1 Issue of Completion Notice

If the Developer considers that the Restoration Works are Complete, it must serve a notice on Council which:

- (1) is in writing; and
- (2) specifies the date on which the Developer believes the Restoration Works are Completed;

(Completion Notice).

# 6.2 Inspection by Council

- (1) Council may inspect the Restoration 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) of this clause 6.2, the Restoration Works referred to in the relevant Completion Notice will be deemed to be Complete.

#### 6.3 Restoration Works Notice

- (1) Within twenty (20) business days of inspecting the Restoration Works, Council must provide notice in writing (**Restoration Works Notice**) to the Developer that the Restoration Works set out in the Restoration Works Notice:
  - (a) have been Completed; or

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- (b) have not been Completed, in which case the Restoration Works Notice must also detail:
  - (i) those aspects of the Restoration Works which Council believes have not been Completed; and
  - (ii) the work Council requires the Developer to carry out in order to rectify the deficiencies in those Restoration Works.
- (2) If the Developer provides Council a Completion Notice and Council does not provide the Developer with a Restoration Works Notice in accordance with paragraph (1), the Restoration Works set out in the Completion Notice will be deemed to have been Completed.
- (3) Where Council serves a Restoration Works Notice on the Developer, the Developer must:
  - (a) rectify the Restoration 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) of this clause 6.3, the dispute resolution provisions of this document apply; or
  - (b) carries out the Restoration Works in accordance with paragraph (3)(a) of this clause 6.3, it must serve upon the Council a new Completion Notice for the Restoration Works it has rectified.

# 7 Variation of scope or timing for provision of Restoration Works

#### 7.1 Variation to the Restoration Works

- (1) The Developer may request that Council approve in writing a variation to the scope of the Restoration Works.
- (2) The Restoration Works are not to be varied unless Council and the Developer, acting reasonably, agree in writing to the variation.

# 7.2 Deferral of the timing of Completion of an item of the Restoration 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 the Restoration Works by the time specified in **Schedule 4**; or
  - (b) it believes that there is a risk of damage to the Restoration Works if they are delivered by the time required in **Schedule 4**,

(**Deferred Restoration Works**), then the Developer may seek Council's approval to defer the Completion of the Restoration Works by providing written notice to the Council:

- specifying the reason for the request to defer the Completion of the Restoration Works; and
- (d) identifying the anticipated time for Completion of the Restoration Works.
- (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 Restoration Works;

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- (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 Restoration Works, then the following applies:
  - (a) The Developer must comply with any conditions required by Council under paragraph (2)(c)of this clause 7.2;
  - (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 Deferred Restoration Works by the time for Completion specified in this document; and
  - (c) The time for completion of the Deferred Restoration Works under this document is the revised date for Completion approved by Council.

# 8 Developer Warranties and Indemnities

#### 8.1 Warranties

The Developer warrants to Council that it is:

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

#### 8.2 Indemnity

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

#### 9 Ongoing Maintenance Works

#### 9.1 Conduct

The Developer, at its cost, must register the Positive Covenant on the title to the Homestead Lot in accordance with **Schedule 3**.

#### 10 Security

# 10.1 Compulsory acquisition of the Designated Land

- (1) 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 to be dedicated, the Developer agrees that Council may compulsorily acquire that Land:
  - (a) for compensation in the amount of \$1.00 without having to follow the preacquisition procedures under the Acquisition Act; and
  - (b) at any time determined by Council.
- (2) The parties acknowledge and agree that this clause 11.2 consitutes an agreemet for the purpose of section 30 of the Acquisition Act.

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- (3) If, as a result of an acquisition referred to in paragraph (1), council is required to pay compensation to any other person other than the Developer, the Developer must reimburse Council, as a Development contribution, for that amount upon a written request being made by Council.
- (4) The Developer 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.
- (5) The Developer must promptly do all thigs necessary, and consent to Council doing all things necessary, to give effect to this clause 11.2, including without limitation:
  - (a) signing any documents or forms;
  - (b) gving land owners' consent for the lodgement of any development application;
  - (c) producing certificates of title to the Registrar-General under the *Real Property Act 1900* (NSW); and
  - (d) paying Council's costs arising from this clause 11.2.

#### 10.2 Developer must not deal with property

- (1) The Developer must not during the term of this document sell, transfer, mortgage, charge or grant a lease or license or any other right of occupancy to any person over the Designated Land without first obtaining Council's consent in writing.
- (2) Council may, at its absolute discretion, refuse its consent or give consent with conditions.

#### 10.3 Council may withhold Subdivision Certificate

- (1) The Developer may only make, or cause, suffer or permit the making of, an application for a Subdivision Certificate in respect of the Development if, at the date of the application, the Developer is not in breach of its obligation to make any Contribution under this document.
- (2) Council may withhold the issue of a Subdivision Certificate if, at the relevant time, the Developer is in breach of any obligation to make any Contribution under this document until such time as:
  - (a) the breach is rectified; or
  - (b) Council calls upon the Security provided by the Developer in respect of the Contribution to which the breach relates.

# 11 Registration of this document

# 11.1 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) subject to clause 11.2, Council will undertake that registration at the cost of the Developer.

#### 11.2 Obligations of Developer

The Developer, at its own expense, will promptly after this document comes into operation, take all practical steps to enable the registration of this document in accordance with clause 11.1.

#### 11.3 Discharge

(1) After the Developer has satisfied its obligations in accordance with this document, Council will do all things necessary to remove this document from the title to the Land as quickly as practicable.

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- (2) From time to time, the Developer, by notice in writing, may request that Council facilitate the removal of this document from the title to any part of the Land.
- (3) The Council will provide a release and discharge of this document so that it may be removed from the 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 Development Contribution obligations under this document with respect to that part of the Land from which a removal is being sought; and
  - (b) the Developer is not otherwise in default of any of its material obligations under this document.
- (4) The parties agree that as long as this document is in effect it must be registered on title to the Land on which the Ongoing Maintenance Works are located.

# 12 Assignment

If the Developer:

- (1) wishes to Assign any part of the Land; and/or
- (2) wishes to Assign its rights or obligations under this document,

then the Developer must:

- provide a written request to Council for the consent of Council to the relevant Assignment;
- (2) 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;
- (3) obtain written consent of Council to the relevant Assignment; and
- (4) at no cost to Council, procure:
  - (a) the execution by the Assignee of an appropriate deed where the Assignee agrees to be bound by the terms of this document; and
  - (b) the provision of all Security to Council by the Assignee that the Developer is required to provide under this document (and any additional security if required by Council acting reasonably) at the same time as, or prior to, entering into that deed.

# 13 Dispute Resolution

# 13.1 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:
  - (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 two (2) Business Days of receipt of the notice of dispute, provide a notice to the First Party designating its representative to negotiate the Dispute (the representatives designated by the parties being together, the Representatives).

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#### 13.2 Meeting of the Representatives

Within five (5) Business Days of the notice of Dispute issued under clause 13.1(1), the Representatives must meet and reasonably endeavour to settle the Dispute.

#### 13.3 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.

#### 13.4 Disputes for mediation or expert determination

If the Representatives have not been able to resolve the Dispute in accordance with clause 0, the parties must agree to either refer the matter to mediation under clause 13.5 or expert resolution under clause 13.6.

#### 13.5 Disputes for mediation

- (1) If the parties agree in accordance with clause 13.4 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 13.6.

# 13.6 Choice of expert

- (1) If the Dispute is to be determined by expert determination, this clause 13.6 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 agreement, 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 whose decision as to the relevant field is final and binding on the parties.
- (3) 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.
- (4) The parties must promptly enter into a document with the expert appointed under this clause 13.6 setting out the terms of the expert's determination and the fees payable to the expert.

#### 13.7 Directions to expert

(1) In reaching a determination in respect of a dispute under clause 13.6, the independent expert must give effect to the intent of the parties entering into this document and the purposes of this document.

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- (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.

# 13.8 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 13.6(4) of this deed.
- (2) The parties must approve the costs of those advisers or consultants in writing prior to the expert engaging those advisers or consultants.

#### 13.9 Expert may convene meetings

- 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.

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#### 13.10 Other courses of action

lf:

- (1) the parties cannot agree in accordance with clause 13.4 to refer the matter to mediation or determination by an expert; or
- (2) the mediation referred to in clause 13.5 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.

# 13.11 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:
  - 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:
    - to a party or adviser or consultant who has signed a confidentiality undertaking; or
    - (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.

#### 13.12 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.

#### 13.13 Costs

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

# 13.14 Urgent relief

This clause 13 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this document.

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# 14 Force Majeure

#### 14.1 Definition

In this clause 0, force majeure (**Force Majeure**), means any physical or material restraint beyond the reasonable control of a party claiming the Force Majeure and includes, without limitation, fire, the discovery of threatened species on the Land or industrial disputes.

#### 14.2 Consequences of Force Majeure Event

- (1) If a party is unable by reason of Force Majeure to carry out wholly or in part its obligations under this document, it must:
  - (a) give to the other party prompt written notice of the Force Majeure with reasonably full particulars; and
  - (b) suggest an alternative method, if any, of satisfying its obligations under this
- (2) If a party is unable to satisfy its obligations under this document by an alternative method, the obligations of the parties so far as they are affected by the Force Majeure are then suspended during continuance of the Force Majeure and any further period as may be reasonable in the circumstances.
- (3) The party giving such notice under this clause must use all reasonable effort and diligence to remove the Force Majeure or ameliorate its effects as quickly as practicable.

# 14.3 Dispute

If the parties are unable to agree on the existence of an event of Force Majeure or the period during which the obligations of the parties are suspended during the continuance of the Force Majeure, that dispute must be referred for determination under clause 13.

### 15 Breach of this document

#### 15.1 Breach Notice

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

- the nature and extent of the alleged breach;
- (2) if:
  - 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
  - (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.

#### 15.2 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.

# 15.3 Consequences of Events of default

Where the Developer commits an Event of Default, Council may, in addition to any rights it has at Law at its absolute discretion, enter upon the Land for the purpose of carrying out any work specified in the relevant Breach Notice, but only after giving the Developer five (5) business days written notice of its intention to do so.

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#### 16 Termination or Determination

#### 16.1 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 document where the Developer has failed to comply with a notice issued in accordance with clause 15.1.

## 16.2 Consequence of termination

Upon termination of this document:

- (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.

#### 16.3 Determination

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

# 17 Position of Council

#### 17.1 Consent authority

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

#### 17.2 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).

#### 17.3 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:
  - they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 17 is substantially satisfied; and
  - (b) in the event that paragraph (1)(a) of this clause 17.3 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.

# 17.4 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 Instrument Change, the Land or the Development in a certain manner.

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# 18 Confidentiality

#### 18.1 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.

#### 18.2 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:
    - 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.

#### **19 GST**

#### 19.1 Defined GST Terms

Defined terms used in this clause 19 have the meaning ascribed to them in the GST Law.

#### 19.2 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.

# 19.3 GST Obligations to Survive Termination

This clause 19 will continue to apply after expiration of termination of this document.

## 20 Miscellaneous

# 20.1 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;

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- (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.

#### 20.2 Legal costs

The Developer agrees to:

- (1) pay or reimburse the reasonable legal costs and disbursements of Council of the negotiation, preparation, execution, and stamping of this document up to an amount of \$10,000.00; and
- (2) pay the reasonable legal costs and disbursements referred to in paragraph (1) within thirty (30) business days of receipt of a Tax Invoice from Council.

# 21 Administrative provisions

#### 21.1 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 to that person's address;
  - (b) sent by pre-paid mail to that person's address; or
  - (c) transmitted by facsimile to that person's address.
- (2) A notice given to a person in accordance with this clause is treated as having been given and received:
  - if delivered 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
  - (c) if transmitted by facsimile to a person's address and a correct and complete transmission report is received, on the day of transmission if a Business Day, otherwise on the next Business Day.
- (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.

#### 21.2 Entire agreement

This document is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this document.

# 21.3 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.

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#### 21.4 Cooperation

Each party must sign, execute and deliver all 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.

#### 21.5 Counterparts

This document may be executed in any number of counterparts and all of those counterparts taken together constitute one and the same instrument.

#### 21.6 Amendment

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

#### 21.7 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.

#### 21.8 Power of Attorney

Each attorney who executes this document on behalf of a party declares that the attorney has no notice of:

- (1) the revocation or suspension of the power of attorney by the grantor; or
- (2) the death of the grantor.

# 21.9 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*.

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# Schedule 1- Requirements under s7.4

REQU	IREMENT UNDER THE ACT	THIS PLANNING AGREEMENT			
	ing instrument and/or development ation – (Section 7.4(1))				
The D	eveloper has:				
(a)	sought a change to an environmental planning instrument.	(a) Yes			
(b)	made, or proposes to make, a Development Application.	(b) No			
(c)	entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(c) Not applicable			
Descr agreei	iption of land to which this ment applies – (Section 7.4(3)(a))	<ol> <li>Lot 1 in Deposited Plan 713646;</li> <li>Lot 2 in Deposited Plan 713646; and</li> <li>Lot 3 in Deposited Plan 713646,</li> <li>known as 60 Menangle Road, Menangle Park 2563</li> </ol>			
	nmental planning instrument to this agreement applies - (Section	Yes. See definition for "Instrument Change" Schedule 2.			
	cation of section 7.11 of the Act – on $7.4(3)(d)$ )	Applies			
	cability of section 7.12 of the Act – on 7.4(3)(d))	Applies			
agreei	deration of benefits under this ment if section 7.11 applies – on 7.4(3)(e))	Refer to clause 4.2 of the Planning Agreement.			
1	anism for Dispute resolution – on 7.4(3)(f))	See clause 13.			
Enforce 7.4(3)(	cement of this agreement (Section (g))	See clause 10.			
	ligation to grant consent or exercise ons – (Section 7.4(3)(9))	See clause 17.			

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# Schedule 2 - Defined Terms and Interpretation

#### Part 1 - Definitions

**Acquisition Act** 

means the Land Acquisition (Just Terms Compensation) Act 1991.

Act

means the Environmental Planning and Assessment Act 1979 (NSW).

Assign, Assigned or Assignment

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.

**Authority** 

means (as appropriate) any:

- (1) federal, state or local government;
- (2) department of any federal, state or local government;
- (3) any court or administrative tribunal; or
- (4) statutory corporation or regulatory body.

Claim

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.

CLEP

means the "Campbelltown Local Environmental Plan 2015".

**CMP** 

means the "Glenlee Estate, Lots 1, 2 & 3 DP713646, Glenlee Road, Menangle Park Conservation Management Plan".

Completed

means completed in accordance with the requirements of this document.

**Confidential Information** 

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:

- (1) is by its nature confidential;
- (2) is designated, or marked, or stipulated by either party as confidential (whether in writing or otherwise);
- (3) any party knows or ought to know is confidential;
- (4) is information which may be reasonably considered to be of a confidential nature.

**Contributions** 

means the Restoration Works, Ongoing Maintenance Works and the Designated Land.

**Contribution Value** 

means the amount specified in **Schedule 3** and **Schedule 4** (if any) under the column headed "contribution value" for each of the Contributions.

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#### **Designated Land**

means that part of the Land proposed to be zoned "RE1 Public Recreation" as shown on the plan that is attached as **Annexure 1**.

#### **Development**

means the residential development of the Land that will be permitted if the CLEP is amended in accordance with the Instrument Change, with the residential development of the Land being:

- limited and responsive to, and protective of, the Land's heritage significance;
- (2) restricted to the "E4 Environment Living" zoned areas applying to the Land under the amended CLEP;
- (3) subject to detailed Development Controls; and
- (4) subject to the MPCP.

**Development Consent** 

means the consent issued under the Act for the Development.

**Development Controls** 

means detailed development controls to be added to the Campbelltown (Sustainable City) Development Control Plan 2015.

**Dispute** 

has the meaning ascribed to it in clause 13.1.

**Encumbrance** 

means an interest or power:

- (1) reserved in or over an interest in any asset;
- (2) arising under, or with respect to, a Bio-Banking Agreement;
- (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 15.2.

**Force Majeure** 

has the meaning ascribed to it in clause 0.

**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.

**Homestead Lot** 

means Lot in in DP713646.

**Insolvency Event** 

means the happening of any of the following events:

- (1) An 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

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- 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 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.

means the proposed amendment to the CLEP to permit limited residential development of the Land by way of:

- (1) rezoning the Land from "RU2 Rural Landscape" to part "E2 Environmental Conservation", part "E3 Environmental Management", part "E4 Environmental Living" and part "RE1 Public Recreation";
- (2) amending the "Lot Size" and "Lot Size for Dual Occupancy Development" under the CLEP; and
- (3) amending the "Height of Building Map" under the CLEP.

means the "Land" set out in Schedule 1.

means all legislation, regulations, by-laws, common law and other binding order made by any Authority.

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# **Instrument Change**

Land

I aw

MPCP	means the "Menangle Park Contributions Plan 2020".
Ongoing Maintenance Work	means the ongoing maintenance of the existing main residence known as "Glenlee House" and the Gatehouse on the Land
Planning Legislation	means the Act, the <i>Local Government Act 1993</i> (NSW) and the <i>Roads Act 1993</i> (NSW).
Positive Covenant	means a positive covenant on the terms set out in <b>Schedule 5</b> .
Restoration Works	means the works specified or described in <b>Schedule 4</b> .
Subdivision Certificate	has the same meaning as in section 6.4(d) of the Act.
Part 2 - Interpretational Rules	
clauses, annexures and schedules	a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this document.
reference to statutes	a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, reenactments or replacements of any of them.
singular includes plural	the singular includes the plural and vice versa.
person	the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
executors, administrators, successors	a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns.
dollars	Australian dollars, dollars, \$ or A\$ is a reference to the lawful currency of Australia.
calculation of time	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.
reference to a day	a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
accounting terms	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.
reference to a group of persons	a group of persons or things is a reference to any two or more of them jointly and to each of them individually.
meaning not limited	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.

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next day	if an act und	der this o	document to	be c	done	by a pa	arty on or	by a given
----------	---------------	------------	-------------	------	------	---------	------------	------------

day is done after 4.30pm on that day, it is taken to be done on the

next day.

if an event must occur on a stipulated day which is not a Business next Business Day

Day then the stipulated day will be taken to be the next Business

time of day time is a reference to Sydney time.

headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the headings

interpretation of this document.

agreement a reference to any agreement, document or instrument includes the

same as varied, supplemented, novated or replaced from time to

Gender a reference to one gender extends and applies to the other and

neuter gender.



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Schedule 3 - Designated Land

Item	Time for Completion	Contribution Value
Dedication of Open Space	Prior to the release of the first Subdivision Certificate for the	Nil
The Developer will dedicate the whole of the Designated Land to Council at no cost to Council	creation of a residential lot as part of the Development.	
Registration of Positive Covenant	Prior to the release of the first Subdivision Certificate for the Nil	ĪZ
The Developer must register the Positive Covenant on the Homestead Lot.	creation of a residential lot as part of the Development.	

Schedule 4 - Restoration Works

Item Description	Specification	Time for Completion	Contribution Value
Restoration of Gatehouse	The "Gatehouse" situated on the Land will be restored to the standard identified in the CMP.	The "Gatehouse" situated on the Land will be Ricate for the release of the first Subdivision \$250,000 certificate for the creation of a residential lot as part of the Development.	\$250,000

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# Schedule 5 - Terms of Positive Covenant

#### 1 Definitions

"Bank Guarantee" means an irrevocable and unconditional undertaking without any expiry or end date by one of the following trading banks:

- (1) Australia and New Zealand Banking Group Limited.
- (2) Commonwealth Bank of Australia.
- (3) Macquarie Bank.
- (4) National Australia Bank Limited.
- (5) St George Bank Limited.
- (6) Westpac Banking Corporation.
- (7) Any other financial institution approved by the Council, in its absolute discretion, in response to a request from the Developer.

"Registered Proprietor" means the registered proprietor of the Burdened Land from time to time, and all its heirs, executors, assigns and successors in title to the Burdened Land and, where there are two or more registered proprietors of the Burdened Land, the terms of this covenant shall bind all those persons jointly and severally.

#### 2 Conduct

The Registered Proprietor, at its cost, must carry out the ongoing maintenance of the existing main residence known as "Glenlee House" and the Gatehouse on the Burdened Land (**Ongoing Maintenance Works**):

- (1) in accordance with the "Glenlee Estate, Lots 1, 2 & 3 DP713646, Glenlee Road, Menangle Park Conservation Management Plan" from time to time;
- in accordance with the requirements of, or consents issued by, any relevant authority; and
- (3) in a proper and workmanlike manner complying with current industry practice and standards.

#### 3 Inspection by Council

Council may inspect the Ongoing Maintenance Works:

- (1) no more than one (1) time per calendar year; and
- (2) provided it gives the Registered Proprietor not less than ten (10) business days notice prior to carrying out an inspection of the Ongoing Maintenance Works.

# 4 Ongoing Maintenance Works Notice

Within ten (10) business days of inspecting the Ongoing Maintenance Works, Council may provide notice in writing (**Ongoing Maintenance Works Notice**) to the Registered Proprietor that the Ongoing Maintenance Works have not been conducted in accordance with clause 2 and detail the work Council requires the Registered Proprietor to carry out in order to rectify the deficiencies in those Ongoing Maintenance Works.

# 5 Failure to rectify

- 5.1 If the Registered Proprietor fails to rectify the Ongoing Maintenance Works in accordance with the Ongoing Maintenance Works Notice, Council may:
  - (1) issue a further Ongoing Maintenance Works Notice in accordance with the provisions of clause 4, which will apply to the Ongoing Maintenance Works subject to the Rectification Notice; or

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- (2) at its absolute discretion, enter upon the Burdened Land for the purpose of carrying out the Ongoing Maintenance Works in accordance with the Ongoing Maintenance Works Notice, but only after giving the Registered Proprietor five (5) business days written notice of its intention to do so.
- 5.2 Where Council exercises its step-in rights, Council may call upon the Security provided by the Registered Proprietor to cover the costs incurred by Council in carrying out the Ongoing Maintenance Works.

#### 6 Provision of initial Security

The Registered Proprietor must ensure Council holds a Bank Guarantee in an amount equivalent to the estimated value of the cost of the Ongoing Maintenance Works for the two (2) year period commencing on the date of delivery of the Bank Guarantee (**Security**).

# 7 Ongoing Security

- 7.1 No more than once in any calendar year, Council may serve a notice on the Registered Proprietor (**Updated Security Notice**) which:
  - (1) states that it is a notice issued for the purpose of this clause 7.1;
  - (2) provides an estimate of the cost of the Ongoing Maintenance Works for the two (2) year period commencing on the date of the Ongoing Security Notice (**Updated Security Amount**); and
  - (3) requires the Registered Proprietor to provide a replacement Bank Guarantee in an amount equal to the Updated Security Amount (**Updated Security**).
- 7.2 Where Council serves an Updated Security Notice on the Registered Proprietor, the Registered Proprietor must within forty (40) business days from the date of the Updated Security Notice, provide the relevant Updated Security.

#### 8 Replacement of Security

On receipt of any Updated Security, Council must immediately release the Security then held by it and return it to the Registered Proprietor.

#### 9 Release of Security

Council must return the Security within ten (10) days of the release of this document from the title to the Burdened Land.

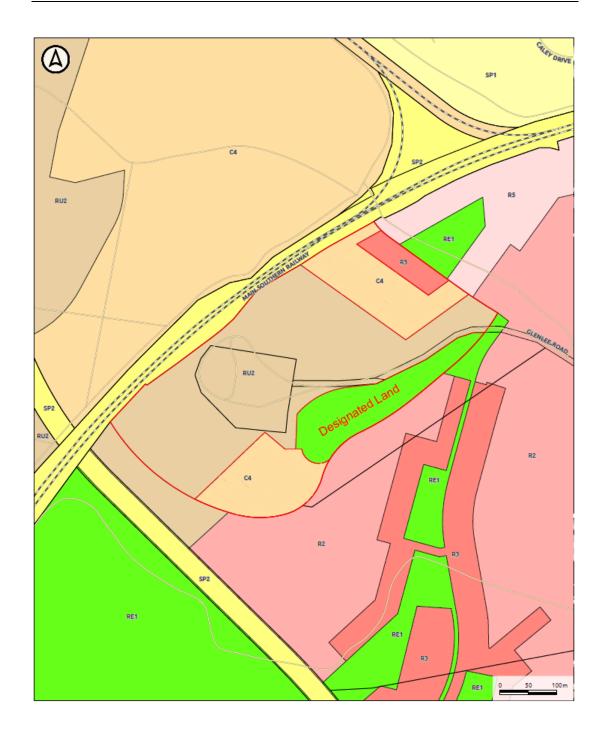
Name of Authority with the right to release, vary or modify this positive covenant:

Campbelltown City Council.

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Annexure 1 – Plan of Designated Land

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Execution page	
Executed as an agreement	
Dated:	
Executed by Campbelltown City Council ABN 31 of by the affixing of the Common Seal of Council in acc	
General Manager (Signature)	Mayor (Signature)
Name of General Manager (Print Name)	Name of Mayor (Print Name)
Executed by William David Wilson and Patricia M	aree Wilson in the presence of:
Witness (Signature)	William David Wilson (Signature)
Name of Witness (Print Name)	Patricia Maree Wilson (Signature)

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06/06/2023

# 8.7 Glenlee Estate (Glenlee House) Planning Proposal

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

- 1. That Council endorse the Planning Proposal at attachment 1 which seeks to amend the Campbelltown Local Environmental Plan 2015, as it relates to land comprising "Glenlee Estate", No. 60 Menangle Road Menangle Park.
- 2. That subject to recommendation no.1, the Planning Proposal be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.
- 3. That subject to the Minister determining that the Planning Proposal may proceed, public exhibition be undertaken in accordance with the Gateway Determination.
- 4. That Council request the Minister delegate the authority for the making/finalising of the Planning Proposal to the General Manager.
- 5. That following the completion of public exhibition:
  - (a) 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, the draft Planning Proposal be finalised.

A Division was recorded in regard to the Resolution for Item 8.7 with those voting for the Motion being Councillors G Greiss, D Lound, R Manoto, M Oates, W Morrison, M Khalil, J Cotter, M Chivers, M George, J Chew and R Munro.

Voting against the Resolution were Nil.

**123/2023** The Motion on being Put was **CARRIED**.

**Meeting Note:** At the conclusion of the discussion regarding Items 8.5, 8.6 and 8.7, Councillor Brticevic, Councillor Chowdhury, Councillor Hunt and Councillor Stellino returned to Chamber at 6.57pm.

Minutes of the Ordinary Meeting of Council

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#### 8.3 Report on the Public Exhibition of Draft Amendments to Menangle Park **Development Control Plan**

# **Reporting Officer**

Manager Strategic Land Use Planning City Planning and Environment

# **Community Strategic Plan**

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

# **Delivery Program**

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

# Officer's Recommendation

- 1. That Council adopt the amendment to the site-specific development control plan Part 8A: Menangle Park of Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015.
- That subject to recommendation No.1, Council notify the decision to adopt the 2. amendment to the site-specific development control plan Part 8A: Menangle Park within 28 days of the date of this meeting.
- 3. That all those who made a submission during the public exhibition, be notified of Council's decision.

# **Executive Summary**

At the 9 April 2024 Council meeting, a report was presented on a proposed amendment to the site-specific development control plan, Part 8A: Menangle Park of Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015. Council endorsed the public exhibition of the draft amendment and also endorsed the recommendation that a report be prepared detailing the outcome of the public exhibition. This report summarises:

- the 7 submissions that were received
- changes made in response to the submissions
- the comments of the Campbelltown Design Excellence Panel

Item 8.3 Page 395 changes made in response to the comments of the Campbelltown Design Excellence
 Panel

This report recommends that Council adopt the amended site-specific Development Control Plan and notify those who have made submissions.

# **Purpose**

The purpose of the report is for Council to consider the outcomes of the public exhibition of the draft Part 8A Menangle Park Site Specific Development Control Plan (the draft MPDCP) shown as attachment 5. This report details the outcome of the public exhibition and amendments to the draft MPDCP and recommends that Council adopts the draft MPDCP.

# **Background**

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

Council at its meeting of 9 April 2024 endorsed the public exhibition of the draft MPDCP with a further report to be presented at the conclusion of the public exhibition. The report from this meeting has been provided as attachment 1 and includes background information.

# Report

Public exhibition of the draft MPDCP occurred for a period of 28 days, from Monday 29 April 2024 until Monday 27 May 2024, in accordance with the Campbelltown Community Participation Plan (CPP).

# **Public Consultation**

# 1. Public Submissions

A total of 7 submissions were received during the public exhibition period. There were 381 views of the documentation on Council's website and 310 downloads recorded.

The types of submissions and issues raised are discussed below.

Submissions were received from the following:

- Dahua (Australia) Pty Ltd (Major landowner and developer).
- 5 submissions from residents.
- WaterNSW.

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## Dahua (Australia) Pty Ltd

The concerns identified in Dahua's submission are summarised below:

• Removal of the reduction of the verge width to one metre in prescribed circumstances under Clause 4.5.1 - 2.

The original clause in its existing form, reads as follows:

#### Clause 4.5.1-2

Where roads are adjacent to public open space or drainage land, or adjacent to arterial and subarterial roads, the verge width on the side adjacent to the open space, drainage land or major road may, in certain circumstances, be reduced to a minimum of 1 m, subject to:

- a) appropriate arrangements for the provision of public utilities,
- b) provision of appropriate pedestrian access,
- c) compliance with road safety, and
- d) acoustic attenuation, bushfire asset protection zone, and riparian corridor requirements

The proposed updated Clause reads:

Street design is to be in accordance with the indicative street cross sections at Figures 4.2-4.7. Alternative street designs may be permitted on a case-by-case basis if they preserve the functional objectives and requirements of the design standards.

## **Staff Comment:**

The reworded clause facilitates case-by-case variations to the street designs subject to functional objectives and requirements of the design standards, at the discretion of the assessment team. No amendment to the draft MPDCP is recommended for this requirement.

 The removal of Clause 5.1.2 - 5 from the existing DCP, which requires metal roofs and garage doors to have a solar absorption rate equal to or below 0.65 and tile roofs to have a solar absorption rate equal to or less than 0.80 is not supported but would be satisfied if requirements can be encouraged.

#### **Staff Comment:**

The State Environmental Planning Policy (Sustainable Buildings) 2022 (SEPP Sustainable Buildings) sets minimum sustainability requirements for new buildings. To ensure consistency of minimum sustainability requirements across the whole of the suburb, the SEPP Sustainable Buildings should be relied upon.

Notwithstanding the above, it is proposed to include a note within the draft MPDCP encouraging metal roofs and garage doors to have a solar absorption rate equal to or below 0.65 and tile roofs to have a solar absorption rate equal to or less than 0.80, as classified by the National Construction Code.

Requesting the removal of Clauses 6.8 - 7 of Draft Part 8A DCP) that requires high
density residential development and shop top housing in the R4 and E1 zones to provide
for areas of communal open space.

#### **Staff Comment:**

The requirement of communal open space for high density development is consistent with the requirement for apartment buildings under Volume 1 of the SCDCP. Any mitigating circumstances that could justify an exemption could be considered on merit at the Development Application stage, should adequate justification be provided.

No amendment to the draft MPDCP is recommended.

• Concerns regarding the removal of 'studio dwellings' and "detached studio" land use definitions and the removal of controls relating to them.

## **Staff Comment:**

It is important that land use definitions within the draft MPDCP remain consistent with the definitions under the CLEP 2015. Given that a 'Studio dwelling' is not defined under the CLEP 2015, it was necessary to remove it from the draft MPDCP. Any dwelling in addition to the principal dwelling on the same allotment is considered 'a secondary dwelling' as defined under the CLEP 2015.

No amendment to the draft MPDCP is recommended.

• Consideration should be given to adding a control for minimum lot sizes for front loaded R3 lots in Table 5.2.

#### **Staff Comment:**

Noted and supported. It is considered that a minimum lot width should be in place for front-loaded R3 lots. A minimum width of 8.0 m is proposed is considered to be appropriate. Table 5.2 of the draft MPDCP has been amended to reflect the above.

- The following maps used in the DCP were identified as being outdated.
  - o Figure 2.1 Indicative Layout Plan
  - Figure 3.1 Riparian Protection Areas
  - Figure 3.3 Drainage
  - Figure 4.12 Pedestrian and Cycle Network
  - o Figure 4.13 Open Space Network
  - Figure 4.14 Street Tree Strategy

## **Staff Comment:**

After reviewing the specific errors, Council agreed and inserted the updated maps and diagrams in the draft MPDCP under the relevant sections.

#### Submissions from local residents

A total of 5 submissions were received from local residents. The issues raised are addressed below:

## **Errors in mapping**

The following errors were highlighted in the draft MPDCP mapping:

- 1. The proposed Indicative Layout Plan (ILP) lacks clarity around the location and proposed uses of heritage listed properties.
- 2. Figure 4.1 Menangle Park Road Hierarchy, of the draft MPDCP shows an incorrect alignment of Menangle Road where it crosses the railway corridor to the south of the precinct.

## Staff Comment:

The above maps and figures have been amended and included in the draft MPDCP.

## **Error in ILP relating to zone**

The submission raised concern at the rezoning of a portion of their land from R3 Medium Density to R2 Low Density zoning.

The submission noted the comparison of Indicative Layout Plans (ILP) between the existing (Figure 2.1) and proposed (Figure 2.1) plans as the reason for their concern.

#### **Staff Comment:**

The proposed ILP has been amended to correct the errors.

## **Pedestrian safety**

Concern was raised regarding the ability of pedestrians to safely move between the green spine and Menangle Road.

## **Staff Comment**

It is agreed that the safe movement of pedestrians between the 2 sides of Menangle Road is important for the precinct.

The provision of a signalised intersection between the "Green Spine" and Menangle Road is included in the proposed Menangle Park VPA, reported to Council on 14 May 2024. Funding for this project is covered by a signed letter of offer between Dahua and Council.

As the signalised intersection will facilitate safe pedestrian movement between the green spine and Menangle Road, no change to the draft MPDCP is recommended.

## **Submission from Water NSW**

Council received a detailed submission from WaterNSW, who owns and manage the Upper Canal Corridor. WaterNSW provided a detailed submission to the Council raising concerns regarding the potential impact on access to the Upper Canal for future maintenance.

The submission also requested a meeting with Council staff. A copy of the WaterNSW submission is included as attachment 2.

#### Staff Comment:

An initial meeting with WaterNSW was held on June 24, 2024, followed by a further meeting on July 2, 2024, which included a representative from Dahua. Following these discussions, amendments to the draft MPDCP were agreed upon that satisfied both WaterNSW and Dahua.

In summary, a section of Glenlee Road previously classified as a sub-collector road has been upgraded to a collector road, and another section marked as a local road will now prohibit street parking. This parking restriction will not significantly impact future residents, as the area is zoned exclusively for large lots, guaranteeing sufficient on-site parking.

The above amendments to the roads, aim to maintain existing access to the WaterNSW service road from the east (across the Mark Evans Bridge) and establish a new access point along Glenlee Road from the west, as illustrated in Figure 1 below. The width of street lanes will be maintained at a minimum of 3.5 m from the intersection of the green spine and Glenlee Road to the intersection of the WaterNSW service road and Glenlee Road. This enhances current access and ensures that if the eastern access is unavailable, large maintenance vehicles for servicing the Upper Canal can still reach it from the west.

Further responses to comments raised by WaterNSW in their submission is provided under attachment 3 of this report.

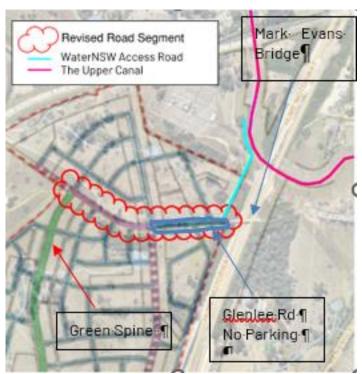


Figure 1: Proposed amendment to sub collector road

# **Campbelltown Design Excellence Panel**

As the proposed amendment includes provisions that apply to residential apartment development, it is a requirement of clause 15 of the Environmental Planning and Assessment Regulation, 2021 to refer the draft MPDCP to a Design Excellence Panel (the Panel).

As such, a report was presented the Campbelltown Design Excellence Panel on 30 May 2024.

The Panel comments have been included as attachment 4.

The Panel noted that the overall design is considered acceptable subject to changes.

As a result of the Panel advice, the following main changes to the draft MPDCP were undertaken:

- 1. Introduction of development controls regarding 'active edges' that deals with how development presents itself to the main street.
- 2. Requirements for deep soil plantings.
- 3. Additional requirements regarding the location of service lanes and through site linkages of the mixed-use precinct.

# 2. Post Exhibition Amendments

The following amendments to the draft MPDCP have been made in response to issues raised during public consultation:

- The Indicative Layout Plan has been updated to correct errors, clarify uses, and highlight heritage properties.
- Several other maps have been updated and clarified as required.
- A reworded clause relating to the solar absorbance of roofs and garage doors was added as a recommendation.
- A minimum lot width for front loaded R3 lots was added.
- The Indicative Layout Plan and several other maps were updated to clarify the location and use of heritage properties.
- Notes have been added and controls altered slightly to alert to users to potential impacts of development around WaterNSW infrastructure.
- A variety of clauses were either added or amended in response to feedback from the Campbelltown Design Excellence Panel relating to design standards for mixed use and high-density development, as well as public amenity in and around the town centre.
- A revised road hierarchy map was included.

An updated, annotated version of the draft MPDCP, with changes noted in red/green as appropriate, has been reproduced as attachment 5.

#### Conclusion

The draft Menangle Park Development Control Plan as exhibited provides development controls consistent with the land use amendments made to the Campbelltown Local Environmental Plan 2015 for the Menangle Park Precinct.

As a result of community and agency consultation the draft Menangle Park Development Control Plan was amended in response to the submissions received.

It is therefore recommended that Council adopt the amendment to Volume 2 Part 8A (Menangle Park) of the Campbelltown (Sustainable City) Development Control Plan 2015 and that Council notify the public of its decision to adopt the plan.

# **Attachments**

- 8.3.1 Previous Council Report of 9 April 2024 (contained within this report) &
- 8.3.2 WaterNSW Submission (contained within this report) U.
- 8.3.3 WaterNSW Response (contained within this report) &
- 8.3.4 Design Excellence Panel Responses (contained within this report) &
- 8.3.5 Annotated Amended Menangle Park Development Control Plan (due to size) (distributed under separate cover)



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# 8.2 Draft Amendments to Menangle Park Development Control Plan

# **Reporting Officer**

Executive Manager Urban Centres City Planning and Environment

# **Community Strategic Plan**

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

# **Delivery Program**

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

## Officer's Recommendation

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

#### **Purpose**

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

# **History**

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

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

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

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

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

## Report

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

#### **Current Position**

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

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

#### **Overview**

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

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

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

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

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

## Relationship/Consistency with CLEP 2015 Amendment

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

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



Figure 1 - Area of application - MP DCP

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

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

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

## Proposed Indicative Layout Plan (ILP)

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

The main changes include:

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

#### **Desired Future Character Statement and Vision**

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

## **Staging Plan**

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

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

## **Types of Residential Development**

The amendments to CLEP 2015 introduced an R4 high density residential zone (providing for apartment development with maximum building heights to 12 m, 18 m and 24 m), substantially increased the R3 medium density residential zone and introduced minimum lot sizes for different dwelling forms and provided for the "salt and peppering" of a limited number of lots no less than  $375 \, \text{m}^2$  in size in the R2 low density residential zone. These amendments to the CLEP 2015 applied only to Dahua land.

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

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

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

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

#### **Town Centre Vision and Controls**

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

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

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

## **Elderslie Banksia Scrub Conservation**

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

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

### **Urban Greening**

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

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

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#### **The Green Spine**

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

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

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

## The Existing Village

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

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

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

#### **Public Exhibition/Engagement**

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

## Conclusion

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

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

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

## **Attachments**

- 8.2.1 Explanation of Planning Proposal Provisions (contained within this report) U
- 8.2.2 Indicative Layout Plan (contained within this report) \$\frac{1}{3}\$
- 8.2.3 Staging Plan (contained within this report) 4
- 8.2.4 Green Spine (contained within this report) \$\square\$
- 8.2.5 Existing Village Layout (contained within this report) \$\mathcal{J}\$
- 8.2.6 East Village Master Plan (contained within this report) 4
- 8.2.7 Draft Menangle Park Development Control Plan (due to size) (distributed under separate cover)

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**Explanation of Planning Provisions** 

#### 2. PROPOSAL

#### 2.1 Objectives or intended outcomes

The objectives of the proposal are to:

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

## 2.2 Explanation of provisions

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

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

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

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- Introducing maximum height of building controls for:
  - o R4 to 12m, 18m and 24m;
  - o B1 to 15m; and
  - B4 to 8.5m.
- Remove the FSR controls of 0.55:1 and 0.75:1 applying to R2 and R3.
- Further to the above, the proposal is seeking the following minimum lot size controls to apply to:
  - The R2 zone to permit 150 lots no less than 375m², subject to the following criteria:
    - each lot has a minimum lot size of not less than 375m<sup>2</sup>;
    - each lot has a minimum primary road frontage of 11.5m;
    - each lot is not a corner allotment;
    - no more than 150 lots have a lot size of less than 420m<sup>2</sup> within a defined area of R2 zoned land;
    - no more than 3 contiguous lots sharing a street frontage having a lot size of less than 420m<sup>2</sup>; and
    - each lot is not located more than 200m from a bus stop or open space area.
  - The R3 zone to permit a variety of low-rise dwelling types with the following minimum lot sizes:
    - dwelling house: 250m<sup>2</sup>;
    - semi-detached dwellings: 250m<sup>2</sup>;
    - dual occupancy: 500m<sup>2</sup>;
    - secondary dwellings: 450m<sup>2</sup>;
    - attached dwellings: 200m<sup>2</sup>; and
    - multi dwelling housing: 1500m<sup>2</sup>.

## **Department comment**

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

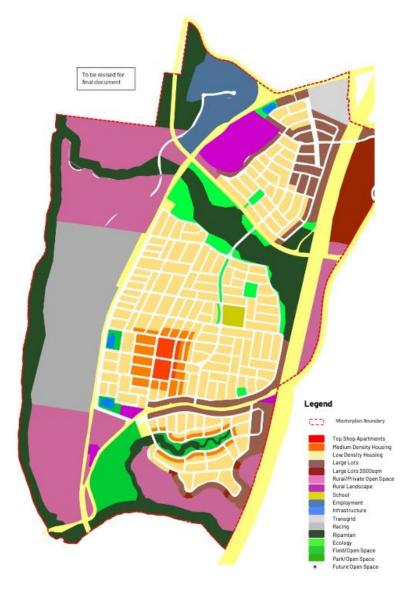
Campbelltown City Council (Council) has requested the Department determine an appropriate FSR for land proposed to be zoned B1 Neighbourhood Centre and B2 Local Centre. However, it is considered appropriate that Council propose an FSR controls, in consideration of the economic study prepared in May 2018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

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

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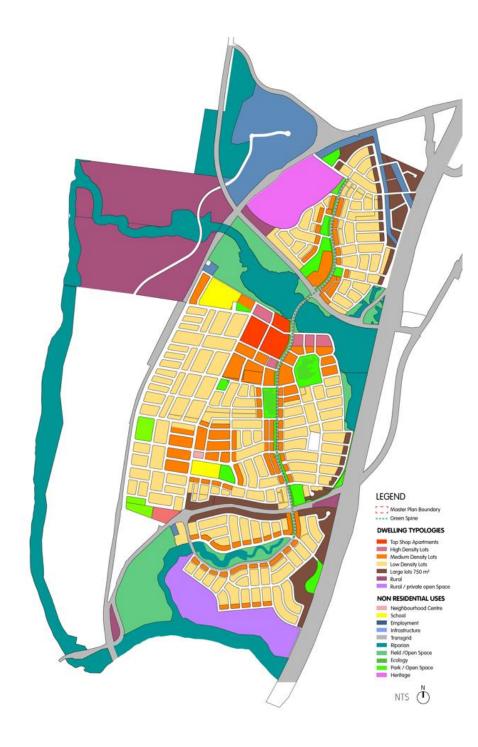
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**Existing Indicative Layout Plan** 

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Attachment 3 - Revised Indicative Layout Plan

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Staging Plan

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**Green Spine Zoning Layout** 



**Existing Village Layout** 



Attachment 1 - East Village Master Plan



29 May 2024

Contact: Stuart Little

Telephone: 0436 948 347
Our ref: D2024/43320

General Manager Campbelltown City Council PO Box 57 CAMPBELLTOWN NSW 2580

Dear Sir/Madam,

# Proposed Amendment to Volume 2 Part 8A (Menangle Park) of the Campbelltown Sustainable City Development Control Plan 2015 (DCP)

I refer to Council's letter of 29 April advising us about the proposed amendments to Volume 2 Part 8A (Menangle Park) of the Campbelltown (Sustainable City) Development Control Plan (DCP) for the Menangle Park Urban Release Area. We understand that the primary objective of the amendment is to update the indicative layout plan for the precinct and to align the Part 8A DCP with Campbelltown Local Environment Plan 2015. A range of changes are also proposed to the controls and content of the plan.

WaterNSW has an interest in the proposed amendment to Menangle Park provisions of the DCP Amendment as the Upper Canal Corridor borders the north-east of the Menangle Park Precinct. While the DCP boundary appears to exclude most of the Upper Canal Corridor, a WaterNSW-owned access road west of the Hume Highway is included within the area covered by the land application map (see Figure 1.1 of the Draft Part 8A DCP).

The Upper Canal conveys bulk raw water from Pheasants Nest and Brought Pass Weirs to Prospect Water Filtration Plant and Prospect Reservoir. The Upper Canal Corridor is a Schedule 1 Controlled Area under the Water NSW Act 2014 and Water NSW Regulation 2020 where public access is strictly prohibited except with the consent of WaterNSW. The Upper Canal is also listed in the State Heritage Register and included under Schedule 5 of the Campbelltown Local Environmental Plan 2015 (LEP).

The Upper Canal Corridor is protected through the provisions of section 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP). Development in 'affected land', which includes the Upper Canal Corridor and an associated buffer area, is required to be consistent with the WaterNSW (2021) <u>Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines</u> (the Guideline). The 'affected land' area overlaps with the Menangle Park precinct in the north-east.

WaterNSW ABN 21 147 934 787 169 Macquarie Street Parramatta NSW 2150 PO Box 398, Parramatta NSW 2124

T 1300 662 077 E Customer.Helpdesk@waternsw.com.au

waternsw.com.au



As indicated, the Menangle Park DCP area appears to include a key WaterNSW access road. The access road provides WaterNSW with operational access to the Canal Corridor on the western side of the Hume Highway. It is very difficult to tell from the scale of the supporting maps, including the indicative layout plan (Figure 2.1) whether this access road is included or excluded from the DCP.

The WaterNSW access road must be retained for WaterNSW operational purposes including for emergency plant equipment, if needed, as well as for access to other critical infrastructure being the TransGrid Macarthur substation. These matters are particularly relevant to Stage 3 and need to be incorporated into the road designs of the DCP and considered in road design and traffic management, including at the junction of the access road to Glenlee Road. We request that the DCP include specific provisions to ensure protection of the access road (and our access to it) in relevant road designs, and in the construction and operational phases of the development.

The other key issue is that the proposed Part 8A DCP provisions do not currently cross-refer to the 'affected land' provisions of s 2.163 of the T&I SEPP which operate to protect the Upper Canal Corridor, including the access road.

We note that the Draft DCP includes provisions for the Upper Canal with respect to stormwater and water quality controls and provisions for heritage. These refer the reader and rely heavily on the more comprehensive Upper Canal provisions of the broader Campbelltown DCP (Volume 1). We support the dedicated provisions of clause 2.18 of Volume 1 of the DCP. However, these provisions require updating over the longer term so that they better relate to s 2.163 of the T&I SEPP and the 2021 version of the Guideline. We would welcome the opportunity to work with Council to update the provisions of clause 2.18 as a separate exercise.

Our detailed comments are provided in Attachment 1. Attachment 2 includes relevant maps regarding the location of the Menangle Park precinct with respect to the Upper Canal. We have underlined our recommendations in Attachment 1 for ease of reference. In preparing these maps for Attachment 2, we have used the Menangle Park boundary as per Figure 1.1 of the proposed DCP but without the benefit of relevant shapefiles.

Future correspondence on strategic planning matters such as the Campbelltown DCP should be directed to environmental.assessments@waternsw.com.au.

If you have any questions regarding this letter, please contact Stuart Little at stuart.little@waternsw.com.au.

Yours sincerely

CAMILLA EDMUNDS

<u>Manager Environment, Sustainability and Catchment Protection</u>

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## **ATTACHMENT 1 - DETAILED COMMENTS**

#### DCP Area

The area of application of the DCP needs to be clarified. Figure 1.1 (Land Application Map) shows a broader land area of application than Figure 1.2 (Staging Plan) and Figure 2.1 (Indicative Layout Plan). The WaterNSW access road and the land north-east and east of the Hume Highway appear to be captured by Figure 1-1 but fall beyond the boundaries of Figures 1.2 and 2.1. What are the DCP controls that apply to these lands? These issues are canvassed in more detail below. For our maps presented in Attachment 2, we have assumed that the DCP Area is as per Figure 1.1 of the proposed DCP Amendment.

## WaterNSW Access Road

For the land west of Hume Highway, the Menangle Park DCP area (Figure 1-1) includes WaterNSW-owned access road. This land is also a WaterNSW 'Controlled Area' where public access is prohibited. The 'affected land' provisions under section 2.163 of the T&I SEPP also extend to include this road and a surrounding buffer area that overlaps with the Menangle Park DCP area (see Attachment 2). We raised concerns regarding the access road in 2021 when the Menangle Park DCP provisions were first being proposed (Our Ref: D2021/97094) and again when we provided comment on the Planning Proposal for the Menangle Park Urban Release Area (PP 4106/2018E-PP) in September 2021 (Our Ref: D2021/107311).

The access road comprises Lots 26 and 27 DP 249530. The access road runs off Glenlee Road and provides operational access to the Canal Corridor on the western side of the Hume Highway and the TransGrid Macarthur substation. The access road is needed to ensure the safe and effective operation of the Upper Canal for water supply purposes and critical electrical infrastructure. It is essential that the access road is retained for WaterNSW's operational purposes and that our access is not hindered by new urban development in the vicinity of this access road.

We raise the following points:

- 1. We request that the construction and operational phases of the development be designed in such a way so to ensure that WaterNSW access to the WaterNSW-owned access road and the Upper Canal Corridor not be compromised by the development.
- 2. We request that Council clarify with us whether the indicative layout plan (Figure 2-1) (and subsequent DCP maps) include or exclude the WaterNSW access road. It is very difficult to tell this given the scale of the maps presented in the DCP.
- 3. We request that the DCP include requirements to ensure WaterNSW is consulted in development design when development of the Menangle Park URA relies upon access to Glenlee Road or otherwise affects the junction of Glenlee Road with the WaterNSW access road immediately west of the Hume Highway.
- 4. We request that the DCP includes specific considerations for the junction of the WaterNSW-owned access Road with Glenlee Road. The corner lot typologies depicted for corner lots in Section 5.10 of the proposed DCP would appear not to

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provide sufficient room for heavy vehicles and plant machinery to turn into the access road from Glenlee Road. It is critically important that the intersection with Glenlee Road has sufficient space to allow heavy vehicles and plant equipment to turn and manoeuvre from Glenlee Road into the access road, and, when exiting, from the access road into Glenlee Road. Again, this includes in both the construction and operational phases of the development.

- 5. The access road is currently bordered by R5 Large Lot Residential zoned land along its western perimeter. It needs to be ensured that the access road is not being used to service new urban development in adjoining the R5 Large Lot Residential zoned land area immediately west.
- 6. We request that the road designs of the DCP be amended to consider the WaterNSW access road and for there to be a specific Control under Section 4.2.1 (Street layout and design) to the effect of the following:
  - For any development affecting land adjoining the WaterNSW Access Road, the development must comply with Section 2.18 of Volume 1 of the DCP and cl 2.163 of the T&I SEPP (this then calls up the relevant Upper Canal controls of the DCP).
- 7. We ask for a meeting with Council to clarify the relationship of the DCP with the WaterNSW access road.
- 8. More broadly, the DCP also does not canvass how construction equipment, road and traffic will be managed along Glenlee Road in the area east of the Hume Highway. While Glenlee Road is a public road, WaterNSW owns the heritage listed bridge structure providing access over the Upper Canal. We are concerned that traffic and access arrangements in the DCP do not extend eastward to consider the Menangle Park area east of the Hume Highway. There is the potential for the development west of the Hume Highway to impact on water supply infrastructure in and adjacent to this north-eastern quadrant. It is also unclear how the DCP is taking into account and responding to the proposed realignment of Glenlee Road.

## Proposed DCP Provisions for the Upper Canal Corridor

#### 1.3 Compliance with the LEP

The proposed Part 8A DCP includes clause 1.3 Compliance with the LEP. This includes provisions for (e) stormwater and water quality management controls (P. 7) which for Design for Development (guide) calls up Clause 2.18 of Volume 1 of the DCP and 'Work on Land Adjacent to the Upper Canal Corridor Volume 1 Clause 1.11.1. We make the following comments.

- 1. We note and support the dedicated provisions of clause 2.18 of Volume 1 of the DCP that relate to 'work on land adjacent to the Upper Canal Corridor'.
- 2. The provisions of clause 2.18 canvass an array of issues that include stormwater and water quality but also include matters such as access and security.

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- 3. We are unable to locate clause 1.11.1 of Volume 1 of the DCP. We believe that the reference to clause.1.11.1 of Volume 1 should be removed.
- 4. Please note that clause 2.18 of Volume 1 of the DCP preceded the introduction of section 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP). Ideally, the provisions of clause 2.18 should be updated to refer to section 2.163 of the T&I SEPP and reference the 'Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines' (WaterNSW September 2021) document. We are happy to work with Council to update those provisions at the next available opportunity for review. In the interim, we request that the Proposed Amendment to Volume 2 Part 8A (Menangle Park) include a separate provision that directs proponents to the 'affected land' provisions of section 2.163 of the T&I SEPP for development on 'affected land' in proximity to the Canal. We request that an additional point be added under (e) stormwater and water quality management control:

For development on 'affected land' under s 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), development is to be consistent with the Water NSW Guideline.

# 3.12 Non-Indigenous Heritage

Clause 3.12 of the Draft DCP includes controls for Non-indigenous Heritage. Control 5 states:

Development applications for subdivision in the vicinity of the Sydney Catchment Authority Upper Canal are to consider the potential impacts (including any stormwater runoff) on the Canal and ensure that any impacts are appropriately mitigated. Refer to clause 2.18 Work on Land Adjacent to the Upper Canal Corridor Volume 1 of this DCP.

We support the intent of this clause. <u>However, we request that the phrase 'Sydney Catchment Authority' (SCA)</u> be replaced by 'WaterNSW' as the SCA no longer exists and as the Upper Canal is now owned and managed by WaterNSW.

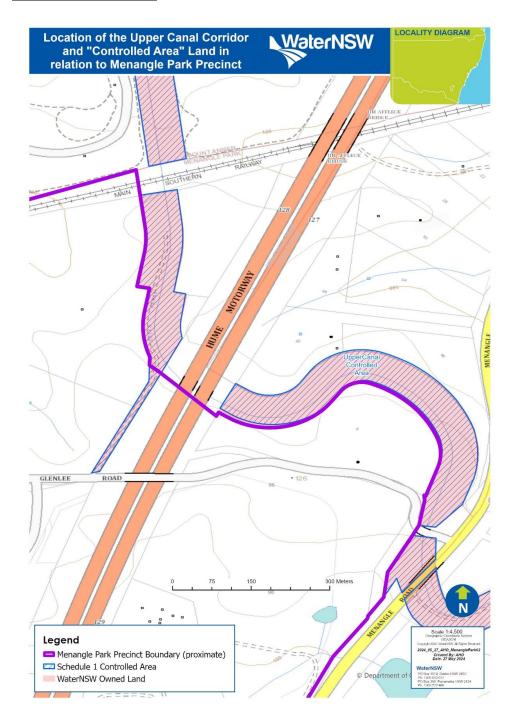
We also ask that an additional sentence be included to the effect that:

• For development on 'affected land' under s 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), development is to be consistent with the Water NSW Guideline.

5



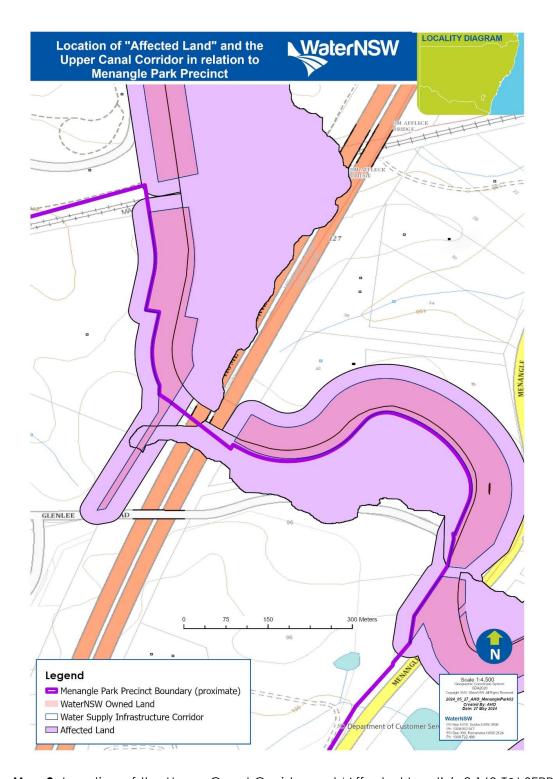
# **ATTACHMENT 2 - MAPS**



<u>Map 1.</u> Location of the Upper Canal Corridor, "Controlled Area" provisions and WaterNSW-owned Land with respect to the Menangle Park DCP Area. NB. Menangle Park boundary is based on Figure 1.1 Land Application Map of the Proposed DCP.

6





 $\underline{\text{Map 2.}}$  Location of the Upper Canal Corridor and 'Affected Land' (s 2.163 T&I SEPP) with respect to the Menangle Park DCP Area.

7

#### **Detailed response to WaterNSW Submission Council Response Submission Issue DCP Area** 1. Figure 1.1 (Land Application Map) shows a The DCP applies to all land in the Menangle Park broader land area of application than Precinct shown on the Land Application Map in Figure 1.2 (Staging Plan) and Figure 2.1 Figure 1.1. of the draft Part 8 A DCP (Indicative Layout Plan). The WaterNSW Section 1.4 of the draft DCP Part 8A of the DCP access road and the land north-east and identifies Objectives and Controls relating to the east of the Hume Highway appear to be staging of works within the precinct. Specifically, captured by Figure 1-1 but fall beyond the the sequencing and delivery of infrastructure in boundaries of Figures 1.2 and 2.1. What four identified stages. are the DCP controls that apply to these lands? These issues are canvassed in Some areas within the precinct shown on Figure more detail below. For our maps 1.1 are not included in delivery stages shown in presented in Attachment 2, we have Figures 1.2 and 2.2 because no infrastructure or assumed that the DCP Area is as per other works are proposed in those areas. Figure 1.1 of the proposed DCP Amendment. WaterNSW Access Road 2. We request that the construction and Section 1.4 - Staging, of the draft Part 8A DCP, operational phases of the development identifies that the first stage of works will be designed in such a way so to ensure commence in the area shown as Stage 1 that WaterNSW access to the Menangle Park Central and Village on Figure 1.2 -WaterNSW-owned access road and the Staging Plan. Upper Canal Corridor not be This area is in the centre of the precinct and is compromised by the development. unlikely to impact the WaterNSW access road. In response to the above concern, the draft Part 8A DCP is proposed to be amended to include the following clause under clause: 4.2. Movement Network 4.2.1. Street layout and design Controls 2 The access to the access road servicing WaterNSW assets shall be maintained at all times. In the event where the access is proposed to be temporally closed during construction, the applicant shall consult with WaterNSW. 3. We request that Council clarify with us Development Control Plans do not require access whether the indicative layout plan (Figure roads used by State agencies or other entities to 2-1)(and subsequent DCP maps) include be shown on indicative layout plans. Detailed or exclude the WaterNSW access road. It street networks are not a requirement.

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use this road.

Even if the access road is not shown on Figure 2.1,

this is an indicative layout plan only and does not diminish the existing use rights WaterNSW has to

is very difficult to tell this given the scale

of the maps presented in the DCP.

Submission Issue		Council Response
		Update to Figure 2.1 is not required.
4.	We request that the DCP include requirements to ensure WaterNSW is consulted in development design when development of the Menangle Park URA relies upon access to Glenlee Road or otherwise affects the junction of Glenlee Road with the WaterNSW access road immediately west of the Hume Highway.	Agree – a note in the existing design control und Section 4.2 – Movement Network, of the draft DC will be included to ensure WaterNSW is engage regarding impacts to their access road.  DCP_Update  4.2. Movement Network  4.2.1. Street layout and design  Controls  1. The design and construction of streets Menangle Park is to be generally consistent with the relevant typical designs in Figure 4.2-4.7 ar Council's Engineering Design Guide. Where ar variation to the street network is proposed, the alternative street network is to be designed achieve the objectives of this section.
		Note: Applicants are to consult with WaterNS' during the design development stage regardir affects to WaterNSW access road immediate west of the Hume Highway.
5.	5. We request that the DCP includes specific considerations for the junction of the WaterNSW-owned access Road with Glenlee Road. The corner lot typologies depicted for corner lots in Section 5.10 of the proposed DCP would	Agree – a note in the existing design control und Section 4.2 – Movement Network, of the draft DO will be included to ensure WaterNSW is consulte on any application impacting the intersection Glenlee Road and the WaterNSW owned service road.
	appear not to provide sufficient room for heavy vehicles and plant machinery to	DCP Update
	turn into the access road from Glenlee	4.2. Movement Network
	Road. It is critically important that the intersection with Glenlee Road has	4.2.1. Street layout and design
	sufficient space to allow heavy vehicles	Controls
and plant equipment to turn and manoeuvre from Glenlee Road into the access road, and, when exiting, from the access road into Glenlee Road. Again, this includes in both the construction and operational phases of the development.	9. Any application that impacts the intersecti of Glenlee Road and the WaterNSW owned servi road (immediately west of the Hur Motorway/Mark Evans Bridge) must demonstration with WaterNSW in order to ensuthat access to the service road is maintained from the construction and maintenance vehicles.	
6.	The access road is currently bordered by R5 Large Lot Residential zoned land along its western perimeter. It needs to be ensured that the access road is not being used to service new urban development in adjoining the R5 Large Lot Residential zoned land area immediately west.	The draft Part 8A DCP does not propose to WaterNSW access road to be used for resident access.

Detailed response to WaterNSW Submission		
Submission Issue		Council Response
7.	We request that the road designs of the DCP be amended to consider the WaterNSW access road and for there to be a specific Control under Section 4.2.1 (Street layout and design) to the effect of the following:	Refer to draft Part 8A DCP Area response.
	<ul> <li>For any development affecting land adjoining the WaterNSW Access Road, the development must comply with Section 2.18 of Volume 1 of the DCP and cl 2.163 of the T&amp;I SEPP (this then calls up the relevant Upper Canal controls of the DCP).</li> </ul>	
8.	We ask for a meeting with Council to clarify the relationship of the DCP with the WaterNSW access road.	A meeting was held on 24 June 2024 with representatives from WaterNSW and Council. Clarifications were provided and additional questions were raised. A follow up discussion was held on 2 July 2024 to discuss changes to the proposal and to resolve outstanding matters.
9.	More broadly, the DCP also does not canvass how construction equipment, road and traffic will be managed along Glenlee Road in the area east of the Hume Highway. While Glenlee Road is a public road, WaterNSW owns the heritage listed bridge structure providing access over the Upper Canal. We are concerned that traffic and access arrangements in the DCP do not extend eastward to consider the Menangle Park area east of the Hume Highway. There is the potential for the development west of the Hume Highway to impact on water supply infrastructure in and adjacent to this north-eastern quadrant. It is also unclear how the DCP is taking into account and responding to the proposed realignment of Glenlee Road.	The draft Part 8A DCP includes Objectives and Controls relating to the management of works and traffic in the DCP area only identified in Figure 1.1.  Section 3.12 - Non-indigenous Heritage includes Objectives and Controls relating to the protection of heritage items, which extend to the heritage-listed bridge.  The provision of infrastructure within the draft Part 8A DCP area, including its location, capacity, sequencing and delivery will be subject to future DA applications and are not required to be addressed in the draft DCP.
Propos	sed DCP Provisions for the Upper Canal Corr	idor
1.	We note and support the dedicated provisions of clause 2.18 of Volume 1 of the DCP that relate to 'work on land adjacent to the Upper Canal Corridor'.	Noted.
2.	The provisions of clause 2.18 canvass an array of issues that include stormwater	Noted.

Detailed response to WaterNSW Submission		
Submission Issue	Council Response	
and water quality but also include matters such as access and security.		
<ol> <li>We are unable to locate clause 1.11.1 of Volume 1 of the DCP. We believe that the reference to clause.1.11.1 of Volume 1 should be removed.</li> </ol>	Agree – amend Section 1.3 Compliance with the LEP, (e) Stormwater and water quality management controls of the draft DCP to remove this reference.	
	(e) Stormwater and water quality management controls	
	All development shall be undertaken in accordance with:	
	- Campbelltown City Council Engineering	
	Design for Development (guide)	
	- Clause 2.18 of Volume 1 of this DCP	
4. Please note that clause 2.18 of Volume 1 of the DCP preceded the introduction of section 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP). Ideally, the provisions of clause 2.18 should be updated to refer to section 2.163 of the T&I SEPP and reference the 'Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines' (WaterNSW September 2021) document. We are happy to work with Council to update those provisions at the next available opportunity for review. In the interim, we request that the Proposed Amendment to Volume 2 Part 8A (Menangle Park) include a separate provision that directs proponents to the 'affected land' provisions of section 2.163 of the T&I SEPP for development on 'affected land' in proximity to the Canal. We request that an additional point be added under (e) stormwater and water quality management control: For development on 'affected land' under s 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), development is to be consistent with the Water NSW Guideline.	Noted – updates to Volume 1 are not proposed as part of this DCP amendment.  Agreed – A note is proposed to be added under Section 3.12, refer to the last point within this table.	

Detaile	Detailed response to WaterNSW Submission		
Submi	ssion Issue	Council Response	
Request that the phrase 'Sydney     Catchment Authority' (SCA) be replaced     by 'WaterNSW' as the SCA no longer	Agreed - The relevant control is to be updated to reference WaterNSW and requested additional sentence:		
	exists and as the Upper Canal is now owned and managed by WaterNSW in Clause 3.12 of the Draft DCP.	3.12. Non-Indigenous Heritage	
		Controls	
For Clause 3.12 of the Draft DCP, an additional sentence stating:	For Clause 3.12 of the Draft DCP, include an additional sentence stating:	5. Development applications for subdivision in th vicinity of the WaterNSW Upper Canal are t consider the potential impacts (including an	
	for development on 'affected land' under s 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), development is to be consistent with the Water NSW Guideline.	stormwater runoff) on the Canal and ensure that any impacts are appropriately mitigated. Refer to clause 2.18 Work on Land Adjacent to the Upper Canal Corridor Volume 1 of this DCP.	
		Note: for development on 'affected land' under s 2.163 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), development is to be consistent with the Water NSW Guideline.	

# **DEP Comments and Responses**

DEP Iss	sue	Council Response	
Archite	Architectural Design		
1.	Replace images with images that reflect a higher quality of design and aspiration – refer to award winning and published work.	Images relating to high density development have been replaced new examples of awardwinning projects.	
2.	Undertake envelope testing to ensure controls align in respect of height/FSR/set-back/deep-soil requirement etc	This testing was undertaken at the time of the Planning Proposal. Additionally, it is not possible for the DCP alter PP development standards.	
3.	Require material selection criteria, e.g. contextual fit, character, designing with country etc	A control has been added requiring all designs to demonstrate contextual material selection.	
Urban I	Design		
1.	Apply Crime Prevention through Environmental Design (CPTED) principles.	Section 4.4 of the proposed DCP contains CPTED based controls.	
2.	Recommend a suitable location for a supermarket taking into consideration its servicing.	Specifying a specific location for a supermarket would exceed the scope of the DCP. Consideration of such matters is best undertaken at the DA stage. Suitable conditions around servicing and amenity are provided in section 7.3.4.	
3.	Clarify diagrams in the DCP ensuring that codes and symbols align from diagram to diagram.	A review has been undertaken and alterations have been made as required.	
4.	Ensure that shop-top definition permits a flexibility of uses, including residential that can be converted to commercial space depending on market demand – this is to guard against unviable retail and empty shopfronts.	Shop Top Housing is an LEP defined use that is derived from the Standard Instrument. As such the DCP cannot redefine the use. The concern however is noted and the matted can be considered at a later stage as part of an LEP review.	
5.	Require a market study to underpin any mix of uses proposed.	A condition has been added requiring an economic viability study for large-scale, mixed-use developments at the discretion of Council.	
Landso	eaping		
1.	Deep soil requirements and generous planting are essential to limit urban heating, and control stormwater runoff.	Noted	

DEP is	sue	Council Response
2.	Control deep soil dimensions to ensure large tree capacity.	Noted
3.	Reference ADG (section 3E deep root zones) in this regard: "Each lot should allow for at least 1 LARGE Canopy tree, with an appropriate soil volume (i.e. min 6m wide)." Adjoining lots should be encouraged to co-locate the deep root zones to provide better soil volumes.	Controls have been added implementing these requirements.
4.	Define 'deep soil' clearly, limiting basement extents on property to ensure stormwater soak-away and tree planting.	The definition of 'deep soil' is located within the ADG.
5.	Require a specific tree canopy size for open spaces.	A control has been added requiring the provision of canopy providing trees in deep soil zones. Specific sizes are a site-specific consideration best considered at the DA assessment stage.
6.	Implement WSUD principles.	A condition has been added requiring the consideration and implementation of WSUD principles in designs.
Streets	scape	
1.	Allow for flexible road network and shared zones to ensure active uses are supported.	Flexibility of the road network has been facilitated through existing controls.
2.	Define the different types of 'Active' edges. This should be accompanied by images to better explain the intent of each condition.	Definitions and controls relating to active edges have been created and added to the DCP.
3.	Set the street design for the main street, local streets, shared spaces and laneways.	A variety of street design baselines exist in the DCP and can be adjusted and enhanced as required at the DA stage.
4.	Encourage cross street activity.	A control has been added encouraging the facilitation of cross street activity.
5.	Suggest general location of service lane.	This will need to occur at DA stage.
6.	Define the character of the service lane. Allow for activity and uses in a controlled way.	7.3.4 provides character defining controls for service infrastructure.
7.	Restrict and describe intent to minimise impact of large vehicle movement in and around the Town Centre.	A condition has been added noting how large vehicles are to be routed in relation to pedestrians, local users and open spaces.

DEP Iss	sue	Council Response		
8.	Define the character of the Main Street, limit/control shopfront extents to ensure a fine grain outcome.	The character of the Main Street is defined in section 7.1 of the DCP		
9.	Require awnings on Main Street, for all weather viability.	7.5 - 16 already serves this purpose.		
10.	Encourage through site links and walkability.	A control has been added encouraging the implementation of through links.		
11.	Test parking solutions and likely pedestrian entry points to enhance street activity through zone. Study preferred circulation routes.	This testing is best suited to the DA stage.		
12.	Require large format retail destinations to be sleeved with specialty shops or other uses.	A control has been added implementing this requirement.		
Solar A	Solar Access			
1.	Ensure ADG solar access requirements to apartments and public and shared space.	All residential flat buildings, shop top housing and the residential component of mixed-use developments in the precinct are subject to all requirements of the ADG.		
Privacy	1			
1.	Ensure ADG visual and acoustic privacy building separation	All residential flat buildings, shop top housing and the residential component of mixed-use developments in the precinct are subject to all requirements of the ADG.		
2.	Ensure apartment layouts protect privacy - review design of thresholds to guard against sightlines.	The DCP has been written to facilitate a threshold within the context of apartment buildings. Any specific requirements are best determined on a case-by-case basis in the context of a site and a proposed building design.		
Lightin	g Natural / Artificial			
1.	Ensure ADG solar access requirements to apartments and public and shared space.	All residential flat buildings, shop top housing and the residential component of mixed-use developments in the precinct are subject to all requirements of the ADG.		
2.	Implement CPTED Principles	CPTED principals have been address within the existing DCP (part 4.4)		
Ventila	Ventilation			
1.	Ensure ADG natural ventilation requirements.	All residential flat buildings, shop top housing and the residential component of mixed-use		

DEP Issue		Council Response	
		developments in the precinct are subject to all requirements of the ADG.	
Wind			
1.	Maintain pedestrian comfort.	Noted.	
2.	Require environmental assessments to guard against wind tunnel effects and adverse conditions resulting from prevailing wind strength.	A control has been added, requiring such a study at the discretion of Council.	
Sustainable Design			
1.	Require sustainable and regenerative design targets that align with council's values and objectives.	Suitable targets are set at a BASIX level and controls are established within the existing DCP (part 6.2)	

# **Ordinary Council Meeting**

CAMPBELLTOWN

#### 8.4 **Draft Regional Affordable Housing Contribution Scheme**

# **Reporting Officer**

**Executive Manager Urban Centres** City Planning and Environment

# **Community Strategic Plan**

Objective		Strategy	
2	Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing	
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		
2.3.1.2	Lead and build partnerships to achieve diverse and affordable housing options	
5.2.1.4	Build a Resilient City and community	

# Officer's Recommendation

- 1. That Council note the draft Western Sydney Regional Affordable Housing Contribution Scheme prepared through the Western Sydney Planning Partnership.
- 2. That Council decline to adopt the draft Western Sydney Regional Affordable Housing Contribution Scheme.
- 3. That Council utilise the draft Scheme to inform our local strategy that better:
  - satisfies Council's local housing strategy assurance requirements set by the a. Department of Planning and Environment,
  - b. fulfills actions for Council's affordable rental housing in line with Council's strategic direction and the Western City District Plan, and
  - c. uses existing legislative provisions available to Council to contribute towards affordable rental housing supply.

# **Executive Summary**

- The purpose of this report is to advise Council on the draft Western Sydney Regional Affordable Housing Contribution Scheme (Regional Scheme).
- Affordable housing is critical social infrastructure and is essential for social equity and sustainability, as well as supporting the economy of Western Sydney. Housing in Western Sydney is becoming increasingly unaffordable for many people in the region, particularly for essential workers in the low and moderate income brackets.
- Council is required by the conditions of approval to, and assurance process for, the Campbelltown Local Housing Strategy to prepare an affordable housing contribution scheme.
- To reduce the burden on individual Councils of preparing and administering individual schemes, the Western Sydney Planning Partnership has been working with planning staff from 9 local councils (Wollondilly, Camden and Campbelltown; Liverpool and Fairfield; Blacktown and Hawksbury; Penrith and Blue Mountains) to develop a common approach for a regional Scheme which seeks to implement current *Environmental Planning and Assessment Act 1979* (EP&A Act) provisions that allow for affordable rental housing contributions to be made by development. The common approach proposed in the Regional Scheme would see the 9 Councils allocated to sub-regions, with Campbelltown, Wollondilly and Camden councils partnering as the Macarthur sub-region.
- The draft regional Scheme would allow affordable housing contributions to be levied as a condition of consent for certain development approvals. The contributions would be used to contribute towards the delivery of affordable housing across Western Sydney.
- The Regional Scheme proposes a contribution to be set at a rate of 1.5 per cent with a deferred implementation period of 3 years. The deferred implementation period would reduce potential feasibility impacts on the financing of imminent housing development.
- The Regional Scheme identifies a process for delivery and management of the affordable rental housing in perpetuity, including partnerships with registered community housing providers and state government housing providers to deliver and manage the housing. Each Council will be responsible for the management of contributions collected within their I GA.
- Under the Regional Scheme, the affordable housing contributions collected by each Council would be pooled within their respective sub-region and allocated to eligible affordable rental housing projects located within the boundaries of that sub-region, as determined by the NSW Department of Communities and Justice (DCJ).
- The commissioning of the release of affordable housing contribution funds and affordable housing delivery would be the responsibility of DCJ. The commissioning process would involve DCJ calling for expressions of interest from eligible affordable rental housing providers. An evaluation panel for each sub-region would be established to select which eligible housing providers will be asked to deliver affordable housing in that sub-region.

- If Council would like to pursue the Regional Scheme, a Council resolution would be required to endorse public exhibition of the draft Regional Scheme. The submissions and feedback from public exhibition would then be considered and reported back to Council allowing Council to consider whether or not to endorse the application of the draft Regional Scheme in Campbelltown. Following this exhibition process and post-exhibition reporting, the draft Scheme could be included in each relevant Council Local Environmental Plan (LEP) via a State-led amendment process led by the Department of Planning, Housing and Infrastructure (DPHI).
- If adopted, the draft Regional Scheme and distribution approach is estimated to deliver between 4,800 to 6,800 affordable rental dwellings over a 10-year period.
- A Councillor briefing on the draft Regional Scheme was held on 6 February 2024. A report
  was submitted to the Council meeting on 13 February 2024. At this meeting Council
  resolved that the Draft Regional Affordable Housing Contribution Scheme be deferred
  subject to further discussion with the NSW State Government.
- Discussions with representatives from the Department of Planning, Housing and Infrastructure have occurred and it has been confirmed that Council is able to satisfy the requirements of the Local Housing Strategy approval by participating in the regional scheme, however the condition can also be satisfied by Council preparing its own affordable housing contribution scheme.
- Concerns with the Regional Scheme include:
  - Possibility that the contributions received from a sub-region will not be proportionally delivered across a sub-region and will result in the concentration of affordable rental housing within one or two specific town centres or one LGA within a sub-region.
  - Affordable rental housing delivered under the Scheme will be exempt from paying rates, despite the additional burden the normal activities of the additional families will place on the local infrastructure and amenity.
  - The Scheme appears to be at the control of the DCJ and there appears to be no ability for a Council or a group of Councils to reject the application of contributions received through the Scheme to a particular development.
  - There appears to be no ability for a Council within a sub-region to refuse to allow contributions received through the Scheme, to be used within its LGA.
  - The Scheme lacks any requirement to consider the proportion of social and affordable rental housing already existing within an LGA, and the financial impact and further burden that additional (disproportionate) affordable rental housing within an LGA will have on its rate payers and the community.
- It is therefore recommended that Council not adopt the Regional Scheme and instead prepare its own scheme due to the increased flexibility this provides to Council in both setting the contribution rate and managing the financial impacts of Affordable Rental Housing on the community.

# **Purpose**

The purpose of this report is to advise Council on the draft Western Sydney Regional Affordable Housing Contribution Scheme (draft Regional Scheme) and recommend that Council utilise this draft Regional Scheme to inform our local approach.

# **Background**

Council adopted the Campbelltown Local Housing Strategy (LHS) at its meeting of 29 September 2020 and forwarded it to the (then) Department of Planning and Environment (DPE) for approval.

Conditional approval of the LHS was given by DPE on 8 July 2021. DPE issued an amended conditional approval on 12 April 2022. The conditions of approval require the preparation of an Affordable Rental Housing Contribution Scheme.

On 10 May 2022 Council considered the DPE approval (as amended) and resolved to prepare an updated Campbelltown LHS 2041 as required by the DPE conditions. Council also endorsed participation in the preparation of an Affordable Housing Strategy guided by the Western Sydney Planning Partnership (WSPP).

Council adopted the LHS 2041 on 11 April 2023 and the LHS was forwarded to (DPE) for approval. Council staff are currently working with the Department on the finalisation of the conditions of the LHS 2041. It is not known if announcements about changes to planning rules for low and medium rise housing will impact the approval of the LHS 2041. It is expected that if/when the LHS 2041 is approved it will continue to be conditional upon the preparation of an affordable housing contributions scheme.

The WSPP issued the 8 Western Sydney Councils that form the Western Parkland City and comprise of Penrith, Wollondilly, Camden, Fairfield, Blue Mountains, Liverpool, Hawkesbury, Campbelltown along with Blacktown Council with information packages that included Councillor briefing presentations and Council report templates for the adoption of the draft Scheme to be reviewed and considered by each Council.

# Western Sydney local councils working together

The establishment of the Western Sydney Planning Partnership (WSPP) was a council-led initiative in the 2018 Western Sydney City Deal. WSPP is a vehicle for local councils to work at a regional level with state agencies to deliver outcomes through a collaborative planning approach. Each Western Sydney Council is represented on the WSPP Partnership Control Group by its Planning Director or a nominated representative, who oversee joint project delivery.

One of the key projects for the WSPP since 2022 has been working with Western Sydney Councils and DPE (now DPHI) to prepare a regional affordable housing contribution scheme for the Western Parkland City Councils (Blue Mountains, Camden, Campbelltown Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly) and Blacktown City Council. This continues the strong and lengthy tradition of local government in Western Sydney working together to address key challenges for the region. While the WSPP has prepared the Regional Scheme, it is now up to each Council to consider how the Regional Scheme would apply to them and make their own decision on whether or not to progress the Regional Scheme.

# Requirement to prepare affordable housing contribution scheme

Affordable housing is critical social infrastructure and is essential for social equity and sustainability, and to support the economy and growth of the region, yet housing in Western Sydney has become increasingly unaffordable for many people, including for the key workers needed to sustain Western Sydney's productivity. If the shortfall in affordable housing is not addressed, the number of Western Sydney households in need of affordable dwellings is projected to increase from 82,700 households in 2021 to 129,000 households in 2041.

Affordable Rental Housing targets are set out in the Greater Sydney Region Plan - A Metropolis of Three Cities and the Western City District Plan, both published in 2018 by the then Greater Sydney Commission. These documents provided indicative affordable housing targets of 5-10 per cent of new residential floorspace, and the District Plan included an action for Councils to prepare an Affordable Housing Rental Housing Scheme.

As a result, all Western Parkland City Councils (and Blacktown) have been required by DPHI to prepare an Affordable Housing Contribution Scheme (draft Scheme) as part of their assurance requirements for their Local Housing Strategies. The preparation of a draft Scheme by Councils is enabled by State Policy (the Housing SEPP), which identifies a need for affordable housing across NSW.

Having regard to the additional resourcing required for Councils to prepare and administer their own individual schemes, and potential benefits of working on a regional basis, the WSPP developed a potential draft Regional Scheme in partnership with Council staff and DPHI.

DPHI has confirmed that if Councils adopt the Regional Scheme in their LGA they will meet their Local Housing Strategy assurance requirements, however a Council is also able to satisfy this requirement by preparing its own contribution scheme.

# Report

# Development of a draft Regional Affordable Housing Contribution Scheme

The draft Regional Scheme is based on expert advice and economic impact modelling provided by SGS Economics and Planning, which considered options for the application of a contribution scheme in Western Sydney and recommended the preferred option of a low rate that is applied broadly to development based on identified need for affordable housing across the region. As both residential and non-residential development contributes to the need for affordable rental housing, the draft Regional Scheme is broadly applied to both land uses, with a delayed implementation of 3 years (commencing March 2027) to manage economic impacts through advance notice to the market.

Generally speaking, the draft Regional Scheme proposes a low-rate affordable rental housing contribution calculated generally at 1.5 per cent of total floor space or developable area for new residential subdivision and new residential development to be imposed as a condition of development consent. The draft Scheme includes a reduced rate for major non-residential development of 0.3 per cent based on economic advice provided by Hill PDA. This low rate supports the intent to attract jobs growth to Western Sydney, while recognising the need generated for affordable rental housing by essential workers necessary for commercial and industrial development.

The draft Regional Scheme excludes certain types of development from making a contribution, including social and affordable rental housing developments and other forms of specialised accommodation such as seniors housing, group homes, hostels and boarding houses. The draft Scheme applies to new development and excludes replacement dwellings and small-scale alterations and additions, which would not be required to make a contribution. The draft Regional Scheme only applies to large non-residential development over 1,000 m<sup>2</sup> GFA, which ensures the draft Regional Scheme does not apply to small local businesses.

WSPP commissioned legal advice in 2023 to inform the development of the draft Regional Scheme, which has confirmed that the approach is within the legislative framework. This legal advice has also assisted in resolving several other operational questions in relation to the design of the Regional Scheme. The advice has been circulated to council staff for information but is not attached to this report as it is confidential.

The draft Regional Scheme does not preclude the opportunity for each Council to consider adopting their own or additional affordable housing contributions, as part of future precinct planning or planning proposals. This may be appropriate where land is rezoned for greater density and can reasonably contribute a higher proportion of affordable rental housing. This, however, is not part of the draft Regional Scheme and would be in addition to the rates in the draft Regional Scheme being exhibited, if the Council was to adopt them.

The draft Regional Scheme is supported by an updated evidence base including a housing needs assessment evidence base (attachment 4). This demonstrates that housing affordability in Western Sydney has declined significantly in recent years and clearly establishes the need for the provision of affordable rental housing.

# **Economic impact of scheme**

Expert economic and property consultants, Hill PDA were engaged by the WSPP to undertake a review of the proposed contributions and to test the economic impact of the draft Regional Scheme to ensure the draft Regional Scheme is designed to not unreasonably affect the economic viability of development (attachment 5).

The design of the draft Regional Scheme to ensure its implementation is viable has incorporated the recommendations of the HillPDA report. As a result, the approach includes setting a low rate (1.5 per cent equivalent of residential GFA and 0.3 per cent of non-residential GFA) and staging its introduction to be 3 years from the date of the exhibition (to ensure clear information is available to the market). The rates in the draft Regional Scheme are less than the affordable housing contributions in other parts of Sydney, including in the City of Sydney where contributions are 3.0 per cent for residential development and 1.0 per cent for non-residential development.

# **Delivery of affordable housing**

The draft Regional Scheme would require monetary contributions as a condition of development consent (and in certain cases the value of the contribution may be delivered inkind as land dedications). Contributions have been monetised with rates that differ between LGAs to account for the regional differences in floorspace value.

The estimated affordable rental housing supply to be created through the draft Regional Scheme and distribution approach (that leverages Federal Government financing and other land resources) is 6800 dwellings equivalent over a 10 year period (4800 if partially implemented).

The draft Regional Scheme is accompanied by a detailed draft Distribution Plan (attachment 3), which sets out the process for the delivery of affordable rental housing. A key element articulated within the Distribution Plan is to minimise any ongoing burden on local councils for the delivery of affordable housing, and managing affordable rental housing, or the assets management, maintenance or renewal.

This includes encouraging the proportionate distribution of affordable rental housing across a subregion relative to the quantum of contributions collected per LGA. However, details around this are still of concern as centres like Penrith, Blacktown and Campbelltown, within their own sub-regions, are very open to being subject to significant pressure to accept a very high proportion of all affordable rental housing product under the Scheme, due to their relative attractiveness to Community Housing Provider (CHP) developers compared to the other members within the respective sub-region. The Regional Scheme does not include sufficient protections to ensure one LGA within a sub-region is not unfairly burdened with all or most of the affordable rental housing projects financed under the draft Scheme within that sub-region.

Key elements of the draft Distribution Plan are:

- Affordable rental housing will be for very low, low, moderate-income households, and be provided at below private market rental levels to reduce housing related financial stress.
- Opportunity to pool contributions across four sub-regions of Western Sydney LGAs to increase scale and flexibility for delivery of affordable housing. Campbelltown, Wollondilly and Camden councils are allocated to the Macarthur sub-region.
- Partnership proposed with DCJ to lead a competitive commissioning process and establish legal agreements for affordable rental housing.
- Delivery by the expert not-for-profit housing providers, including registered community housing and state government housing providers.
- Commissioning process leverages Commonwealth government affordable housing financing and housing provider land assets to increase quantity of affordable rental housing supply.
- Delivery of affordable housing will also be assessed against locational criteria which prioritise locations that are accessible and have an identified affordable housing need.
- Affordable rental housing projects are to prioritise the location of dwellings in accordance with the following criteria:
  - o locations with high numbers of very low, low and moderate income employees, such as service centres or 'keyworker' precincts (e.g., hospitals);
  - o areas well-serviced by public transport, being no more than 800 m from a train station or 400 m from a bus stop, unless it can be demonstrated that other suitable transport options are available or will be available in the future;

- areas with access to open space and social infrastructure (including schools, libraries, and community centres) or proposed social infrastructure and open space; and
- o avoidance of highly constrained areas or areas subject to significant environmental hazards, including high flood and significant bush fire risk.

**Note:** It is clear that compared to Camden and Wollondilly, Campbelltown's hospital, public transport, open space, high schools and social infrastructure generally would result in a higher concentration of affordable housing being provided in the Campbelltown LGA.

- The commissioning process is to account for the proportion of affordable housing contributions collected at the individual LGA-level across sub-regions.
- Locational priorities at a sub-regional level, must also have regard to the extent to which
  affordable rental housing is delivered equitably across each of the participating local
  councils based on the quantum of affordable housing contributions each local council
  contributes to the sub-regional pool.
- Housing providers are to own, manage and renew dwellings as affordable rental housing in perpetuity.

The detailed proposed commissioning process for the delivery of affordable housing is included in the draft Distribution Plan, which supports the draft Regional Scheme.

The draft Distribution Plan would be an operational policy for distribution of the contributions collected under this draft Regional Scheme. If changes are needed, the draft Distribution Plan requires the amendments to be agreed by formal resolution of all participating local councils.

Each Council would collect and manage the contributions paid within their LGA. Each Council will need to maintain a separate restricted fund for affordable housing contributions.

The Regional Scheme proposes that housing delivery would be with Not for Profit (NFP) (community and government) housing providers, ownership would be transferred to the NFP provider (so that local councils are not taking on housing asset management responsibilities and costs, and with a requirement that the affordable rental housing be provided in perpetuity (noting some flexibility in renewal and redevelopment of stock in the long term with retention of the same amount of affordable housing).

Transferring asset ownership also allows, for example, the community housing providers to seek additional low-cost financial support from the Commonwealth Government to part-finance projects.

Discussions are underway between WSPP and the Department of Communities and Justice (to be Homes NSW) on establishing a partnership for them to lead a regional mechanism for disbursement of funds to NFP providers using a competitive commissioning process.

The affordable housing contributions collected by each council would be managed by the individual council and released into an affordable housing project that has been approved by the DCJ and is located within the boundaries of the sub-region. The commissioning of the release of affordable housing contribution funds and affordable housing delivery would be the responsibility of the DCJ. The actual expenditure on the provision of affordable rental housing

projects within each Council area may therefore not be the same as the contributions collected from the Council area.

The commissioning process would involve DCJ calling for expressions of interest from eligible affordable housing providers. An evaluation panel for each sub region would be established to select which eligible housing providers would be asked to deliver affordable housing in that subregion. Given Campbelltown's better access to medical facilities, including Campbelltown Hospital, and better access to public transport it is of concern that a disproportionate share of the sub-region's affordable rental housing, will be delivered within the Campbelltown LGA under this Regional Scheme.

# **Proposed Public Exhibition**

If the Regional Scheme is supported by Council, along with other participating Western Sydney Councils, then it would be necessary to undertake the public exhibition of the draft Regional Scheme. Council's strategic land use planning team would be responsible for managing the exhibition process for Campbelltown City Council. The WSPP would support the public exhibition process by providing technical assistance with enquiries, as required, and through preparation of exhibition materials and factsheets.

# A Regional Approach to Statutory Adoption

The draft Regional Scheme would need to be adopted by each Council for it to come into effect in their LGA.

The draft Regional Scheme would need to be adopted by all participating local councils prior to progressing the statutory amendment process to include the affordable housing contribution rates in their respective LEPs.

WSPP is working with DPHI to finalise the statutory implementation mechanism for all councils who agree to adopt the Scheme. This is likely to occur through a process whereby DPHI will prepare an amending SEPP to amend all LEP's at the same time. This is an efficient mechanism to amend the LEPs instead of each participating council needing to progress individual planning proposals to amend their individual LEPs.

The alternative statutory implementation option for non-participating councils would be for that council to progress an individual Planning Proposal following adoption of the draft Scheme.

It should be noted that the Scheme may need to be exhibited again as part of any statutory amendment process (amending SEPP or planning proposal process) as part of formal consultation requirements. Subject to the Council's endorsement of the public exhibition, further details of this process will be confirmed in the post exhibition report to the Council.

Campbelltown City Council, along with all other participating councils, has the option to adopt the draft Regional Scheme in part or in full, or for the draft Regional Scheme to not apply in the Campbelltown LGA.

If Council chooses not to opt-in to the Regional Scheme, Council will be required to prepare a stand-alone Affordable Housing Contribution Scheme to meet DPHI assurance requirements and approval conditions for the Campbelltown Local Housing Strategy.

# An Alternative Approach to the Regional Scheme

There is nothing in the approval or assurance for Council's Local Housing Strategy that binds Council to the Regional Scheme. Council is able to instead prepare its own affordable housing contribution scheme. The requirement is that Council prepare a scheme, not that it participate in the Regional Scheme.

There are some benefits to Council preparing its own scheme, including greater control over the actual content of the scheme and being able to adjust the scheme in future, if required or desired, without reference to other Councils, which would provide greater flexibility and a greater ability to change the scheme in a timely manner without the burden of having to consult and align with every other Western Sydney Council.

# **Financial implications**

Developing an individual LGA-level Affordable Housing Contribution Scheme would require council funding/resources, including a requirement for an evidence base and individual scheme development, and viability testing.

There are administrative savings to councils in participating in a regional collaboration with other local councils for the preparation of, and adopting the Regional Scheme prepared with the assistance of the WSPP. The Regional Scheme also reduces the cost burden of managing and owning affordable housing assets, whilst ensuring affordable rental housing is provided in their LGAs in-perpetuity.

The draft Regional Scheme however would have a financial impact on Council's rate base, with some Councils more impacted than others, as a result of the exemptions available to CHP affordable rental housing projects from paying land rates.

Presently, affordable housing schemes once built need to be managed by a Community Housing Provider. The liability for payment of land rates is aligned with ownership type and the use of the property. If the landowner is a CHP and the land is used for affordable housing, then the property will be land rate exempt. The consequence of this is that the cost of lost income from rates, will be required to be redistributed across all other ratepaying landowners as an additional rating burden. Under the provisions of the *Local Government Act 1993* land rate revenue is lost in the year the exemption is granted. The exemption amount would be redistributed as an increase to the amount payable by the remaining ratepayers in future years. In the Campbelltown LGA there are 123 properties currently exempt from land rates resulting in a revenue redistribution across existing ratepaying landowners to the amount of \$185,000 each year. It is of a high concern that the draft Regional Scheme over time will lead to an increase in the number of properties that are land rates exempt, and therefore an increase in land rates applied to the remaining ratepayers.

Where the CHP affordable rental housing projects are delivered disproportionately within one LGA of a sub-region, the financial burden of the Regional Scheme (through the redistribution of rates) will apply disproportionately and unfairly to the ratepayers of that LGA. It is considered that the Regional Scheme would have this negative financial impact on Campbelltown ratepayers.

# **Potential Development implications**

It is currently unknown how the eligibility criteria will be set by the DCJ. Where the DCJ has made a decision to approve an affordable housing development, it is expected that under the Scheme, a council will have limited power to reject a development that has been declared as eligible by the DCJ.

Further to the above, concern is raised on the potential for a lack of equitable distribution of funding and affordable housing across the subregion and the consequence of overly burdening the existing ratepayers in one LGA with higher rates. In other words, an unwanted/unnecessary concentration of affordable/social housing in one area of the subregion.

There is a real concern that given the infrastructure and services currently available within the Campbelltown LGA, Campbelltown could be inundated (relatively speaking) with eligible affordable housing developments on behalf of the subregion.

#### Conclusion

The draft Regional Affordable Housing Contribution Scheme seeks to introduce affordable housing contributions for new development and provides a regional approach in Western Sydney that will assist in addressing housing affordability pressures and ensure that the growth in the region directly contributes to the increasing community need for affordable housing.

There has been some concern that the introduction of an additional levy within the Campbelltown Local Government Area would impact on the feasibility of industrial, commercial and residential development. To reduce this impact, it the implementation of the draft Regional Scheme would be delayed for 3 years.

There are real and unresolved concerns relating to the financial impacts on ratepayers within a Local Government Area as a consequence of a disproportionate volume of affordable rental housing projects, particularly in Local Government Areas where there is already a high level of housing and mortgage stress.

It is recommended that Council not adopt the draft Regional Scheme and instead uses the work undertaken by the Western Sydney Planning Partnership to prepare our own Scheme that better addresses the concerns detailed in this report.

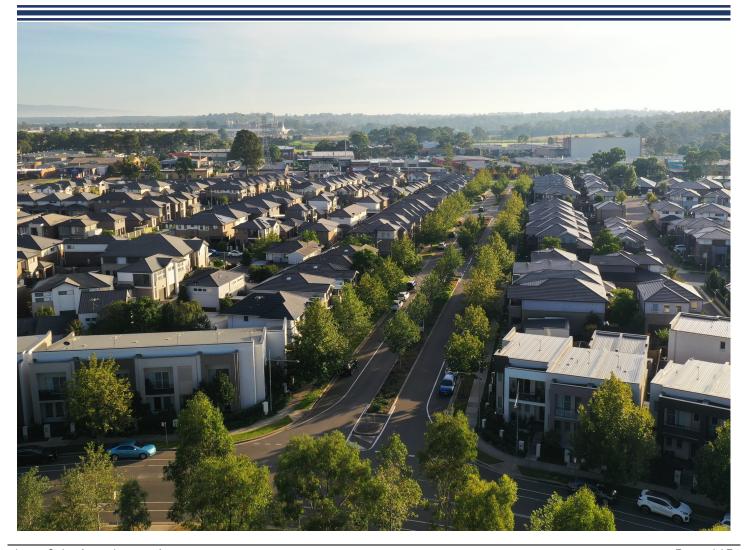
# **Attachments**

- 8.4.1 Draft Affordable Housing Scheme (contained within this report) 4
- 8.4.2 Letter from the Department Planning and Environment on the Local Housing Strategy Assurance Requirements (contained within this report) 4
- 8.4.3 Draft Regional Affordable Housing Contribution Scheme Distribution Plan (contained within this report) .
- 8.4.4 Evidence Base for the Western Sydney Affordable Housing Strategy (due to size) (distributed under separate cover)
- 8.4.5 HillPDA Economic Testing Report (distributed under separate cover)



# WESTERN SYDNEY REGIONAL AFFORDABLE HOUSING CONTRIBUTION SCHEME

# DRAFT





#### **WESTERN SYDNEY**

#### DRAFT REGIONAL AFFORDABLE HOUSING CONTRIBUTION SCHEME

November 3, 2023

# **Acknowledgement of Country**

The Western Sydney Planning Partnership acknowledges more than 60,000 years of continuous Aboriginal connection to the land that makes up NSW.

We acknowledge and pay our respects to the traditional custodians of Country within Western Sydney. As part of the world's oldest living culture, the traditional Aboriginal owners and custodians share a unique bond to this Country — a bond forged through thousands of years of travelling across lands and waterways for ceremony, religion, trading, and seasonal migration.

We acknowledge that Western Sydney is home to the highest number of Aboriginal people of any region in Australia, and that the primary Aboriginal custodians with obligations for Country and connection to this place for many generations including the Dharug/Darug,

Dharawal/Tharawal, Gundungurra/Gandangara, and Darkinjung.

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# 1 INTRODUCTION

# 1.1 Purpose

This Regional Affordable Housing Contribution Scheme (the Scheme) sets out how, where, and at what rate development contributions are collected by Councils for affordable housing in Western Sydney.

This Scheme was adopted by XX Council on XX and came into effect on 31 March 2027.

The Scheme has been prepared in accordance with the requirements of Section 7.32 of the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy (Housing) 2021.* 

# 1.2 Objectives

The objectives of this Affordable Housing Contribution Scheme are to:

- Recognise the need for affordable rental housing to support sustainable and diverse communities and long-term economic growth in Western Sydney.
- Recognise affordable rental housing as critical infrastructure to support a sustainable and diverse community and local economy
- Ensure that affordable rental housing is provided for very low to moderate income households in Western Sydney
- Ensure there are opportunities for very low to moderate income earners, particularly key workers, to live in the community in which they are employed.
- Facilitate opportunities for government and community housing providers (CHPs) to supply affordable rental housing within Western Sydney.
- Outline the requirements for making a contribution for affordable housing in accordance with an environmental planning instrument.
- Establish a subregional approach to the pooling and allocation of affordable housing contributions across Western Sydney.

# 1.3 Where does the scheme apply?

The Scheme applies to the following Local Government Areas:

- Blacktown
- Blue Mountains
- Hawkesbury
- Fairfield
- Liverpool
- Penrith
- Camden
- Campbelltown
- Wollondilly

<sup>1</sup> Regional Affordable Housing Contribution Scheme | DRAFT



The Scheme applies to residential subdivision, new residential development and major non-residential floorspace across the Western Sydney councils shown in **Figure 1**.

The Scheme applies to all land zoned under a Local Environmental Plan (LEP) or Interim Development Order (IDO) within each LGA.

The scheme also applies to land zoned under the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and State Environmental Planning Policy (Precincts – Central River City) 2021.



Figure 1 Map showing application of Western Sydney Affordable Housing Contribution Scheme

2 Regional Affordable Housing Contribution Scheme | DRAFT



# 1.4 Amending this Scheme

Amendment to this Scheme will generally require amendment to LEPs that directly refer to this Scheme as dated.

Amendments and/or updates to the information provided at the appendices may occur from time to time and will do not require an amendment to LEPs.

Regional Affordable Housing Contribution Scheme | DRAFT



# 1.5 Definitions

Terms used in this Plan are defined below:

Term	Definition in this scheme		
Act	Environmental Planning and Assessment Act 1979		
Affordable housing	Defined by the <i>Environmental Planning and Assessment Act</i> 1979 as "housing for very low-income households, low-income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument".		
Affordable rental housing / dwellings	Affordable rental housing is defined in this Plan as affordable housing that is owned and managed by government (including local government) or a registered CHP and rented to very low, low or moderate income households a combination of households.		
Affordable housing contribution	Affordable housing contribution means the percentage of the gross floor area required as affordable housing under the Affordable Housing Contribution Scheme.		
Community Housing Provider (CHP)	Includes any organisation or entity in the National Regulatory System for Community Housing (NRSCH).		
Contribution rate	Contribution rate means the contribution rate that is used in the calculation of the monetary contribution for a relevant development and is adjusted to take into account indexation.		
Distribution Plan	A plan supplementing this Scheme providing details about the process for allocation or transfer of contributions, including criteria for selection of one or more community housing providers to receive funding or property.		
Development application	on References to 'development applications' in this Plan refer to both development applications and any application for the modification of a development consent.		
Gross Floor Area (GFA)	As defined by the Standard Instrument – Principal Local Environmental Plan:		
	gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—		
	<ul><li>(a) the area of a mezzanine, and</li><li>(b) habitable rooms in a basement or an attic, and</li><li>(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—</li></ul>		
	<ul> <li>(d) any area for common vertical circulation, such as lifts and stairs, and</li> <li>(e) any basement—</li> <li>(i) storage, and</li> <li>(ii) vehicular access, loading areas, garbage and services, and</li> </ul>		

<sup>4</sup> Regional Affordable Housing Contribution Scheme | DRAFT



(f) plant rooms, lift towers and other areas used exclusively for mechanical
services or ducting, and
(a) car parking to most any requirements of the consent authority (including

- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above

#### **Housing SEPP**

State Environmental Planning Policy (Housing) 2021

# Local Environmental Plan (LEP)

Reference to an LEPs in this Plan also apply to any LEP that replaces it, so long as the affordable housing provisions remain substantially unamended.

# Net Developable Area (NDA)

Net Developable Area (NDA) means the total area of land measured in hectares but excludes the following:

- Land to be dedicated or reserved for a public purpose.
- Land to be dedicated for public roads.
- Land that is to be a residue lot.

# Very low to moderate households

As referenced in State Environmental Planning Policy (Housing) 2021, very low to moderate income households are those households whose gross incomes fall within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW:

Very low-income household < 50% Low-income household 50% -80%

Moderate income household 80% to 120%.

NSW Ministerial Guidelines provide the details of these income thresholds.

#### Subregion

A subregion refers to a sub-grouping of Western Sydney councils which share a boundary, to be used as the basis for pooling and allocating affordable housing contributions at a subregional level.

<sup>5</sup> Regional Affordable Housing Contribution Scheme | DRAFT



# 1.6 Legislative basis for affordable housing contributions

This Plan applies in accordance with the requirements in the *Environmental Planning and Assessment Act 1979* (the Act) that allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument.

The State Environmental Planning Policy (Housing) 2021 recognises that all local government areas within NSW are areas where there is a need for affordable housing.

Section 7.32(1) Act requires that a contribution requirement may only be applied to a development application where:

- (a) the consent authority is satisfied that the proposed development will or is likely to reduce the availability of affordable housing within the area; or
- (b) the consent authority is satisfied that the proposed development will create a need for affordable housing within the area; or
- (c) the proposed development is allowed only because of the initial zoning of a site, or the rezoning of a site; or
- (d) the regulations so provide.

Condition (a) is met because all new development in Western Sydney will reduce the availability of affordable housing.

As residential development occurs without replenishment of social and affordable housing, the proportion of dwellings available at affordable rates will be reduced.

As jobs growth occurs in Western Sydney, a proportion of the new working population will form part of a very low to moderate income household. As competition for affordable housing options increases, the overall availability of affordable housing will decrease. Given the substantial demand for and gap in affordable housing in Western Sydney, any decrease in the availability of affordable housing will increase the need for affordable housing.

Condition (b) is met because all development creates a need for affordable housing in Western Sydney.

New residential development is likely to increase the costs of housing making it unaffordable for low-income households. As development occurs across Western Sydney, the proportion of dwellings available at affordable rates, either via social/affordable housing or private market rental, will reduce without intervention. Therefore, the proportion of households living in housing stress is also likely to increase.

There are also substantial economic impacts where affordable housing cannot be accessed close to employment. As residential growth occurs in Western Sydney, demand for services in which low-income workers and key workers are employed will increase – this includes childcare workers, teachers and police officers. There is a need to ensure some affordable housing is available to accommodate key workers and people on low incomes working in these services – such as cleaners, hospitality staff and administrative staff.

Appendix A provides additional analysis of the need for affordable housing in Western Sydney.

6 Regional Affordable Housing Contribution Scheme | DRAFT



# 1.7 Affordable housing need in Western Sydney

Housing is critical to basic human needs for shelter, security and connection within communities. The availability of a suitable range of housing is vital to the efficient, equitable, prosperous and sustainable functioning of a community.

When not enough affordable housing is available, housing stress occurs. This can limit the security of people's living arrangements and prevent households from living and working locally and independently. This has the potential to undermine Western Sydney's core economic and social strengths, inhibiting both productivity and liveability.

Despite providing lower average housing costs than other parts of Sydney, research by Wentworth Community Housing, amongst others, identify high rates of rental stress amongst renting households in Western Sydney. In recent years, the costs of buying and renting in Western Sydney have increased at a faster rate than household incomes.

Homelessness has also increased significantly in Western Sydney since 2011, at a significantly greater rate than the state and national increases.

Offering more housing choices, including housing that is affordable for very low to moderate income households is needed to support a socially diverse and inclusive community and to help the local economy function, for example by ensuring sufficient workers are available for local businesses.

In recent decades, continued escalation in house prices and rents across Western Sydney has made it difficult for very low to moderate income households to find housing that is affordable, resulting in increased levels of households in housing stress.

Housing stress amongst renters has increased significantly with an extreme escalation in rents in Western Sydney since late 2021 with increases of approximately 25 to 30 per cent as shown in **Figure 2**. This demonstrates the increasing need for affordable rental housing across Western Sydney.

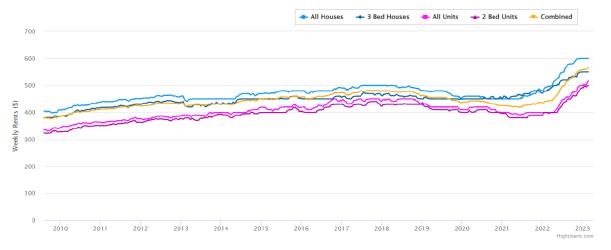


Figure 2 Rental prices 2010 to 2023 in Western Sydney (Source: SGS and SQM Research 2023)

<sup>7</sup> Regional Affordable Housing Contribution Scheme | DRAFT



SGS estimates that 82,700 households in Western Sydney are in rental stress, homeless, or currently living in social and affordable housing.

This represents 16.2 percent of all Western Sydney households.

SGS projects that households in rental stress or in need of housing assistance will increase significantly between 2021 and 2041 and without any intervention, the number of households in housing stress or in need of housing assistance in Western Sydney could rise from 82,700 in 2021 to 129,000 in 2041. This is an increase of 46,300 households in housing stress in Western Sydney.

Key indicators demonstrating need in Western Sydney for affordable housing:

- Western Sydney is identified as having a need for affordable housing (as demonstrated in the Housing Needs Evidence Base at Attachment A);
- There is unmet demand for social and affordable housing in Western Sydney and this is increasing;
- Over 16 per cent of very low to moderate income households are in housing stress;
- Very low to moderate income households are being displaced because of the lack of affordable housing in Western Sydney;
- There is a growing demand for affordable housing with an additional 46,000 households projected to be in housing stress or need to housing assistance by 2041.
- It is difficult for key workers to meet their housing needs and find affordable housing close to their place of work;
- Very low to moderate income households cannot afford to purchase or rent housing in Western Sydney with rental prices escalating by almost 30 per cent over the past two years;
- The amount of affordably priced housing is declining, and this is expected to continue as new development occurs; and
- There is a mismatch between the stock profile and household size, with increasing need for smaller homes to meet the increasing number of lone person households in housing stress.

Specific interventions are therefore needed to ensure that a diversity of housing, including affordable housing is provided.

The evidence base prepared to support this Scheme is provided at **Appendix A**.

# 1.8 Relationship to other affordable housing provisions

This scheme does not apply to land that is subject to an existing affordable housing contribution scheme, or where there is a requirement for development to make an affordable housing contribution under an environmental planning instrument. This includes:

- Land subject to the Glenmore Park and Orchard Hills North Affordable Rental Housing Contributions Scheme adopted by Penrith Council on 20 March 2023.
- Development subject to the provisions of Part 8 Clause 8.4 'Affordable housing in area B' of the Campbelltown Local Environmental Plan 2015 in the Glenfield Precinct.
- Development subject to the provisions of Clause 6.12 'Affordable Housing' in Appendix 10 Appin (Part) Precinct Plan of State Environmental Planning Policy (Precincts- Western Parkland City) 2021.

<sup>8</sup> Regional Affordable Housing Contribution Scheme | DRAFT



# 1.9 Affordable housing principles

The Housing SEPP, at section 15, provides guidance about key considerations for how affordable housing resulting from a contribution requirement is to be provided. This Scheme provides 'affordable housing principles' that are derived from these considerations.

The affordable housing principles for Western Sydney are:

- (a) Affordable housing must aim to create mixed and balanced communities.
- (b) Affordable housing must be created and managed so that a socially diverse residential population, representative of all income groups, is developed and maintained in a locality.
- (c) Affordable housing must be made available to very low, low and moderate income households, or a combination of the households.
- (d) Affordable rental housing is to be rented to these households at rates no greater than 30% of their household income.
- (e) Affordable rental housing must be provided in locations with access to public transport, services, shops and facilities.
- (f) Affordable housing must be managed to maintain its continued use for affordable housing in perpetuity.
- (g) Affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area.

<sup>9</sup> Regional Affordable Housing Contribution Scheme | DRAFT



# 2 AFFORDABLE HOUSING CONTRIBUTIONS

This Section describes the type of development that the Scheme applies to, how an affordable housing contribution may be satisfied, the equivalent monetary contribution amounts for the contribution rates, and how the contribution will be applied in the development application process.

# 2.1 What development does the Scheme apply to?

This Scheme applies to residential development, residential subdivision that results in a final lot for residential development, and major non-residential development.

Major non-residential development is defined as non-residential development with a gross floor area of 1,000sqm or greater.

A contribution under this Scheme is required for development for which a complying development certificate is issued if it would be required when development consent is granted for the development.

# 2.2 Development that is exempt from making a contribution

The Scheme does not apply to the following types of development:

- Social and affordable housing and other specialist accommodation comprising:
  - Social housing
  - Affordable housing
  - Seniors Housing
  - Boarding houses
  - o Group homes
  - o Hostels
- Non-residential development with a gross floor area less than 1,000sqm
- Community facilities
- Replacement dwellings (i.e., knock down and rebuild on an existing lot)
- Residential alterations and additions that do not result in more than 200sqm of additional floor space
- Change of use/ replacement development that does not result in additional floorspace
- Super lot subdivision that does not result in the creation of a final residential lot (i.e., subdivision for the purpose of further subdivision, subdivision for a public purpose, or a residue lot).
- Subdivision that does not result in the creation of an additional lot (i.e., boundary adjustment).

Where development has already been subject to a condition and payment of a contribution in accordance with this Scheme for the subdivision of the land, a subsequent contribution for a dwelling house on the lot is not required. Refer to Section 2.9 for further detail.

<sup>10</sup> Regional Affordable Housing Contribution Scheme | DRAFT



## 2.3 Contribution rates

Affordable housing contribution rates provided in this Scheme are in addition to other contributions, including local infrastructure contributions (s7.11 or s7.12), state and regional infrastructure contributions.

The rates of affordable housing contributions required under this Scheme are as follows:

- 1.5% of the total floor space that is to be used for residential uses
- 1.5% of the net developable area of land subject of a residential subdivision to create a final lot for development.
- 0.3% of the total floor space to be used for non-residential uses.

For residential development and non-residential development, the contribution is to be calculated only on the floor space to which the development application directly relates.

If a building includes both residential and non-residential floorspace (for example a mixeduse development), the gross floor area of any common area (such as a common foyer) is to be included in the gross floor area of the non-residential component.

The contribution may be satisfied by making an equivalent monetary contribution in accordance with Section 2.4 of this Scheme. In limited circumstances, a contribution may be satisfied by the dedication of land in accordance with Section 2.5 of this Scheme.

As a condition of development consent all eligible development must contribute to affordable housing according to the rates provided in the Scheme.

Contributions must meet the following requirements:

- All contributions must be satisfied by making a monetary contribution (except as provided by Section 2.5).
- A contribution is to be calculated in accordance with the requirements of this section.
- In all instances Council will require evidence that the condition of consent has been satisfied prior to the granting of a Construction Certificate or Subdivision Certificate.
- In circumstances where no construction certificate is required, evidence that the condition
  of development consent relating to affordable housing will be or has been met will be
  required by the City before commencement of use/occupation.

# 2.4 Satisfying a contribution requirement - monetary contribution

This Scheme requires affordable housing contribution requirements to be satisfied by monetary contribution.

The equivalent monetary contribution rate for residential development, residential subdivision, and non-residential development in each LGA is provided in the **Table 1** below.

Table 1 Contribution rates by LGA and development type

Location	Residential	Residential	Non-residential
	development per	subdivision per	development per
	sqm/GFA	ha/NDA	sqm/GFA
Blacktown	\$102	\$210,000	\$20

<sup>11</sup> Regional Affordable Housing Contribution Scheme | DRAFT



Blue Mountains	\$105	\$170,000	\$21
Camden	\$118	\$220,000	\$24
Campbelltown	\$93	\$190,000	\$19
Fairfield	\$80	\$240,000	\$16
Hawkesbury	\$104	\$200,000	\$21
Liverpool	\$88	\$240,000	\$18
Penrith	\$96	\$200,000	\$19
Wollondilly	\$80	\$210,000	\$16

# 2.5 Calculating monetary contributions

Contributions are to be calculated for residential subdivision, residential development, and non-residential development in accordance with the approach set out below.

Further information on the monetary rates and the methodology for determining the equivalent monetary contributions is outlined in Hill PDA's *Economic Testing for Western Sydney* at Appendix B.

# Residential subdivision

The proposed monetary equivalent contribution for residential subdivision reflects average land value and is based on the Valuer-General land value reports for each LGA which are released every year. The equivalent monetary contribution has been calculated based on the average value of land in the LGA (total residential land value divided by the total number of residential properties). An average lot size of 500sqm was assumed to calculate the equivalent contribution rates per sqm of net developable area (NDA).

The affordable housing contribution to be paid by a residential subdivision is:

Affordable housing contribution = Affordable housing contribution rate (CR) x NDA

# Example 1

A development application in the Camden LGA for a residential subdivision of 100 lots with 5 hectares of land (NDA) will be calculated as:

5 hectares x \$220,000 (CR) =\$1,100,000 equivalent monetary contribution

Note: This is a simplified example for reference only.

Note: Based on a hypothetical subdivision of 100 lots with a minimum lot size of 500sqm.

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# Example 2

A development application in Hawkesbury LGA for a residential subdivision of 10 lots with 5,000sgm of land (NDA) will be calculated as:

0.5ha x \$200,000 (CR) =\$100,000 equivalent monetary contribution

Note: This is a simplified example for reference only.

Note: Based on a hypothetical subdivision of 10 lots with a minimum lot size of 500sqm.

## Residential floorspace

The rate for residential floorspace was determined to be based on the median strata dwelling price in the LGA. Rates for each LGA are included to allow consistency within the LGA, and to recognise the value differences in existing dwellings in each LGA.

The contribution rate (CR) provided in Table 1 was determined by multiplying the median strata dwelling price by 1.5% and dividing it by an approximation of average unit size.

The affordable housing contribution to be paid by a residential development is:

Affordable housing contribution = Affordable housing contribution rate (CR) x GFA

## Example 3

A development application in Liverpool LGA for the demolition of an existing building and construction of a residential flat building comprising 10,000sqm of residential floorspace will be calculated as:

10,000sqm (GFA) x \$88 (CR) =\$880,000 equivalent monetary contribution

Note: Existing floor area that is demolished and/or replaced is not 'credited' against the contribution requirement.

Note: This is a simplified example. No exemptions have been applied.

#### Example 4

A development application in Campbelltown LGA for the demolition of an existing building and construction of multi-dwelling housing comprising 2,250sqm of residential floorspace will be calculated as:

2,250sqm (GFA) x \$93 (CR) =\$209,250 equivalent monetary contribution

Note: Existing floor area that is demolished and replaced is not 'credited' against the contribution requirement.

Note: This is a simplified example. No exemptions have been applied.

# Non-residential floorspace

The equivalent monetary contribution for non-residential floorspace is based on the approach applied in the City of Sydney which adopts the principle that non-residential

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development would be seeking to acquire property elsewhere in the LGA and therefore benchmarks non-residential development against the median strata dwelling price in the LGA. The equivalent monetary contribution for non-residential development has been discounted by 80% of the median dwelling price.

This approach recognises the importance of the economic growth to the region, greater fluctuations in non-residential development land values and markets, and to ensure the equivalent monetary rate for non-residential is reasonable and does not exceed rates established in other areas of Sydney.

The affordable housing contribution to be paid by a non-residential development is:

Affordable housing contribution = Affordable housing contribution rate (CR) x GFA

## Example 5

A development application in Fairfield LGA for the addition of 1,500sqm of industrial floorspace to an existing industrial building. The existing building is 10,000sqm. The contribution will be calculated as:

1,500sqm (GFA) x \$16 (CR) =\$24,000 equivalent monetary contribution

Note: the contribution is calculated only on the floorspace subject to the DA and not existing floorspace on the site.

Note: This is a simplified example. No exemptions have been applied.

# Example 6

A development application in Penrith LGA for new retail premises comprising 3,500sqm of non-residential floorspace will be calculated as:

3,500sqm (GFA) x \$19 (CR) =\$66,500 equivalent monetary contribution

Note: Existing floor space that is demolished and/or replaced is not 'credited' against the contribution requirement.

Note: This is a simplified example. No exemptions have been applied.

Adjustments are made to the equivalent monetary contribution amount on an annual basis in accordance with this Scheme.

Council's websites will provide the current monetary contribution amounts as indexed.

# 2.6 Satisfying a contribution requirement – dedication of land

Land can only be contributed in lieu of a monetary contribution where it is evaluated by both DCJ and councils within the relevant sub-region as being suitable for the delivery of affordable housing, including in terms of location and supporting infrastructure, and where this is likely to deliver at least an equivalent affordable housing delivery outcome to that which would have been delivered through a monetary contribution.

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The dedication of land must be approved by both DJC and relevant councils and demonstrate consistency with the requirements and locational criteria for affordable housing as set out in the Distribution Plan.

The value of dedicated land dedicated should be equivalent to the monetary contribution calculated under this Scheme.

Subject to acceptance by DCJ and the relevant councils, the following is required to support the proposed dedication of land under this Scheme:

- Assess if the land to be dedicated meets the requirements of this Scheme and the Distribution Plan
- Calculate the equivalent monetary contribution payable
- Obtain an independent valuation of the land to be dedicated
- If the assessed land value is less than the equivalent monetary contribution, subject to approval by DJC and councils, pay the difference in monetary contribution, and
- If the assessed land value exceeds the equivalent monetary contribution, no offset or refund applies.

# 2.7 Refunds for demolition or changes in use

Local environmental plans require that the consent authority must not refund an affordable housing contribution to the applicant where there is a change in use or demolition of a building.

The demolition of a building, or a change of use, does not give rise to a claim for a refund of any contribution made under this Scheme.

# 2.8 Conditions of consent

Council will levy developer contributions for affordable housing via conditions of development consent. These conditions will require that the following details be provided as part of the lodgement of a Development Application:

- The total amount of residential floorspace to which an affordable housing contribution is applicable to.
- The total amount of residential net developable area on which an affordable housing contribution is applicable to (residential subdivision only).
- The total amount of non-residential floorspace to which an affordable housing contribution is applicable to.
- The relevant contribution rates.

A contribution requirement forms part of a development consent. Council will require evidence that the condition of development consent relating to affordable housing has been satisfied prior to the granting of any construction certificate or subdivision certificate.

In circumstances where no construction certificate is required, evidence that the condition of development consent relating to affordable housing will be or has been met will be required before commencement of use/occupation.

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# 2.9 Previous payment of contributions

Where development has already been subject to a condition and payment of a contribution in accordance with this Scheme for the subdivision of the land, a subsequent contribution for a dwelling house on the lot is not required.

However, where development is proposed that will increase the number of dwellings on the land (i.e., results in at least one additional residential dwelling), this Scheme applies to the additional residential development on the lot.

# 2.10 How to make a contribution

All land to which the Scheme applies to is required to provide contributions for affordable rental housing as a condition of development consent.

Payment will be by unendorsed bank cheque to the relevant consent authority (council) prior to issue of any construction certificate or subdivision certificate.

The procedure for making payment is available on Council's website.

All land to which the Scheme applies to is required to provide contributions for affordable rental housing as a condition of development consent.

Where a monetary contribution toward affordable housing is being made, the amount of the contribution will be specified in the conditions of development consent.

A monetary contribution required to be made under the Scheme is to be paid at the time specified in the condition.

This will generally be as follows:

- For development which involves subdivision, prior to the release of the subdivision certificate.
- For development which requires a construction certificate, the contribution must be
  paid prior to the release of the construction certificate. Where a development requires
  multiple construction certificates, Council will require payment prior to the release of
  the first construction certificate that relates to the development consent on which
  contributions were levied.
- If a staged development, affordable housing contributions must be provided at each stage.
- For works authorised under a complying development certificate, the contributions are
  to be paid prior to any work authorised by the certificate commences, as required by
  clause 156 of the EP&A Regulation.

The contributions will need to be updated at the time of payment to the most recent indexed values, in accordance with the indexation rates formula out in section 2.11.

# 2.11 Indexing monetary contribution requirements

The contribution amount will be based on the rates provided in Sections 2.3-2.4.

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These should be adjusted annually by Council, within one week of the first of March. Rates will be adjusted according to movement in the median price of dwellings in the LGA for residential and non-residential floorspace and land values for residential subdivision.

Median dwelling price data is published quarterly in the NSW Government *Rent and Sales Report, Table: Sales Price - Greater Metropolitan Region – Strata.* 

Land values are published annually in the NSW Valuer General's Report on NSW Land Values.

All monetary contributions should be indexed at the time of payment to ensure that they are reflective of these adjustments.

<sup>17</sup> Regional Affordable Housing Contribution Scheme | DRAFT



# 3 ADMINISTATION AND IMPLEMENTATION

# 3.1 Collection and management of funds

Each Council will collect contributions from development in accordance with this Scheme and will ensure that these funds, and any interest that is accrued, are used for the purpose of affordable housing including: the reasonable costs for the administration and review of the Scheme, and the reasonable costs for the administration of the commissioning process required to support the provision of affordable housing.

Each Council will retain ownership of contributions until they are transferred to an *eligible* affordable housing provider.

# 3.2 Sub-regional pooling of contributions for distribution

Distribution of contributions collected under this Scheme will be pooled for use across a subregional grouping of LGAs, instead of being limited to distribution in the source LGA.

These pooled contributions can be allocated to affordable housing projects located within the boundaries of the sub-region from which the contributions were collected, including in adjoining LGAs from where the contribution was collected.

This approach will allow sub-regional groups of local councils to gain economies of scale and greater flexibility in the delivery of affordable rental housing.

#### Sub-regional pooling of contributions

Section 7.33(2)(a) of the EP&A Act provides that a consent authority must use any monetary contributions for affordable housing "for the purposes of affordable housing in the area or an adjoining area". Adjoining areas, in this context, means neighbouring LGAs.

This allows affordable housing contributions to be allocated and distributed in adjoining LGA's. Where an LGA shares a boundary with another LGA, contributions can be pooled between these LGAs and allows these contributions to be managed and distributed at a subregional level.

The sub-regional groups of LGAs under this Scheme are shown in Figure 3 and comprise:

- Blacktown City and Hawksbury City Councils LGAs
- Blue Mountains City and Penrith City Councils LGA
- · Liverpool City and Fairfield City Councils LGAs, and
- Camden, Campbelltown City, and Wollondilly Shire Councils LGAs.

<sup>18</sup> Regional Affordable Housing Contribution Scheme | DRAFT

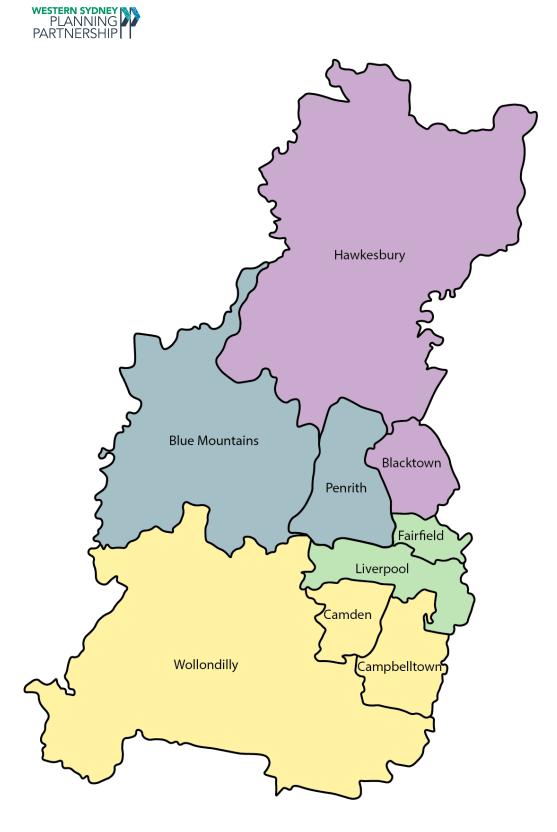


Figure 3 Sub-regional groupings of LGAs for 'pooling' of contributions for distribution

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# 3.3 Commissioning of affordable housing delivery

Each local council participating in the Scheme will enter into a partnership agreement with NSW Department of Communities and Justice to manage the commissioning process for eligible affordable housing providers.

A commissioning process will be established for each sub-region of LGAs as identified in the Distribution Plan.

This commissioning process will allow *eligible affordable housing providers* to submit Expressions of Interest to deliver affordable housing by utilising contributions that have been collected through this Scheme.

The timing for expressions of interest rounds for the commissioning process will be identified in the Distribution Plan.

The commissioning process for affordable housing delivery will prioritise the allocation of contributions on a competitive basis, based on assessment criteria, for evaluation of expressions of interest, which are identified in the Distribution Plan.

The commissioning of affordable housing will consider the principles for the location of affordable housing as set out in the Distribution Plan.

Transfer of contributions (including financial and/or land contributions) from a Council to an *eligible affordable housing provider* will be undertaken after the NSW Department of Communities and Justice has entered into a Community Housing Assistance Agreement (CHAA) or similar agreement with the provider following the commissioning process.

This CHAA will ensure that the funds will be used for Affordable Housing consistent with the requirements of this Scheme.

#### **Distribution Plan**

The detailed commissioning process for the delivery of affordable housing, consistent with the requirements outlined in this Scheme, is included in the non-statutory Distribution Plan.

The Distribution Plan will outline the operational policy for distribution of the contributions collected under this Scheme and may be amended from time to time.

Amendment of the Distribution Plan will require the amendments to be agreed by formal resolution of all local councils subject to the Scheme. The Distribution Plan will be made available electronically on Council's websites to accompany the Scheme.

# 3.4 Eligible affordable housing providers

Eligible affordable housing providers are defined in this section.

The following affordable housing providers will be eligible to submit expressions of interest, and be eligible to receive contributions as a result of the commissioning process:

- Tier 1 and Tier 2 registered community housing providers, as registered by the NSW Registrar of Community Housing at the time of commissioning
- Tier 3 registered community housing providers, as registered by the NSW Registrar of Community Housing at the time of commissioning, only where it is demonstrated that the development activity would be small-scale and low risk

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- 3. The NSW Government Aboriginal Housing Office (to be renamed Housing NSW)
- The NSW Government Land and Housing Corporation (to be renamed Housing NSW), or
- 5. The NSW Government Landcom.

# 3.5 Ownership and in-perpetuity provision of affordable housing

Ownership and ongoing management of the affordable housing dwellings constructed with contributions from this Scheme will be held by the *eligible affordable housing provider*.

The Community Housing Assistance Agreement (CHAA) will ensure that the affordable housing dwellings (or the equivalent number of dwellings created) are retained as affordable housing in perpetuity. The details of this agreement will be identified in the Distribution Plan.

# 3.6 Monitoring of Scheme

The Scheme will be reviewed at a minimum on a 5-yearly basis. Any amendments to the Scheme following this review should be made at this time.

Key considerations in any review may include:

- · Changes in market and economic conditions across the region.
- Performance of the Scheme, specifically the delivery of affordable rental housing supply. This will consider the number, size, quality, and location of dwellings that have been provided. It will also consider whether new dwellings have been provided in a manner that addresses identified housing need as well as the distribution of new housing within subregions relative to the individual contributions that have been received from each LGA.
- Whether affordable dwellings provided through the Scheme are being rented to very low-, low- and moderate-income households, at a percent of gross household income or at a discount-to market rent.
- Whether funds contributed through the Scheme have been leveraged to increase the quantity of affordable dwellings that have been supplied, utilising contributions alongside additional sources of project financing.
- The performance of the commissioning process, including the partnership agreements between local councils and NSW DCJ and the take-up by eligible affordable housing providers.
- The management of the collection of financial contributions, and the expenditure of these financial contributions.

# 3.7 Renewal sites and planning proposal land

Additional rates for specific sites or precincts in addition to this Scheme, should be considered as part of separate planning processes and /or future rezoning of land.

This may be appropriate for renewal precincts or where land is rezoned for greater density and can deliver a higher proportion of affordable housing in accordance with any affordable

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housing targets set out in the Region or City Plan or in accordance with Government policy. These additional rates will not form part of this Scheme and would be in addition to the base rate under this Scheme.

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# **APPENDIX A Housing Needs Analysis**

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# **APPENDIX B Viability analysis**

## Department of Planning and Environment



Our ref: IRF22/3565

Mr Luke Nicholls
Director
Western Sydney Planning Partnership
Locked Bag 7064
LIVERPOOL BC NSW 1871

Via email:

4 November 2022

Subject: WSPP Affordable Housing Strategy & Scheme

Dear Mr Nicholls

Thank you for your correspondence to Catherine Van Laeren requesting confirmation that WSPP's collaborative approach to deliver a regional affordable housing scheme will comply with the Department's local housing strategy approval requirements.

I can confirm that if participating councils are able to establish an endorsed regional affordable housing scheme, then this will satisfy their local housing strategy approval requirements.

However, I reiterate the Department's position that any scheme must be consistent with the *Guideline for Developing an Affordable Housing Contribution Scheme*. I encourage you to continue to work with the Department to ensure any such scheme is consistent with the guideline and is able to be implemented on a regional basis.

If you would like to discuss this matter further, please contact Sara Roach, Director, Metro Housing Programs on (02) 8275 1704.

Yours sincerely

4/11/2022
Monica Gibson
Executive Director
Housing Supply & Infrastructure



# Western Sydney Affordable Housing Contribution Scheme DISTRIBUTION PLAN

DRAFT October 2023

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## 1 INTRODUCTION

#### 1.1 Purpose

This Distribution Plan (the Plan) sets out the operational policy for how contributions received under the Regional Affordable Housing Contribution Scheme (the Scheme) are to be distributed to *Eligible Affordable Housing Providers* under commissioning arrangement for the delivery of affordable housing.

This Plan must be consistent with the provisions of the adopted Scheme.

The Plan is a non-statutory operational policy of the local councils included in the Scheme for the administration and governance of a regional approach to delivery of affordable housing. For the Plan to be in force for each local council participating in the Scheme it must be adopted by formal resolution by each participating local council.

The local councils included in the Scheme are:

- Blacktown City Council
- Blue Mountains City Council
- Camden Council
- Campbeltown City Council
- Fairfield City Council
- Hawkesbury City Council
- Liverpool City Council
- Penrith City Council, and
- Wollondilly Shire Council.

This Distribution Plan may be amended from time to time without requiring amendment of the Scheme or the relevant Environmental Planning Instrument. Amendments to the Distribution Plan require agreement by formal resolution of all local councils participating in the Scheme.

The Distribution Plan will be made available electronically on participating council websites to accompany the Scheme.

This Distribution Plan is effective from XX XX XXX

# 1.2 Principles

The principles guiding the Plan include:

- efficient and effective delivery and management in-perpetuity of quality affordable rental housing supply in Western Sydney for very low, low and moderate income households
- cooperation between Western Sydney local councils to distribute affordable housing contributions through a regional approach, in partnership with NSW Department of Communities and Justice (DCJ - to be Homes NSW)

- delivery, ownership, and management of affordable housing utilising the expertise and resources of the Community Housing Sector and NSW Government housing providers and the regulatory framework established under the Community Housing Providers Act 2012.
- amplification of the overall supply of affordable housing through distribution approaches that are competitive and leverage external financing and/or land assets, and
- transparent reporting on the collection, management, and expenditure of contributions as per the intent of the Scheme.

#### 1.3 Governance

A Distribution Plan Committee will be formed by the Western Sydney Planning Partnership Control Group to monitor regional implementation of the Plan and to make recommendations to participating councils on any proposed amendments to the Plan.

This will involve:

- a Senior Officer from each local council participating in the Scheme being a member of the Committee
- meetings being held on an ad-hoc basis to review and monitor the regional arrangements established under the Plan
- recommendations from the Committee to participating councils being first unanimously adopted by all Committee members, and
- recommendations from the Committee being reported to local councils to consider by formal resolution where these involve amendments to the Plan.

# 2 MANAGEMENT OF CONTRIBUTIONS

#### 2.1 Use of contributions

As per the Scheme:

Each Council will collect contributions from development in accordance with this Scheme and will ensure that these funds and any interest that is accrued are used for the purpose of affordable housing including: the reasonable costs for the administration and review of the Scheme, and the reasonable costs for the administration of the commissioning process that is required to support delivery<sup>1</sup>.

For the purposes of this Plan, affordable housing is as defined under State Environmental Planning Policy (Housing) 2021, namely:

- housing for very low, low or moderate income households where no more than 30% of gross income is paid in rent, or
- housing for households eligible to occupy rental accommodation under the National Rental Affordability Scheme where the rent is no more than the rent that would be charged if the household was to occupy rental accommodation under that scheme.

<sup>&</sup>lt;sup>1</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

Contributions collected for affordable housing under the Scheme may be used for the following purposes:

- capital costs incurred in the delivery of affordable housing including the design, approval, and construction of affordable housing dwellings
- · capital costs incurred in the acquisition of land for affordable housing, and
- capital costs incurred in the provision of any supporting infrastructure directly related to the provision of affordable housing required under a development consent.

Consistent with the Scheme, and where reasonable and justifiable, affordable housing funds may also be used for administration or review of the Scheme and this Plan. This may include the following:

- preparation and review of the Scheme, including studies that support the review and update of the contributions rates
- preparation, monitoring, and review of the Plan
- meeting the reasonable costs of individual local councils incurred in the financial and legal management of contributions, including the transfer as part of the commissioning process of funds to eligible affordable housing providers
- meeting the costs of managing contributions made in the form of land, including the transfer as part of the commissioning process of land to eligible affordable housing providers
- costs associated with the administration of the sub-region commissioning process, including the
  preparation of partnership agreement with DCJ, seeking and evaluating expressions of interest
  (including undertaking due diligence) and entering into legal agreements with eligible affordable
  housing providers
- · costs incurred by DCJ in administration of the commissioning process, and
- other reasonable costs required to ensure the efficient and effective administration of the Scheme, including this Plan, and the delivery of affordable housing by eligible affordable housing providers.

#### 2.2 Collection of contributions

Each local council in the Scheme will be responsible for the imposition of conditions of consent on development for the collection of affordable housing contributions as per the Scheme, and the collection and management of these contributions.

Each Council will retain ownership of contributions until they are transferred to an eligible affordable housing provider<sup>2</sup>. This would include:

- in the case of the financial contributions, each local council in the Scheme will maintain a separate restricted fund for affordable housing contributions
- any interest accruing to a local council from these contributions will be retained in the fund for use in providing affordable housing

<sup>&</sup>lt;sup>2</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

- land can only be contributed in lieu of a monetary contribution where it is evaluated by both DCJ
  and councils within the relevant sub-region as being suitable for the delivery of affordable
  housing, including in terms of location and supporting infrastructure, and where this is likely to
  deliver at least an equivalent affordable housing delivery outcome to that which would have
  been delivered through a monetary contribution.
- In the case of land contributions, any revenue received by local councils from the interim use of such land pending its use as affordable housing where this is in excess of land holding costs, is to be paid into the fund for affordable housing contributions, and
- local councils will manage and report on these funds, including the transfer of funds to eligible housing providers, as part of their annual report.

## 2.3 Transfer of funds to eligible affordable housing providers

Transfer of contributions from a local council to an eligible affordable housing provider will occur as a result of the commissioning process described in this Plan. Local councils will transfer funds directly to the eligible affordable housing provider once DCJ has entered into a suitable agreement to deliver affordable housing with the housing provider.

Where the agreement is with a community housing provider (CHP):

- DCJ will enter into a Community Housing Assistance Agreement (CHAA) which will, amongst other matters:
  - specify the location, type, number, and quality of affordable housing dwellings to be delivered, and
  - provide for DCJ to require the placing of a restriction on title to ensure the provision of affordable housing in perpetuity.
- DCJ will ensure compliance by the CHP with the terms of the CHAA, and
- the CHP will be the owner of any affordable housing asset delivered pursuant to a CHAA.

Where affordable housing is to be delivered by a NSW Government housing provider:

- DCJ and the NSW Government housing provider will enter a binding and perpetual contract stipulating the location, number, type, and quality of affordable housing to be delivered, and
- the NSW Government housing provider will be the owner of any affordable housing asset delivered pursuant to the contract entered with DCJ.

In the case where land is dedicated in lieu of a monetary contribution for affordable housing:

- the development of the dedicated land for affordable housing will be considered through the commissioning process identified in this Plan
- the value of land to be dedicated will be taken to have the same value as the monetary
  contribution that would otherwise have been made, irrespective of any changes in land value
  which may have occurred between its dedication and its commissioning for affordable housing
  delivery
- where the land is to be provided by a NSW Government housing provider to augment the
  delivery of affordable housing by those providers under the Scheme, its market value will be
  treated for bid evaluation purposes as though a leveraged third-party contribution, in the same

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way that CHP-leveraged funding under through the National Housing Finance and Investment Corporation and other affordable housing funding schemes would be evaluated, and

where a participating local council determines to dedicate suitable land to facilitate the delivery
of affordable housing under the Scheme, the council will be entitled to a monetary contribution
from its affordable housing fund equal to the market value of the land at the time of dedication.

## 3 SUB-REGIONAL POOLING

## 3.1 Sub-regional pooling

As per the Scheme:

Distribution of contributions collected under this Scheme will be through these contributions being pooled for use across a sub-regional grouping of LGAs, instead of being limited to distribution in the source LGA.

These pooled contributions can be allocated to affordable housing projects located within the boundaries of the sub-region from which the contributions were collected, including in the adjoining LGA from where the contribution was collected.

This approach will allow sub-regional groups of local councils to gain economies of scale and greater flexibility in the delivery of affordable rental housing<sup>3</sup>.

Sub-regional pooling of funds enhances opportunities for securing suitable sites and projects and increases the scale of contributions available to eligible affordable housing providers.

The distribution of the funds for each sub-region for affordable housing delivery by eligible affordable housing providers will be through the commissioning process described in this Plan.

Key fund distribution arrangements are as follows:

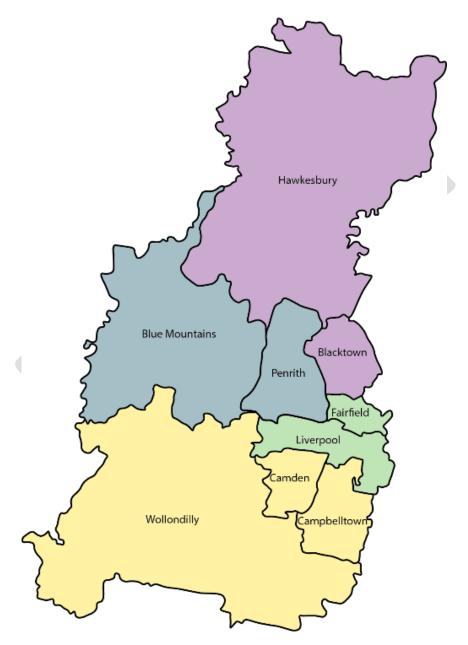
- local councils do not transfer funds into a sub-regional pool 'account' or to DCJ but instead manage their funds until the commissioning process has selected eligible housing providers and CHAAs or DCJ/NSW Government housing provider contracts are in place
- once providers have been selected and CHAAs or contracts are in place, local councils will
  transfer affordable housing funds or land directly to the selected eligible housing providers
- each local council will provide a report on the available contributions that can be distributed for the sub-region prior to each commissioning processes commencing for that sub-region
- subject to available contributions and market factors, there will be at least one annual commissioning round seeking expressions of interest and proposals for the delivery of affordable housing for each of the sub-regions
- the criteria for evaluating which eligible housing provider expressions of interest and proposals will be funded are outlined in this Plan, and
- this includes encouraging the proportionate distribution of affordable housing across a subregion relative to the quantum of contributions collected per LGA.

<sup>&</sup>lt;sup>3</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

# 3.2 Sub-regional groups of LGAs

The sub-regional groups of LGAs under this Scheme are:

- Blacktown City and Hawksbury City councils LGAs
- Blue Mountains City and Penrith City councils LGA
- Liverpool City and Fairfield City councils LGAs
- Camden, Campbelltown City, and Wollondilly Shire councils LGAs.



Map - Sub-regional groupings of LGAs for 'pooling' of contributions for distribution

# 4 COMMISSIONING

# 4.1 Commissioning of affordable housing delivery

As per the Scheme:

Each local council participating in the Scheme will enter into a partnership agreement with NSW Department of Communities and Justice to manage the commissioning process for eligible affordable housing providers.

A commissioning process will be established for each sub-region of LGAs as identified in the Distribution Plan.

The timing for expressions of interest rounds for the commissioning process will be identified in the Distribution Plan<sup>4</sup>.

DCJ will work with local councils to lead the commissioning process to select eligible housing providers to deliver affordable housing under the Scheme. The key features of the commissioning process are as follows:

- partnership agreements will be entered into between each participating local council and DCJ to authorise DCJ to be the agent for commissioning affordable housing delivery on behalf of the councils
- a separate commissioning process will be undertaken by DCJ for each of the four sub-regions
- subject to available contributions and market factors, it is intended there be at least one annual
  round seeking expressions of interest and proposals for the delivery of affordable housing for
  each of the sub-regions, with this to occur following the release by councils of their annual report
  early in the financial year
- each council is to inform DCJ of the affordable housing contribution funds they have available for sub-regional pooling
- DCJ will commence the sub-regional commissioning process through a call for expressions of interest from eligible affordable housing providers
- the EoI process will be managed by DCJ, including guidance developed in consultation with local councils on what matters need to be addressed by housing providers in an EoI
- DCJ will convene an evaluation panel for each sub-region to assess EoIs comprising senior representatives from each local council within that sub-region
- short-listed EoI applicants will be invited by DCJ to submit proposals, with the sub-regional
  evaluation panels evaluating proposals to select which eligible housing providers will be asked
  to deliver affordable housing in that sub-region
- DCJ will then negotiate and enter into CHAAs for CHPs or contracts with NSW Government housing providers and will then enforce compliance by the provider with those agreements and contracts
- local councils will transfer the required affordable housing contributions funds or land assets directly to the selected housing providers once agreements and/or contracts are in place

<sup>&</sup>lt;sup>4</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

- DCJ will be the final arbiter on the selection of eligible housing providers in the event that unanimous agreement cannot be reached by an evaluation panel
- evaluation panels may seek expert advice to assist in their deliberations, including financial, legal and probity advice where required
- the reasonable administrative costs incurred by DCJ and local councils through the commissioning process, including the costs of procuring expert advice, are to be met from affordable housing contribution funds, and
- DCJ will report to councils on progress against milestones for delivery of affordable housing as provided for under CHAAs or NSW Government housing provider contracts.

The flow chart below provides an example of the potential role of DCJ, councils and housing providers in the commissioning process (flow chart is from DCJ for regional councils and would be varied for this distribution plan).

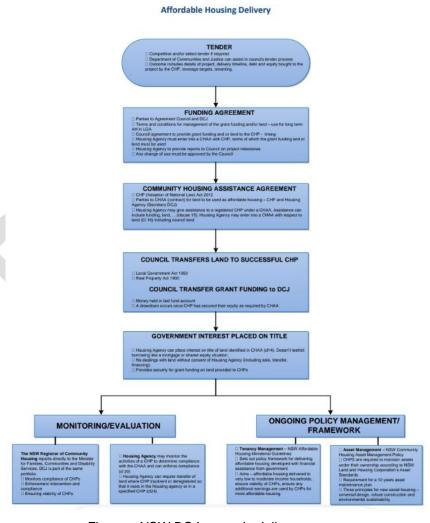


Figure - NSW DCJ example delivery process

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This commissioning process will allow eligible affordable housing providers to submit Expressions of Interest to deliver affordable housing by utilising contributions that have been collected through this Scheme<sup>5</sup>.

DCJ, in consultation with local councils, will specify the matters that eligible affordable housing providers will need to address in an EoI. This will include:

- for a CHP, ability, and likelihood to leverage funding from third-party sources to augment affordable housing contributions
- for NSW Government housing providers, capacity to contribute land or other capital to offset affordable housing delivery costs
- commitment to in-perpetuity provision of affordable housing under the Scheme
- evidence of expertise and experience in designing, constructing, managing, and maintaining affordable housing
- evidence of capacity to deliver affordable housing which meets location, typology, quality, and delivery timing, and
- commitment and capacity to build to a high quality and level of amenity, with best-practice
  energy efficient design and standards to minimise environmental impact and reduce operational
  costs.

The commissioning process for affordable housing delivery will prioritise the allocation of contributions on a competitive basis, based on assessment criteria, for evaluation of expressions of interest, which are identified in the Distribution Plan<sup>6</sup>.

Criteria for the evaluation of EoIs and proposals will also have regard to the principles in SEPP (Housing) 2021 including:

- extent of contribution to the creation of mixed and balanced communities
- extent of contribution to creation of a socially diverse residential population representative of all income groups
- availability of affordable housing for very low, low and moderate income groups at an appropriate rate of gross household income
- extent to which the housing is appropriate for meeting the needs of more vulnerable members of the community including the elderly and people with a disability
- level of consistency with construction standards of other dwellings in the locality to reflect and enhance the locality
- mitigation of loss of existing affordable rental housing, and
- avoidance or mitigation of adverse climate and environmental impacts.

<sup>&</sup>lt;sup>5</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

<sup>&</sup>lt;sup>6</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

The commissioning of affordable housing will consider the principles for the location of affordable housing as set out in the Distribution Plan<sup>7</sup>.

Evaluation of EoIs and proposals for the delivery of affordable housing will also be assessed against locational criteria which prioritise locations that are accessible and have an identified affordable housing need. Specifically, affordable housing projects are to prioritise the location of dwellings in accordance with the following criteria:

- locations with high numbers of very low, low and moderate income employees, such as service centres or 'keyworker' precincts (e.g., hospitals)
- areas well-serviced by public transport, being no more than 800m from a train station or 400m from a bus stop, unless it can be demonstrated that other suitable transport options are available or will be available in the future
- areas with access to open space and social infrastructure (including schools, libraries, and community centres) or proposed social infrastructure and open space, and
- avoidance of highly constrained areas or areas subject to significant environmental hazards, including high flood and significant bush fire risk.

Finally, the commissioning process is to account for the proportion of affordable housing contributions collected at the individual LGA-level across sub-regions. Specifically:

 delivery of affordable housing under the scheme, while considering locational priorities at a subregional level, must also have regard to the extent to which affordable housing is delivered equitably across each of the participating local councils based on the quantum of affordable housing contributions each local council contributes to the sub-regional pool.

Transfer of contributions (including financial and/or land contributions) from a Council to an eligible affordable housing provider will be undertaken after the NSW Department of Communities and Justice has entered into a Community Housing Assistance Agreement (CHAA) or similar agreement with the provider following the commissioning process.

This CHAA will ensure that the funds will be used for Affordable Housing consistent with the requirements of this Scheme<sup>8</sup>.

The objectives of DCJ in entering a CHAA are to:

- support the growth of CHPs and increase supply of affordable rental accommodation
- enable CHPs to strategically manage assets to best meet future housing and resident needs,
   and
- provide a secure asset base for CHPs to leverage additional finance for investment in affordable housing.

CHAAs provide for CHPs to receive assistance to deliver affordable housing. Pursuant to the Scheme, this will take the form of affordable housing monetary, or land contributions transferred from local councils to the CHP.

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<sup>&</sup>lt;sup>7</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

<sup>8</sup> Id

CHPs may also access other assistance under a CHAA, including assistance provided under the National Rental Affordability Scheme.

CHAAs consist of a set of common terms and a list of affordable housing policies. CHPs must comply with those terms and policies and CHAAs are binding on CHPs.

To enter into a CHAA, CHPs must be registered under the National Regulatory System for Community Housing as prescribed by the *NSW Community Housing Providers (Adoption of National Law) Act 2012*. Failure of a CHP to comply with a CHAA may be cause for a review of their registration status.

CHPs must allocate affordable housing in accordance with the NSW Affordable Housing Ministerial Guidelines. Amongst other matters, when making an allocation a CHP should balance the needs of households in housing stress with the requirement to generate sufficient income to meet finance and other operating costs.

# 4.2 Eligible affordable housing providers

Eligible affordable housing providers are defined in this section<sup>9</sup>.

Housing providers that can seek contributions to deliver and manage affordable housing are both the community housing sector providers and the NSW Government housing providers.

DCJ has the key NSW Government role in the delivery of affordable rental housing.

- DCJ works with the private, not-for-profit sector and local government to broker partnerships to deliver affordable housing including through the National Rental Affordability Scheme, Social and Affordable Housing Fund and a range of other projects and programs
- This occurs under the legislative framework provided by the Housing Act 2001 and the Community Housing Providers (Adoption of National Law) Act 2012 (CHP Act).
- The objects of the CHP Act include:
  - o facilitating government investment in the community housing sector
  - ensuring protection of that investment
  - o ensuring community housing is developed as viable and diversified, and
  - supporting the provision of registered community housing for people on very low, low, and moderate incomes.
- The NSW Community Housing Registrar is an independent statutory officer appointed by the NSW Minister for Families, Communities and Disability Services under the CHP Act. Functions include:
  - assessing the suitability of entities to be registered
  - registering CHPs and canceling registrations
  - o monitoring compliance and exercising enforcement and intervention functions
  - examining governance, management, probity, tenancy and asset management, community engagement, and financial viability and sustainability
  - periodic formal compliance assessments annually for the larger providers, every two years for smaller CHPs
  - undertaking ad hoc compliance assessments triggered by complaints and notifications received by the Registrar.
- The Secretary DCJ is a Housing Agency under the CHP Act and is able to give assistance (funding, land, etc..) to a registered CHP through a CHAA.

<sup>9</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

- Where land is provided (including by a local council) DCJ can place government interest on the title requiring a dealing application for assessment by DCJ if the CHP proposes sale, transfer etc.
- The CHP Act also gives DCJ power to monitor a CHP to determine compliance with the CHAA
  and can require a CHP to meet specified standards and targets to ensure assistance is used for
  the purposes for which it was provided.
- Where a CHP becomes insolvent, registration is cancelled and DCJ can require that the land affected by government interest vests in DCJ as a Housing Agency or in an alternative and specified CHP.

The following affordable housing providers will be eligible to submit expressions of interest, and be eligible to receive contributions because of the commissioning process:

- 1. Tier 1 and Tier 2 registered community housing providers, as registered by the NSW Registrar of Community Housing at the time of commissioning
- 2. Tier 3 registered community housing providers, as registered by the NSW Registrar of Community Housing at the time of commissioning, only where it is demonstrated that the development activity would be small-scale and low risk
- 3. The NSW Government Aboriginal Housing Office (to be renamed Housing NSW)
- 4. The NSW Government Land and Housing Corporation (to be renamed Housing NSW), or
- 5. The NSW Government Landcom<sup>10</sup>.

# 4.3 Ownership and in-perpetuity provision of affordable housing

Ownership and ongoing management of the affordable housing dwellings constructed with contributions from this Scheme will be held by the eligible affordable housing provider<sup>11</sup>.

The ownership and ongoing management of affordable housing provided for under the Scheme will rest with the CHP or NSW Government provider.

There are significant benefits in CHPs owning property rather than councils retaining ownership or part ownership, viz:

- the affordable housing will be provided in perpetuity in the LGA as interest is registered on title
- it is more likely to result in leveraging additional affordable housing supply as the CHP can use asset ownership to leverage additional funds to invest in additional affordable housing, with specific leveraging targets being able to be set in CHAAs
- it strengthens the financial position of CHPs which can improve service delivery to affordable housing clients
- it lowers the cost of affordable housing as the charitable status of not-for-profit CHPs gives
   CHPs access to tax concessions and Commonwealth and State government grant programs, and
- ownership of dwellings by CHPs ensures there are no ongoing maintenance liability, property management and asset replacement costs for local council scarce local council resources do not need to be allocated to managing a likely growing class of affordable housing assets.

<sup>&</sup>lt;sup>10</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

<sup>&</sup>lt;sup>11</sup> Id

For NSW Government providers, who will typically contribute land as part of the delivery of affordable housing under the Scheme, asset ownership and management accountability for the assets appropriately sits with those entities as they have capacity to leverage significant economies of scale across their portfolios to efficiently and effectively maintain housing assets.

The Community Housing Assistance Agreement (CHAA) will ensure that the affordable housing dwellings (or the equivalent number of dwellings created) are retained as affordable housing in perpetuity. The details of this agreement will be identified in the Distribution Plan<sup>12</sup>.

Under the Scheme, CHPs pursuant to a CHAA, and NSW Government housing providers pursuant to a contract with DCJ, will be bound to deliver affordable housing funded under the Scheme in perpetuity.

In order to respond to shifting affordable housing demands over time, including changes in household demographics, key worker employment locations and accessibility to community infrastructure, and in order to renew affordable housing assets as they reach the end of their economic life, and subject to agreement being reached with both DCJ and the local council, affordable housing assets either whole or part funded under the Scheme may be 'recycled' by CHPs and State Government providers on the proviso that all proceeds from any asset recycling are reinvested in the provision of affordable housing in the subject LGA.

These constraints on asset recycling are to be provided for under the CHAA or DCJ/State provider contract.

For CHPs, DCJ will also place a covenant on title requiring affordable housing to be provided pursuant to that title in perpetuity unless otherwise agreed under asset recycling arrangements. Any new title issued to a CHP under an asset recycling agreement will be similarly covenanted to provide affordable housing in-perpetuity.

DCJ will enforce compliance with CHAAs and NSW Government provider contracts. Local councils will not have a compliance role.

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<sup>&</sup>lt;sup>12</sup> WSPP (2023) 'Draft Affordable Housing Contributions Scheme'

# Ordinary Council Meeting

CAMPBELLTOWN

#### 8.5 **Significant Development Applications**

# **Reporting Officer**

Director City Planning and Environment City Planning and Environment

# **Community Strategic Plan**

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

# **Delivery Program**

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

#### Officer's Recommendation

That the information be noted.

#### Report

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

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

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

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

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# **Attachments**

	DAs where the authority is the Sydney Western City Planning Panel				
DA No. & Link	Address	Description	Value	Authority Criteria	Status
<u>71/2024/DA-U</u>	147-157 Queen Street, Campbelltown	Change of building use from retail premises to an information and education facility and the adaptive reuse and fit out of the existing three storey retail premises for use as the temporary Campbelltown Library (first and second floor) and conversion of the ground floor to an integrated multipurpose space for community purposes	\$9,349,427	Council Development – > \$5 million	Completed - approved with conditions

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

	DAs where the authority is Campbelltown Local Planning Panel				
DA No. & Link	Address	Description	Value	Authority Criteria	Status
2675/2008/DA-S	Lot 7304 Kellerman Drive, St Helens Park	Subdivision into 355 residential lots and associated civil and road works	\$9,000,000	More than 10 unique objections	Assessment in progress
<u>151/2023/DA-RA</u>	6-8 Palmer Street, Ingleburn	Construction of a residential apartment building containing 30 units	\$6,574,000	Variation to development standard greater than 10%	Matter deferred
4356/2023/DA-0	14 Waterhouse Road, Airds	Demolition of existing shed and construction of a new shed	\$25,000	Council owned land	Approved with Conditions

2467/2023/DA-C 121A Eagleview Road, Minto	Development Application for the construction and operation of a community facility with associated car parking, landscaping and civil works at 121A Eagleview Road, Minto		Variation to a development standard greater than 10%	Matter deferred
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Significant DAs approved under delegation by the General Manager since last Council meeting (value exceeding \$3 million)					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
2145/2023/DA-SW	Appin Road, Gilead	Subdivision to create 98 lots and associated earthworks, civil and landscaping works	\$9,632,994	Delegated Authority	Completed – approved with conditions

**Ordinary Council Meeting** 

# 8.6 Independent Investigation into Complaint

# **Reporting Officer**

Director City Planning and Environment City Planning and Environment

# **Community Strategic Plan**

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

# **Delivery Program**

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

#### Officer's Recommendation

That Council notes the report.

#### **Purpose**

The purpose of this report is to inform the Council of the findings of an independent investigation into claims of discrimination by Council and its staff, toward the Australian Muslim Welfare Centre Incorporated (AMWC) and its members.

# **History**

In July 2023, the AMWC lodged a formal complaint by email with the Mayor of Campbelltown City Council regarding the issuing of the Development Control Order, describing it as unjustified, seemingly illegitimate, and discriminatory. The Mayor committed to the independent investigation of the allegations.

Initial discussions took place with Sparke Helmore Lawyers about a potential investigation. Through that process it was determined that an independent investigative firm with the appropriate specialisation would need to be engaged to undertake the investigation.

Sparke Helmore Lawyers and Nemesis Consultancy Group Pty Ltd were subsequently engaged to undertake an independent investigation into the claims of discrimination against Council and its staff.

At this point, the process and scope was finalised to ensure procedural fairness of the investigation.

#### Report

As per the commitment of the Mayor, Council commenced its engagement with the independent investigator requesting that they investigate the claims of discrimination made by the AMWC.

The review focused on two primary issues, being the Council's conduct in investigating and issuing the DCO (Issue 1), and the Council's conduct regarding the permitted use of its own community centres as places of public worship by third parties (Issue 2). The attached advice from Sparke Helmore addresses the issues raised in the Terms of Reference.

In responding to Issue 1, the investigator concludes:

"Based on the complaints raised by the AMWC before 9 May 2024, there is insufficient evidence that the Council's actions (or that of its officers) were based on race, ethnicity, or another protected attribute defined by the Anti-Discrimination Act 1977 (NSW)."

In responding to Issue 2, the investigator concludes:

"Accepting that Council-owned centres were used for religious gatherings and when all the evidence is considered, including how those centres were booked, there is insufficient evidence to demonstrate that the Council deliberately targeted or set out to disadvantage the AMWC and conducted itself in a manner that showed its actions were based on discrimination towards Islam and Muslims."

The investigation is now completed with the investigation highlighting that Council and Council staff did not discriminate nor deliberately target or set out to disadvantage the AMWC.

Council will continue to review its approach and engagement to meet the expectations of our broader community.

#### **Attachments**

8.6.1 Sparke Helmore AMWC complaint letter (contained within this report) &



6 August 2024

Ms Lindy Deitz General Manager Campbelltown City Council 91 Queen St, Campbelltown NSW 2560 By email:

jim.baldwin@campbelltown.nsw.gov.au lindy.deitz@campbelltown.nsw.gov.au

Dear Ms Deitz.

# Advice- Independent Investigation into complaint by AMWC Our ref: 10310/CAM854-00200

Council instructed us to retain a consultant to investigate and prepare obtaining an
independent report on the Australian Muslim Welfare Centre (AMWC) complaints of
discrimination against the AMWC by Council and its staff that was received on 27 July 2023 in
relation to use of the Community Centre at 13-16 Eagleview Road Minto (Property). The
Property is owned by the AWMC.

#### Background and complaints

- 2. On 23 March 2022, the Council issued Notice 1, which required the AMWC "stop using the premises as a place of public worship". It referred to the development consent 3587/2017/DA-C (Consent) condition 6 of which specifically prohibited the use of the building on the Property (Premises) for the purpose of a place of public worship. In April 2022, and in response to complaints received from occupiers of adjoining properties, the Council's Compliance Officers made inspections of the Premises and the Property. On 15 April 2022, the AMWC provided its written response to Notice 1. The development control order foreshadowed by Notice 1 was not issued.
- 3. Throughout late March 2023 and early April 2023, and in response to complaints from occupiers of adjoining properties, a Council Compliance Officer contacted the caretaker of the Premises owned by the AMWC and thereafter conducted compliance checks of the Premises. Council subsequently wrote to the AMWC about condition 6 of the Consent, relating to the use of the Premises, operating hours, and capacity. The Council received numerous correspondences from the AMWC in response to Council's investigations of the Premises. On 5 April 2023 Council's Compliance department issued to the AMWC a Notice to Produce pursuant to section 9.22(1) of the *Environmental Planning and Assessment Act 1979*. This Notice sought from AMWC camera footage of the Premises in the period from Friday 31 March 2023 at midnight to midnight on 6 April 2023.
- 4. On 1 May 2023, the Council issued to AMWC Notice of its intention to issue a proposed development control order (**Notice 2**) which required the AMWC to:
  - "1. Stop using the premises as a place of public workshop and
  - 2. Stop using the premises as an educational establishment."

#### Sydney

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Sparke Helmore Lawyers

The Council's reason given in support of the proposed order was that: "The unauthorised use results in "increased traffic congestion and hazards and can also adversely affect the amenity of the local area." On 23 May 2023, Notice 2 was replaced by Council with the single requirement to stop using the Premises as a place of public worship. On 27 July 2023, a Development Control Order was issued to the AMWC under s 9.34 of the *Environmental Planning and Assessment Act 1979*. It required the AMWC to stop using the Premises as a place of public worship.

5. On 1 May 2023, (and in the months following) the AMWC wrote to the Council several times to complain about the conduct of Compliance officers. On 28 July 2023, further complaints were received from the AMWC which included an allegation that the Council had discriminated against the AWMC on the basis of race or ethnicity.

#### Investigation and report

- We were instructed to retain National Workplace Investigations/ Nemesis Consultancy Group
  Pty Ltd (NWI) on Council's behalf to investigate the AMWC complaints received in response to
  the Notice.
- 7. The investigation terms of reference (**ToR**), which NWI was to refer to in its investigations and subsequent report. The ToRs were as follows and which required NWI to specifically investigate:
  - i) The conduct of Council relating to their investigation and subsequent issuing of a development control order under the Environmental Planning and Assessment Act 1979 relevant to the property. (ToR Issue 1)
  - ii) The conduct of the Council in relation to the permitted usage of its own community centres, as it relates to the permitting of centres being used as places of public worship by third parties. (**ToR Issue 2**)
- 8. On 6 August 2024, we received NWI's report (**NWI Report**). In our opinion and for the reasons that follow, the NWI Report sufficiently answers the questions in the ToR.
- 9. The executive summary of the NWI Report concludes:

#### ToR Issue 1: Paragraph 1.29

"Based on the complaints raised by the AMWC before 9 May 2024, there is insufficient evidence that the Council's actions (or that of its officers) were based on race, ethnicity, or another protected attribute defined by the *Anti-Discrimination Act 1977* (NSW) "

(noting that we think that the word "that" in brackets should say "those")

#### ToR Issue 2: Paragraph 1.39

"Accepting that Council-owned centres were used for religious gatherings and when all the evidence is considered, including how those centres were booked, there is insufficient evidence to demonstrate that the Council deliberately targeted or set out to disadvantage the AMWC and conducted itself in a manner that showed its actions were based on discrimination towards Islam and Muslims."

10. We note that Council has provided an undertaking to respond to the complainant with the outcome of the investigation.

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Sparke Helmore Lawyers

Yours faithfully

Signature has been removed

Partner responsible: Catherine Morton e: Catherine.Morton@sparke.com.au Contact:

Leigh Simpkin, Senior Associate

t: +61 2 9260 2465

e: Leigh.Simpkin@sparke.com.au

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#### 8.7 Bin Locks

# **Reporting Officer**

Open Space and Horticulture Coordinator City Services

# **Community Strategic Plan**

Objective		Strategy		
3	Enriched Natural Environment	3.2.3 Improve waste management and		
		recycling practices		

# **Delivery Program**

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

#### Officer's Recommendation

- 1. That Council note the progression and outcomes of the bin lock trial program.
- 2. That Council support the renew and relaunch of the trial program, to increase uptake and strengthen awareness.
- 3. That Council endorse the ongoing program, to be considered for adoption into the next 2025-26 budget cycle.

#### **Purpose**

To update Council on the progress and community uptake of the bin lock trial program and recommend improvements.

#### **History**

At its meeting on December 2022, Council resolved to introduce a 12-month bin lock trial under the following basis.

- That Council undertake a free trial of up to 2 bin lid latches per household, capped at 1000 latches, to determine the feasibility of an ongoing bin lid latch program.
- That the trial be made available in the suburbs of Ruse, Airds, St Helens Park, Kentlyn and Minto Heights.
- A report on the findings be presented to Council after 3 months of the trial and before 12 months, whichever comes first.

The trial program was aimed to address issues, with the bin lids being opened by birds, overfilling and wind.

Council officers assessed different types of bin locks available, in the market and 2 variants were selected.

- 1. Secure-A-Lid.
- 2. Safe Waste Latch.

In early 2023, the first part of the trial was voluntary and targeted the suburbs of Ruse, Airds, St Helens Park, Kentlyn, and Minto Heights, as defined in the Council resolution.

After Officers undertook a milestone review, it was determined that there was low take up across the 5 suburbs, therefore in late November 2023, Council officers extended the trial (Still capped at 1000 units) program to all suburbs across the Campbelltown LGA, with active communications for awareness of the program and to further stimulate increased uptake.

While the trial expansion to all suburbs has created some further interest, officers have recommended that based on the great benefit to the environment, behavioural awareness and beautification of the LGA, the application of bin locks encourages community uptake, awareness and creates a 'viral effect' by getting noticed in the community. This incorporates the lessons learnt and positives outcomes from the initial trial program, while reducing some of the community rules (i.e. undertaking a survey) set in the trial.

It is recommended that the trial is extended for a further 6 months, with the service also being considered for ongoing funding as part of Council's budget and Delivery Plan with incorporation into the base community waste service catalogue.

#### Report

#### Initial roll out of the program to 5 suburbs

From release to June 2023, the trial saw 58 participants, however this initial intake slowed down with only an additional 43 participants recorded between July 2023 and late November 2023.

Out of the 101 participants, around 15 cancelled their request due to an inability to collect the bin lock from the Civic Centre.

#### Expansion of the roll out to all suburbs

From November to December 2023 there was 100 new applications. The current number of applicants in April 2024, is at 240.

#### New angle for re-launch and extension for a further 6 months

Based on the low up take to date, it is recommended that the bin lock service is relaunched with the aim to have greater community engagement and uptake of the bin locks program by the following, but not limited to:

 The rollout and accessibility of the Bin locks will be reviewed to improve ease of community access to participate in the program.

- Further strengthen the promoting, educating and awareness by physical presence in high community events and channels.
- Seeking options to support the elderly and vulnerable for the installation of the bin lock.
- Creating increased visibility of the locks out in the community, so it creates a 'viral effect' prompting interest.
- Allow for Multi-Unit Development caretakers to apply for larger quantities of locks for complexes approach caretakers to proactively offer this option.
- Open to businesses, if they have a Council collection service.
- Explore opportunities for children and youth education to further improve awareness both short term and into the future.
- Roll out and installation to all Council owned and self-managed assets across our facilities.
- Continue and strengthen promotion and education through the following platforms:
  - Website
  - Link in Waste app
  - o Flyers for letterbox drops, events and community facilities where deemed required.
  - Compass
  - E-Newsletter
  - Council events

#### **Attachments**

Nil

CAMPBELLTOWN CITY COUNCIL

# 8.8 Outcomes of Investigation Into the Potential of Creating a Scenic Hills Walking/Cycling Trail

# **Reporting Officer**

Natural Areas Coordinator City Services

## **Community Strategic Plan**

Obje	ective	Strategy		
2	Places For People	2.1.2 Provide public places and facilities that encourage leisure, recreation, and physical activity		
3	Enriched Natural Environment	3.1.1 Protect, rehabilitate, and promote our natural areas, waterways and biodiversity		

## **Delivery Program**

#### **Principal Activity**

- 2.1.2.1 Maintain and create multi-use, attractive, safe and well shaded open spaces that set our city apart from others
- 3.1.1.2 Lead initiatives that rehabilitate and protect biodiversity, including threatened flora, fauna and ecological communities

#### Officer's Recommendation

- 1. That Council support, the further investigation and detailed feasibility assessment regarding a Scenic Hills Recreation Trail to connect the Australian Botanic Garden, Mt Annan and the Western Sydney Parklands, including connections from surrounding suburbs when funding is available.
- 2. That Council note, that the shared pathway scoping and design to an estimated value of \$250,000 that only a small portion of funding is available from \$7.11 Campbelltown Local Infrastructure Contributions Plan 2018, with a circa of 80 per cent of funding still required to be identified. These funds are aimed to be sourced through future Commonwealth or State Funding.
- 3. That if supported by Council and required Grant funding obtained, a further report be presented to Council in the future, to consider the Scenic Hills Recreation Trail Feasibility Assessment.

#### **Purpose**

To provide details of a proposed feasibility study for a Scenic Hills Recreation Trail to connect The Australian Botanic Garden, Mt Annan and the Western Sydney Parklands including connections from surrounding suburbs.

## **History**

The Scenic Hills extends approximately 13km in length and covers a total area of 3,100 hectares and includes a mix agricultural land, waterways and critically endangered Cumberland Plain Woodland vegetation and extensive views across Campbelltown and Greater Sydney. The Scenic Hills extends the entire western boundary of the Campbelltown LGA, from Denham Court Rd in the north, to the Australian Botanic Gardens, Mt Annan in the south, the Water NSW Upper Canal to the west and the M31 Hume Hwy to the east.

The Scenic Hills are a treasured part of Campbelltown's identity and history and provide significant aesthetic value as the City's western backdrop with prominent views from many parts of the LGA including from major arterial roads and the T8 Macarthur train line. The Scenic Hills form part of the Metropolitan Rural Area under the Western Parkland City District Plan with current land use largely supporting rural agricultural activities, hobby farming and environmental conservation with almost all land (> 99%) in private ownership.

At its meeting held on 11 December 2018, Council resolved:

1. That Council officers provide a briefing to Councillors on the potential to create a Scenic Hills Walking / Cycling Trail to connect Campbelltown's Scenic Hills to the existing walking / cycling networks in the adjacent Western Sydney Parklands.

Following this resolution of Council, at its meeting held 11 December 2018, Council endorsed the Campbelltown Local Infrastructure Contributions Plan 2018 Amendment 1 (The Plan). The Plan applies to the whole of the Campbelltown Local Government Area and aims to provide essential local infrastructure. Development Contributions are levied on certain development to help fund essential local public infrastructure, such as open space and recreational facilities, community facilities, key road and transport facilities.

Within the Plan, H.2 Works Schedule for Open Space and Recreation Facilities provides for the Scenic Hills shared pathway scoping and design (OSR51) which is to be delivered in 2024-25 to 2028-29 (5 years) period to a value of \$250,000. Under the Plan, only a small portion of funding is available from S7.11 with up to 83 per cent funds required to enable release of contributions. It is proposed that these funds would be sourced by Council staff through future Commonwealth or State Funding.

This report provides a summary of the further detailed works required to investigate feasibility of potential trail linkages to connect the Australian Botanic Garden, Mt Annan and the Western Sydney Parklands including connections from surrounding suburbs.

#### Report

To fully understand the potential of the Scenic Hills, and the community benefits of a Scenic Hills Recreation Trail and impacts to landowners as part of its delivery, a detailed study to

further investigate its feasibility is required. The feasibility study would include a thorough detailed assessment and options analysis of trail routes including identification of environmental constraints and opportunities to celebrate and protect Dharawal culture and heritage, consultation with landowners, supporting infrastructure required, a clear staging plan across the approximate 13km length and understanding of total costs for establishment and embellishment required for the Trail.

The delivery of the Feasibility Study would assist Council in understanding community and landowner appetite to support the Trail, as well as provide a framework for advocacy, grant funding and internal revenue to deliver the project in stages as funding becomes available.

It is proposed that the Feasibility Study would be delivered in the following stages:

- Stage 1 Background analysis and research
- Stage 2 Identification of preferred route and supporting infrastructure and high-level landscape planning and concept design
- Stage 3 Land valuation and potential costs for trail construction and supporting infrastructure on private property
- Stage 4 Hold Point
- Stage 5 Consultation with Landowners regarding concept design
- Stage 6 Completion of draft Feasibility Study including staging and implementation cost
- Stage 7 Hold Point
- Stage 8 Public Exhibition
- Stage 9 Adoption of final Feasibility Study

Noting that greater than 99 per cent of the Scenic Hills is in private ownership, the project presents risk, and would be subject to detailed consultation with landowners as a key component of the Feasibility Study. Following completion of the Feasibility Study, any further works would be subject to the outcome of the overall feasibility of the project, the availability of funding and Council endorsement.

#### **Engagement and consultation**

Preliminary engagement has occurred with our neighbouring councils, community and other stakeholders. Engagement and consultation would continue throughout the development of the feasibility study.

#### Conclusion

The Scenic Hills are a highly valued landscape within the Campbelltown LGA, however public access for the community is highly restricted to existing Council owned land. The further detailed assessment and thorough feasibility study would enable Council to consider community support and funding for the project into the future.

This report proposes the delivery of the Scenic Hills Recreation Trail Feasibility Study over a two-year period when co-funding through commonwealth or state grants is available to enable release of funding under the Campbelltown Local Infrastructure Contributions Plan 2018 (Amendment 1).

#### **Attachments**

Nil

**Ordinary Council Meeting** 

# 8.9 Policy Reviews: Leisure Services

# **Reporting Officer**

Operations Manager Leisure Services City Services

# **Community Strategic Plan**

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

# **Delivery Program**

Principal Activity	
2.1.2.2 Provide leading sports and leisure facilities	

#### Officer's Recommendation

- 1. That the Booking of Swimming Centre for School Carnivals Policy be rescinded.
- 2. That the Coaches Attendance at Significant Competitions Policy be rescinded.
- 3. That the Swimming Achievement Awards Policy be rescinded.

#### **Purpose**

To seek Council's endorsement to rescind the Booking of Swimming Centre for School Carnivals Policy, Attendance at Significant Competitions Policy and Swimming Achievement Awards Policy identified due to the operational nature of the policies and changes in Council's procedures.

#### **History**

The Policies listed below are now due for review in accordance with the Information Management Authorised Statement:

- 1. Booking of Swimming Centre for School Carnivals Policy adopted 11 February 1992.
- 2. Coaches Attendance at Significant Competitions Policy adopted 3 August 2002.
- 3. Swimming Achievement Awards Policy adopted 11 February 1992.

#### Report

A review of the following Policies has been completed.

1. Booking of Swimming Centre for School Carnivals Policy

The intent of the Policy is to provide schools within the Campbelltown Local Government Area a priority window for booking swimming carnivals at Council's swimming centres.

Due to the operational nature of the Booking of Swimming Centre for School Carnivals Policy, it is recommended that the Policy be rescinded and replaced with an Authorised Statement to govern the required processes whilst maintaining the intent of the Policy.

2. Coaches Attendance at Significant Competitions Policy

The intent of the Policy is to provide a supportive avenue for Swim Coaches to attend significant swimming competitions with program participants that have qualified for swimming significant competitions.

Due to the operational nature of the Coaches Attendance at Significant Competitions Policy, it is recommended that the Policy be rescinded and replaced with an Authorised Statement to govern the required processes whilst maintaining the intent of the Policy.

3. Swimming Achievement Awards Policy

The intent of the Policy is to reward any local resident that achieves first place at a State and / or National swimming carnival conducted by Swimming Australia and / or NSW Swimming. The reward is a 12-month swimming pass, valid at any Council swimming centre.

This offer has not been activated in approximately 7 years; it is recommended that the Swimming Achievement Awards Policy be rescinded.

#### **Attachments**

- 8.9.1 Current Booking of Swimming Centre for School Carnivals Policy (contained within this report)  $\underline{\mathbb{J}}$
- 8.9.2 Current Coaches Attendance at Significant Competitions Policy (contained within this report) \$\Pi\$
- 8.9.3 Current Swimming Achievement Awards Policy (contained within this report) 4

CAMP	PBELLTOWN Council	POLICY	
Policy Title	Booking of Swimming Centre for School Carnivals		
		ormation Carnival Booking Procedures ng Application Form	
Relevant Legislation/ Corporate Plan  Section 356 Lo		Government Act	
Responsible Officer Executive Manager		Community Businesses	

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

## **Objectives**

- 1. To ensure that local schools have priority in booking swimming carnivals.
- To establish a method for taking such bookings.
- 3. To outline terms and conditions and payment of applicable fees and charges

#### **Policy Statement**

Campbelltown City Council is committed to giving schools in the Local Government area priority for carnival bookings. The policy will ensure that steps to be taken in order to make a booking for a school swimming carnival at Council's Leisure Centres, including booking timeframes, and the payment and cancellation process are clear and concise.

#### Scope

This policy applies to schools in the Local government Area.

#### **Definitions**

Local School refers to schools in the local Government Area- Campbelltown City Council

#### **Legislative Context**

Section 356 of the Local Government Act (as amended)

#### **Principles**

- 1. Applications to conduct a swimming carnival must be in writing and addressed to the relevant facility.
- 2. Applications between 1 July and 28 July each year will only be taken for local schools.
- 3. Applications received after 28 July will be considered in date order of receipt for both local and out of area schools.
- 4. All booking fees are to be paid within 30 days of confirmation of booking. If there are fewer than 30 days between the date of booking and the carnival date, then all such booking fees shall be paid within the next two (2) business days.
- 5. Failure to pay fees in accordance with the above will lead to cancellation of the booking.

DATA AND DOCUMENT CONTROL							
	Adopted Date: 11/02/1992						
Division: City Lifestyles	Revised Date: 01/07/2014						
Section: Community Businesses	Minute Number: 113	<b>Page:</b> 1 of 2					
<b>DocSet:</b> 1555241	Review Date: 30/06/2017						

Item 8.9 - Attachment 1 Page 504

### Policy 6.2.04 continued

- 6. Booking fees will only be refunded if cancellation is advised 14 days prior to carnival date.
- 7. Entry fees are payable on the booking day, or alternatively invoiced to the responsible booking organisation.

#### Responsibility

Manager Healthy Lifestyles

#### **Effectiveness of this Policy**

The Policy will be reviewed on a three-year basis to ensure the appropriate level of recognition.

## **END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
DocSet: 1555241	<b>Page:</b> 2 of 2	



### **POLICY**

Policy Title	Coaches Attendance at Significant Competitions
Related Documentation	Form - Application to Attend Program Competitions
Relevant Legislation/ Corporate Plan	Section 356 Local Government Act 1993
Responsible Officer	Executive Manager Community Businesses

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

Campbelltown City Council is committed to supporting our squad program and their athletes.

#### Scope

This policy applies to coaches employed by Campbelltown City Council.

#### Definitions

For the purpose of this Policy, a National event is an Australian Championship competition conducted by the Australian governing body- Swimming Australia.

State event refers to NSW State Titles event and Metropolitan Championships.

Regional event refers to Metro South West Sydney Championships.

#### **Legislative Context**

Section 356 of the Local Government Act (as amended).

#### **Principles**

- 1. Significant championships to be identified as metropolitan championships, age and open championships at state and national level.
- 2. Coaches attend four national, four state and two regional championship with costs for the attendance to be allocated to Council subject to policy statements.
- 3. The number of significant championships in any one financial year will not exceed 10 and attendance not to exceed a total of 5 working weeks.
- 4. Coaches will be supported only on days and events that Council coached or trained athletes are participating.
- 5. The total cost to Council of coaches attending competitions is not to exceed \$1,250 per program per centre in any financial year, excluding the coaches' salary. Application for additional support is subject to approval by the Director City Lifestyles. This amount shall be reviewed annually.

Adopted Date: 03/09/2002

Division: City Lifestyles

Section: Community Businesses
DocSet: 1555245

Adopted Date: 03/09/2002
Revised Date: 01/07/2014

Minute Number: 113
Page: 1 of 2
Review Date: 30/06/2017

- 6. All attendances are to be included as part of the normal working week and is not to exceed 38 hours per week.
- Coaches must have coached sufficient qualifiers to justify attendance and a minimum number be determined as 10 swimmers at any event. Coach to swimmer ratios is one coach to 30 swimmers.
- 8. Preference is given to long course swimming events dependent on athlete selection and the number of athletes attending and therefore consideration will be given to varied state championship attendances where appropriate.
- Council's provision of financial support to coaches for attendance at competitions within the Greater Sydney area is limited to an allocation for transportation costs only based on Council's Travel Allowance on a per kilometre basis. Application for additional support is subject to approval by the Director City Lifestyles.
- 10. One week's leave with pay will be provided for an additional national or state championship at the coach's cost or club's cost.
- 11. Leave without pay will be granted for other championships coaches choose to attend.

#### Responsibility

Executive Manager Community Businesses.

#### **Effectiveness of this Policy**

The Policy will be reviewed on a three-year basis to ensure the appropriate level of recognition.

### **End of Policy Statement**

DATA AND DOCUMENT CONTROL		
DocSet: 1555245	<b>Page:</b> 2 of 2	



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

### **Objectives**

To reward local swimmers who achieve a high standard of excellence in individual competitive swimming.

# **Policy Statement**

Any swimmer who is a local resident and has been awarded a gold medal at a State or National event conducted by Swimming Australia will have their achievement acknowledged by Campbelltown City Council with a 12 month swimming pass to all Council's Leisure Centres.

#### Scope

This policy applies to residents of Campbelltown Local Government Area.

#### Definitions

For the purpose of this policy a State gold medal is a first place achievement at a State level event conducted by the State governing body – NSW Swimming in conjunction with Australian Swimming. A National gold medal is a first place achievement in any event at an Australian Championship competition conducted by the Australian governing body - Swimming Australia.

#### **Legislative Context**

Section 356 of the Local Government Act (as amended).

#### **Principles**

The Competitor must be a local resident and have achieved first place at a State and / or National swimming carnival conducted by Swimming Australia and / or NSW Swimming. The competitor will receive a 12 month swimming pass dated from the date of medal receipt.

#### Responsibility

Manager Healthy Lifestyles

DATA AND DOCUMENT CONTROL		
DATA AND DOCUMENT CONTROL		
	Adopted Date: 11/2/1992	
<b>Division:</b> Community Services	Revised Date: 29/07/2014	
Section: Healthy Lifestyles	Minute Number: 131	
DocSet: 1555242	Review Date: 30/06/2017	<b>Page:</b> 1 of 2

### Campbelltown City Council

## **Effectiveness of this Policy**

The policy will be reviewed on a three-year basis to ensure the appropriate level of recognition.

# **END OF POLICY STATEMENT**

DocSet: 1555242 Page 2

CAMPBELLTOWN

**Ordinary Council Meeting** 

# 8.10 Minutes of the Traffic Committee meeting held 25 June 2024

# **Reporting Officer**

Coordinator Traffic and Roads Design City Services

#### Officer's Recommendation

That the minutes of the Traffic Committee held 25 June 2024 be noted.

## **Purpose**

To seek Council's endorsement of the minutes of the Traffic Committee meeting held 25 June 2024.

### Report

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

#### Reports listed for consideration

- 5.1 Approvals for Events and Development Applications under delegation (Jan - June 2024)
- 1. In support

### Proposed Traffic Calming Devices on Chamberlain Street and Beverley Road, Campbelltown

That Traffic Committee endorse the installation of:

- 1. Pram ramps and a refuge island on Chamberlain Street west of its intersection with Beverley Road, including necessary signs and line markings.
- A central median with a "No U-Turn" sign and related line markings on Beverley Road at its 2. intersection with Taylor Street.

ACTION: Trinsw noted for Council to check the line of sights and turning path movements of the Chamberlain and Beverly intersection.

#### Moore Oxley bypass and Art Centre Road-Median Closure 6.1

That Traffic Committee recommend:

Item 8.10 Page 510 1. Transport for NSW (TfNSW) assess and consider closing the central median on Moore Oxley Bypass, specifically the southbound approach to the intersection with Narellan Road.

ACTION: TfNSW Will look at reasons to support planning and consideration for alternative egress points and build a case for efficiency.

### 6.2 Reconfiguration of West Bound Lane 1 of Kellicar Road, Campbelltown

That the Traffic Committee:

- 1. Endorse the adjustment of restrictions on westbound L1 to "Left Lane Must Turn Left, Buses Excepted" to improve traffic flow and reduce congestion benefiting bus operators and commuters alike at the intersection of Kellicar Road and Bolger Street, Campbelltown.
- 2. That Transport for NSW (TfNSW) check and review the necessity of re-phasing of traffic signals to prevent conflicts between buses in L1 and vehicles exiting the car park onto Kellicar Road before any changes as in 1 above are implemented.

ACTION: TfNSW will review this intersection and will advise on further possible action.

#### 6.3 Traffic Signals Phasing at Badgally Road and North Steyne Road Intersection

- 1. That the traffic model be further developed by Transport for NSW (TfNSW) based on the SIDRA Model provided by Council for possible safety improvements as follows:
  - review the phasing of traffic lights for any modifications if needed.
  - review and recommend changes to enhance safety at this intersection.

**For noting –** Police commented general public are taking calculated risks instead of waiting of a safe gap, increasing the risk if accidents at this intersection.

ACTION: TfNSW will assess this intersection and will report back to the committee.

#### 6.4 Safety at the Intersection of Pembroke Road and Minto Road Intersection, Minto

That TfNSW review the accidents history, assess and implement appropriate safety measures at the intersection of Pembroke Road and Minto Road, Minto.

#### For noting:

• Police advised that in the last 12 months they have not received any reports for accidents causing injury at this location

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- TfNSW advised that they have checked the road pavement condition, activated signage on the approach north bound to Minto Road.
- TfNSW are continuing their investigations onsite
- 1. TfNSW advised they have received funding to conduct further investigations at this intersection.

### **Attachments**

1. Minutes of the Traffic Committee held 25 June 2024 (contained within this report)

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# **CAMPBELLTOWN CITY COUNCIL**

# **Minutes Summary**

# Traffic Committee Meeting held at 9:00am on Tuesday, 25 June 2024.

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6.3	Traffic Signals Phasing at Badgally Road and North Steyne Road Intersection	4
6.4	Safety at the Intersection of Pembroke Road and Minto Road Intersection, Minto	5

### Minutes of the Traffic Committee Meeting held on 25 June 2024

#### In attendance

Convenor -B Hoyle - Deputy General Manager | City Services and Lifestyles

Member - M Chowdhury- Councillor

Member - A Arora - Coordinator Traffic and Road Design

Member - K Alawadhi - Transport NSW

Member - Sergeant Barrett - Campbelltown Police

Member - Jim Gouch - Representing Greg Warrens office MP

Member - J Villanueva - Transit Systems

Committee Secretary - V Ross- Campbelltown City Council

#### 1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by committee member Ajay Arora

#### 2. APOLOGIES

Member - M Fruean - Representing Anoulack Chanthivong's office MP

Member- Sergeant Abbott -Campbelltown Police

Member - J Duguid - Transit Systems

Member - M Pruss -Transit Systems

#### Confirmation of Minutes

The minutes of the Traffic Committee held on 26 March 2024 were agreed Ajay Arora ( Cr Chowdhury seconded).

#### 4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil at time of print

#### 5. REPORTS FOR CONSIDERATION - LOCAL TRAFFIC COMMITTEE

# 5.1 Approvals for Events and Development Applications under delegation (Jan - June 2024)

#### Officer's Recommendation

- 1. That Council approve the endorsement of the events provided under delegation.
- 2. That the information noted.

#### **Traffic Committee's Recommendation:**

1. In support

# 5.2 Proposed Traffic Calming Devices on Chamberlain Street and Beverley Road, Campbelltown

#### Officer's Recommendation

That Traffic Committee endorse the installation of:

- 1. Pram ramps and a refuge island on Chamberlain Street west of its intersection with Beverley Road, including necessary signs and line markings.
- 2. A central median with a "No U-Turn" sign and related line markings on Beverley Road at its intersection with Taylor Street.

#### **Traffic Committee's Recommendation:**

That Traffic Committee endorse the installation of:

- 1. Pram ramps and a refuge island on Chamberlain Street west of its intersection with Beverley Road, including necessary signs and line markings.
- 2. A central median with a "No U-Turn" sign and related line markings on Beverley Road at its intersection with Taylor Street.

**ACTION:** TfNSW noted for Council to check the line of sights and turning path movements of the Chamberlain and Beverly intersection.

#### 6. REPORTS FOR CONSIDERATION - CAMPBELLTOWN TRAFFIC COMMITTEE

### 6.1 Moore Oxley bypass and Art Centre Road-Median Closure

#### Officer's Recommendation

That Traffic Committee recommend:

1. Transport for NSW (TfNSW) assess and consider closing the central median on Moore Oxley Bypass, specifically the southbound approach to the intersection with Narellan Road.

#### **Traffic Committee's Recommendation:**

That Traffic Committee recommend:

1. Transport for NSW (TfNSW) assess and consider closing the central median on Moore Oxley Bypass, specifically the southbound approach to the intersection with Narellan Road.

**ACTION:** TfNSW Will look at reasons to support planning and consideration for alternative egress points and build a case for efficiency.

### 6.2 Reconfiguration of West Bound Lane 1 of Kellicar Road, Campbelltown

#### Officer's Recommendation

That the Traffic Committee:

- 1. Endorse the adjustment of restrictions on westbound L1 to "Left Lane Must Turn Left, Buses Excepted" to improve traffic flow and reduce congestion benefiting bus operators and commuters alike at the intersection of Kellicar Road and Bolger Street, Campbelltown.
- 2. That Transport for NSW (TfNSW) check and review the necessity of re-phasing of traffic signals to prevent conflicts between buses in L1 and vehicles exiting the car park onto Kellicar Road before any changes as in 1 above are implemented.

#### **Traffic Committee's Recommendation:**

That the Traffic Committee:

- 1. Endorse the adjustment of restrictions on westbound L1 to "Left Lane Must Turn Left, Buses Excepted" to improve traffic flow and reduce congestion benefiting bus operators and commuters alike at the intersection of Kellicar Road and Bolger Street, Campbelltown.
- 2. That Transport for NSW (TfNSW) check and review the necessity of re-phasing of traffic signals to prevent conflicts between buses in L1 and vehicles exiting the car park onto Kellicar Road before any changes as in 1 above are implemented.

**ACTION:** TfNSW will review this intersection and will advise on further possible action.

# 6.3 Traffic Signals Phasing at Badgally Road and North Steyne Road Intersection

#### Officer's Recommendation

- 1. That the traffic model be further developed by Transport for NSW (TfNSW) based on the SIDRA Model provided by Council for possible safety improvements as follows:
  - review the phasing of traffic lights for any modifications if needed.

review and recommend changes to enhance safety at this intersection.

#### **Traffic Committee's Recommendation:**

- 1. That the traffic model be further developed by Transport for NSW (TfNSW) based on the SIDRA Model provided by Council for possible safety improvements as follows:
  - review the phasing of traffic lights for any modifications if needed.
  - review and recommend changes to enhance safety at this intersection.

**For noting –** Police commented general public are taking calculated risks instead of waiting of a safe gap, increasing the risk if accidents at this intersection.

**ACTION:** TfNSW will assess this intersection and will report back to the committee.

# 6.4 Safety at the Intersection of Pembroke Road and Minto Road Intersection, Minto

#### Officer's Recommendation

That TfNSW review the accidents history, assess and implement appropriate safety measures at the intersection of Pembroke Road and Minto Road, Minto.

### **Traffic Committee's Recommendation:**

That TfNSW review the accidents history, assess and implement appropriate safety measures at the intersection of Pembroke Road and Minto Road. Minto

### For noting:

- Police advised that in the last 12 months they have not received any reports for accidents causing injury at this location
- TfNSW advised that they have checked the road pavement condition, activated signage on the approach north bound to Minto Road.
- TfNSW are continuing their investigations onsite
- TfNSW advised they have received funding to conduct further investigations at this intersection.

#### **General Business**

Item 6.2 Intersection of Collins Promenade and Eagleview Road - Update on the Safety Concerns raised during the previous meeting held 26 March 2024:

TfNSW - Advised that installation of traffic lights will not be considered at this intersection as this does not meet the criteria requirements for TfNSW.

2. Councillor Chowdhury enquired into Bunbury Crossing on Fields Road to explore the intersection option request for a pedestrian crossing

**ACTION:** Council to carry out an investigation in the coming financial year.

3. Councillor Chowdhury enquired - Macquarie Fields Railway Station lifts.

**ACTION:** Item was taken offline for Council to follow up a response to Cr Chowdhury.

4. Jim Gouch, Representative for Greg Warrens Office MP, enquired about the traffic congestion at St Thomas Moore and St Patricks College high school around school pick up time.

Police reported: They have been conducting ongoing tasking at this location with Highway Patrol. They have been working with the school Principal to further educate parents regarding the etiquette at school pick up time.

**ACTION:** Council to find out ownership of the un-named road so action can be taken.

5. Ohlfsen Road and Minto Road Intersection Updates – Council advised that it has installed 2 CCTV cameras to capture information and analyse information regarding traffic turning out of Ohlfsen Road. TfNSW advised that once the footage is provided to them, it will be reviewed to assess the issued raised.

**ACTION:** Council to provide CCTV footage to TfNSW once obtained.

The next meeting of the Traffic Committee will be held Tuesday 24 September 2024 at 9:00am at the Civic Centre, Campbelltown and Teams.

Meeting Concluded: 10.05am

>1> CAMPBELLTOWN

# **Ordinary Council Meeting**

#### 8.11 **Youth Refuge Advocacy**

# **Reporting Officer**

Acting Manager Community Life City Lifestyles

### **Community Strategic Plan**

Obje	ective	Strategy
1	Community and Belonging	1.2.1 Provide accessible services and support pathways for all ages, needs and abilities
5	Strong Leadership	5.2.1 Provide proactive and collaborative leadership on issues that are important to Campbelltown now and into the future

# **Delivery Program**

Princip	al Activity
1.2.1.1	Deliver, and advocate for, essential community services

#### Officer's Recommendation

That Council endorse the Macarthur Homelessness Steering Committee's Youth Refuge Advocacy.

#### **Purpose**

To seek the endorsement and support of Council for the Macarthur Homelessness Steering Committee (MHSC) advocacy for suitable emergency youth accommodation in Campbelltown.

### **History**

Every night, 300 young people aged 14 to 18 across Macarthur are experiencing homelessness. The rate of homelessness among young people in the Macarthur region is significantly higher than the NSW average, reportedly 35 per 10000 people (Homelessness NSW 2024). Housing is an issue in greater Southwestern Sydney. Median wait times for crisis housing are close to 4 months and general housing applicants can wait up to 28 months to secure accommodation. Both wait times are higher than the NSW average (Homelessness NSW 2024).

There is an urgent need for a youth refuge in Campbelltown for young people aged 16 and 17 experiencing homelessness.

Item 8.11 Page 519 Currently, young people are:

- Placed in temporary accommodation Including unsupervised motels, often outside the Macarthur region. This temporary arrangement creates uncertainty, instability, and insecurity.
- Relocated to refuges out of the region Displacement from one's community has significant wellbeing issues, including isolation, disrupted education and work, and discontinuity of welfare and support services.

### Report

The MHSC has worked in the Macarthur Region for 8 years raising awareness of, and responding to, the plight of housing disadvantage in the area. Committee partners include Campbelltown City Council, Camden Council, Wollondilly Shire Council, Argyle Housing, Hume Housing, Nagle Centre, St Vincent de Paul, Housing NSW, Partners in Recovery, Macarthur Legal Centre, and Sector Connect.

With the support of Campbelltown City Council, the MHSC conducted a needs assessment survey with 20 local community services and 9 local High Schools. 100 per cent of services and 90 per cent of schools surveyed had conducted referrals for young people seeking support for safe accommodation. The most frequent presentations were young people aged 16–18 years old.

The Macarthur Homelessness Steering Committee is seeking a commitment from all levels of government, developers, and services to provide the support and resources to establish and operate a youth refuge/s in the Macarthur region.

The MHSC is advocating for a youth refuge in the Macarthur region, for crisis accommodation support and medium-term accommodation for young people aged 16 and 17 years by 2026 and consider wrap-around therapeutic services to support the longevity of the Refuge on-site.

#### **Attachments**

8.111 A call to care for young people 2024 (contained within this report) &

Item 8.11 Page 520

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A call to care for young people experiencing homelessness in the Macarthur region

**Macarthur Homelessness Steering Committee 2024** 

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We acknowledge and pay respect to the Dharawal & Gundungurra people, the traditional custodians of the lands on which we work.

Sovereignty was never ceded; it always was and always will be, Aboriginal land.

02

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\*All names, images and identifying details have been changed to protect the privacy of the individuals.













Project funding provided by Wests Group

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# **HOMELESSNESS**

# A person is defined as homeless if they are living in:

- non-conventional accommodation (sleeping rough) or
- short-term and emergency accommodation

**Non-conventional accommodation:** street, park, squatting, improvised dwellings, cars. tents, railway carriages

**Short-term or emergency accommodation:** refuges, crisis shelters, couch surfing or no tenure, living temporarily with friends or relatives, emergency accommodation arranged by a specialist homelessness agency (eg hotels and motels)

[AIHW, 2024a]

# **Unaccompanied Youth**

Youth who are independently experiencing homelessness due to being kicked out or fleeing from unsafe homes and who request assistance from Specialist Homelessness Services (SHS) on their own.

[Department of Communities and Justice, 2021]



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# INTRODUCTION

The Macarthur Homelessness Steering Committee (MHSC) has commissioned Youth Solutions to prepare this Advocacy Paper to shed light on the critical issue of the lack of a dedicated place to go for 16 and 17-year-old youth experiencing homelessness in the Macarthur region. The aim of the paper is to advocate for urgent attention to address this alarming service gap.

Drawing upon key insights from the Macarthur Youth Homelessness Forum held in December 2022, an online survey conducted by the MHSC in 2023 targeting schools and local service providers, as well as a site visit and consultation in early 2024 with Platform Youth Service in Penrith, this paper consolidates crucial findings.

Access to safe, secure and appropriate housing is a basic human right which is recognised at the State and National level and globally. MHSC recognises the responsibilities and commitments to the following:

The Convention on the Rights of the Child

The NSW Strategic Plan for Children and Young People

National Agreement on Closing the Gap

United Nations Sustainable Development Goals

Successful resolution of this issue in the Macarthur region requires careful planning, commitment and cooperation of all levels of government as well as local community organisations. No single party or organisation can adequately address this unmet need acting alone.

"Homeless young people are less likely to stay engaged with school, find jobs, get access to rental housing and maintain friendships. They are more likely to experience depression, poor nutrition, substance abuse and mental health problems. In fact, without the right support, many will struggle with homelessness their entire lives."

(Kids Under Cover)

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# **EXECUTIVE SUMMARY**

The Macarthur region, in Sydney's south-west, encompasses three local government areas: Campbelltown, Camden and Wollondilly. The region covers 3067sq km and is home to more than 300,000 residents. Each local government area in Macarthur has a greater proportion (~4%) of First Nations people than the greater Sydney average (1.7%).

Every night, up to 300 young people across the region - aged 14 to 18 - don't have a permanent bed. They are couch surfing, sleeping rough or living temporarily with friends. The Australian Institute of Health and Welfare determines these young people are homeless.

In 2019/2020, over 9000 young people accessed Specialist Homelessness Services (SHS) in NSW, the majority aged 16-17 years, who often presented 'unaccompanied' [Yfoundations, 2021]. First Nations people are also overrepresented, with close to 30% of people assisted by SHS identifying as Aboriginal and Torres Strait Islander [AIHW 2024a]. Half of these cases were young people under the age of 25 years [AIHW, 2024a].

The rate of homelessness among young people in the Macarthur region is significantly higher than the NSW average, reportedly 35 per 10,000 people [Homelessness NSW 2024].

Housing – or lack of – is also an issue in greater South Western Sydney. Median waiting times for crisis housing are close to 4 months and general housing applicants can wait for up to 28 months to secure accommodation. Both wait times are higher than the NSW average [Homelessness NSW 2024].

There is an urgent need for a youth refuge in the Macarthur region for young people aged 16 to 17 experiencing homelessness. At present, options for young people experiencing homelessness in the Macarthur region are limited.

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Young people are often placed in:

- Temporary accommodation including unsupervised motels, often outside of the region. This arrangement may be reviewed every few days, creating uncertainty, instability and insecurity.
   Young people can feel unsafe in an environment which may also accommodate older people in transition.
- Relocated to refuges out of the area. Displacement from your own community has significant wellbeing issues, including isolation, disrupted education and work, and discontinuity of welfare and service supports.

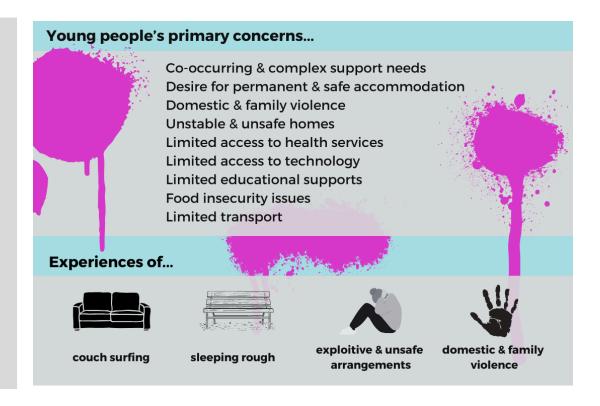
The Macarthur Homelessness Steering Committee (MHSC) has worked in the Macarthur region for 8 years raising awareness of, and responding to, the plight of housing disadvantage in the area. Committee partners include Argyle Housing, Nagle Centre, St Vincent de Paul, Homes NSW, Partners in Recovery, Macarthur Legal Centre, Campbelltown City Council, Camden Council, Wollondilly Council and Sector Connect.

MHSC conducted a needs assessment survey with 20 community services and 9 high schools across the region in 2023. The findings were alarming, but not surprising.

All services (100%) and 90% of schools surveyed had conducted referrals for young people seeking support for safe accommodation.

Most frequent presentations were young people aged 16-18. However, all age groups (12-25) were identified as having service delivery gaps and a lack of access to safe and timely accommodation options.

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Sector workers and educators identified a number of barriers for young people experiencing homelessness in accessing safe and appropriate accommodation in the Macarthur region.

These included:

- Limited crisis accommodation
- Accommodation availability (limited options, long waitlists)
- Restrictive service eligibility criteria

The MHSC and its collaborators and supporters are ready to take the next step to respond to the needs of the young people in the community. Our research and anecdotal evidence highlight a need that must be urgently addressed. Coupled with the skyrocketing cost of living and housing crisis, the situation is only going to worsen. Macarthur needs a youth refuge to accommodate our homeless youth and give them the support they need to get their lives and stability back on track.

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# WHO WE ARE

The Macarthur Homelessness Steering Committee (MHSC) has been in operation for more than eight years and seeks to raise awareness of and respond to the plight of housing disadvantage across the Macarthur region in NSW.

Over the years, the committee has provided funding to assist with a range of needs, including brokerage support, emergency housing and medical costs associated with significant psychological distress among community members as a result of displacement and/or accommodation issues.

The partners represented on the committee include Argyle Housing, Nagle Centre, St Vincent de Paul, Homes NSW, Partners in Recovery, Macarthur Legal Centre, Campbelltown City Council, Camden Council, Sector Connect and Wollondilly Council, as well as lived experience consumers and advocates.

The committee works tirelessly to host annual winter sleepouts and dinners "under the stars" to generate the necessary income to cover the substantial gaps in homelessness service provision across the Macarthur area.

We believe a refuge for young people aged 16-17 is essential, as the next step in our mission to respond to youth homelessness in the Macarthur region.



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# **BACKGROUND**

The rate of homelessness in South Western Sydney is concerning with over-crowded residences and unstable housing identified as key concerns for the region, compounded by significant population growth [SWSPHN 2023].

Median waiting times for priority and urgent housing is close to 4 months, with general housing applicants waiting up to 28 months to secure accommodation [Homelessness NSW 2024]. Both these wait times are longer than the NSW averages.

Children and adolescent represent an important priority population for our community. The rate of homelessness among young people across the Macarthur region is significantly higher than the NSW average, reportedly **35 per 10,000** [Homelessness NSW 2024]. Given the expected population growth across the Macarthur region [NSW Government 2024], the number of youth experiencing homelessness will inevitably increase.

Presently, there is no Youth Refuge for young people aged 16 to 17 years in the Macarthur region, with young people experiencing homelessness forced to relocate out of area. Displacement from ones community has significant wellbeing issues for young people, who experience isolation, disrupted education, and highlights discontinuity of welfare and service supports [Gultekin et al. 2019].

Homelessness is linked with poor outcomes in a range of domains including health, education, employment and involvement with the criminal justice system [AIHW, 2024b; Chikwava et al. 2022].

Research also demonstrates that homeless youth are more likely to experience complex mental health issues, with higher rates of hospital admissions than non-homeless young people [Russell et al 2021].

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# **IDENTIFYING THE GAPS**

In 2023 the **Macarthur Homelessness Steering Committee** conducted a needs assessment among local service providers and schools in the region, to understand the prevalence of youth homelessness and the barriers to accessing appropriate support in the region.

### **Participants**

In total, 20 community services and 9 local schools participated in the survey. Representation from youth, accommodation and social services was achieved, and included NSW Police, Youth Justice, the Benevolent Society, Legal Aid NSW, Macarthur Legal Centre, Neami National, Uniting (Doorways for Youth), Big Yellow Umbrella, Traxside Youth Health Services, St Vincent de Paul, Humanity Matters, Macarthur Family and Youth Services, Yourtown, South Western Sydney Local Health District Drug and Alcohol Youth Service and Youth Solutions.

Local educators working with young people were also surveyed with representation from the Department of Education South West Macarthur Schools, Sarah Redfern High School, Elizabeth Macarthur High School, Eagle Vale High School, Robert Townson High School, Mount Annan High School, Campbelltown Public School and Bradbury Public School.

# **Findings**

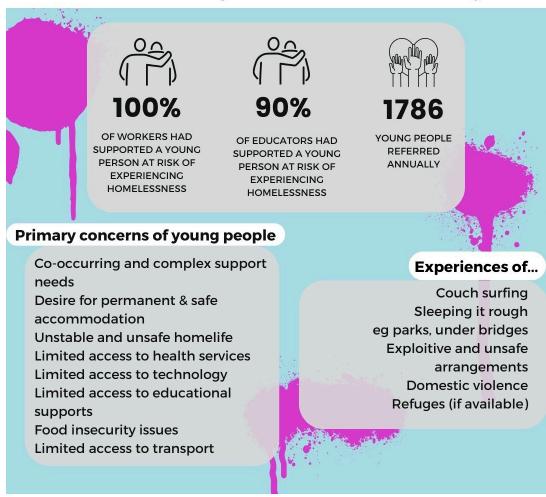
All Services (100%) and 90% of schools surveyed had conducted referrals for young people seeking support for safe accommodation. On average the most frequent presentations were young people aged 16 to 17 years or 18 and above. However, all age groups (12 to 15, 16 to 17 and 18 to 25) were identified as having gaps in service delivery and access to safe and timely accommodation options in the Macarthur region when needed.

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# **SURVEY FINDINGS**

# 20 local community services & 9 schools surveyed



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Sector workers and educators identified many barriers for young people (at risk of, or experiencing homelessness) in accessing safe and appropriate accommodation in the Macarthur region.

These included:

- Limited crisis accommodation
- Accommodation availability (limited options with long waitlists)
- Complex support needs not being met
- · Restrictive service eligibility criteria
- Accessibility issues (transport, affordability)
- Lack of awareness about services which may offer support

#### 1. No crisis accommodation available

The most prominent theme in the survey data was the limited options to house and accommodate young people in crisis. Many sector workers highlighted that access to crisis care was even more limited for young people under the age of 18 years. Stories of relocation into unfamiliar territory were common, due to the limited options in the Macarthur region.



There is no crisis accommodation. There is no after-hours services or anywhere police can access urgent assistance when faced with a young person in crisis.

- Sector worker



There is no refuge available to them. They are forced to relocate out of area where, in most cases, they have resided their whole lives, have community connections and awareness of the area. Young people particularly aged 16-18, are not supported by any agency.

- Sector worker

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Others relayed situations where young people were sent to refuges or temporary accommodation designed for older adults, which meant they were at risk of experiencing harm and were denied safe transitional housing. Additionally, in the instances when young people were engaged with support services (mental health or AOD caseworkers), contact was often lost due to forced relocation out of area.



There is no service that has a bed for 16-17 year olds, only one hotel that I am aware of in Macarthur will take an under 18 into temporary accommodation while they wait to find a refuge in some other part of the state. There are no services to house them.

- Sector worker

### 2. Limited availability & long waitlists

The second most prevalent theme was the limited availability of options for young people in the Macarthur region. Survey participants identified the long waitlists of existing support services which cater for 18 years and above: "services are getting smashed" and "there are no services with available accommodation". Other sector workers identified that for young people under the age of 18, there is a complete lack of permanent housing options, leaving services feeling helpless in keeping marginalised young people safe and catered for.

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### 3. Catering for young people with complex support needs

The third theme from survey data related to the complex support needs that young people often present with, and the inadequacies of existing services to address these needs. In particular, survey participants noted co-occurring mental illness and substance use issues, unemployment, and lack of 'living skills' as barriers for young people in gaining appropriate accommodation. Survey participants relayed stories of a stretched community services sector, with limited caseworkers, early intervention and ongoing social supports. Young people's circumstances were the reason why services were inadequate, pointing to the effects of marginalisation.



There's a lack of mental health supports and youth workers in the area. Lack of caseworkers to assist them in managing their situation.

- Educator



Lack of funding to be able to provide in depth and ongoing mental health support.

- Sector worker

Evidence of disappointment in the level of care previously received by community services was also identified:



Young people have noted a lack of compassion and care, they do not receive emotional support.

- Educator

# 4. Stringent and impractical eligibility criteria

The next common barrier identified was the stringent and often impractical eligibility criteria of existing services in the region and beyond. Sector workers relayed that age restrictions were often a limitation in accessing services for young people under 18 years, and the need to have appropriate legal documents to receive care, which for young people who were not Australian citizens was an ongoing difficulty. Survey respondents spoke about how eligibility criteria often ignored the complex life trajectories of some young people accessing support, including those under the age of 18 years with children in their care, or those with complex and co-occurring AOD and mental health needs.



Services have strict criteria for homeless young people and when not suitable they are left to fend for themselves.

- Sector worker



The referral submissions requires a review of the young person's offences and behaviours. As a service working with behaviours, this presents ongoing barriers.

- Sector worker

The way in which some service providers conceptualised homelessness was also not consistent, calling for a greater understanding and a standardisation of the term.



Certain agencies do not recognise 'couch-surfing' as homelessness, when that is often temporary and conditional.

- Educator

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### 5. Accessibility

With pockets of regional areas in the Macarthur area spread over 3067 sq km, access to suitable transport options, was identified as an additional factor which impeded accessibility to existing support services. Further, access to finances to navigate a system which required young people "to travel to multiple services for advice and intake" was considered impractical and unattainable, particularly for young people with limited finances or social supports. Camden Council and Campbelltown City Council have been actively working to provide low and no cost outreach activities to connect young people in the region to community services.

#### 6. Limited awareness

Despite there being agencies to support young people with welfarerelated concerns, survey participants described a confusing referral landscape which was difficult to navigate. Service providers relayed that young people were often unaware of existing services and there was a "general lack of knowledge" about where to go for help. Providing education about who can help is considered integral in connecting young people with support.



Knowing who to contact is a barrier, it is hard to navigate the different services and young people often do not know who can help.

- Educator

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# **JUNE'S STORY**

June was 17 years old when she resided with her mother in the Campbelltown LGA. A highly creative and hardworking Year 12 student, June attended her local high school and was completing her HSC while working a part-time job within walking distance of both her home and school.

June's mother, who lived with severe and inadequately managed mental illness, had become increasingly aggressive and threatening towards June over the past year.

June knew she could not tolerate living in an abusive environment much longer but had hoped she could stay at home until she finished school.

One night June came home from work and discovered her mother had packed a bag of her clothes and told her she could no longer live in the home, effective immediately.

June hastily grabbed a few personal items and her HSC study materials and left the house.

June then contacted a close friend from school to ask if she could sleep at her place for the night.



Her friend's mother said June could stay with their family for a few nights but that an extended stay would not be feasible as the household was already overcrowded.

The next day the friend's mother contacted Campbelltown City Police to get assistance for June. Shortly after, the Campbelltown PAC Youth Action Meeting (YAM) coordinator met face-to-face with June.

Together they contacted Link2Home to find a place for June to stay.

June was placed by DCJ Housing in temporary accommodation (TA) in a local hotel, where she was told she would stay until a place at a youth refuge became available. June was dismayed to learn there was no crisis refuge in the Macarthur region for a 17-year-old, so wherever she eventually went would involve relocating.

Names, images and identifying details have been changed to protect the privacy of the individuals.

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June had been advised she would be living in the hotel for up to a week, but she ended up staying there for 30 days as there was no availability in a crisis refuge.

June felt lonely and unsafe in the hotel, which was also used by DCJ Housing to accommodate single men including some who had just been released from prison. The blinds on the window of her room were broken and she had to use a towel to cover the window for privacy. When she left her room, she was routinely subjected to insults, harassment and sometimes propositioned for sex by men who were living in, or hanging around, the hotel. She was regularly asked if she had drugs or wanted to buy drugs.

June also had to give up her job as she didn't feel safe walking back to the hotel after dark. She felt like a prisoner in her room and left only to travel to and from school during daylight hours. This further intensified June's feeling of isolation, anxiety and depression.

On a few occasions June thought she had secured a place at a youth refuge, but those plans would fall through. Every three days, DCJ Housing would decide whether to extend June's stay in the hotel. She lived with the stress and uncertainty of whether she would be staying in the hotel, transferred to a different hotel or sent to a youth refuge.

With the help of a youth-focused homelessness service, June eventually secured a place for three months in a crisis refuge. However, this accommodation was located a fair distance from the Campbelltown region.

This meant June had to spend nearly 90 minutes each way on public transportation to get to and from school. She was happy to be out of the hotel, however, the relocation to a distant suburb resulted in a great sense of personal loss and social disconnection for her.



Names, images and identifying details have been changed to protect the privacy of the individuals.

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# **ANNA'S STORY**

Anna, a 16-year-old girl living in the Macarthur region, faced significant challenges due to domestic and family violence. She was in Year 10 at a local high school where she was highly regarded by teachers and staff.

Anna loved her school - she saw her friends there and it was a place where she had access to adults whom she trusted.

Anna resided in a shed behind her mother and step father's house. The shed was equipped with a mattress and a small chest of drawers for her clothes. The shed, however, was not suitable for habitation. It lacked running water, the walls were mouldy and it leaked when it rained.

While there was enough space for Anna in the house, her stepfather prohibited her from living there. She lacked a key to the house and she was only permitted inside for essential needs such as toileting, showers and occasional cooking, subject to her stepfather's approval.

Despite her challenging circumstances, Anna did her best to attend school regularly. School was a haven for her, a place where she felt safe and supported. There were times when Anna arrived late, hungry and without a uniform, but the school ensured her basic needs were met by providing food and a clean uniform.

Anna increasingly became the target of her stepfather's emotionally abusive and controlling behaviour. He insulted her, threatened to kick her out, referred to her in degrading terms to her face and in the presence of others, and gave her menacing looks.

He restricted her communication by taking her phone and charger from her. He hacked into her social media accounts and taunted her with screenshots from her phone. Anna's step father made sure she knew he was aware at all times where she was.

Names, images and identifying details have been changed to protect the privacy of the individuals.

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Anna constantly worried where she would live from one day to the next. She looked at the "Ask Izzy" website to explore her options. She contacted a local youth homelessness service, but she was dismayed to learn there were no youth refuges in the Macarthur area that would take a 16 year old. There wasn't a waitlist for one, they simply did not exist. She was offered a place at a youth refuge in the Blue Mountains, but Anna could not bear the thought of leaving her school, job and friends.

So Anna made the decision to remain in the community and took it upon herself to find a safe place to stay.

On several occasions, she was able to stay in the homes of friends. One family took Anna in for a couple of months. She felt safe there. She had a bed, the family cooked for her and took her to school. While grateful for this family's support, Anna knew this was a temporary solution.

On another occasion she was placed by DCJ Housing in a hotel located in an adjacent local government area. Due to the uncertainty of how long this placement would last, Anna had to pack up all her clothes and personal items in shopping bags and take them with her to school each day.

In a nine month period, Anna stayed in at least six places besides the shed, leading to exhaustion and detrimental effects in her physical and mental health. The constant uncertainty about her living situation also hindered Anna's ability to keep up with school assignments.



Names, images and identifying details have been changed to protect the privacy of the individuals.

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# **DOMINIC'S STORY**

Dominic, a 16-year-old male living in Furthermore it disengaged him the Macarthur region, experienced more than six years of physical abuse from his parents before coming to the attention of the authorities.

In 2023, Dominic absconded from his family home, prompting police intervention due to concerns surrounding his sudden departure.

Despite the need for urgent accommodation and ongoing case management, Dominic was unable to secure these supports locally due to service eligibilities.

While accepted into a youth refuge, it was located outside the Macarthur region.

This lack of local support had severe consequences for Dominic, preventing him access to his school and peer supports in the Macarthur community.

Dominic required an extensive medical review for the injuries he had sustained over the years and, from a police investigation perspective, his relocation hindered this process.

from youth officers he had built a rapport with, who could have provided referral support for ongoing DV counselling.

Dominic's relocation disrupted existing support options, and isolated him from his friends and and school community, underscoring the urgent need for a youth refuge in the Macarthur region.



Names, images and identifying details have been changed to protect the privacy of the individuals.

# PETER'S STORY

Peter, a young person from the Macarthur region, has been sleeping rough for eight months. Peter lives in his car, and when able, couch surfs with friends.

Despite his intent and need for stable accommodation he has been unsuccessful accessing safe options.

Peter proactively sought support for his substance use issues, and has been engaged with alcohol and other drug (AOD) and mental health service providers. Peter's hospital admissions decreased significantly as a result and his mental health improved.

With caseworker support, Peter secured short term emergency housing in 2023. The refuge was out of area and Peter relocated out of the Macarthur region.

Due to being disconnected from peer workers and clinicians he had built a rapport with, Peter's mental health deteriorated significantly. Peter also experienced bullying at the refuge which he believed was due to his episodes of self-injury and gender orientation.

Peter's preference was to relocate back to his original community to access familiar services and live in his car.

Peter experienced difficulties in gaining employment, and had no access to proper nutrition and hygiene products. His primary concern, though, was for his physical safety.

Peter felt hopeless about securing access to a safe refuge without being displaced and removed from social support services in the Macarthur region.



Names, images and identifying details have been changed to protect the privacy of the individuals.

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# SAM

Sam is 17 and lives with her Pop in Campbelltown. She is completing Year 12, has a part-time job and has a good support system of friends and some family in the Macarthur region.

But Pop has told Sam she needs to find her own place.

Sam's goal is to find a house with her cousin. But rentals are hard to find - and expensive.

A refuge is not an option for her as Liverpool, the closest refuge, does not have any vacancies and everything else is too far for Sam to travel to and from school and work via public transport.

If the house with her cousin doesn't work out, Sam is facing the prospect of living in temporary accommodation (TA) while trying to complete her final year of school. She wants to give her HSC her best shot, but she knows it's going to be hard.

# **BELL**

Bell lives in the Macarthur region with her sister and her sister's partner and attends a local high

She pays \$200 a fortnight towards rent and has lived with her sister for four years.

Bell, 17, is pregnant which has strained her relationship with her sister. She says the situation is causing her mental health to deteriorate.

Bell is currently completing her Year 12 certificate and wants to continue high school until the baby is born and then finish the remaining subjects the following year.

However, living with her sister is no longer an option. Bell was told Liverpool/Fairfield had the closest refuge and she agreed to go, even though she would have had more support in the Macarthur area. Two months later, she is still waiting for refuge accommodation.

Currently, Bell is still living with her sister and under a lot of stress due to the living situation. She would prefer an accommodation option in Campbelltown that could help her to continue her last year of high school and keep her closer to her support network, at such a vulnerable time in her life.

Names, images and identifying details have been changed to protect the privacy of the individuals.

# **ASHLEY**

Ashley is a 15 year old young person from the Macarthur region. Due to family breakdown and mental illness, Ashley was unable to stay at home.

Ashley has been couch surfing with newly established friends and boyfriends, and during this time she was sexually assaulted.

Ashley is too young to receive support from homelessness services in the region, with no crisis refuge available for young people aged 16-17.

As a result, Ashley was relocated out of area to a refuge that was able to take her in. Consequently, Ashley is unable to continue seeing her case manager in Campbelltown, and her mental health has deteriorated significantly.

# **BREE**

Bree is a 17 year old young person from the Macarthur region. Bree was referred to Platform Youth Services in Penrith for accommodation due to no refuge availability in the Campbelltown LGA.

Bree became homeless due to family breakdown and met the criteria to be housed at Penrith House. Bree was accommodated for 6 months and was supported to obtain Centrelink, address mental health and substance use concerns.

During her stay, Bree become transient due to residing so far from home. Bree's caseworker eventually lost contact, and was unable to refer to more appropriate options closer to her support networks.



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# NAOMI

Naomi is a 18 year old young person from the Macarthur region who was referred to Platform YS in Penrith for refuge accommodation.

At the time of referral, Naomi was navigating sexuality concerns, which caused a family breakdown at home.

Naomi's risk taking behaviour increased significantly during this time, and she had become involved in criminal activities with friends.

Despite meeting the criteria for refuge support, Naomi chose to remain in the family home, as relocation would make it too difficult to maintain school attendance and counselling supports.

# **KATE**

Kate is 17 years old and resides in the Macarthur region. Kate was referred to Platform YS for accommodation support due to family relationship breakdown and a lack of housing options in her local area.

Assessment had begun for Kate, and she was accepted for crisis accommodation within 3 days of the request being made.

Kate however chose to stay within her family home, as having refuge placement so far from supportive social networks was not ideal.

While returning home is a great outcome, we do not know whether the reason for family breakdown has been addressed.



Names, images and identifying details have been changed to protect the privacy of the individuals.

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# **OUR PROPOSAL**

Macarthur has a strong network of community services and government agencies that work collaboratively in the best interest of our young people. Now, we are seeking a commitment from all levels of government, developers and services to provide the support and funds to establish a youth refuge in the Macarthur region and ongoing support for a service to operate the refuge.

#### What we know works:

- flexible length of stay
- well trained & supportive staff (with access to staff with lived experience)
- good quality, safe, secure and private accommodation
- incorporating Aboriginal workers to support cultural safety
- · trauma-informed care
- person-centred care
- support for a broad range of needs (AOD, mental health, child protection, family domestic violence, sexual assault and behaviour problems)
- self-contained accommodation (with kitchen & private bathrooms)
- options for pets
- ongoing support & aftercare to minimise re-occurring homelessness [Batterham et al. 2023]

# **Key recommendations:**

- 1. By 2026, we want to see a youth refuge in the Macarthur region, for crisis accommodation support and medium term accommodation for young people aged 16-17 years.
- 2. The committee deem it important that the refuge is staffed 24/7 hours a day, with access to kitchen facilities to ensure warm meals can be prepared. Access to private bathrooms is also essential.
- 3. Importantly, wrap around therapeutic services to support the longevity of the Refuge must be considered and offered on site.

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# 8.12 Youth Engagement in Library Design

# **Reporting Officer**

Manager Community Learning & Libraries City Lifestyles

# **Community Strategic Plan**

Objective		Strategy		
1	Community and Belonging	1.1.2 Provide a diverse range of cultural and creative activities and events, for all interests and people		

# **Delivery Program**

# **Principal Activity**

1.1.1.2 Create and maintain partnerships that promote inclusion, pride, trust and shared values in the community

#### Officer's Recommendation

That Council:

- 1. Note the engagement of Council officers with the community and the intent to consider the input in final design for the relocated library.
- 2. Note the incorporation of feedback from young people into the library design and operation considerations.

## **Purpose**

To update Council on the results of the consultation with young people regarding library design, and how it is being implemented.

# History

At its meeting on 18 September 2023, Council resolved:

 That Council initiates a feasibility study to assess the inclusion of specific features and spaces in the new Library design that cater to the needs of the diverse and growing youth population in our community.

- 2. That Council actively engages with youth in our community, seeking their meaningful participation in the 'co-design' process of the new Library spaces, features, and programs.
- 3. That a report is presented to the Council detailing the result of the consultation process, including costing and funding options.

Extensive community consultation regarding the future needs of the Library has occurred since 2018, as part of the development of the Library Strategic Plan (LSP) and in 2020 through the development of the Reimaging Campbelltown City Centre Masterplan. The recent decision by Council to relocate the Library to Queen Street has prompted further opportunities for community input to inform future library services and the design and operation of the relocated Library.

The design of the relocated Library has taken into consideration the current functionality and required operational refinement, considering a multi-level footprint and built structure, located in the heart of the CBD, and providing improved accessibility for the community.

Youth constitute a considerable proportion of our current Library users, and we heard through the development of our recently adopted Youth Plan 2024 – 2030 of the need to drive improvements in the experiences of living as a young person in the LGA, and also of the desire for greater inclusion in informing the decisions that affect them.

Updates on action taken in response to the resolution of 18 September 2023, have been provided to Council at a Briefing in February 2024, and via the Youth Advisory Committee.

## Report

#### **Consultation with Young People**

As part of the extensive community library consultation beginning in 2018, and the recent 2023 announcement of the Library relocation, Youth insights and considerations from the feedback received will be considered as follows:

- Review existing engagement for the Youth Plan, particularly the comments regarding library spaces.
- Complete audio recorded interviews with young people documenting their thoughts on the future of library spaces for young people.
- Complete a series of engagement activities at youth events at Ambarvale High School.
- Ensure that preliminary designs of the new location have taken into consideration engagement outcomes.
- Consideration for two specific areas identified in the design, one for more active recreational use, and one for quiet and small group study.

In summary our youth told us that they would like to experience:

- Their own space, separated from the Children's Library
- Study booths and access to whiteboards
- Both group and individual seating options
- Some study spaces with a sense of privacy

- Interesting architectural or art features, interesting ceiling tiles/light shades/art on walls, furniture with indigenous art designs
- Comfortable and practical furniture such as couches and beanbags
- A sensory corner and/or fidget box to be available for teens or adults
- TikTok was the preferred method of communication

# Implementation of Feedback

The proposed floorplan for the relocated Library has considered spaces specifically designed with complete separation from the Children's area as well as within multi use community space.

- An area on Level 1 is designed for more recreational use and will include the young adult fiction and graphic novel collections, as well as furniture designed for a mix of reading, casual study, and social interactions.
- On Level 2, there will be an area designed to facilitate individual and group study, located adjacent to the HSC, School textbook, and reference collection, and a large bank of public computers and a printer. This process is embedded into the overall program of works for the library, however, we will continue to seek funding via Grant options, to maximise the presence and specific requirements of young people.

Council is currently undertaking a review of social media communication, including accounts, platforms, and audiences to consider strategies that directly engage with young people.

## **Outcomes for Young People and Community**

Implementation of this feedback will greatly enhance the availability of resources and safe spaces for study, learning, and recreational activities for young people in the Campbelltown CBD. As a result, we anticipate a significant increase in visitation of the Library by young people, and an uplift in the vibrancy of the Library that young members of our community bring.

Continued evaluation through surveys and interviews, and monitoring of relevant usage statistics for collections and program attendance will ensure that the young people continue to find what they need in the Library to support their education, learning, recreation, and wellbeing.

As a result of this consultation process, we are now organisationally more prepared to engage in higher level co-creation strategies for future programming and library design in the Campbelltown CBD. This model of consultation and growth into co-creation can be replicated with other key demographic and visitor groups across the across the library network.

#### **Attachments**

Nil

CAMPBELLTOWN

**Ordinary Council Meeting** 

# 8.13 Vernacular Housing

# **Reporting Officer**

Manager Community Learning & Libraries City Lifestyles

# **Community Strategic Plan**

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

# **Delivery Program**

## **Principal Activity**

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

# Officer's Recommendation

That Council:

- 1. Note the Library Local Studies team have begun a program of activities to recognise, research and catalogue photograph examples of vernacular housing.
- 2. Note events and activities will be largely undertaken in late 2024 with outcomes available online, catalogued and on display.

## **Purpose**

To provide an update on the activities planned by the Library Local Studies to collect, catalogue and publish material that documents housing that is at risk to being lost to development.

# **History**

At its meeting on 12 September 2023, Council resolved:

#### That Council:

 Investigate different ways to involve our local community in recognising, researching and photographing examples of disappearing vernacular styles of housing in Campbelltown suburbs.

- 2. Use the information gathered to create a page on the library's local studies website to contain photos and a brief description of the styles; and
- 3. Aim to launch the website and make it accessible to the public in History Week, September 2024.

In response, the library developed a plan to document the changes in housing types and neighbourhoods in the LGA, in particular, post World War II housing examples in Campbelltown, Bradbury and Leumeah, and post World War I soldiers' settlement in Campbelltown.

# Report

#### **Plan of Activities**

We anticipate a high level of engagement from the residents of the neighbourhoods involved with strong levels of interest in the published material.

In August 2024 we will create and promote an online platform on the Council website for submission of photographs from the public.

Between September and October 2024, we will be accepting submissions, continue promotion, and monitor progress.

Between November and December 2024, we will upload appropriate submissions to the library catalogue and make it available online through an aggregated feed on the library web pages.

We will also promote and provide links through relevant Council social media and publications.

#### **Benefits to Community**

Engaging with community to document the changes in housing types and neighborhoods in Campbelltown, Bradbury and Leumeah will create a publicly available archive of information to help maintain a coherent and consistent sense of local identity in the face of ongoing development and change in these suburbs.

#### **Attachments**

Nil

# **Ordinary Council Meeting**

# 8.14 Billabong Parklands Community Cafe Activation

# **Reporting Officer**

Executive Manager Community Businesses City Lifestyles

# **Community Strategic Plan**

Objective		Strategy	
4	Economic Prosperity	4.2.2 Attract investment to the area	

# **Delivery Program**

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

#### Officer's Recommendation

That Council endorse:

- 1. A capital budget allocation of \$400,000 for the establishment of a container style café at the Billabong Parklands.
- 2. The allocation of funding be provided from the Infrastructure Reserve with a payback period of approximately 5 years.

# **Purpose**

To provide Council with the findings of the feasibility analysis, of establishing a container style café that is designed to harmonise with the existing Aboriginal features and appearance of the Billabong Parklands.

## History

At its meeting on 23 July 2024, Council resolved:

- 1. That Council seeks a report into the feasibility of establishing a café or food venue at the Billabong Parklands.
- 2. That the design and aesthetics of the facility is to harmonise with the existing Aboriginal features and appearance of the Billabong Parklands.
- 3. That, if possible, the Report of the findings be presented in the August Council meeting, to enable consideration before the peak swimming season.

The Billabong Parklands successfully opened on Saturday 8 June 2024. Since the opening of the Billabong Parklands the venue has welcomed over 15,000 visitors.

# Report

Following the recent successful opening of the Billabong Parklands, there has been consistent community feedback after visiting the facility, that food and beverage is very limited, which directly impacts the experience and repeatability of community visiting and enjoying the parklands.

In the original design delivered during the construction, was the future proof provisioning of required utilities (water, electrical, drainage) and the hard space location for a modular style building in a central location adjacent to the main aquatic areas.

The front entry building is a modular style and incorporates the Aboriginal and parkland design features.

#### **Feasibility**

Two options (i.e. internal v's external) have been considered to operate the facility. Based on the proven experience with café operations, which generate a steady flow of return, the existing Council staff presence and improved opportunity for staff, as well as a reduced payback period, the internal operating model has been selected.

Funding requires that Council approve \$400,000 of capital expenditure for the establishment of a container style café. Furthermore, it is estimated an annual allocation of \$175,000 of operating expenditure and \$250,000 of operating revenue to operate the café will be required.

It is proposed to fund the upfront capital cost from the Infrastructure Reserve with a full repayment of the profit from the service to the Reserve. It is estimated this will be a 5 year period.

#### **Design and Aesthetics**

The design of the container café would be internally designed and will ensure that the container café will seamlessly blend with the site, featuring materials that match the existing structures.

The Aboriginal features of the parkland can be highlighted on the proposed café. This can be achieved through the installation of decals on the modular structure, providing a subtle yet impactful way to honour and maintain the Indigenous identity of the parkland.

#### Café operating hour's seasonality

The café opening times, days and period during the year, will be tailored to match to the community need and volumes of people using the parklands, to ensure optimal cost recovery and experience of the facility offerings.

#### **Program**

Upon Council endorsement to proceed the Development Application (DA) will be processed. Council is also required to undertake a public tender process for the procurement of the

structure. It is then estimated that a 12 to 14 week fabrication timeframe, and a 2 to 4 week installation timeframe will be required.

Commissioning and commencement of trading for the facility will occur in 2025.

# Complemented by food trucks for peak loads and events

Food trucks are currently used to sell food and beverage products via an Expression of Interest process. Expressions of Interests are selected via a criteria process to ensure that each food truck meets the requirements set out under section 68 Local Government Act and that the food and beverage products meet the needs of the Billabong Parklands.

Food trucks will still be required for high volume days and events, to provide sufficient variety of food and beverage provisions

#### **Attachments**

Nil

# **Ordinary Council Meeting**

# 8.15 Ramadan Nights

# **Reporting Officer**

Acting Manager Community Life City Lifestyles

# **Community Strategic Plan**

Obj	jective	Strat	egy
1	Community and Belonging	1.1.2	Provide a diverse range of cultural and creative activities and events, for all interests and people
		1.1.1	Provide initiatives that foster a proud, inclusive, and connected community for all

# **Delivery Program**

#### **Principal Activity**

1.1.1.1 Deliver initiatives that encourage social inclusion, community connections and celebrate our cultural diversity

#### Officer's Recommendation

That Council:

- 1. note the outcome of the recent Ramadan on Q event.
- 2. note that correspondence has been sent to the relevant Ministers for grant funding support and based on received correspondence, there is limited funding options available.
- 3. officers take reasonable attempts to identify a community group or association that could lead the delivery of a similar Ramadan style event, with Council supporting.
- 4. note that FEAST annual event is budgeted within 2024-25 Council endorsed budget and supported by the Multicultural NSW Festivals and Events Grant.
- 5. note that a Council-led Ramadan on Q 2025 event has not been provisioned in the 2024-25 Council endorsed budget,

## **Purpose**

To present a report to Council on the outcomes of the Ramadan on Q event.

# **History**

At its meeting on 28 May 2024, Council resolved:

- 1. That Council receives a report on the outcome of the recent Ramadan On Q event and the potential funding options to include it as an ongoing council event for the coming years.
- 2. That Council writes to the relevant NSW Government Minister and local Members of Parliament seeking their support for NSW Government funding for this event in future years.

Ramadan on Q was delivered in 2023 and 2024, funded via Multicultural NSW grant funding, with a small financial contribution from Council. Ramadan is not provisioned in the 2024-25 financial year Council endorsed budget.

# Report

#### Ramadan Outcome

Council was successful in its application for the Multicultural NSW 2022-23 Stronger Together Grants Program – Local Councils Major Festivals Grant. The purpose of the funding was to deliver an activity that enhances social cohesion, promotes community harmony, and showcases our diversity. Funding was only available for 'new' events and festivals.

The event design and delivery model were in partnership and consultation with local and Spiritual leaders from the Macarthur Region as well as local cultural groups and community groups. An Advisory Group was formed to provide advice and guidance to the Events and Community Partnerships Team during the planning process.

Ramadan on Q was delivered in 2023 (Year 1) as a one-night event and 2024 (Year 2) over 2 nights in response to community feedback.

The community response was aligned to the proposed festival outcomes and there was a general appreciation of event, from the growing Muslim community. The event was held in Lithgow and Queen Streets Campbelltown. Attendees included residents from a cross section of the Campbelltown Islamic Community, non-Islamic residents, and a small percentage of out of area attendees.

## Ramadan Festival Investment

Based on the cost of other festival style programs and the use of Council owned event assets and equipment it is estimated that a 2–3-night Council led Ramadan Festival would cost between 150,000 - 180,000. This estimate is based on a delivery model like the 2023 and 2024 Ramadan events and the standard of presentation.

#### **Funding**

The Multicultural NSW Local Councils Festivals grant provided \$600,000 (\$300,000 per annum) to deliver Ramadan on Q over two years, with a cash contribution from Council of \$75,000 per year, as well as in-kind contribution. The two-year grant funding for Ramadan on Q has concluded.

The only identified funding to date is the annual Multicultural NSW Festivals and Events Grant which opened on 8 July 2024 and offers up to \$20,000 grant funding. However, Council applies for this grant on an annual basis to assist with the annual calendar event FEAST Multicultural Festival. The amount received each year varies from \$5,000 to \$15,000 and Council is not guaranteed to receive funding.

The current 2024-25 Council budget and Delivery Program does not provision for the delivery of a 2025 Ramadan Festival based on a Council led event.

#### Identification of a Community Group with the Capacity to Lead Event Delivery

Many of the community led events that occur across the LGA are highly successful and it's recommended that Council take reasonable actions to identify community groups and associations, that would be interested in leading a community-led Ramadan style of event, with Council supporting as per our normal processes and requirements.

If a suitable group is identified, Council officers can work with the identified group to apply and prepare event plans and documentation utilising the Campbelltown Event Tool Kit.

#### **Attachments**

Nil

# 8.16 Minutes of the Campbelltown Multicultural Communities Advisory Committee meeting held 23 April 2024

# **Reporting Officer**

Governance Officer Secretariat City Lifestyles

#### Officer's Recommendation

That the minutes of the Campbelltown Multicultural Communities Advisory Committee held 23 April 2024 be noted.

# **Purpose**

To seek Council's endorsement of the minutes of the Campbelltown Multicultural Communities Advisory Committee meeting held 23 April 2024.

# Report

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

## Reports listed for consideration

4.1 Minutes of the previous Campbelltown Multicultural Communities Advisory Committee Meeting held 20 September 2023

That the information be noted.

## 5.1 Action Register - 20 September 2023

That the Multicultural Communities Advisory Committee note the following:

1. Action Register - 20 September 2023.

# 5.2 Multicultural NSW Event Debrief

1. That the Members of the Multicultural Advisory Group note the post event report on the recent community event hosted by Council to acknowledge the holy month of Ramadan.

Ouestion: Why where there no day events scheduled?

S Grant advised that Ramadan was more successful than Eid last year in terms of attendance numbers. The community feedback was that they would like more event days for Ramadan on Q.

The decision was made to increase Ramadan on Q to two nights for 2024, forgoing Eid to manage the budget.

Question: Was there a charge for stall holders?

S Grant confirmed that stall holders were charged the normal Council Fee.

Question: Was the Influencer paid for their work?

S Grant confirmed that the influencer was paid this year as he was engaged as part of the Communications Plan. The decision to pay this year was based on the significant engagement he received last year from his posts to the community.

Question: Why was there no official opening for the event?

S Grant advised that the feedback received from the advisory group in the initial year of Ramadan was that an official opening was not needed. At the conclusion of the initial year, and results of feedback surveys, this specific request was not highlighted this as a request going forward for future events.

Cr Khalil noted that he had received direct feedback that an official opening would be good for this event.

Question: Can we advertise alongside other events?

Cr Khalil advised that advertising should commence sooner and there should be more visibility. S Grant and M Low advised that March is a busy month with scheduled events of the Challenge Walk, Ingleburn Alive and Ramadan all taking place within our community, Council needs to ensure that there is a balance in communications and advertising across all three.

Question: How did we advertise, where and when? Schedule? Information provided in slide presented at committee meeting.

Question: Who were the advisory group members for the first year of the Ramadan event? S Grant questioned why this information was needed as he was not in a position to provide the details as previous members were not comfortable having their names made public.

Question: Which groups were represented in the initial advisory group? S Grant advised he would consider providing this information.

Question: What was the process of the selection of the advisory committee?

An EOI was put out to a number of local Islamic leaders, groups and community organisations to discuss the proposed event and they were invited to participate in the Advisory Committee. An invitation to engage was extended to the broader community via these groups and other established networks.

Question: Is there a possibility for community funding moving forward and the potential to find a funding partner or sponsorship?

Cr Munro acknowledged that no further funding has been extended by the current NSW State Government.

Cr Munro agreed with Director Scott Grant's suggestion that Council is looking to achieve a balance of Council led events and community led events.

Cr Munro suggested that a future Ramadan event could be successfully run by the community. The report mentioned that the average family spent up to \$100 at the 2024 event. With Council successfully updating the Outdoor Dining policy, there has never been a better time for the community to run an event themselves. Especially considering the feedback calling for the event to run longer than 2 nights."

Cr Cotter agreed that funding should be sought, investigate where and how event can be funded I the future. **Action** – S Grant to investigate how the committee would be best placed to raise the NoM.

Cr Chowdhury thanked the team and noted that they did a good job delivering the event and noted a focus on night economy. Cr Chowdhury suggested a motion to Council requesting future Council funding.

Cr Munro thanked the Chair of the Campbelltown Multicultural Advisory Committee Meeting, Cr Masud Khalil, for advocating for a celebration of Ramadan in Campbelltown.

Cr Munto thanked the Mayor of Campbelltown Cr George Greiss for advocating on behalf of Campbelltown City Council to the previous NSW State Government, and for securing funding to hold such an event.

Cr Munro thanked the previous Minister for Multiculturalism, the Hon. Mark Coure MP, for delivering funding to deliver this event for the people of Campbelltown.

Cr Munro congratulated Council staff for their community engagement ahead of the delivery of the funding, especially the work of Trina Soulos and her team, then thanked the events team for faithfully executing the objectives of the funding over the last two years.

Cr Khalil noted that he was very happy with the event and thanked the staff for their efforts. Cr Khalil also noted his thanks to the previous minister, Mark Coure MP for the allocation of funding.

#### 5.3 Grant Funding Opportunities Schedule - 23 April 2024

That the Multicultural Communities Advisory Committee note the following:

1. Grant Funding Opportunities Schedule – 23 April 2024.

## **Attachments**

1. Minutes of the Campbelltown Multicultural Communities Advisory Committee held 23 April 2024 (contained within this report)

# **CAMPBELLTOWN CITY COUNCIL**

# **Minutes Summary**

Campbelltown Multicultural Advisory Committee Meeting held at 4:30pm on Tuesday, 23 April 2024.

ITEM	TITLE	PAGE
1.	ACKNOWLEDGEMENT OF LAND	2
2.	APOLOGIES	2
3.	DECLARATIONS OF INTEREST	2
4.	MINUTES OF THE PREVIOUS CAMPBELLTOWN MULTICULTURAL COMMUNITIES ADVISORY COMMITTEE MEETING HELD 20 SEPTEMBER 2023	2
5.	REPORTS	3
5.1	Action Register - 20 September 2023	3
5.2	Multicultural NSW Event Debrief	4
5.3	Grant Funding Opportunities Schedule - 23 April 2024	5
6.	GENERAL BUSINESS	5

# Minutes of the Campbelltown Multicultural Advisory Committee Meeting held on 23 April 2024

#### **Present** Chairperson M Khalil - Councillor

Member - M Chowdhury - Councillor Member - J Cotter - Councillor Member - R Manoto - Councillor Member - R Munro - Councillor

Member - M Low - Acting Manager Community life

Member - S Grant - Director City Lifestyles

Guest - R Breckenridge - Acting Coordinator Community Events

#### In attendance

#### 1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson Khalil.

# 2. APOLOGIES

Member - W Morrison - Councillor Member - D Lound - Councillor

Member – J Chew – Councillor

Member - S Peebles - Committee Secretary

## 3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

# 4. MINUTES OF THE PREVIOUS CAMPBELLTOWN MULTICULTURAL COMMUNITIES ADVISORY COMMITTEE MEETING HELD 20 SEPTEMBER 2023

# Reporting Officer

Director City Lifestyles

#### Officer's Recommendation

That the information be noted.

## **Committee's Recommendation:**

That the information be noted.

# Report

The minutes of the Campbelltown Multicultural Communities Advisory Committee Meeting held 20 September 2023, copies of which have been circulated to each Sub Committee member, were adopted by Council at its meeting held 13 February 2024.

#### **Attachments**

4.1.1 Minutes of meeting held 20 September 2023 (contained within this report)

## 5. REPORTS

# 5.1 Action Register - 20 September 2023

# **Reporting Officer**

Director City Lifestyles City Lifestyles

#### Officer's Recommendation

That the Multicultural Communities Advisory Committee note the following:

1. Action Register - 20 September 2023.

#### Committee's Recommendation:

That the Multicultural Communities Advisory Committee note the following:

Action Register - 20 September 2023.

## **Purpose**

The purpose of this report is to refer to the attached Action Register – 20 September 2023 document contained within this report.

#### **Attachments**

5.1.1 Action Register - 20 September 2023 (contained within this report)

# 5.2 Multicultural NSW Event Debrief

# **Reporting Officer**

Acting Manager Community Life City Lifestyles

#### Officer's Recommendation

1. That the Members of the Multicultural Advisory Group note the post event report on the recent community event hosted by Council to acknowledge the holy month of Ramadan.

# **Committee's Recommendation:**

1. That the Members of the Multicultural Advisory Group note the post event report on the recent community event hosted by Council to acknowledge the holy month of Ramadan.

Question: Why where there no day events scheduled?

S Grant advised that Ramadan was more successful than Eid last year in terms of attendance numbers. The community feedback was that they would like more event days for Ramadan on Q. The decision was made to increase Ramadan on Q to two nights for 2024, forgoing Eid to manage the budget.

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Question: What was the process of the selection of the advisory committee? An EOI was put out to a number of local Islamic leaders, groups and community organisations to discuss the proposed event and they were invited to participate in the Advisory Committee. An invitation to engage was extended to the broader community via these groups and other established networks.

Question: Is there a possibility for community funding moving forward and the potential to find a funding partner or sponsorship?

Cr Munro acknowledged that no further funding has been extended by the current NSW State Government.

Cr Munro agreed with Director Scott Grant's suggestion that Council is looking to achieve a balance of Council led events and community led events.

Cr Munro suggested that a future Ramadan event could be successfully run by the community. The report mentioned that the average family spent up to \$100 at the 2024 event. With Council successfully updating the Outdoor Dining policy, there has never been a better time for the community to run an event themselves. Especially considering the feedback calling for the event to run longer than 2 nights."

Cr Cotter agreed that funding should be sought, investigate where and how event can be funded I the future. **Action** – S Grant to investigate how the committee would be best placed to raise the NoM.

Cr Chowdhury thanked the team and noted that they did a good job delivering the event and noted a focus on night economy. Cr Chowdhury suggested a motion to Council requesting future Council funding.

Cr Munro thanked the Chair of the Campbelltown Multicultural Advisory Committee Meeting, Cr Masud Khalil, for advocating for a celebration of Ramadan in Campbelltown.

Cr Munto thanked the Mayor of Campbelltown Cr George Greiss for advocating on behalf of Campbelltown City Council to the previous NSW State Government, and for securing funding to hold such an event.

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Cr Munro congratulated Council staff for their community engagement ahead of the delivery of the funding, especially the work of Trina Soulos and her team, then thanked the events team for faithfully executing the objectives of the funding over the last two years.

Cr Khalil noted that he was very happy with the event and thanked the staff for their efforts. Cr Khalil also noted his thanks to the previous minister, Mark Coure MP for the allocation of funding.

# **Purpose**

To update the Multicultural Advisory Group on the learnings and outcomes of the recent Ramadan on Q events to acknowledge the holy month of Ramadan in Campbelltown.

# **Background**

On 20 September 2023, the Multicultural Advisory Group provided feedback on Ramadan on Q 2023 (Item 5.1) noting a lack of seating, the need for a larger space to cater to crowd numbers and the desire to involve local business well in advance of the event for the 2024 event.

The 2024 event design included the feedback and learnings from the 2023 events and the attached debrief provides information on the recent event outcomes.

#### **Overview**

The debrief presentation is attached and will be presented to the Advisory Group meeting.

#### **Attachments**

5.2.1 Ramadan On Q (contained within this report)

# 5.3 Grant Funding Opportunities Schedule - 23 April 2024

# **Reporting Officer**

Director City Lifestyles City Lifestyles

#### Officer's Recommendation

That the Multicultural Communities Advisory Committee note the following:

1. Grant Funding Opportunities Schedule - 23 April 2024.

#### **Committee's Recommendation:**

That the Multicultural Communities Advisory Committee note the following:

1. Grant Funding Opportunities Schedule – 23 April 2024.

# **Purpose**

The purpose of this report is to refer to the attached Grand Funding Opportunities Schedule – 23 April 2024 document contained within this report.

## **Attachments**

5.3.1 Grant Funding Opportunities Schedule - 23 April 2024 (contained within this report)

# 6. GENERAL BUSINESS

The next meeting of the Campbelltown Multicultural Communities Advisory Committee will be held on 23 July 2024 at the Campbelltown Council Civic Centre.

The Mayor, Chairperson Masud Khalil

## Chairperson

Meeting Concluded: 6.51pm

# 8.17 Further Strengthening Disability Sport Services

# **Reporting Officer**

Executive Manager Community Life City Lifestyles

# **Community Strategic Plan**

Objective		Strategy	
1	Community and Belonging	1.1.1	Provide initiatives that foster a proud, inclusive, and connected community for all

# **Delivery Program**

Principa	Principal Activity			
1.1.1.1 celebra	Deliver initiatives that encourage social inclusion, community connections and te our cultural diversity			
1.1.1.2 values i	Create and maintain partnerships that promote inclusion, pride, trust and shared n the community			
2.1.1.2	Provide a range of regional facilities that promote community connection			

## Officer's Recommendation

## That Council note:

- Campbelltown Sports Stadium has been deemed suitable to host matches associated with the NSW Physical Disability Rugby League competition by New South Wales Rugby League.
- 2. NSW Physical Disability Rugby League will engage with Council when an opportunity arises for the Campbelltown Stadium to potentially host the league in the future.
- 3. The early engagement by Council Officers with Sport4All program.

# **Purpose**

To provide Council with the findings of the investigation with NSW Physical Disability Rugby League and options being considered to further extend our disability inclusion capability and capacity.

# **History**

In November 2022, Council endorsed the Disability Inclusion Action Plan 2022–2026 (DIAP). The purpose of this plan is to ensure that access and inclusion is central to Council's activities and integrated into our planning so that Council employees at every level, consider inclusion of people with disability in their business.

Council has a key role in promoting and supporting access and inclusion. This is achieved through a variety of actions, including:

- Advocating for people with disability to other spheres of government
- Working in partnership with government and non-government agencies and charitable organisations.
- Managing growth and development to ensure that the built environment is inclusive
- Supporting employment opportunities and promoting positive attitudes and behaviours toward people with disability.
- Promoting an inclusive community through the range of services and programs Council directly provides.
- Demonstrating leadership so that others may learn from this and follow.

More recently, at its meeting on 9 July 2024, Council resolved:

1. That Council investigate the NSW Physical Disability Rugby League competition and explore any opportunity for games to be played at Campbelltown Sports Stadium.

## Report

Campbelltown City is a thriving, sustainable and inclusive community. A key contribution to this is ensuring that the DIAP forms part of Council's corporate planning framework. Council's DIAP puts in place strategies designed to help eliminate disability discrimination within Council facilities and services where possible, therefore improving access for people with disability.

#### Investigation the NSW Physical Disability Rugby League competition

George Tonna founded Physical Disability Rugby League in Australia and has since built an inclusive community for people with disability that love their rugby league. New South Wales Physical Disability Rugby League has been at the forefront of the sport, with countless volunteers working tirelessly behind the scenes to manage the NSW Competition and help grow Physical Disability Rugby League at the grassroots level.

Council Officers have undertaken a detailed investigation and confirmed with NSW Physical Disability Rugby League (NSWPDRL) that the stadium is indeed fit for purpose to host matches within the NSWPDRL competition. With most matches currently played at a venue in Cabramatta, the NSWPDRL have confirmed that if an opportunity to host the league at Campbelltown Sports Stadium became a consideration, they would contact Council to explore options.

# Further extending our disability inclusion capability and capacity

In 2019, the Federal Minister for Sport approached Dylan Alcott AO and Get Skilled Access with one goal – to increase the number of people with disability in sport communities across the country. To achieve this goal, Sport4All was created to engage and assist sports clubs and schools to include people with disability.

Sport4All identified the importance of local councils as the hub of a community, as well as the significance of having a dedicated person (the Inclusion Coach) within the local council to serve as a point of contact for clubs and schools. The Inclusion Coaches are people with disability and lived experience with strong community connections, serving as the bridge between Sport4All and clubs, schools, venues, and organisations. They provide valuable support to increase the participation of people with disability in their respective sport and active recreation communities.

To further strengthen and support delivery commitments within the DIAP, Council has undertaken early engagement with Sport4All who have expressed interest in Campbelltown Council being part of the program which is delivered in partnership with the Regional Sport Assemblies. The S4A program employs a person with disability or lived experience of disability as an 'Inclusion Coach' to work within the local council.

The Inclusion Coach hired by Sport4All in this partnership with Regional Sport Assemblies is aimed to harness the local knowledge, the Sport4All resources, and their own lived experience of disability to deliver the program. The partnership model will support Regional Sport Assemblies to engage clubs and schools in the S4A program, and plan for the sustainable continuation of the Inclusion Coach role.

Key features of the program.

- Ensure programs and services for people with disability are designed by and with people with disability.
- Collaborate with disability providers on issues impacting inclusion and access for our community.
- National-award-winning program enhancing inclusivity and driving positive change in grassroots sport.
- 3 step capability program empowering clubs and schools to include people with disability in all aspects of sport.
- Employ local person with disability (or lived connection)
- Increase opportunities in sport across the LGA

• The 'Inclusion Coach' delivers the program using S4A's culturally informed practices and resources.

Council officers will continue to explore requirements to potentially participate in the Sport4All program, which is based on a partner contribution style engagement and staged over a 1+1+1 year initial term.

# **Attachments**

Nil

# Ordinary Council Meeting

# 8.18 Investments and Revenue Report - June 2024

# **Reporting Officer**

Executive Manager Corporate Services and Governance City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

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

## Officer's Recommendation

That the information be noted.

# **Purpose**

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

## Report

# **Investments**

Council's investment portfolio as of 30 June 2024 stood at approximately \$235 million. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2021 and Council's Investment Policy.

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

Council's investment portfolio for the month of June outperformed the benchmark and provided an actual positive return of 0.42 per cent or 5.18 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 \$7 million held in an at call account and an amount of \$10.8 million in a 31-day notice account. This notice account offers an attractive rate for short term deposits of 5.20 per cent which also increases in line with movements in the official cash rate.

The Reserve Bank now meets to consider monetary policy 8 times per year namely:

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

The official cash rate is 4.35 per cent following a continued pause by the Reserve Bank (RBA) Board at the June monetary policy decision meeting with the next announcement scheduled for 6 August 2024. The Board acknowledged that inflation is decreasing at a slower pace than previously anticipated and is persistently outside the target level. There are indications that momentum in economic activity is weak, and the Board are taking a cautious approach to a definitive response to assess the impact on inflation from recent budget outcomes.

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

It is important to note that councils are restricted to conservative investments 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 30 June 2024 totalled \$144,782,229 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected at the end of June totalled \$137,090,414. In percentage terms 96.5 per cent of all rates and charges due to be paid have been collected, compared to 97.3 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 providing advice on options available such as regular weekly payments. Where the charging of penalty interest causes hardship, the charges are waived in accordance with Council's Hardship Policy and an application being made. An on-line application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 12 Statements of Claim to ratepayers with 2 or more instalments outstanding and a combined balance exceeding \$1000. Further recovery on accounts with previous action resulted in 28 Judgments being served on defaulters that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule.

Ratepayers who purchased property since the annual rates and charges notices had been issued, are provided a 'Notice to new owner' letter. During the month, 161 notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges. In addition, a separate letter is sent containing a request for additional contact points such as mobile number and/or email address.

# **Sundry Debtors**

Debts outstanding to Council as at 30 June 2024 are \$3,514,147, reflecting a decrease of \$3,870,380 since May 2024. During the month, 605 invoices were raised totalling \$13,339,880. The majority of these are paid within a 30-day period. Those that are not paid within the 30-day period are reflected in the ageing report.

Debts exceeding 90 days of age totalled \$400,821 as at 30 June 2024. Within the category of Corporate Governance \$162,430 relating to cost recovery invoices. Included in this debt is an amount of \$88,352 owed by Macarthur FC relating to cost recovery for events held at Campbelltown Stadium. Contact continues with the club to bring the account up to date. An amount of \$26,762 is for various property related debts regarding clean-up orders issued and the recovery of costs associated with restoring private property to a suitable healthy condition. In some cases, property owners are already in financial distress and where the property is vacant, may be uncontactable. Council staff continue to reach out to the owners to seek a positive resolution, debts are encumbered to the land and are often finalised with the sale of the property.

Debts categorised under City Standards \$146,532 encompass health licence inspection fees. These fees are generated for various shop premises, household pool inspections, fire safety services and wastewater management systems. Council continues to work alongside our recovery agents to recover debts or seek suitable payment plans resulting in an amount of \$67,717 recovered. Formal recovery may still be considered if no response is received. Part of this debt is due to shop owners that have closed and are no longer contactable. If it is deemed uneconomical to recover the debts will be recommended for write-off. Some of these debts were included in the write off report adopted 9 July 2024 by Council and will be reflected in the report for the period ending 31 July.

Hire fees to the value of \$67,881 are separated into 3 categories, hall hire fees of \$16,719 are a result of debts raised in advance and in accordance with council policy, they do not need to be finalised until 2 weeks prior to the function. This process also gives hirers an option to book early and make smaller regular payments leading up to their event. In this category however there are few accounts with the combined outstanding balance of \$18,623, where council staff have reached out seeking a suitable payment arrangement however remains overdue. Formal recovery may be considered if no response is received. Sports ground and field hire debt of \$31,091 are also debts raised in advance, however council staff are continuing to work with sporting groups that are having difficulties finalising their payments.

Community Life debts of \$10,961 relates mostly to the bicycle education centre, which are fees that are a result of debts raised in advance.

Debts categorised within Community Businesses total \$10,627 and primarily relate to hire of various sports venues to regular sporting clubs in our area. Council continues to work with our volunteer associations in order to ensure accounts are satisfactory.

Debt recovery action is undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All debts that age by 90 days or more are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a 7-day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a Letter of Demand (or Letter of Intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor, staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

During the month, 4 accounts were issued a letter of demand on Council's letterhead advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent.

Council's agents were instructed to issue 2 statement of liquidated claims for unpaid health licence fees and to attend court for an Examination Order hearing for one other matter.

Council officers are mindful of the ongoing impact of COVID on our community and continue to aid debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear

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

# **Attachments**

8.18.1 Summary of Council's Investment Portfolio - June 2024 (contained within this report) \$\frac{1}{2}\$ 8.18.2 Rates and Charges Summary and Statistics - June 2024 (contained within this report) \$\frac{1}{2}\$ 8.18.3 Debtors Summary and Ageing Report - June 2024 (contained within this report) \$\frac{1}{2}\$

# Summary of Council's Investment Portfolio





# **Investments Summary\***

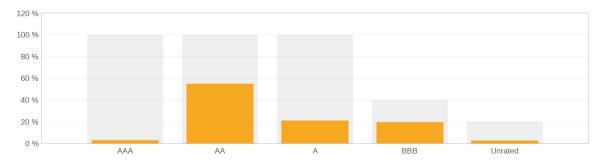
Asset Class as at 30/06/2024

Code	Number of Trades	Invested (\$)	Invested (%)
TD	48	146,031,413.70	62.02
FRN	24	44,847,940.10	19.05
CASH	4	18,082,022.75	7.68
BOND	7	13,785,023.90	5.85
FRTD	2	7,000,000.00	2.97
MGFUND	1	5,696,465.21	2.42
TOTALS	85	235,442,865.66	100.0

<sup>\*</sup>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 (\$)
<b>✓</b>	AAA	6,422,566.90	2.73	100.00	229,020,298.76
<b>~</b>	АА	128,941,524.99	54.77	100.00	106,501,340.67
<b>~</b>	Α	48,843,791.71	20.75	100.00	186,599,073.95
<b>~</b>	BBB	45,538,516.85	19.34	40.00	48,638,629.41
<b>✓</b>	Unrated	5,696,465.21	2.42	20.00	41,392,107.92
TOTALS		235,442,865.66	100.00		



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# **Maturity Compliance**

# Maturity Compliance as at 30/06/2024

Compliant	Term	Invested (\$)	Invested (%)	Min Limit (%)	Max Limit (%)	Available (\$)
<b>/</b>	0 - 90 days	72,082,022.75	30.62	0.00	100.00	163,360,842.91
V	91 - 365 days	69,501,702.00	29.52	0.00	100.00	165,941,163.66
<b>~</b>	1-2 years	47,798,929.20	20.30	0.00	100.00	187,643,936.46
<b>✓</b>	2 - 5 years	40,363,746.50	17.14	0.00	100.00	195,079,119.16
~	5 - 10 years	5,696,465.21	2.42	0.00	20.00	41,392,107.92
TOTALS		235,442,865.66	100.00			

# **Portfolio Return**

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

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.35%	1.07%	2.15%	4.28%	4.28%
AusBond Bank Bill Index	0.35%	1.08%	2.18%	4.37%	4.37%
T/D Portfolio	0.43%	1.28%	2.55%	4.96%	4.96%
FRT/D Portfolio	0.45%	1.33%	2.67%	5.39%	5.39%
FRN Portfolio	0.45%	1.33%	2.66%	5.38%	5.38%
Bond Portfolio	0.15%	0.42%	0.79%	1.45%	1.45%
Council's Total Portfolio^	0.42%	1.24%	2.48%	4.85%	4.85%
Relative (to Bank Bills)	0.07%	0.16%	0.30%	0.48%	0.48%

<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	4.35%	4.35%	4.35%	4.28%	4.28%
AusBond Bank Bill Index	4.35%	4.41%	4.42%	4.37%	4.37%
T/D Portfolio	5.35%	5.22%	5.17%	4.96%	4.96%
FRT/D Portfolio	5.55%	5.45%	5.42%	5.39%	5.39%
FRN Portfolio	5.56%	5.44%	5.40%	5.38%	5.38%
Bond Portfolio	1.84%	1.70%	1.59%	1.45%	1.45%
Council's Total Portfolio^	5.18%	5.06%	5.03%	4.85%	4.85%
Relative (to Bank Bills)	0.84%	0.65%	0.61%	0.48%	0.48%

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

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# Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	30/06/2023	Net Levy for Year	y for Year Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,982,851.76	76,815,648.12	1,425,545.39	1,133,661.20	80,506,615.69	75,761,617.92	4,744,997.77	253,681.18	4,998,678.95
Business	539,881.93	22,394,993.19		124,743.51	23,059,618.63	22,383,374.45	676,244.18		676,244.18
-armland	35,098.13	485,070.24	267.73	3,254.83	523,155.47	487,636.30	35,519.17	183,030.53	218,549.70
Mining	0.00	30,760.56		13.23	30,773.79	30,773.03	0.76		0.76
SR - Loan	845.32	-8.00		82.56	919.88	0.00	919.88	0.00	919.88
SR - Infrastructure	422,244.28	7,542,006.87		26,801.28	7,991,052.43	7,509,940.20	481,112.23	42,891.49	524,003.72
Total	\$4,980,921.42	\$107,268,470.98	\$1,425,813.12	\$1,288,556.61	\$112,112,135.89	\$106,173,341.90	\$5,938,793.99	\$479,603.20	\$6,418,397.19
Sarbage	1,302,053.44	30,620,257.38	944,243.28	110,872.77	31,088,940.31	29,429,775.46	1,659,164.85		1,659,164.85
Stormwater	81,986.14	1,496,835.32		2,331.58	1,581,153.04	1,487,296.22	93,856.82		93,856.82
3rand Total	\$6,364,961.00	\$139,385,563.68	\$2,370,056.40	\$1,401,760.96	\$144,782,229.24	\$137,090,413.58	\$7,691,815.66	\$479,603.20	\$8,171,418.86
									l

0.00	Difference
-2,626,784.41	Overpayments
5,544,634.45	Total from Rates Financial Transaction Summary

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Rate accounts greater than 6 months less than 12 months in arrears	1,761,720
Rate accounts greater than 12 months less than 18 months in arrears	127,340
TOTAL DOCUMENTS AND THE MONTHS IN DIVIDING	

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Rates Statistics

# 1,029 9,127 1,103 161 1,126 205 756 59 78 252 18,366 83 81 173 55 57 217 48,761 273 49 158 17,901 9,148 1,017 167 1,360 221 948 18 17,612 70 82 17,458 69 71 August September October November December January February 34 173 232 49,061 4,686 181 10,838 1,205 198 1,502 17,175 33 70 17,038 47 73 25 60 165 170 46,395 16,963 161 146 936 122 433 16,882 54 78 159 23 24 163 12 16,557 48 58,791 4,629 144 6 16,302 77 86 185 No. of documents Issued

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#### DEBTORS SUMMARY 1 June 2024 to 30 June 2024



DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/05/2024	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/06/2024	% DEBT RATIO
Corporate Governance	1,166,716	472,250	859,969	778,998	22.17%
City Services	8,328	42,407	1,084	49,651	1.41%
City Standards	252,007	63,837	61,350	254,494	7.24%
Community Businesses	48,481	81,098	18,281	111,298	3.17%
Community Life	44,708	26,722	26,045	45,385	1.29%
Grants	5,129,228	11,789,289	15,034,818	1,883,698	53.60%
Hall Hire	130,867	128,283	139,824	119,326	3.40%
Property Services	604,193	735,994	1,068,890	271,297	7.72%
	7,384,527	13,339,880	17,210,260	3,514,147	100%

# AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 June 2024



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due
Corporate Governance	400,645	113,879	102,044	162,430	778,998
City Services	43,596	0	3,798	2,257	49,651
City Standards	48,681	37,815	21,465	146,532	254,494
Community Businesses	78,082	0	22,588	10,627	111,298
Community Life	28,491	5,092	842	10,961	45,385
Grants	1,883,698	0	0	0	1,883,698
Hall Hire	426	47,773	3,247	67,881	119,326
Property Services	245,937	24,144	1,083	133	271,297
	2,729,556	228,703	155,068	400,821	3,514,147

Previous Month 90+ days
169,710
21,071
182,819
17,726
6,243
0
69,674
9,591
476,834

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# 8.19 Investment Property Portfolio - Performance Update

# **Reporting Officer**

Property Services Manager City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

# **Principal Activity**

5.2.2.5 Ensure assets, infrastructure and property are well managed and incorporate design excellence

#### Officer's Recommendation

That Council note the information contained in this report.

#### **Purpose**

To inform Council of the financial performance of the Commercial Property Portfolio for 2023-24.

## **History**

Council endorsed the Investment Property Portfolio - Strategy for Revenue Growth Policy in July 2020.

Council recognised that local governments revenue sources were constrained and sought alternative revenue growth opportunities outside of traditional sources including rates and grants.

The policy also recognised the need for transparency and reporting on the commercial property portfolios performance periodically. This report addresses the performance of the portfolio for 2023–24.

# Report

The endorsement of the policy, robust strategy and governance frameworks has enabled successful execution in growing Council's commercial property portfolio from approximately \$25 million in 2018 to \$157 million in 2024 (unaudited). A recent review of the 2023 valuation outcomes provided by Council's independent Valuer has identified further positive movement in the valuation outcomes of 2 properties and this uplift is reflected in the 2024 result.

The commercial property portfolio consists of over 47 leases and is currently 90 per cent occupied (5 tenancies are currently vacant, 4 of which are in the most recent acquisition) at the time of preparing this report.

During the 2023-24 financial year, 2 new property acquisitions were undertaken:

- 10 Digitaria Drive, Gledswood Hills (Futuro Childcare Centre)
- 261 Queen Street, Campbelltown (Retail and Commercial).

These properties exceeded the commercial outcomes of the Property Strategy criteria with the last 2 investments also delivering urban renewal opportunities.

A ground lease commenced at Lot 1 Narellan Road, Campbelltown in February 2024 with the opening of the Genesis Care facility.

In terms of operational performance, the portfolio has generated \$9.28 million (original budget \$8.59 million) in rental income against an asset value of \$157 million or 5.91 per cent cash return for the year. This result reflects only a part year of income from the 2 acquisitions and 1 ground lease added to the portfolio during the financial year.

To demonstrate the true potential of the properties, the amended rental income assuming a full 12 months of income from the 2 acquisitions and 1 ground lease would be \$9.74 million or 6.20 per cent cash return for the year.

Council has experienced significant capital growth not only from the addition of the 3 properties but also from amendments to valuation outcomes for 2 investment properties provided by Council's independent valuer at the last audit. The overall growth represents a \$22.99 million increase, bolstering the value of the commercial property portfolio to \$157 million as of 30 June 2024.

Combining both gross income and capital growth for the period, the commercial property portfolio has generated a strong 20.55 per cent total return for 2024. This is a pleasing result given the headwinds faced in 2024 in the property market and broader economy in general.

Under the *Local Government Act 1993*, councils have constraints on the types of investment classes it can access. For example, council is unable to invest in shares. It is however able to transact in cash (financial instrument) investments and acquire property.

Council's cash (financial instrument) investments over the corresponding period yielded 4.78 per cent against a cash benchmark of 4.32 per cent.

A cornerstone asset in the portfolio is 10 Digitaria Drive, Gledswood Hills acquired in September 2023. The property exceeds the required policy metrics targeted at acquisition and is proving a valuable addition to the commercial property portfolio.



The Genesis Care development in Hurley Street, Campbelltown is also another cornerstone investment property introduced by way of ground lease in February 2024.

Investment in commercial property is part of Council's broader strategy of developing greater financial resilience and long-term sustainability while lessening our reliance on cash investments and diversifying our revenue base.

The below table summarises the budget performance of the portfolio for the 2023–24 financial year.

# **Budget vs Actual Performance 2023-24**

	Actual (\$M)	Budget (\$M)	Variance (\$M)
Property Services Combined Budget	9.28	8.59	+0.69

Actual and forecast results have been strong from the existing properties, as growth from CPI rent reviews exceeded original assumptions. A part year of income from the 2 acquisitions and 1 ground lease made a small contribution to this result also.

# Valuation of Council's Investment Property Portfolio - Land and Building

Year End 2023	\$134,035,000 (audited)
Year End 2023 adjusted	\$143,291,000 (audited)
Year End 2024 (including new properties)	\$157,024,774 (unaudited)

The valuation uplift over the 2023-24 financial year is \$22.99 million (unaudited).

This uplift in valuation has on the large part, been a result of the 3 additional properties introduced through acquisition and ground lease. Uplift from leasing transactions and increasing land values will continue to contribute to this outcome moving forwards.

The 2024–25 year looks positive as we benefit from a full year of revenue from the 3 additional properties introduced through acquisition and ground lease. The recent acquisition of 261 Queen Street, Campbelltown presents several immediate opportunities for rental growth in the short term while the site is evaluated for its future development potential. The Property Services team will continue to research additional investment opportunities in the market that meets Council's investment requirements.

#### **Attachments**

Nil

**Ordinary Council Meeting** 

# 8.20 Policy Review: Governance and Revenue Policies

# **Reporting Officer**

Executive Manager Corporate Services and Governance City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

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

#### Officer's Recommendation

- 1. That the following policies be adopted and issued new review dates:
  - Cashier Shortages
  - Overhead Charges Applicable to Works for External Organisations
  - Rateable Valuation Aggregation (Strata Schemes)
  - Submissions by Council.
- 2. That the review dates of the policies contained in this report be set as 30 September 2028.

# **History**

The Cashier Shortages Policy was first adopted by Council in 1983. The Overhead Charges Applicable to Works for External Organisation Policy was first adopted by Council in 1989. The Rateable Valuation Aggregation (Strata Schemes) Policy was first adopted by Council in 2008. The current versions of these policies were adopted at the Ordinary Council Meeting on 23 April 2021.

The Submissions by Council Policy was first adopted by the Council at the Ordinary Council Meeting on 3 August 2021. This first version remains current.

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# Report

The abovementioned policies have been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

The Corporate Services and Governance policies are regularly reviewed to ensure that they remain effective and accurately reflect current Council practices and industry standards.

The following policies were reviewed and determined to be reflective of current practices with no material changes required:

- Cashier Shortages
- Overhead Charges Applicable to Works for External Organisations
- Rateable Valuation Aggregation (Strata Schemes)
- Submissions by Council.

# **Attachments**

- 8.20.1Cashier Shortages Policy (contained within this report) &
- 8.20.2 Overhead Charges Applicable to Works for External Organisations Policy (contained within this report)  $\underline{\mathbb{J}}$
- 8.20.3 Rateable Valuation Aggregation (Strata Schemes) Policy (contained within this report) 1.
- 8.20.4 Submissions by Council Policy (contained within this report) 4

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CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Cashier Shortages	
Related Documentation Nil		
Relevant Legislation Nil		
Responsible Officer Executive Manager Co		orporate Services and Governance

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

# **Objectives**

Reimbursement of shortages in cash handling at all Council facilities.

# **Policy Statement**

- 1. That all shortages be recorded, with no make up required from the employee subject to a satisfactory explanation being given on each occasion that a shortage occurs.
- 2. That if regular incidence of shortages occurs or unsatisfactory explanations are given, the employee involved is to be transferred to other duties.

#### Scope

This policy applies to all staff that handle cash in the form of floats for the purposes of giving change and petty cash for reimbursement of minor out of pocket expenses.

#### **Definitions**

Employee Any person conducting official duties on behalf of Council and renumerated through wages or salary on either a full time or part time basis.

Shortage A difference that is less than the amount recorded in Council's financial management

system with the amount physically held as a float or as petty cash.

#### **Legislative Context**

Nil

#### **Principles**

The Executive Manager Corporate Services and Governance will be responsible for administering the principles and that appropriate steps are taken to maintain the appropriate checks and balances in the integrity of all cash floats recorded in Council's financial records.

DATA AND DOCUMENT CONTROL			
Adopted Date: 26/04/1983			
<b>Division:</b> City Governance	Revised Date: 23/04/2021		
Section: Financial Services	Minute Number: 051		
DocSet:1555269	Review Date: 30/06/2024	<b>Page:</b> 1 of 2	

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# **Campbelltown City Council**

#### Responsibility

The Executive Manager Corporate Services and Governance may delegate responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

# **Effectiveness of this Policy**

Key performance indicators:

Minimal exposure in lost income due to shortages in the reconciliation of cash and petty cash floats

# **END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
DocSet:1555269	<b>Page:</b> 2 of 2	

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CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Overhead Charges Ap	plicable To Works for External organisations
Relevant Legislation/ Corporate Plan	Local Government Act 1993 Roads Act 1993	
Responsible Officer	Executive Manager Corporate Services and Governance	

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

# **Objectives**

To ensure the recovery of Council's overhead costs when conducting works on behalf of external organisations.

# **Policy Statement**

That Council's on-cost rates by works be set as follows:

- 1. 15% of the total cost of the job be added in order to recover the administration and project management overheads.
- 2. 30% be added to the wages component of the work in order to recover the wages overhead costs.

#### Scope

This policy applies to the recovery of overhead costs incurred for all works carried out by Council staff and/or its contractors following a request from an external organisation or as a need identified by Council to ensure public safety.

#### **Definitions**

Nil

#### **Legislative Context**

Local Government Act 1993 and Roads Act 1993.

#### **Principles**

The Executive Manager Corporate Services and Governance will be responsible for administering the principles and that appropriate steps are taken to ensure that on-costs are recovered on matters relating to the works carried out by Council.

DATA AND DOCUMENT CONTROL			
Adopted Date: 18/4/89			
<b>Division:</b> City Governance	Revised Date: 23/04/2021		
Section: Financial Services	Minute Number: 050	<b>Page:</b> 1 of 2	
<b>DocSet:</b> 1555276	<b>Review Date:</b> 30/06/2024	Print Date:	

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# **Campbelltown City Council**

#### Responsibility

The Executive Manager Corporate Services and Governance may delegate their responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

#### **Effectiveness of this Policy**

Key performance indicators:

- 1. Proper documentation is retained in support of the amount claimed.
- 2. All costs are recovered in an efficient and timely manner.

# **END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
DocSet: 1555276 Page: 2 of 2		

Item 8.20 - Attachment 2 Page 593

CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Rateable Valuation Aggregation (Strata Schemes) Policy	
Related Documentation	Nil	
Relevant Legislation	Local Government Act 1993 Valuation of Land Act 1916 Strata Schemes (Freehold Development) Act 1973	
Responsible Officer	Executive Manager Corporate Services and Governance	

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

# **Objectives**

To aggregate valuations on certain parcels for the purposes of rating in order to apply minimum rates fairly and prevent hardship to a rateable person on up to three related assessments.

# **Policy Statement**

That Council aggregate the valuation used in strata schemes for rating purposes on the following basis;

- One car parking lot and one utility/storage lot be aggregated with the occupiable business or residential lot in the strata scheme
- The aggregation to apply from 30 June subsequent to a written application being received
- The aggregation to cease on 30 June subsequent to change in ownership or transfer of unit entitlement
- Aggregation be permitted only where the rateable parcel of land is owned solely by the applicant.

#### Scope

This policy is intended to apply to all ratepayers within the Local Government Area. Its effect is anticipated to have a direct impact on no more than 150 persons or entities at any given time.

#### **Definitions**

Aggregate To add the predetermined unit entitlement allocated on a strata plan resulting in

a new entitlement for rating purposes

Unit entitlement A number representative to the value of an individual lot in the strata scheme

DATA AND DOCUMENT CONTROL		
	Adopted Date: 12/02/2008	
Division: City Governance	Revised Date: 23/04/2021	
Section: Financial Services	Minute Number: 052	
<b>DocSet</b> : 2172195	Review Date: 30/06/2024	<b>Page:</b> 1 of 2

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# **Campbelltown City Council**

#### **Legislative Context**

The following sections are included and influence this policy.

- Local Government Act 1993 Section 531B and Section 548A
- Valuation of Land Act 1916 Section 7B and Section 14A
- Strata Schemes (Freehold Development) Act 1973 Section 90 and Section 93.

#### **Principles**

The Executive Manager Corporate Services and Governance will be responsible for administering the principles of this policy by ensuring that appropriate steps are taken to maintain a level of confidentiality with data supplied for the purposes of applying aggregation fairly and equitably.

#### Responsibility

The Executive Manager Corporate Services and Governance may delegate responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council, relevant legislation and Financial Audit.

#### **Effectiveness of this Policy**

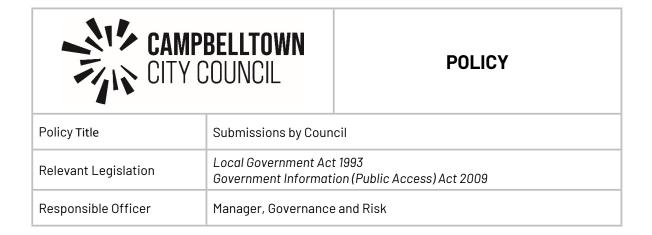
Key performance indicators:

- Apply maintenance changes to rateable assessments in a timely manner
- Ensure effective communication is maintained with affected ratepayers
- Monitor applications degree of compliance with this policy.

#### **END OF POLICY STATEMENT**

DATA AND DOCUMENT CONTROL		
DocSet:2172195	<b>Page:</b> 2 of 2	

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#### **UNCONTROLLED WHEN PRINTED**

#### **Objective**

The Submissions by Council policy documents the general principles that apply to submissions made by Council to government or non-government inquiries, reviews or consultation.

#### **Policy Statement**

Submissions offer Council an important opportunity to influence policies or strategies in areas of significance to Council or the Local Government sector.

Council may contribute submissions to inquiries or reviews or respond to reports arising from inquiries or reviews relevant to Campbelltown or the functions of Local Government.

The organisation holding the inquiry may make a request for a submission or response directly to Council, or may provide a general invitation to the public. Requests or invitations for submissions by Council may be made from:

- NSW Government or Parliamentary committees
- NSW statutory agencies (for example the Independent Pricing and Regulatory Tribunal)
- Commissions of Inquiry
- NSW or Commonwealth government agencies
- non-government organisations or other bodies

#### Scope

The requirements of this policy apply to all Council submissions.

#### **Principles**

#### **Transparency and Accountability**

Submissions will be reported to an open meeting of the Council for endorsement prior to submission where it is possible to do so in the timeframe available.

A submission that advocates a new policy position of Council, should be reported to Council prior to submission.

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
	Adopted Date: 03/08/2021	
Directorate: City Governance	Revised Date: 12/08/2021	
Section: Governance	Minute Number: 159	
Record No.: CDO-21/1245	Review Date: 30/06/2024	<b>Page:</b> 1 of 2

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#### **Campbelltown City Council**

Where required, draft submissions will be presented to a Councillor briefing prior to being reported to an open meeting of the Council.

Where the inquiry or review has a condensed submission timeframe, the Council will be briefed on the draft submission prior to lodgement. In these cases, the submission will be reported to an open meeting of the Council for endorsement after submission for noting.

Submissions will be published on Council's website.

#### **Public participation**

The community is encouraged to provide comment and feedback to Council on draft Submissions by addressing the Council at the Council Meeting.

#### Responsibility

All Council staff must comply with provisions set out in this policy and any related documentation.

#### **Effectiveness of this Policy**

This Policy will be reviewed every three years.

#### **END OF POLICY STATEMENT**

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CDO-21/1245	<b>Page:</b> 2 of 2	

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### **Ordinary Council Meeting**

### 8.21 Referral to Audit

# **Reporting Officer**

Manager Financial Services City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

#### **Principal Activity**

5.2.2.2 Continuously improve Council's service delivery, service performance and project management

#### Officer's Recommendation

- 1. That the 2023-24 General Purpose and Special Purpose Financial Reports be referred to audit.
- 2. That the Mayor, Deputy General Manager, City Governance, Planning and Futures and Responsible Accounting Officer sign the statements by Councillors and Management as required by Section 413(2) of the *Local Government Act 1993* after completion of the audit.
- 3. That the audited results of the financial year be presented to Council at the 2024 Annual General Meeting.

#### **Purpose**

To inform Council of its requirement to form an opinion relating to its General Purpose Financial Report and resolve to refer the accounts for audit as per Section 413(2c) of the Local Government Act 1993.

#### Report

In accordance with Section 413(1) of the *Local Government Act 1993*, Council must prepare financial reports for each year and must refer them for audit as soon as practicable after the end of that year. The 2023-24 General Purpose Financial Report and Special Purpose Financial Report have been drafted and arrangements have been made with Council's independent auditor, Audit Office of New South Wales, to complete the end of year audit in accordance with the Annual Engagement Plan.

Section 416 of the *Local Government Act 1993* stipulates that Council's financial reports for the year must be prepared and audited within a 4-month period after the end of each financial year. Council is then required to conduct an Annual General Meeting to present the audited financial reports, together with the auditor's reports to the public. This must be done not more than 5 weeks after receipt of the auditor's reports. The Annual General Meeting will be scheduled for November 2024.

The unaudited operating result on an accruals basis, excluding capital expenditure, is a surplus around \$76 million after capital grants and contributions revenues and a surplus of around \$6 million before capital grants and contributions revenues. This is a preliminary result pending any valuation changes to fixed assets, the result of the actuarial assessment for workers compensation claims and any final adjustments identified during the audit phase.

The notable items affecting the operating result for 2023-24 include the following:

Income	
Increase of \$8 million in rates and annual charges	\$3.6 million relates to residential rates and is attributable to the increase in the rate peg of 4.1% and growth through supplementary issues and strata developments. This amount is also inclusive of the corresponding growth in domestic waste management services income
Decrease of \$12 million in operating grants and contributions	\$8.6 million relates to the prior year income received under the regional and local roads repair program relating to the significant flood events, as well as the reduction from 100% of the financial assistance grant advanced in the prior year to 85% advanced in June 2024
Increase of \$41 million in capital in grants and contributions	Including \$26 million in Western Sydney Infrastructure Grant funding and \$10 million for the Farrow Road Car Park
Increase in interest revenues of \$4 million	Associated with rapidly increasing interest rates that were not originally anticipated, and a lengthening of a portion of the investment portfolio aligned to more attractive interest rates
Expenditure	
Increase of \$12 million in employee benefits	All-inclusive employee costs including salary, leave entitlements, workers compensation, training and education. The increase results from Award increases, establishment growth, salary matrix market review, coupled with a further 0.5% increase in Superannuation Guarantee Levy to 11%

Council maintained a balanced budget throughout the 2023-24 financial year for ordinary operations, with adjustments reported to Council as part of the quarterly financial reviews. In accordance with the resolution made by Council in December 2020, a further \$2.6 million has been transferred to the Infrastructure Reserve to repay Council's unrestricted cash holdings utilised for the Billabong Project with the total transfer to date being \$8.3 million of the \$13 million required. This total repayment is ahead of schedule and is due to be fully repaid within the next 2 years.

The actual funded result for the 2023-24 financial year provided a small budget surplus of \$96,500 and reflects Councils prudent management of funds. The result is also subject to carry over works to be re-voted into the 2024-25 financial year relating to projects that cross over financial years. Details of any original budget variations are reported in Note B5-Material Budget Variations within the General Purpose Financial Reports.

A significant effort from all staff has been made to ensure the timely completion of the end of year accounts when considering the increased resources required to comply with the ongoing fair value accounting requirements and changes in the presentation of the financial reports in accordance with the Code of Accounting Practice.

The 2023-24 Financial Reports are prepared in accordance with the *Local Government Act 1993*, the regulations made thereunder, Australian Equivalents of the International Financial Reporting Standards and professional pronouncements and the Local Government Code of Accounting Practice and Financial Reporting.

#### **Attachments**

Nil

# Ordinary Council Meeting

# 8.22 Dissolution of Council Advisory Committees

# **Reporting Officer**

Manager Governance and Risk City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

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

#### Officer's Recommendation

- 1. That Council formally dissolve the Youth Advisory Committee, Wildlife and Environment Advisory Committee, and the Multicultural Advisory Committee, effective from 13 September 2024.
- 2. That the respective Youth Advisory Committee, Wildlife and Environment Advisory Committee, and the Multicultural Advisory Committee Terms of Reference be rescinded.

### **Purpose**

To dissolve the Council's current advisory committee structure to allow the new Council to determine an appropriate advisory committee structure for the 2024-28 Council term.

# **History**

The Council, on Tuesday, 8 February 2022, adopted a new Advisory Committee Structure establishing the Youth Advisory Committee, Wildlife and Environment Advisory Committee, and the Multicultural Advisory Committee.

As the 2021-24 Council term concludes, it is appropriate for the Council to formally dissolve these Advisory Committees and rescind their respective Terms of Reference.

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# Report

It is proposed that Council formally dissolve the Youth Advisory Committee, Wildlife and Environment Advisory Committee, and the Multicultural Advisory Committee, effective from 13 September 2024, and rescind their respective Terms of Reference. As each of these Committees will formally cease to operate, it is proposed that Council confirm and sign off any unconfirmed minutes of its Committees.

Following the September 2024 election, the new Council may establish a new Advisory Committee structure and schedule of Council and Committee meeting dates.

#### **Attachments**

- 8.22.1Terms of Reference Youth Advisory Committee (contained within this report) &
- 8.22.2 Terms of Reference Wildlife and Environment Advisory Committee (contained within this report)  $\underline{\mathbb{J}}$
- 8.22.3 Terms of Reference Multicultural Communities Advisory Group (contained within this report)  $\underline{\mathbb{J}}$

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# **City Lifestyles**

#### **Campbelltown Youth Advisory Committee Terms of Reference**

#### Name:

Campbelltown Youth Advisory Committee.

#### Interpretation:

For the purposes of these guidelines;

"Member" means member of the Committee.

"Council" means the full body of elected representatives of the City of Campbelltown Council.

"Council Officers" means staff of Campbelltown City Council.

"Committee" means the Campbelltown Youth Advisory Committee.

"Youth" means young people aged 12 – 24 years of age.

#### The role of the Committee is to:

- 1. Provide advice to Council on identified issues that affect youth within the Campbelltown area within the scope Campbelltown City Council's authority.
- 2. Provide advice, input and feedback to Council on issues that fall within the parameters of its authority and relate to youth.
- 3. Advocate for and promote youth issues within the Region.
- 4. Support the implementation of priority actions contained within Councils endorsed Plans and Strategies that relate to youth.
- 5. Provide advice on and support partnerships with organisations in the delivery of strategic priorities that address local youth issues and advance positive youth culture across the region.
- 6. When requested, assist Campbelltown City Council to build its network of local associations and organisations that provide youth services.
- 7. Provide advice to support the development of Council strategies that focus on youth.

# **Guidelines of Operation**

#### 1. **Role within Council**

- The Campbelltown Youth Advisory Committee is an advisory committee to Campbelltown City Council.
- 1.2 The recommendations of the Committee shall be referred to Council for consideration.

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Revised Date: September 2022 Review Date:

1.3 Council may refer information to the Committee for comment or to be actioned.

#### 2. Venue

2.1 Meetings will be held at a Campbelltown City Council premises or online.

#### 3. Chairperson

- 3.1 The Chairperson of the Committee shall be one of the Councillors appointed to the Committee by Council and so nominated to be the Chairperson by the Council and will be appointed for the term of Council.
- 3.2 The Campbelltown City Council Mayor by virtue of that office is a member of each committee of Council. If the Mayor is in attendance at the meeting he/she may choose to assume the Chair for the duration of the meeting.
- 3.3 If the Chairperson is unable to attend the meeting an Acting Chairperson shall be elected from within the Committee membership in attendance at that meeting.

#### 4. Membership

- 4.1 Members of the Committee are appointed for the term of the Council.
- 4.2 Membership of the Committee is unpaid and voluntary.
- 4.3 The Committee membership shall include a maximum of fifteen people comprised of Council representatives and Council Officers.
- 4.4 The Members of the Committee shall include:
  - 4.4.1 Councillors as nominated by Council on an annual basis.
  - 4.4.2 The General Manager of Council or nominee.
  - 4.4.3 Director of City Lifestyles.
  - 4.4.4 Executive Manager of Council's Community Life Team.
  - 4.4.5 Committee Secretary.

#### 4.5 Role of the Members

- 4.5.1 Abide by Council's Code of Conduct and other related policies and protocols.
- 4.5.2 Attend and participate in meetings of the Advisory Committee (including planning sessions and relevant training).
- 4.5.3 Work co-operatively with other members in achieving the aims of the Committee.
- 4.5.4 Contribute ideas and suggestions relating to items on the agenda.
- 4.5.5 Provide advice and Recommendations to Council on items relating to the agenda.
- 4.5.6 Action and follow up tasks established by the Committee and resolved by Council.
- 4.5.7 Report back to existing networks within the communities they represent on Council's role, responsibilities and its decisions relating to the Committee.
- 4.5.8 Use existing networks to remain informed regarding the views and interests of the particular community they represent.
- 4.5.9 All Members have voting rights on Recommendations to Council if a consensus is not established.

#### 4.6 Ex-officio Members

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- 4.6.1 Appropriate Council Officers shall be ex-officio members of the Committee to provide professional guidance, current information and policy implication. Such Council Officers do not form part of the quorum.
- 4.6.2 Depending on the nature of issues raised, relevant Council staff and/or other stakeholders will be invited or co-opted to attend the meetings.
- 4.6.3 Guest speakers may attend meetings as outlined and agreed by the Committee for particular reasons or as approved by the Council Officer convening the Committee.
- 4.6.4 All of the above are non-voting positions.

#### 5. Quorum

- 5.1 A quorum is half plus one of the membership of the Campbelltown Youth Advisory Committee.
- 5.2 Should within half an hour of the time set down for a meeting of the Committee to commence a quorum not be present then the meeting shall be adjourned to a time within one month of the date of such meeting.

#### 6. **Meeting Frequency and Attendance**

- Meetings of the Committee shall be convened ad-hoc as the need arises with a minimum of two meetings each year. The Chairperson will give 6 weeks' notice of the meeting date.
- 6.2 Committee members other than Councillors cease to be a member of the Committee if the member:
  - 6.2.1 Has been absent from three consecutive meetings of the Committee without having given reasons acceptable to the committee for the members absence, or
  - Has been absent from at least half of the meetings of the Committee held during the 6.2.2 immediately preceding year ended 30 June without having given to the Committee acceptable reasons for the member's absence.

#### 7. Committee Agenda

- Written agenda items shall be forwarded to the Personal Assistant to the Director City Lifestyles by any member of the Committee or staff member no later than fourteen days prior to the next meeting. Agenda items may be mailed, emailed or faxed in. Late items will be subject to acceptance by the Committee.
- The meeting agenda shall be forwarded to committee members no less than seven days prior to the next meeting date.

#### 8. **Committee Minutes**

- 8.1 The minutes of all proceedings at the Committee meeting shall be documented.
- A copy of the minutes shall be forwarded to all members of the committee within two weeks of the meeting. Committee members have two weeks to advise Council Officers of any errors or omissions from the minutes. The Minutes will then be presented to Council for consideration and endorsement.

#### 9. **Confidentiality and Conflict of Interest**

- Members are to declare a direct Conflict of Interest with issues on the agenda at the commencement of the meetings or as soon as the relevant issue is raised in General Business.
- 9.2 All Conflicts of Interest are to be declared and reported in the minutes, and if necessary, the parties involved will be asked to leave the room while the matter is discussed.

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- 9.3 Where Committee meetings include confidential information relating to members or the business being discussed, members are required to respect principles of confidentiality.
- 9.4 All Members must abide by Council's Code of Conduct at all times.
- 9.5 No member of an Advisory Committee other than the Mayor or their specific delegate is able to make media or public comment on behalf of the Council or the Committee at any time.

# 10. Changes to Terms of Reference

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

#### 11. Issues not covered by the Terms of Reference

11.1 The Committee cannot consider items outside the terms of reference.

#### 12. Dissolution of Committee

12.1 The Council may by resolution dissolve the committee at any time without cause.

#### **END OF GUIDELINES**

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City Lifestyles

#### **APPENDIX 1**

#### 2022 Committee Membership

Councillor J Cotter (Chairperson)
Councillor M Khalil
Councillor W Morrison
Councillor R Munro
Councillor M Stellino
General Manager, L Deitz
Director City Lifestyles, S Grant
Executive Manager Community Life, T Soulos
Committee Secretary, B Duncan

DATA AND DOCUMENT CONTROL

City Lifestyles Revised Date: September 2022
DocSet: Review Date:



# **City Delivery/City Development**

#### Campbelltown Wildlife and Environment Advisory Committee

#### **Terms of Reference**

#### Name:

Campbelltown Wildlife and Environment Advisory Committee.

#### Interpretation:

For the purposes of these guidelines;

"Member" means member of the Committee.

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

"Committee" means the Campbelltown Wildlife and Environment Advisory Committee.

"Council Officer" means staff of Campbelltown City Council.

#### Scope

Advisory Committees provide advice, input and recommendations to support Council's decision-making and actions in alignment with Council's Community Engagement Framework.

Advisory committees do not have a budget, delegation or decision making powers.

#### The Role of the Committee is:

- To provide advice, input and feedback to Council on issues that fall within the parameters of its authority in relation to local wildlife and the local environment.
- To provide advice to support the development of strategies that promote best management and practices for the protection of local wildlife and the local environment.
- To provide advice on and support community partnerships to assist the delivery of strategic priorities and activities that promote local wildlife and the local environment.
- To advocate for and promote the importance of local wildlife and the local environment within the Local Government Area.
- To support the implementation of priority actions contained with Councils endorsed Plans and Strategies that relate to the protection and management of local wildlife and the local environment.
- Not to operate in a regulatory or authoritative capacity.

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#### **Guidelines of Operation**

#### 1. Role within Council

- 1.1. The Committee is an advisory committee of the Campbelltown City Council.
- 1.2. The recommendations of the Committee shall be referred to Council for consideration.
- 1.3. Council may refer information to the Committee for comment or to be actioned.

#### 2. Venue

2.1. Meetings will be held in a Campbelltown City Council owned premises, or online, or a combination of both for Members and invited guests.

#### 3. Chairperson

- 3.1. The Chairperson of the Committee shall be one of the Councillors appointed to the Committee by the Council and so nominated to be the Chairperson by the Council and will be appointed for the term of the Council.
- 3.2. The Campbelltown City Council Mayor by virtue of that office, is a Member of all committees of the Council. If the Mayor is in attendance at the meeting, they may choose to assume the Chair for the duration of the meeting.
- 3.3. If the Chairperson and the Mayor are unable to attend the meeting, an Acting Chairperson should be elected from within the Committee membership.

#### 4. Membership

- 4.1. Members of the Committee are appointed for the term of the Council.
- 4.2. Membership of the Committee is on an unpaid and voluntary basis.
- 4.3. The Committee membership shall include a maximum of ten people comprised of Councillors and Council Officers.
- 4.4. The Members of the Committee shall include:
  - 4.4.1. Councillors as nominated by the Council.
  - 4.4.2. The General Manager or their nominee.
  - 4.4.3. Director City Delivery or their nominee.
  - 4.4.4. Director City Development or their nominee.
  - 4.4.5. Executive Manager Open Space
  - 4.4.6. Executive Manager Urban Release and Engagement
  - 4.4.7. Council Officers as and when required by the Committee, who provide administrative support (secretariat) and/or have expertise and involvement in the development of policies, programmes, services and plans for local wildlife and the local environment.
- 4.5. Role of the Members
  - 4.5.1. Abide by Council's Code of Conduct and other related policies and protocols.

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- 4.5.2. Attend and participate in meetings of the Committee (including planning sessions and relevant training).
- 4.5.3. Work co-operatively with other Members in achieving the role of the Committee.
- 4.5.4. Contribute ideas and suggestions relating to items on the agenda.
- 4.5.5. Provide advice and recommendations to Council on items relating to the agenda.
- 4.5.6. Action and follow up tasks established by the Committee and resolved by Council.
- 4.5.7. Report back to existing networks within the community, on Council's role, responsibilities and its decisions relating to the Committee.
- 4.5.8. All Members have voting rights on recommendations to the Council if a consensus is not established.

#### 4.6. Ex-officio Members

- 4.6.1. Non-member Council Officers who are invited to attend a Committee to provide administrative support (secretariat) and/or professional guidance and expertise, current information and policy advice, are deemed to be Ex-officio Members of the Committee.
- 4.6.2. Ex-officio Members and/or other invited external experts are only required to attend the Committee meeting for the agenda item that they have been invited to attend for.
- At the conclusion of the agenda item/s for which an ex-officio member and/or an 4.6.3. external expert was invited to attend, their attendance will be thanked and they will be requested to leave, prior to the continuation of the Committee meeting.
- 4.6.4. Ex-officio members have no voting rights.

#### 1. Quorum

- 1.1. A quorum is half plus one of the membership of the Committee.
- 1.2. Should within half-an-hour of the time set down for a meeting of the Committee to commence, a quorum not be present, then the meeting shall be adjourned to a time within one month of the date of that meeting.
- 1.3. Invited Council Officers do not form part of the quorum.

# 2. Meeting Frequency and Attendance

- Meetings of the Committee shall be convened within each climactic season. The 2.1. Chairperson will give 4 weeks' notice of the meeting date to all Members of the Committee.
- 2.2. Committee Members other than Councillors cease to be a Member of the Committee if the Member:
  - Has been absent from three consecutive meetings of the Committee without having 221 given reasons acceptable to the Committee for the Member's absence; or

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Has been absent from at least half of the meetings of the Committee held during the immediately preceding year ended 30 June without having given to the Committee acceptable reasons for the Member's absence.

#### 3. Committee Agenda

- Written agenda items shall be forwarded to the Committee Secretariat no later than 3.1. fourteen days prior to the next meeting. Agenda items must be emailed in the defined format. Late items will be subject to acceptance by the Committee.
- The meeting agenda shall be forwarded to the Committee Members no less than seven 3.2. days prior to the meeting date of the respective Committee meeting.

#### 4. Committee Minutes

- 4.1. The minutes of all proceedings at the Committee meeting shall be documented.
- 4.2. A copy of the minutes shall be forwarded to all Members within two weeks of the date of the meeting.
- 4.3. Members are to advise of any errors or omissions from the minutes within 7 days of the respective meeting date.
- Following acceptance of the minutes by the Members, the minutes are to be presented to 4.4. the Council for consideration and endorsement.

#### 5. Confidentiality and Conflict of Interest

- 5.1. Members are to declare a direct Conflict of Interest with issues on the agenda at the commencement of the meetings or as soon as the relevant issue is raised in General Business.
- 5.2. All Conflicts of Interest are to be declared and reported in the minutes, and if necessary, the parties involved will be asked to leave the room while the matter is discussed.
- 5.3. Where Committee meetings include confidential information relating to Members or the business being discussed, Members are required to respect principles of confidentiality.
- 5.4. All Members must abide by Council's Code of Conduct at all times.
- No Member of an Advisory Committee other than the Mayor or their specific delegate is 5.5. able to make media or public comment on behalf of the Council or the Committee at any time.

# 6. Changes to Terms of Reference

6.1. The Terms of Reference may be altered, rescinded or added to by the Council.

#### 7. Issues not covered by the Terms of Reference

7.1. The Committee cannot consider items outside the Terms of Reference.

#### 8. Dissolution of Committee

8.1. The Council may by resolution dissolve the Committee at any time without cause.

#### **END OF GUIDELINES**

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# **City Lifestyles**

# Campbelltown Multicultural Communities Advisory Committee Terms of Reference

#### Name:

Campbelltown Multicultural Communities Advisory Committee.

#### Interpretation:

For the purposes of these guidelines;

"Member" means member of the Committee.

"Council" means the full body of elected representatives of the City of Campbelltown Council.

"Council Officers" means staff of Campbelltown City Council.

"Committee" means the Campbelltown Multicultural Communities Advisory Committee.

#### The role of the Committee is to:

- 1. Provide advice, input and feedback to Council on issues that fall within the parameters of its authority and relate to multiculturalism.
- 2. Advocate for and promote multiculturalism and social cohesion within the region.
- 3. Support the implementation of priority actions contained with Councils endorsed Plans and Strategies that relate to multiculturalism and community resilience.
- 4. Provide advice on and support partnerships with organisations and community leaders in the delivery of strategic priorities and activities that promote multiculturalism and social cohesion.
- 5. When requested, assist Campbelltown City Council to build its network of community leaders, groups and associations representing culturally and linguistically diverse communities.
- 6. Provide advice to support the development of Council strategies that promote multiculturalism and social cohesion.
- 7. In an oversight capacity, provide advice to Council on the development and adoption of a draft Social Cohesion framework provided by NSW Department of Communities and Justice.
- 8. Bring an awareness of community events and cultural celebrations with advice on Council's role in supporting these among various cultural groups across the LGA.

#### **Guidelines of Operation**

#### 1. Role within Council

1.1 The Campbelltown Multicultural Communities Advisory Committee is an advisory committee to Campbelltown City Council.

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- 1.2 The recommendations of the Committee shall be referred to Council for consideration.
- Council may refer information to the Committee for comment or to be actioned. 1.3

### 2. Venue

Meetings will be held at Campbelltown a Campbelltown City Council premises or online. 21

### 3. Chairperson

- 3.1 The Chairperson of the Committee shall be one of the Councillors appointed to the Committee by Council and so nominated to be the Chairperson by the Council and will be appointed for the term of Council.
- 3.2 The Campbelltown City Council Mayor by virtue of that office is a member of each committee of Council. If the Mayor is in attendance at the meeting he/she may choose to assume the Chair for the duration of the meeting.
- 3.3 If the Chairperson is unable to attend the meeting an Acting Chairperson should be elected from within the Committee membership in attendance at that meeting.

### 4. Membership

- 4.1 Members of the Committee are appointed for the term of the Council.
- 4.2 Membership of the Committee is unpaid and voluntary
- 4.3 The Committee membership shall include a maximum of fifteen people comprised of Council representatives and Council Officers.
- The Members of the Committee (listed as **Appendix 1**) shall include:
  - Councillors as nominated by Council on an annual basis 4.4.1
  - The General Manager of Council or nominee 4.4.2
  - 4.4.3 Director of City Lifestyles
  - Executive Manager of Council's Community Life team 4.4.3
  - Committee Secretary 4.4.4

## 4.5 Role of the Members

- 4.5.1 Abide by Council's Code of Conduct and other related policies and protocols.
- 4.5.2 Attend and participate in meetings of the Advisory Committee (including planning sessions and relevant training)
- 4.5.3 Work co-operatively with other members in achieving the aims of the Committee
- Contribute ideas and suggestions relating to items on the agenda 4.5.4
- Provide advice and recommendations to Council on items relating to the agenda 4.5.5
- Action and follow up tasks established by the Committee and resolved by Council 4.5.6
- 4.5.7 Report back to existing networks within the communities they represent on Council's role, responsibilities and its decisions relating to the Committee
- 4.5.8 Use existing networks to remain informed regarding the views and interests of the particular community they represent
- 4.5.9 All Members have voting rights on recommendations to Council if a consensus is not established.

### 4.6 Ex-officio Members

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- 4.6.1 Appropriate Council Officers shall be ex-officio members of the Committee to provide professional guidance, current information and policy implication. The Council Officers do not form part of the quorum
- 4.6.2 Depending on the nature of issues raised, relevant Council staff and/or other stakeholders will be invited or co-opted to attend the meetings
- 4.6.3 Guest speakers may attend selected meetings as outlined and agreed by the Committee for particular reasons or as approved by the Council Officer convening the Committee
- 4.6.4 All of the above are non-voting positions.

### 5. Quorum

- 5.1 A quorum is half plus one of the membership of the Campbelltown Multicultural Communities Advisory Committee.
- 5.2 Should within half an hour of the time set down for a meeting of the Committee to commence a quorum not be present then the meeting shall be adjourned to a time within one month of the date of such meeting.

# 6. Meeting Frequency and Attendance

- 6.1 Meetings of the Committee shall be convened ad-hoc as the need arises with a minimum of two meetings each year. The Chairperson will give 6 weeks' notice of the meeting date.
- 6.2 Committee members other than Councillors cease to be a member of the Committee if the member:
  - 6.2.1 Has been absent from three consecutive meetings of the Committee without having given reasons acceptable to the committee for the members absence, or
  - 6.2.2 Has been absent from at least half of the meetings of the Committee held during the immediately preceding year ended 30 June without having given to the Committee acceptable reasons for the member's absence.

## 7. Committee Agenda

- 7.1 Written agenda items shall be forwarded to the Personal Assistant to the Director City Lifestyles by any member of the Committee or staff member no later than fourteen days prior to the next meeting. Agenda items may be mailed, emailed or faxed in. Late items will be subject to acceptance by the Committee.
- 7.2 The meeting agenda shall be forwarded to committee members no less than seven days prior to the next meeting date.

## 8. Committee Minutes

- 8.1 The minutes of all proceedings at the Committee meeting shall be documented.
- 8.2 A copy of the minutes shall be forwarded to all members of the committee within two weeks of the meeting. Committee members have two weeks to advise Council Officers of any errors or omissions from the minutes. The Minutes will then be presented to Council for consideration and endorsement.

# 9. Confidentiality and Conflict of Interest

- 9.1 Members are to declare a direct Conflict of Interest with issues on the agenda at the commencement of the meetings or as soon as the relevant issue is raised in General Business.
- 9.2 All Conflicts of Interest are to be declared and reported in the minutes, and if necessary, the parties involved will be asked to leave the room while the matter is discussed.

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- 9.3 Where Committee meetings include confidential information relating to members or the business being discussed, members are required to respect principles of confidentiality.
- 9.4 All Members must abide by Council's Code of Conduct at all times.
- 9.5 No member of an Advisory Committee other than the Mayor or their specific delegate is able to make media or public comment on behalf of the Council or the Committee at any time.

# 10. Changes to Terms of Reference

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

# 11. Issues not covered by the Terms of Reference

11.1 The Committee cannot consider items outside the terms of reference.

## 12. Dissolution of Committee

12.1 The Council may by resolution dissolve the committee at any time without cause.

# **END OF GUIDELINES**

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# **APPENDIX 1**

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# 2022 Committee Membership

Councillor M Khalil (Chairperson)
Councillor J Chew
Councillor M Chowdhury
Councillor J Cotter
Councillor D Lound
Councillor R Manoto
Councillor W Morrison
Councillor R Munro
General Manager, L Deitz
Director City Lifestyles, S Grant
Executive Manager Community Life, T Soulos
Committee Secretary, B Duncan

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# 8.23 Reports and Letters Requested

# **Reporting Officer**

Manager Governance and Risk City Governance

# **Community Strategic Plan**

Obj	ective	Strategy
5	Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

# **Delivery Program**

# **Principal Activity**

5.1.2.1 Communicate in a diverse, open and inclusive way that informs and engages our communities to build confidence and trust

# Officer's Recommendation

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

# Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 6 August 2024.

# **Attachments**

8.23.1Reports Requested Register (contained within this report)  $\underline{\mathbb{J}}$ 

8.23.2 Letters Requested Register (contained within this report) &

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Date of	Action Item	Comments / updates	Expected completion date
Decision Mover			
City Services			
١.	ORD 8.9 - Campbelltown Billabong Project Close Out Report	a report to be presented to Council at the August	August
George	1 That Council cooks a report into the facility of establishing	2024 meeting as Item 8.14 on the agenda.	2024
	2. That the design and aesthetics of the facility is to harmonise		
	with the existing Aboriginal features and appearance of the		
	Billabong Parklands.		
	3. That if possible the Report of the findings be presented in the		
	August Council meeting, to enable consideration before the		
	peak swimming season.		
12.9.23	NM 11.2 Bus Stop Shelters	Currently under review.	October
Hunt	i i		2024
	2. Inat Council, subject to confirmation of bus routes and		
	service standards, review the current installation program of bus		
	growth and expectations; and		
	3. That a report is presented on the information received and		
	options to be considered.		

Date of	Action Item	Comments / updates	Expected completion date
Decision Mover			
City Services	, s		
13.12.22 Stellino	ORD 8.3 - Bin Locks - 12 Month Trial	a report to be presented to Council at the August 2024 meeting as Item 8.7 on the agenda.	August 2024
	3. A report on the findings be presented to Council after 3 months of the trial and before 12 months, whichever comes first.		
13.10.22 Brticevic	NM 11.3 Footbridge over Bow Bowing Creek	The feasibility report is currently being prepared.	October 2024
	That Council:  1. provide a report on the feasibility of building a footbridge over Bow Bowing Creek (causeway) at Bow Bowing towards Minto.  2. Ensure the report includes particular reference to any current legislative requirements for pedestrian footbridges and addresses accessibility for those with mobility and/or disability issues.  3. That Council also advocate to the Member for Macquarie Fields in relation to the development of the bridge to seek funding to ensure it is built to an appropriate standard.		

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Plannin	City Planning and Environment		
09.04.24 Brticevic	ORD 8.2 - Draft Amendments to Menangle Park Development Control Plan	a report to be presented to Council at the August 2024 meeting as Item 8.3 on the agenda.	August 2024
	<ol> <li>That Council endorse the draft amendment to Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (Part 8A – Menangle Park) for the purposes of public exhibition; and</li> <li>That further report be submitted to Council on the outcome of public exhibition.</li> </ol>		
26.03.24 Morrison	ORD 8.3 - Draft Site Specific Development Control Plan - Glenlee Estate, Menangle Park	a report to be presented to Council at the August 2024 meeting as Item 8.2 on the agenda.	August 2024
	3. That the outcome of the public exhibition of the draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015 - (Part 8B - Glenlee Estate) be reported to Council with the outcome of the public exhibition of the associated Glenlee Estate Planning Proposal.		

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Plannin	City Planning and Environment		
13.02.24 Oates	ORD 8.2 - Planning Proposal Request - Hollylea Road, Leumeah  5. That following the completion of public exhibition either: a. where submissions are received by Council in response to public exhibition, a submissions report be presented to Council, or b. where no submissions are received by Council in response to public exhibition, the Planning Proposal be finalised.	Waiting on Gateway Determination which will detail public exhibition requirements. Post exhibition report, if required expected early 2025	March 2025
13.02.24 Greiss	ORD 8.3 Public Exhibition - Draft Regional Affordable Housing Contribution Scheme That item 8.3 Public Exhibition – Draft Regional Affordable Housing Contribution Scheme be deferred subject to further discussion with the NSW State Government.	a report to be presented to Council at the August 2024 meeting as Item 8.4 on the agenda.	August 2024

Date of	Action Item	Comments / updates	Expected completion date
Decision Mover			
City Futures			
14.9.21 Oates	NM 11.2 - Creative Arts Fund	A report is currently being drafted that investigates the opportunity of a local creative arts fund to	March 2025
	1. That a report be presented investigating the detablishment/trial of a local creative arts find with the purpose	improve our community's well-being, resilience, and	
		social connection. The report will include the current	
	and social cohesion of our community through creative expression and social connection.	and past, small and localised art funding initiatives undertaken by Campbelltown City Council.	
	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.		
13.10.20	NM 11.1 - Charging for parking within the Campbelltown Local Further studies are required for paid parking to form	Further studies are required for paid parking to form	October
Lake	Government Area	a part of a parking strategy.	2024
	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.		
City Governance	ance		
09.07.24 Cotter	NM 11.4 - Young Mayor's Program	a report to be presented to Council at the August 2024 meeting as Item 8.25 on the agenda.	August 2024
	1. That Council investigate the Young Mayor's Program to		
	understand the opportunity to implement the program in		
	Campbelltown.		
	2. That a report be presented to Council with the results of the		
	Investigation.		

Date of	Action Item	Comments / undates	Expected completion date
Decision Mover			
City Lifestyles	les		
09.07.24 Morrison	NM 11.1 - NSW Physical Disability Rugby League Competition 1. That Council investigate the NSW Physical Disability Rugby League competition and explore any opportunity for games to be played at Campbelltown Sports Stadium.	a report to be presented to Council at the August 2024 meeting as Item 8.17 on the agenda.	August 2024
14.05.24 Khalii	NM 11.3 - Ramadan Nights 1. That Council receive a report on the outcome of the recent Ramadan On Q event and the potential funding options to include it as an ongoing council event for the coming years.	a report to be presented to Council at the August 2024 meeting as Item 8.15 on the agenda.	August 2024
12.09.2023 Oates	12.09.2023 NM 11.1 Vernacular Housing Oates 1. Investigate different ways to involve our local community in recognising and researching examples of disappearing vernacular styles of housing in Campbelltown suburbs; 2. Use the information gathered to create a page on the Library's local studies website to contain photos and a brief description of the styles.	a report to be presented to Council at the August 2024 meeting as Item 8.13 on the agenda.	August 2024
8.8.2023 Cotter	NM 11.5 -Library Design  3. That a report is presented to the council detailing the result of the including costing and funding options.	a report to be presented to Council at the August 2024 meeting as Item 8.12 on the agenda.	August 2024

Date of	Action Item	Comments / updates
Mover		
City Lifestyles	Si	
09.04.24 Oates	09.04.24 ORD 8.7 - Colonial History Lates	Letters dated 08.05.2024 sent to: Mr Greg Warren, Member for Campbelltown
	3. That Council writes to our Federal and State Members of Parliament seeking N their support for funding opportunities to undertake Heritage Event Programs in Exemplation.	State Members of Parliament seeking Mr Nathan Hagarty, Member for Leppington undertake Heritage Event Programs in Dr Mike Freelander, Federal Member for Macarthur
		vis Anne Staniey vir. , I cueral wenner for Wennwa The Hon Anoulack Chanthivong MP, Member for Macquarie Fields
		Response letter, dated 21.05.2024 recieved from Ms Anne Stanley MP, Federal Member for Werriwa, dated 21 May 2024, included in the July business paper.
26.3.24 Khalil	NM - 11.2 - Pickleball Courts	Letters dated 16.05.2024 sent to: Mr Greg Warren, Member for Campbelltown
	That Council write to our regions State and Federal MP's seeking their endorsement and support and financial contribution of the State and Federal Covernment's for the establishment of Pickleball Courts in the Campbelltown NICA	Mr Nathan Hagarty, Member for Leppington Dr Mike Freelander, Federal Member for Macarthur Mrs Anne Stanley MP, Federal Member for Werriwa The Hon Anoulack Chanthivonn MP Member for Macquarie Fields
		Response letters included in July business paper, received from: The Hon Steve Kamper MP, Minister for Multiculturalism in response to Mr Greg
		Ms Anne Stanley MP, Federal Member for Werriwa, dated 23.05.2024

Date of	Action Item	Comments / updates
Mover		
ity Planning	City Planning and Environment	
09.07.24 Stellino	NM 11.2 - Menangle Creek Rezoning	Letters dated 23.07.2024 included in August business paper sent to: The Hon. Paul Scully MP, NSW Minister of Planning
	y MP, NSW Minister of Planning asking them to oorumba Corridor including Condition 22A land	The Hon. Penny Sharpe MLC as the Minister for the Environment Mr Greg Warren MP, Member for Campbelltown
	as CZ as a matter of utgency. 2. Write to the Hon. Penny Sharpe MLC as the Minister for the Environment seeking her support for the rezoning	
	3. Write to Greg Warren MP as the local state representative seeking his support for the rezoning.	
11.06.24 Chew	ORD 8.4 - Appointment of Chair and Alternate Chair - Campbelltown Local Planning Panel	Letter dated 17.07.2024 included in the August business paper sent to The Hon. Terry Sheahan AO
	<ol> <li>That the Mayor write to the Hon. Terry Sheahan AO and thank him for his service to Council and the community.</li> </ol>	
14.05.24 Stellino	NM 11.2 - Cat enclosure program for the protection of wildlife	Letters dated 22.05.2024 sent to: Mr Nathan Hagarty MP. Member for Leppington
	<ol> <li>That Council write to the local Members of Parliament seeking their support for the establishment of this community grant program</li> </ol>	The Hon Penny Sharpe MLC, Minister for Environment (cc The Hon Ron Hoenig MP, Minister for Local Government) The Hon Anoulack Chanthivong MP, Member for Macquarie Fields Mr Greg Warren MP, Menber for Campbelltown
		Response recieved from the Hon Penny Sharpe MLC dated 17.07.2024 included in the August business paper

1		1			
Comments / updates		Letters dated 23.07.2024 included in the August business paper sent to: The Hon Anoulack Chanthivong MP, Member for Macquarie Fields Mr Greg Warren MP, Member for Campbelltown Mr Nathan Hagarty MP, Member for Leppington Ms Anne Stanley MP, Member for Werriwa Dr Mike Freelander MP, Federal Member for Macarthur	Letter sent to the Hon Jo Haylen, Minister for Transport on 15.04.2024	Response received from the Hon Jo Haylen, Minister for Transport dated 06.07.2024 included in the August business paper.	Letters sent on 15.04.2024  The Hon Jo Haylen, Minister for Transport The Hon John Graham MLC, Minister for Roads I The Hon Natalie Ward, Shadow Minister for Transport and Roads I The Hon Natalie Ward, Shadow Minister for Transport and Roads I The Hon Anoulack Chanthivong MP, Member for Macquarie Fields Mr Greg Warren, MP, Member for Campbelltown Mr Nathan Hagarty MP, Member for Leppington Response letter from the Hon John Graham MLC Minister for Roads, Arts, Music and the Night Time Economy, Jobs and Tourism, dated 4.06.2024, on behalf of The Hon Jo Haylen MP and The Hon Anoulack Chanthivong MP.
Action Item		NM 11.1 - Screen Culture 4. That Council write to the local Members of Parliament seeking their support for the establishment of this community opportunities.	NM 11.3 - Minto Railway Station Improvements	1. That Council write to the Hon Jo Haylen, Minister for Transport, raising concerns about the lack of sufficient cover at Minto Station, including a roof covering the overbridge and ramps situated between the platforms, and advocating for improvements.	The Hon Jo Haylen wites to the Hon Jo Haylen MP, Minister for Transport and the Anoulack Chanthivong MP, Member for Macquarie Fields and Mr Nathan Hagarty MP, Member for Leppington with Spring Farm Parkway, Menangle traffic movement north and south on the M31 from the Member for Macquarie Fields and Mr Nathan Haylen MP and minimise future disruption.  Letters sent on 15.04.2024  The Hon Jo Haylen, Minister for Transport and Raham MLC, Minister for Transport and Roads  The Hon John Graham MLC, Minister for Roads  The Hon John Graham MLC Minister for Roads  Response letter from the Hon John Graham MLC Minister for Roads  and the Night Time Economy, Jobs and Tourism, dated 4.06.2024,  The Hon John Graham MLC Minister for Roads  The Hon John Graham MLC
Date of Decision Mover	City Futures	14.05.24 Chivers	26.03.24 Khalil		26.03.24 Morrison

Date of	Action Item	Comments / updates
<b>Decision</b> <b>Mover</b>		
City Futures		
13.10.22	13.10.22 NM 11.1 - Bus Services in Campbelltown LGA	_etters sent 03.03.2023 to:
Khalil	<u></u>	The Hon Anoulack Chanthivong MP, Member for Macquarie Fields
	1. That Council writes to the Hon. David Elliott MP, Minister for Transport and T	Elliott MP, Minister for Transport and The Hon David Elliott MP, Minister for Transport
	Ms Jo Haylen MP, Shadow Minister for Transport and if appropriate to the Mr Greg Warren MP, Member for Campbelltown	Ir Greg Warren MP, Member for Campbelltown
	Minister for Education and Shadow Minister for Education and to our local MP's	ter for Education and to our local MP's The Hon Jo Haylen MP, Shadow Minister for Transport
	advocating for the following:	The Hon Prue Car, Shadow Minister for Education
	a) implementation of an enhancement to the bus service network in Macarthur	the bus service network in Macarthur The Hon Sarah Mitchell, Minister for Education and Early Learning
	Heights to improve the residents' access to Campbelltown Station.	
	b) establish additional bus services for students to and from schools in Responses received:	esponses received:
	Campbelltown Local Government Area to reduce traffic congestion outside the Transport for NSW dated 04.12.2023.	ransport for NSW dated 04.12.2023.
	school and ensure greater safety for the school children.	The Hon Prue Car MP, Shadow Minister for Education, refering the matter onto
		The Hon Jo Haylen MP, Shadow Minister for Transport, received on 03.03.2023.
	<u> </u>	Mr Greg Warren MP, Member for Campbelltown, received 06.03.2023.

Date of Decision Mover	Action Item	Comments / updates
Sity Services	S	
14.6.22 Hunt	ORD 7.1 - Koala Care and Treatment Facilities	2. Letter sent 04.07.2022 to the new The Hon. Tanya Plibersek MP, Federal Minister for the Environment and Water,
	2. That Council write to the new Federal Minister for the Environment and Water, the Hon. Tanya Plibersek MP, seeking funding for koala protection.	
9.8.22 Stellino		Letters sent 15.11.2022 to the Hon James Griffin MP, Minister for the Environment and Heritage
	1. That Council write to the Minister for Environment and Heritage James Griffin	
	MP requesting them not to administer the Chlamydia vaccine to koalas within	ne Chlamydia vaccine to koalas within Letter sent 04.07.2023 to The Hon. Penny Sharpe MLC, Minister for Environment
	our region for so long as no signs of Chlamydia are detected in the colony.	
	2. Ihat Council include in the letter that Koala experts hold the opinion that Letter sent to the Hon. Penny Sharpe MLC, Minister for Environment on	Letter sent to the Hon. Penny Sharpe MLC, Minister for Environment on
	there was no merit in trialling the vaccine in Campbelltown, since the disease is 25.08.2023.	25.08.2023.
	not present, the vaccine is not inheritable and we are already at maximum	
	reproductive rates leading to only possible negative outcomes.	
	3. That Council include in the letter support for the rest of the program	
	announced, including the Chlamydia testing machine to assist in detection of	
	the disease as well as the allocation of state funds for habitat restoration of	
	koala corridors in the Campbelltown Local Government Area.	
	4. That Council ask if the minister has allocated or intends to allocate funding	
	towards koala carers in the region under the NSW Koala strategy.	
	5. That Council utilises the letter tabled by Councillor Stellino from Doctor	
	Steve Phillips with the letter to the Minister for Environment and Heritage	
	James Griffin MP.	

Date of Decision Mover City Services 09.07.24 Stellino	Action NM 11.3 - Hume Motorway - Eastbound	Comments / updates  Letters dated 17.07.2024 included in the August business paper sent to: The Hon Jo Haylen MP, Minister for Transport
	1. Write to Jo Haylen MP, NSW Minister for Transport & John Graham MP, NSW Minister for Roads seeking urgent attention for repair works to the Hume I Motorway eastbound onramp at Campbelltown Road and Raby Road.  2. Write to Mr Greg Warren MP, Mr Nathan Hagarty MP, the Hon Anoulack Chanthivong MP, Ms Anne Stanley MP & Dr. Mike Freelander MP as the respective State & Federal representatives to seek their attention and support for the repairs.	Ine Hon John Graham MP. Minister for Roads Mr Nathan Hargarty MP, Member for Leppington Mr Greg Warren MP, Member for Campbelltown The Hon Anoulack Chanthivong MP, Member for Macquarie Fields Ms Anne Stanley MP, Member for Werriwa Dr. Mike Freelander MP, Federal Member for Macarthur Responses received included in the August business paper: Ms Anne Stanley MP, Member for Werriwa on 25.07.2024 The Hon Anoulack Chanthivong MP, Member for Macquarie Fields on 31.07.2024
12.09.2023 Khalil	8.8 Public Exhibition of Draft Lynwood Park Masterplan  1. That Council write to our region's State and Federal Members of Parliament seeking their input and/or support of the Masterplan prior to its exhibition, noting the funding for delivery for such a plan will come from NSW and/or Commonwealth government(s).	Letters sent on 10.10.2023 to: Ms Anne Stanley MP, Member for Werriwa Mrs Sally Anne Quinnell MP, Member for Camden Mr Greg Warren MP, Member for Campbelltown Mr Nathan Hagarty MP, Member for Leppington The Hon Anoulack Chanthivong MP, Member for Macquarie Fields Dr Mike Freelander MP, Member for Macarthur
12.09.2023 Hunt	12.09.2023 NM 11.2 - Bus Stop Shelters Hunt 1. That Council write to Hon. Jo Haylen MP, Minister for Transport seeking a review of current bus routes and service standards in Campbelltown Local Government Area, with particular focus on vulnerable community groups such as schools, aged care;	Letter sent to The Hon Jo Haylen MP, Minister for Transport on 09.10.2023.

Date of	Action Item	Comments / Indates
Decision		
Mover		
Office of Ger	Office of General Manager	
11.6.24	NM 11.1 - Pre-election Commitment Update	etters dated and sent on 18.06.2024 to:
Brticevic		Mr Greg Warren MP, Member for Campbelltown
	1. That Council revisit the letter sent to and received by the Member for	The Hon Anoulack Chanthivong MP, Member for Macquarie Fields
	Campbelltown, Mr Greg Warren MP prior to the NSW Government election in	Mr Nathan Hagarty MP, Member for Leppington
	March 2023, published in Council's Business Papers on 14 March 2023 at Item	
	7.3, and write to the Member for Campbelltown seeking an update on the	Response letter received from the Hon Anoulack Chanthivong MP, Member for
	progress to deliver policies to reduce the cost of living and tangible outcomes	Macquarie Fields dated 19.06.2024.
	for Campbelltown LGA (Campbelltown electorate) such as points A-J on the	
		Response received from Mr Greg Warren MP, Member for Campbelltown dated
	2. That Council revisit the letter sent to and received by the Member for	05.07.2024 tabled at the July Ordinary Council Meeting.
	Macquarie Fields, Mr Anoulack Chanthivong MP prior to the NSW Government	
	election in March 2023, published in Council's Business Papers on 14 March	
	2023 at Item 7.3, and write to the Member for Macquarie Fields seeking an	
	update on the progress to deliver policies to reduce the cost of living and	
	tangible outcomes for Campbelltown LGA (Macquarie Fields electorate) such	
	as points A-H on the Notice of Motion.	
	3. That Council revisit the letter sent to and received by the then candidate,	
	now Member for Leppington, Mr Nathan Hagarty MP prior to the NSW	
	Government election in March 2023, published in Council's Business Papers	
	on 14 March 2023 at Item 7.3, and write to the Member for Leppington seeking	
	an update on the progress to deliver policies to reduce the cost of living and	
	tangible outcomes for Campbelltown LGA (Leppington electorate).	

Comments / updates		Letter sent 18.06.2024 to The Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government	11.12.2023 Letter sent to The Hon. Michael Daly MP, Attorney General via portal requesting a meeting to discuss the Campbelltown Community and Justice Precinct. 04.04.2023 A further letter was sent to the new The Hon. Michael Daley MP, Attorney General y requesting a meeting to discuss the Community and Justice Precinct. 28.03.2023 A response received from the office of the Hon. Peter Dutton MP, Leader of the Opposition and from the Hon. Mark Dreyfus KC MP, Attorney General and also on behalf of The Hon. Athoney Albanese MP, Prime Minister 01.03.2023 A response recieved from the Hon Melinda Pavey MP on behalf of the the Hon on behalf of The Hon. Attorney-General I 6.02.2023 I Letters sent to Member/Candidate for the electorate of Campbelltown Mr Greg Warren MP, Shadow Attorney General Michael Daley, Opposition Leader Chris Minns. 15.02.2023 Letters sent to: Dr Mike Freelander MP, Member for Macarthur The Hon Mark Depakman MP, NSW Prime Minister The Hon Anthony Albanese MP, Prime Minister The Hon Mark Speakman MP, NSW Premier Mr Julian Leeser MP, Shadow Attorney-General The Hon Peter Dutton MP, Leader of the Opposition
Action Item	Office of General Manager	CO 7.4 - Western Sydney Transport Infrastructure Panel 2. That Council write to the Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government, requesting further detail on the following commitments in the recent Federal Budget: a.South West Sydney Roads – Planning b.South West Sydney Rail Planning – Business Case c.Western Sydney Roads - Planning	NM 11.1 - Community and Justice Precinct  1. That Council write to the Member/Candidate for the electorate of Campbelltown Greg Warren MP, shadow Attorney General Michael Daley, Opposition Leader Chris Minns seeking an election commitment to the redevelopment of the NSW Courts in Campbelltown to catalyse the Community and Justice Precinct.  2. That Council write to the NSW Attorney-General, the Hon Mark Speakman MP, and the NSW Premier, the Hon Dominic Perrottet MP, seeking an election commitment to the redevelopment of the NSW Courts in Campbelltown to catalyse the Community and Justice Precinct.  3. That Council write to the Member for Macarthur Dr Mike Freelander MP, Attorney General the Honourable Mark Dreyfus MP and the Prime Minister the Honourable Anthony Albanese MP seeking a commitment for a Federal Circuit and Family Court of Australia for the Community and Justice Precinct in Campbelltown.  4. That Council write to the Shadow Attorney-General, Mr Julian Leeser MP, and the Leader of the Opposition, the Hon Peter Dutton MP, seeking a commitment for a Federal Circuit and Family Court of Australia for the Community and Justice Precinct in Campbelltown.
Date of Decision Mover	Office of Ge	Morrison	14.2.23 Brticevic

<b>Decision Mover</b>		
Mover		
Office of General Manager	Manager	
14.02.2023 1. The	14.02.2023   1. That Council write to the Member for Macarthur Dr Mike Freelander MP, the All letters sent 16.02.2023	letters sent 16.02.2023.
Briticevic Honor	Briticevic Honourable Catherine King MP the Minister for Infrastructure, Transport, Response recieved from Mr Greg Warren MP, Member for Campbelltown on	ssponse recieved from Mr Greg Warren MP, Member for Campbelltown on
Regio	onal Development and Local Government and the Prime Minister the 0	Regional Development and Local Government and the Prime Minister the 01.03.2023. Acknowledgement received from Opposition Leader, Chris Minns MP
Honor	ourable Anthony Albanese MP seeking a financial commitment to theo	Honourable Anthony Albanese MP seeking a financial commitment to the on 06.03.2023. Response received from the Hon Catherine King MP 28.06.2023
upgra	upgrade/expansion of Appin Road including underpasses and fauna protection and letter dated 06.06.2023.	d letter dated 06.06.2023.
meas	measures similar to Labor's election promise to allocate \$50 million for the	
upgra	ade of Appin Road, being the most notorious road in the Macarthur region, $ert L \iota$	upgrade of Appin Road, being the most notorious road in the Macarthur region, Letter raising concerns regarding delays in approving koala protection efforts and
if it wo	if it won that election.	upgrade to Appin Road Appin from Dr Mike Freelander MP to the Hon John
2. Th	2. That Council write to the Shadow Minister for Infrastructure, Transport, G	Minister for Infrastructure, Transport, Graham MLC, Minister for Roads dated 15.11.2023.
Regio	Regional Development, Senator the Hon Bridget McKenzie, and the Leader of	
the O	the Opposition, the Hon Peter Dutton MP, seeking a financial commitment to	
the u	the upgrade/expansion of Appin Road, including underpasses and fauna	
protec	protection measures.	
3. Th	3. That Council write to the Member/Candidate for Campbelltown Greg Warren	
MP, S	MP, Shadow Minister for Transport Jo Haylen MP, Opposition Leader Chris	
Minns		
Road	Road including underpasses and fauna protection measures similar to the	
Wollo	Wollongong by-election promise of fifty million dollars in 2016.	
4. Th	4. That Council write to the Minister for Transport David Elliott MP, the NSW	
Premi	Premier, the Hon Dominic Perrottet MP seeking an election commitment to the	
upgra	upgrade/expansion of Appin Road including underpasses and fauna protection.	

			e #	_ 0
Comments / updates		Letter sent to the Hon Chris Minns MP, Premier of NSW dated 09.11.2023.	Responses received from the Hon Ryan Park MP GP shortage referring letter to the Federal Minister for Health and Aged Care, the Hon. Mark Butler MP on 01.02.2024. Glenfield Integrated Health Hub dated 30.01.2024 and Emergency Wait Times received on 06.03.2024.  Response received from South West Sydney Local Health District, Chief Executive, Sonia Marshall on behalf of Dr Kerry Chant dated 13.02.2024.  Letters sent 30.01.2024 to the Hon Ryan Park MP Minister for Health, Dr Kerry Chant Deputy Secretary, Population and Public Health NSW Health, the Hon Matt Kean, Shadow Minister for Health, the Hon Anoulack Chanthivong MP, the Hon Anne Ruston and the Hon Mark Bulter MP	Letter received from the Hon Jo Haylen MP, Minister for Transport dated 30.05.2024.  Response received via email on 04.03.2024 from the Hon Prue Car MP, refering onto the Minister for Transport the Hon Jo Haylen MP.  28.02.2024  Letter sent to the Hon Prue Car MP, Minister for Western Sydney and the Hon Jo Haylen MP. A copy of these letters were provided to Mr Greg Warren MP, Member for Campbelltown and the Hon Anoulack Chanthivong MP, Member for Macquarie Fields. Letter sent Josh Murray to Secretary of Transport for NSW.
Action Item	Office of General Manager	That the Mayor write to the Hon. Chris Minns with my proposal and offer him unconditional support in undertaking the state-led rezoning. It is my aspiration that we can secure the Council's endorsement of a preliminary Local Environmental Plan for public exhibition prior to the conclusion of this Council term.	NM - 11.1 Emergency Room Wait Times  1. That Council write to the relevant Ministers and Deputy Secretary seeking action to improve Emergency Room wait times and patient comfort at Campbelltown Hospital.  2. That Council advocate to the State and Federal Governments and their respective opposition to focus on addressing the GP shortage in Campbelltown and Western Sydney.  3. That Council write to the relevant Ministers and Shadow Ministers as well as Deputy Secretary seeking funding for the development of Community Health Hub at Glenfield.	Item 7.6 - Western Sydney Bus Services - Stage 1  2. That the Council make representations to the relevant Ministers and Transport for NSW Secretary acknowledging the letter from Transport for NSW onto the Minegarding the failure to deliver a rapid bus service between Campbelltown and Western Sydney Airport prior to its opening and imploring the government to re-28.02.2024 prioritise funding to deliver on the commitment.  Haylen MP. Member for Macquarie I
Date of Decision Mover	Office of Ge	7.11.2023 Greiss Mayoral Minute	12.12.2023 Cotter	13.02.2024 Brticevic

# **Ordinary Council Meeting**

# 8.24 General Manager Position Title

# **Reporting Officer**

Executive Manager People and Performance City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

<b>Principal</b>	<b>Activity</b>
i i iiicipai	ACLIVILY

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

# Officer's Recommendation

That Council endorse the title change from General Manager to Chief Executive Officer.

# **Purpose**

To advise Council of a proposed title change for the General Manager to Chief Executive Officer (CEO).

# **History**

Council has historically appointed the General Manager as per the *Local Government Act 1993*, using position title of General Manager. Over recent years, councils across NSW have adopted the alternative title of Chief Executive Officer.

# Report

To ensure external stakeholders are aware of our Council structure and delegations, it is recommended that the alternative title of Chief Executive Officer be adopted in place of General Manager.

Historically, councils have appointed the General Manager in accordance with the provisions of the *Local Government Act 1993*, which stipulates the use of the title "General Manager" for the

Item 8.24 Page 635

head of the council's administration. This title has been a longstanding designation, reflective of the traditional management and operational functions within local government structures in New South Wales (NSW).

In recent years, however, there has been a notable shift among councils across NSW towards adopting the alternative title of "Chief Executive Officer" (CEO). This change aligns with broader corporate and organisational trends, where the title of CEO is widely recognised and carries connotations of strategic leadership and corporate governance.

This is also in line with practices in other Australian jurisdictions, where the title General Manager is more commonly associated with the role of director within a division, rather than the head of the entire council.

The adoption of the CEO title for Campbelltown Council aims to reflect a more modern and professional image, enhance the perception of local government as a dynamic and contemporary sector, and clarify the executive responsibilities inherent in the role.

The transition from "General Manager" to "Chief Executive Officer" also mirrors practices in other sectors, potentially facilitating greater collaboration and understanding between local government and external stakeholders. It underscores a commitment to contemporary governance practices.

The recommendation to modernise the title to "Chief Executive Officer" aligns with the practices of similarly sized NSW councils, including Liverpool, Wollondilly, Sutherland, Blacktown, and Ryde councils.

The title change does not alter the fundamental responsibilities and statutory obligations of the role as defined by the *Local Government Act 1993*, nor does it affect any other terms of the contract, including remuneration, which will remain unchanged. The change is primarily symbolic, intended to convey a progressive and professional approach to local government administration in NSW.

If endorsed, a memo will be issued as an addendum to the existing contract with no new contract required.

# **Attachments**

Nil

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# **Ordinary Council Meeting**

# 8.25 Young Mayors program

# **Reporting Officer**

Manager Governance and Risk City Governance

# **Community Strategic Plan**

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

# **Delivery Program**

Princip	al Activity
5.1.1.1	Implement a holistic community engagement approach

# Officer's Recommendation

- 1. That Council note the expression of interest for the Young Mayors pilot project has closed.
- 2. That Council note that interest has been registered for a future rollout of the Young Mayors program.

# **Purpose**

To provide further information on the Young Mayors program.

# History

At its meeting on 9 July 2024, Council resolved:

- 1. That Council investigate the Young Mayor's Program to understand the opportunity to implement the program in Campbelltown.
- 2. That a report be presented to Council with the results of the investigation.

# Report

The Young Mayors Program seeks to foster civic identity at a young age, working with local councils and young people to form Youth Councils responsible for engaging young people in

Item 8.25 Page 637

their local government area – convening consultations, creating a list of priorities and developing an action plan for council.

Youth councils act as forums to represent the views of young people and provide a formal opportunity to facilitate youth engagement in the community. Youth councils are often led by a Young Mayor; a young person, usually 12 – 18, who is elected by the youth council or other young people to represent them.

The Foundation for Youth Australia is currently running a pilot program in 2024 with Mackay and Cairns Regional Councils in Queensland, Hepburn and Horsham Councils in Victoria and Wollongong City Council in NSW. With the pilot underway, the Foundation for Youth Australia is not accepting expressions of interest for the current program.

The Foundation for Youth Australia has a vision to have 15 Young Mayors Projects fully operational over the next four years. Council has registered its interest for the future rollout of the Young Mayor's program.

# **Attachments**

Nil

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# 8.26 Minutes of the Campbelltown Arts Centre Strategic Committee meeting held 24 July 2024

# **Reporting Officer**

Executive Manager City Culture City Futures

# Officer's Recommendation

That the minutes of the Campbelltown Arts Centre Strategic Committee held 24 July 2024 be noted.

# **Purpose**

To seek Council's endorsement of the minutes of the Campbelltown Arts Centre Strategic Committee meeting held 24 July 2024.

# Report

Detailed below are the recommendations of the Campbelltown Arts Centre Strategic Committee. Council officers have reviewed the recommendations and they are now presented for Council's consideration.

# Reports listed for consideration

4.1 Minutes of the previous Campbelltown Arts Centre Strategic Committee Meeting held 27 March 2024

That the information be noted.

Moved: Mr B Broadbent Seconded: Cr M Oates

5.1 Exhibition Tour | Barbara McGrady: Ngiyaningy Maran Yaliwaunga Ngaara-li (Our Ancestors Are Always Watching)

That the information be noted.

Moved: Mr B Broadbent Seconded: Cr M Oates

# **Attachments**

1. Minutes of the Campbelltown Arts Centre Strategic Committee held 24 July 2024 (contained within this report)

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# **CAMPBELLTOWN CITY COUNCIL**

# **Minutes Summary**

Campbelltown Arts Centre Strategic Committee Meeting held at 6.00pm on Wednesday, 24 July 2024.

ITEM	TITLE	AGE
1.	ACKNOWLEDGEMENT OF LAND	2
2.	APOLOGIES	2
3.	DECLARATIONS OF INTEREST	2
4.	MINUTES OF THE PREVIOUS CAMPBELLTOWN ARTS CENTRE STRATEGIC COMMITTEE MEETING HELD 27 MARCH 2024	2
5.	REPORTS	3
5.1	Exhibition Tour   Barbara McGrady: Ngiyaningy Maran Yaliwaunga Ngaara-li (Our Ancestors Are Always Watching)	3
6.	GENERAL BUSINESS	4

# Minutes of the Campbelltown Arts Centre Strategic Committee Meeting held on 24 July 2024

**Present** Chairperson - Councillor M Oates

Member - Ms L Grear Member - Ms N Maljkovic Member - Ms S Brandstater Member - Councillor M Chivers Member - Mr B Broadbent Member - Mrs J Long Member - Ms M Monte

Member representative - Ms Rebecca Grasso

In attendance Deputy General Manager | City Governance, Planning and Futures - Mr Jai Rowell

Executive Manager City Culture – Ms M Zaylah Curator Contemporary Visual Art – Mr A Porter

Education Officer – Ms C Wrona Executive Support – Mrs K Wooden

# 1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by Member Mr Brendan Broadbent.

# 2. APOLOGIES

Member - General Manager Ms L Deitz

Member - Aunty Glenda Chalker Member - Councillor M Khalil

Member - Mr R Percy Member - Mr C McMahon

# 3. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

# 4. MINUTES OF THE PREVIOUS CAMPBELLTOWN ARTS CENTRE STRATEGIC COMMITTEE MEETING HELD 27 MARCH 2024

# **Reporting Officer**

Executive Manager City Culture

# Officer's Recommendation

That the information be noted.

# **Committee's Recommendation:**

That the information be noted.

Moved: Mr B Broadbent Seconded: Cr M Oates

# Report

The minutes of the Campbelltown Arts Centre Strategic Committee Meeting held 27 March 2024, copies of which have been circulated to each Sub Committee member, were adopted by Council at its meeting held 9 July 2024.

# **Attachments**

4.1.1 Minutes of the Campbelltown Arts Centre Strategic Committee Meeting held 27 March 2024(contained within this report)

# 5. REPORTS

# 5.1 Exhibition Tour | Barbara McGrady: Ngiyaningy Maran Yaliwaunga Ngaara-li (Our Ancestors Are Always Watching)

# **Reporting Officer**

Executive Manager City Culture City Futures

# Officer's Recommendation

That the information be noted.

# **Committee's Recommendation:**

That the information be noted.

Moved: Mr B Broadbent Seconded: Cr M Oates

# **Purpose**

To provide the Campbelltown Arts Centre Strategic Committee with a tour of the current exhibition, Barbara McGrady: Ngiyaningy Maran Yaliwaunga Ngaara-li (Our Ancestors Are Always Watching).

# Report

The Collection and Exhibitions Officer will give the Committee a tour of the current exhibition, Barbara McGrady: Ngiyaningy Maran Yaliwaunga Ngaara-li (Our Ancestors Are Always Watching).

# **Attachments**

Nil

# 6. GENERAL BUSINESS

Member representative Ms R Grasso noted that this would be the final meeting for this Committee's term and on behalf of Campbelltown City Council thanked the Committee for their ongoing commitment and achievements.

Ms R Grasso noted and thanked Councillor M Oates as Chair of the Campbelltown Arts Centre Strategic Committee and for her consistent and unwavering support for Arts and Culture in Campbelltown.

Councillor M Oates noted thanks to all Committee Members for their attendance, input, honesty and integrity in all things Arts and Culture, making the Campbelltown Arts Centre the special place that it is.

Councillor M Oates presented flowers and congratulated Ms Mouna Zaylah on her appointment as Executive Manager City Culture | Arts Centre Director. Councillor M Oates thanked Ms Mouna Zaylah for her tireless work over the years and her creative connections that have broadened the reach of the arts centre and made it a welcoming place for all audiences.

Councillor M Oates thanked Councillor M Chivers for her long term support of Arts and Culture in Campbelltown.

Deputy General Manager, Mr Jai Rowell congratulated and thanked Ms Mouna Zaylah on her appointment. Mr Jai Rowell thanked Ms Rebecca Grasso for all of her work with the Committee, her interactions between staff, the community and industry. Mr Jai Rowell thanked the Committee for their commitment during their term with the Campbelltown Arts Centre Strategic Committee.

Ms S Brandstater noted her appreciation for being on the Campbelltown Arts Centre Committee, thanking the Committee.

Ms S Brandstater noted that Wollondilly's new Performing Arts Centre is nearing completion with an expected official opening on 30 November 2024.

The current term of the Campbelltown Arts Centre Strategic Committee has now concluded and the process for nominations for the next term will be advised following the appointment of the incoming Council.

Meeting concluded: 8.00pm

Councillor M Oates,

Chairperson

# 8.27 Submission on New Bus Services in Western Sydney

# **Reporting Officer**

Strategic Partnerships Manager City Futures

# **Community Strategic Plan**

Obje	ective	Strategy
2	Places For People	2.2.2 Improve transport options and networks so that Campbelltown is an accessible and connected city for all

# **Delivery Program**

Principal Activity	
1.2.1.1	Deliver, and advocate for, essential community services
2.2.1.1 Campbe	Advocate for, and lead, improved integrated transport networks that connect elltown to Greater Sydney and beyond
	Ensure infrastructure, including roads, cycleways, walking tracks and canopy cover, streets for people and promotes connectivity
2.2.2.2 the City	

# Officer's Recommendation

That Council endorse the draft submission to the Transport for NSW engagement on 'New Bus Services in Western Sydney'.

# **Purpose**

To:

- 1. provide Council with an overview of the planned New Bus Services in Western Sydney by Transport for NSW.
- 2. seek Council's endorsement of the draft submission in principle, acknowledging minor amendments may be made prior to submission.

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# **History**

On 15 July 2024, Transport for NSW began public engagement on planned 'New Bus Services in Western Sydney'. This is focused on new bus services connecting Western Sydney International Airport (WSIA) and the Aerotropolis to Blacktown, Mount Druitt, Liverpool, Penrith and Campbelltown.

Transport for NSW are rolling out a program of community engagement to seek feedback on the planned services, with a range of options to attend workshops, complete surveys, pin comments on a map, or upload written submissions.

The closing date for submissions is 16 September 2024.

# Report

The following is an executive summary of the draft submission (attached):

Campbelltown is a city of ambition, innovation and opportunity, but is isolated from Western Sydney International Airport (WSIA) and the Aerotropolis.

As the designated Metropolitan Centre of the Macarthur Region, encompassing the local government areas (LGAs) of Campbelltown, Camden and Wollondilly, we are one of Australia's fastest growing cities. We are supporting nearly 50 per cent of the population growth in the Western Parkland City over the next decade and over 10 per cent of the Metropolitan Sydney housing growth within the next 5 years. However, our community continues to be disadvantaged from a longstanding infrastructure investment backlog.

Commitment of funding to deliver effective transit connections is key to maximising the major public investments made towards the airport and broader Aerotropolis, and to ensuring they actually serve the people of Western Sydney. The planned new services include a bus every 30 minutes and a journey time of 66 minutes to connect our community to WSIA, a significant reason for this being a lack of supporting infrastructure like dedicated fast bus lanes. This planned new service is infrequent, slow, and unattractive when put against the alternatives such as private car travel.

We are committed to decreasing congestion across the network by providing our residents with attractive alternatives to private car travel, including by improving access to effective public transport that deliver real efficiencies to the wider transport network. Without significant and immediate infrastructure investment that results in the delivering of frequent, regular, convenient and safe public transport, it is highly likely that our community, including that of the wider Macarthur region, will choose to access the new airport by private car, exacerbating existing congestion issues across Western Sydney.

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It's time for the community of Campbelltown to be prioritised. We are urging for immediate commitment of funding for delivery of a true Rapid Bus connecting Campbelltown to the Western Sydney International Airport and Aerotropolis, with direct stopping patterns, and constant, reliable, safe and frequent services every 15 minutes, that results in travel times that are better than or at least competitive with private car travel.

# **Attachments**

8.27.1Draft submission to the Transport for NSW engagement on 'New Bus Services in Western Sydney' (contained within this report)  $\underline{\mathbb{J}}$ 

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XX August 2024

Transport for NSW Locked Bag 928 NORTH SYDNEY NSW 2059 Via portal

Dear Sir/Madam,

## Campbelltown City Council submission: New Bus Services in Western Sydney

Campbelltown is a city of ambition, innovation and opportunity, but is isolated from Western Sydney International Airport (WSIA) and the Aerotropolis.

As the designated Metropolitan Centre of the Macarthur Region, encompassing the local government areas (LGAs) of Campbelltown, Camden and Wollondilly, we're one of Australia's fastest growing regions. We are supporting nearly 50 per cent of the population growth in the Western Parkland City over the next decade and over 10 per cent of the Metropolitan Sydney housing growth within the next five years. However, our community continues to suffer from a longstanding infrastructure investment backlog.

Commitment of funding to deliver effective transit connections is key to maximising the major public investments made towards the airport and broader Aerotropolis, and to ensuring they actually serve the people of Western Sydney. The planned new services include a bus every 30 minutes and a journey time of 66 minutes to connect our community to WSIA. This is infrequent, slow, and lacks supporting infrastructure like dedicated lanes.

We are committed to decreasing congestion across the network by providing our residents with attractive alternatives to car travel, including by improving access to public transport. Without significant and immediate infrastructure investment, our community will have no real choice but to access the new airport by car, exacerbating existing congestion issues across Western Sydney.

It's time for the community of Campbelltown to be prioritised. We are urging for immediate commitment of funding for delivery of a true Rapid Bus connecting Campbelltown to the Western Sydney International Airport and Aerotropolis, with direct stopping patterns, reliable services every 15 minutes, and travel times that are competitive with private car travel.

# Proposed connections between Campbelltown and WSIA

## The commitments made to our community

To date, the exploration of options for future transport infrastructure connecting Campbelltown LGA to WSIA and the Aerotropolis have focused on Metro extensions to Glenfield and Campbelltown-Macarthur, and Rapid Bus to Campbelltown.

Transit intervention in the form of a North-South Metro from WSIA to Campbelltown-Macarthur

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was committed for investigation in 2018 as part of the Western Sydney City Deal. There has been no commitment to delivery of this vital infrastructure.

Similarly, the relatively short rail extension from Glenfield to the new airport (South West Rail Link Extension via Leppington) committed in the Western Sydney City Deal has not been committed for delivery. This would unlock a connection from WSIA to the existing Sydney (Kingsford Smith) Airport and provide a direct link to Sydney CBD. Further to the Metro investigations, a commitment was made by both the former and current NSW Government to "establish rapid bus services from the metropolitan centres of Penrith, Liverpool and Campbelltown to Western Sydney Airport before it opens in 2026".

To date, we have seen no progress on funding to provide a truly rapid link from Campbelltown. There is not sufficient bus lanes or other bus-prioritisation infrastructure in place to enable a rapid service. If the bus service from Campbelltown to Western Sydney Airport is not competitive with car travel, our residents will drive to access the airport, or not access that airport at all.

#### The inadequate plans now being presented

The recent announcements from Transport for NSW have focused on new bus services connecting WSIA and the Aerotropolis to Blacktown, Mount Druitt, Liverpool, Penrith and Campbelltown. The planned new service linking Campbelltown to the Airport indicates a bus every 30 minutes and a journey time of 66 minutes each direction. This infrequent and slow service represents a failure to deliver on the commitment to "establish rapid bus services from the metropolitan centres of Penrith, Liverpool and Campbelltown to Western Sydney Airport before it opens in 2026".

Our community is being shortchanged with this inadequate service, especially without clear timelines for full delivery. It might be sufficient for some travellers accessing the airport, but it is too slow and infrequent to support the envisioned worker base travelling to the Airport and Aerotropolis each day.

We understand these are value managed solutions based on the limited funding envelope currently being provided by the NSW Government. Adjustments to the number of bus stop locations would be a cost-effective way to reduce the lengthy journey times. There are over six bus stop locations proposed at Narellan within a catchment of approximately 600 metres, which should be rationalised. There is also potential to make the Campbelltown route more efficient by utilising the northern Farrow Road side of Campbelltown Railway Station.

Despite the City Deal commitment prioritising the three metropolitan centres of Western Sydney, Mount Druitt has additionally been afforded a bus service that is faster service than the link to Campbelltown. This is despite Mount Druitt and Penrith benefitting from an opportunity to directly interchange onto the Sydney Metro - Western Sydney Airport line at St Marys in 4 minutes and 9 minutes respectively.

Our community does not currently have high take-up of bus services; they are often seen as unreliable, slow and indirect. These lacklustre services to WSIA will only entrench that sentiment and will not help to establish sustainable travel behaviours across the community.

**Campbelltown City Council** 91 Queen Street, Campbelltown PO Box 57, Campbelltown NSW 2560 DX5114 **E** council@campbelltown.nsw.gov.au

campbelltown.nsw.gov.au T 02 4645 4000



#### What a true Rapid Bus needs to be

### What makes a 'Rapid' Bus

A true Rapid Bus connection needs to be fast, reliable, frequent and direct. We have proposed a route option to Transport for NSW that would perform well against strategic, land use, transport, and cost criteria. It would provide connectivity to existing and future key centres in the Macarthur Region, including potential stops at Narellan and Oran Park.

Our proposed corridor follows the shortest available end-to-end route and creates an opportunity to deliver travel times that are competitive with private car trips. However, in order to deliver a truly rapid bus service, immediate action and investment is needed to address the currently limited capacity for bus infrastructure on the Narellan Road bridge over the T8 rail line. The location of the bus stop at Campbelltown Station also needs to be resolved in collaboration with Council to enable the most expeditious route. Reallocation of road space also needs to be considered to support prioritisation measures for rapid buses.

We consider that any truly Rapid Bus must conform to the following requirements:

Requirements of Rapid Bus from Campbelltown-Macarthur to Western Sydney International Airport and Aerotropolis	
Frequent services	Turn-up-and-go bus service at least <b>every 10 minutes in peak</b> and at least <b>every 15 minutes off-peak</b>
Extended operating hours	Operational hours to suit visitor and worker access to the 24-hour airport
Competitive travel time	A fast <b>end-to-end travel time that is not significantly longer than travelling by car</b> (30 to 45 minutes), requiring a minimum average travel speed of 30 km/hr
Direct stopping pattern	A highly consolidated stopping pattern that strikes a balance between stop spacing and travel time, with <b>no more than six total stops</b> on the entire end-to-end route
Stop locations	Well-placed bus stops at the heart of places users want to go, including town centres and transport hubs
Stop access	Bus stops that are easily and safely accessible for all, with pedestrian crossings in surrounding vicinities
Bus stop amenity	High-quality bus stops including shelter, seating and passive surveillance
Network integration	A trunk service that provides easy transfers to other public transport services, creating an integrated wider network
Reliability	A service that runs on time and according to its schedule
Prioritisation	Supported by prioritisation infrastructure such as traffic light signal priority
Dedicated lanes	Dedicated lanes separated from mixed traffic and congestion
Legibility	Dedicated fleet, distinctive bus stops, wayfinding signage, and live passenger information systems
Efficiency	Operational measures such as all-door boarding, off-board ticketing, and integrated payment options

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#### An integrated network solution

The transport options proposed to connect Campbelltown LGA to WSIA and the Aerotropolis have great potential to optimise network integration with existing transport infrastructure. We are the gateway between WSIA and an expansive regional catchment of workers, residents and visitors.

In addition to serving the significant growth corridors of the Macarthur Region, Campbelltown also services a much broader catchment as Sydney's southern gateway. Perfectly positioned at the junction of major strategic infrastructure, we connect Australia's political capital of Canberra, the Southern Highlands, and the Illawarra-Shoalhaven Region to Australia's financial capital of Sydney CBD. Other than Sydney's Central Station, Campbelltown is the only rail hub in Sydney that is positioned on the Capital Corridor connecting with Canberra and beyond to Melbourne.

Our city is strategically located between the key international trade gateways of Port Botany, Kingsford Smith Airport and Port Kembla; a connection to the future WSIA would further cement Campbelltown as the centre point between key trade gateways. Our city enjoys access to major transport and freight infrastructure that enables quick and easy transport of goods to domestic and international markets.

A true Rapid Bus to Campbelltown-Macarthur would integrate WSIA and the Aerotropolis with existing major transport infrastructure. This includes the T8 Airport and South Line, the intercity Southern Highlands Line, and the regional/interstate Southern NSW Line. Campbelltown-Macarthur is also envisioned as a key hub of Australia's future High Speed Rail network, and longterm could offer a direct and efficient Fast Rail link between WSIA to Wollongong, Newcastle and Canberra.

#### A transit spine for the Macarthur Region

A connection from Campbelltown-Macarthur to WSIA and Aerotropolis would not just be an important route from end to end. It would represent a connecting spine between key centres of the Macarthur Region that are under-served by transit and communities that are severely car dependent. As the region's designated Metropolitan Centre, Campbelltown-Macarthur has an important relationship with Narellan Strategic Centre, Oran Park Town Centre, and surrounding communities of the Greater Macarthur and South West Growth Areas. The region's transit network is currently sparse and lacks frequent, direct orbital connections between centres.

Campbelltown is committed to delivering a true Metropolitan Centre for Macarthur with high amenity, job density and transport access. This means that over time we will need to reclaim space in the central core from cars and convert it to either public space or to productive land uses. Productive CBDs all over the world work by concentrating people, jobs and activities at high densities. This is only possible if more people are getting in and out without a car.

Campbelltown City Council provides significant swathes of land for car parking. These publicly owned parcels are some of the most significant landholdings within the Campbelltown City Centre. Improved public transport and a reduction in car dependency could provide significant uplift within Campbelltown and unlock the city centre's potential as the Metropolitan Centre for Macarthur. For example, the current provision of car parks within the city centre could accommodate 180,000 sqm of commercial floor space and employ 8,700 workers, highlighting the significant opportunity cost of inner city car parking.

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Communities moving into growth areas in the Macarthur Region depend on infrequent and unreliable bus services to access their closest railway stations. Due to the unreliability of these bus services, residents tend to drive to Campbelltown's commuter carparks. Currently, around 70% of commuters that park at Campbelltown's railway stations are from outside the Campbelltown LGA, coming largely from suburbs of Camden LGA. This means that Council's strategic landholdings in prime locations within the City Centre are being sterilised by commuters from out of area. A true Rapid Bus is needed to help replace some of these car journeys and reduce reliance on commuter car parking.

#### It's time for Campbelltown to be prioritised

#### Re-balance investment

In recent years, transport infrastructure investigations have had a renewed focus on Western Sydney as the fastest growing region in NSW. Major greenfield developments throughout the South West and Greater Macarthur Growth Areas have helped to drive this speed of housing supply, but without commensurate employment, amenity or transport enhancements.

The Western Sydney Transport Infrastructure Panel's 2023 Independent Report suggests Western Sydney is projected to accommodate more than 30 percent of NSW's growth to 2026 but only accounts for 10.4 percent of infrastructure spend in this period. This has resulted in poor social and environmental outcomes for locals, where many residents drive for several hours a day to their jobs in the east of Sydney.

Based on analysis procured by The Parks, Sydney's Parkland Councils, infrastructure investments in the Western Parkland City are one-fifth of those for Sydney CBD and one-third of those for Parramatta, and much lower again if expressed on a per-resident basis. This already-limited level of funding for the Western Parkland City is also being diverted away from existing centres in favour of enhancing new assets around WSIA and the Aerotropolis.

Despite growth occurring throughout the entire broader Western Sydney region, to date transit funding and delivery has been concentrated on the North West and the emerging Aerotropolis. There has been limited funding towards delivering transport connectivity to support growth in the South West or to better link this region to other places in Western Sydney such as WSIA and the Aerotropolis.

We are seeking a rebalancing of transport investment to reverse the under-provision of transport services and prevent further entrenchment of economic and social disadvantage. Communities across our region have borne large investment backlogs for many years, with their needs deferred while projects across Eastern Sydney, Parramatta, and other parts of Western Sydney have been prioritised.

#### Support growth with sustainable infrastructure to match

As the Metropolitan Centre of the Macarthur region, we're one of Australia's fastest growing cities, supporting nearly 50% of the population growth in the Western Parklands City over the next decade. By 2041, we will be home to an estimated 275,000 people, and will service a catchment of more than 900,000 people - more than double the size of the Australian Capital Territory's existing population. Investment is needed to connect the growing residential

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communities with employment centres and precincts, including Campbelltown, WSIA and the Aerotropolis.

Campbelltown is a significant employment centre with a large and diverse talent pool that services the broader Macarthur region, but car dependency is holding us back from performing that regional function to our full potential. The rate of population growth, combined with continual reliance on private vehicles without viable public transport alternatives may lead to untenable road congestion, exacerbation of existing urban heat islands, and deterioration of amenity. This damage to 'destinational appeal' can have potential flow-on effects like making it challenging to attract high skilled workers, increasing retail vacancies, and driving overall poor economic performance.

Funding of an effective solution through Metro and a true Rapid Bus is needed to support modal shift and finally provide a real competitor to private car travel for this rapidly growing corridor. This would represent a step towards equitable infrastructure funding to support the high level of growth occurring, and would also maximise and expand the benefits of existing investments into WSIA, the Aerotropolis, and Sydney Metro Western Sydney Airport.

We also urge that funding of future transit connections to WSIA and the Aerotropolis should not be based on implementing the kind of airport station access fees seen at Kingsford Smith Airport. For our community, this would make the choice to travel via public transport even less competitive with private car trips.

#### **Avoid reactionary planning**

The criteria used to assess funding and business cases for the transport links to WSIA and the Aerotropolis should not be based on existing patronage levels, but on the future vision. Existing patronage levels reflect the limited transit options currently available for the community. Waiting for a certain level of demand and growth to appear before delivering a quality transit service is the kind of reactionary planning we need to avoid.

Reaching a threshold of demand and growth before improving transit is a pre-requisite not seen for other transport investments. In 2026, turn-up-and-go Metro will service the Orchard Hills and Luddenham paddocks currently still awaiting water, sewer and electricity infrastructure. The Northern Beaches did not need to develop an appetite for land use uplift before the B-Line was delivered and achieved a significant mode shift.

The connections between Campbelltown and WSIA should not be the interim local solutions currently being published, but Metro and a true Rapid Bus. We do not want to see gradual delivery approaches that result in the abandonment of higher stages after observing that initial local, slow, indirect and infrequent services inevitably have low patronage due to a poor quality of service.

Funding of the committed links should be based on the potential to achieve sustainable mode shift in this under-served corridor that currently lacks a real alternative to cars. Important broader externalities related to the socio-economic disadvantage, health, congestion and productivity cost impacts of worsening car dependency in our region should be key considerations in the investment process.

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#### Strengthen local employment opportunities

Campbelltown has a large, experienced and diverse workforce with wide-ranging skills, and our talent pool continues to grow through a steady pipeline of graduates from Western Sydney University's Campbelltown campus and our three TAFE NSW campuses.

Development of WSIA and the Aerotropolis have long been touted as the solution to the employment divide between Eastern and Western Sydney, wherein a lack of local jobs forces many workers to commute east for work every day. However, these major projects will not be able to effectively address the jobs deficit without unlocking access to the workforce of South West Sydney. Without the proposed transit projects, public transport options from Campbelltown-Macarthur to WSIA are even less convenient than the established train journeys directed east.

WSIA and the Aerotropolis have potential to compete with existing employment areas across Campbelltown, further reducing the number of local jobs. Jobs may move away from Campbelltown, but transport constraints mean the workforce won't be able to move with it.

Based on the 2022 State of the City report prepared for Campbelltown City Council, 62.1% of employed residents travel outside the LGA for work. Only 34.9% of residents are satisfied with local job opportunities. An overwhelming 82% of Campbelltown's young people (aged 12-24) have expressed willingness to relocate from the LGA in pursuit of better employment opportunities. As parts of our region have developed, employment totals continue to lag behind population totals, with the gap further widening over time.

Limited integrated public transport, car dependency and low access to local job opportunities may have a direct correlation with Campbelltown's increased chronic health issues. Campbelltown is home to some of the most socioeconomically disadvantaged populations. According to the most recent SEIFA index of socio-economic advantage, several suburbs within Campbelltown LGA have the lowest decile of advantage.

The WSIA Business Park and parts of the Aerotropolis will have a strong focus on industries related to advanced manufacturing, circular economy, health, education, freight and logistics. These are all existing strengths of Campbelltown, and government investment could be directed towards effectively capitalising on our established clusters.

Recent publications related to the Bradfield City Centre suggest that new communities are unlikely to be living in and around the Aerotropolis for many decades to come. Heavy concentration of investment in the Aerotropolis and WSIA is not an alternative to the investment needs of existing communities, centres and precincts. The immediate needs of today should receive precedence ahead of the speculative potential of medium to long term opportunities.

Focus should be maintained on growing and diversifying the already established employment centres within areas such as Campbelltown, while waiting for WSIA and the Aerotropolis to be established. There are businesses in our LGA who would be crucial to the supply chain at the new airport and beyond.

Economic development around WSIA and the Aerotropolis is important for long-term shaping of the Western Parkland City, but it is important to also ensure that the growing economy benefits all communities across the region.

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#### Address car dependency

Without funding and delivery of effective public transport options, roads around WSIA and the Aerotropolis will bear the brunt of worker, resident and visitor movements. Without significant and immediate investment towards alternative modes of transport, our community will be reliant on private car travel to access WSIA, or will instead develop a preference for trains to Kingsford Smith Airport.

Sydney's existing public transport network is CBD-centric, with a lack of orbital connections between centres of Western Sydney. For example, a rail journey from Campbelltown to Penrith would include three different trains and take around two hours. In the absence of alternative routes between Campbelltown and other Western Sydney centres, significant pressure is being placed on the road network around WSIA including The Northern Road and Bringelly Road. The north-south Metro from St Marys to the Aerotropolis is an important step towards an orbital rail link, but is incomplete and won't drive meaningful impact without the proposed extensions to Glenfield and Campbelltown-Macarthur.

Communities of Western Sydney already disproportionately face impacts of congestion and car dependency, from higher annual vehicle costs to longer journey times. Today, the Campbelltown LGA has a very high level of car dependency with members of our community reporting significant barriers to public transit access and frequency.

Continued under-provision of sustainable access options risks extending those impacts of congestion onto WSIA and the Aerotropolis. A lack of investment in public transport infrastructure and services will drive high road usage, heighten congestion risk, sterilise otherwise productive land, limit liveability and environmental amenities, and condemn communities to losing time in car transit.

#### Conclusion

We are grateful for the opportunity to make a submission to this important work. We look forward to working with the NSW Government and its agencies to enhance Western Sydney's transport infrastructure and services.

Campbelltown is an ideal location to focus new bus technology trials given our variation in population density and our significant forecast growth. We would welcome the opportunity to undertake a joint project with Transport for NSW to prioritise delivery of accessible, reliable, direct and frequent on-street transit for Campbelltown and the Macarthur Region.

Should you wish to discuss the contents of this submission in more detail, please do not hesitate to contact Jai Rowell, Deputy General Manager at <a href="mailto:iai.rowell@campbelltown.nsw.gov.au">iai.rowell@campbelltown.nsw.gov.au</a>

Yours sincerely,

Lindy Deitz General Manager

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# 9. QUESTIONS WITH NOTICE

Nil

# 10. RESCISSION MOTION

Nil

Ordinary Council Meeting

### 11. NOTICE OF MOTION

### 11.1 Fisher Ghost Parade

### **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 August 2024.

1. That Council investigate and report on the return of the Fishers Ghost Parade to Queen St Campbelltown.

Item 11.1 Page 657



# 11.2 Dog Park

### **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 August 2024.

1. That Council investigate and report on the establishment of a dog park in Glen Alpine or a suitable location in a nearby suburb.

Item 11.2 Page 658

- 12. URGENT GENERAL BUSINESS
- 13. PRESENTATIONS BY COUNCILLORS

### 14. CONFIDENTIAL REPORTS FROM OFFICERS

### 14.1 Acquisition of SP2 Land - Minto

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((c)) of the *Local Government Act* 1993, which permits the meeting to be closed to the public for business relating to the following:

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

### 14.2 Deed of Variation of Lease - Dumaresq Street, 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:

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 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.

### 14.4 Lease of Council Property - 261 Queen Street

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 General Manager's Performance Review 2023-24

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((a)) of the *Local Government Act* 1993, which permits the meeting to be closed to the public for business relating to the following:

personnel matters concerning particular individuals (other than Councillors).

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### 14.6 T2312 Kerbside Collection Services

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(d)(i) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

### 14.7 Update of Possessory Title Claim - Part of Carpark at Ingleburn

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.

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